

City Council

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|-----------------------|--------------|
| Mayor: | Ryan Voss |
| Precinct 1 Councilor: | Sue Olson |
| Precinct 2 Councilor: | John Schrupp |
| Precinct 3 Councilor: | Paul Lemke |
| Precinct 4 Councilor: | Cory Neid |
| At Large Councilor: | Allen Robeck |

GLENCOE CITY COUNCIL MEETING AGENDA

May 2, 2022 – 7:00pm

City Center Ballroom

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

2. CONSENT AGENDA

A. Approve minutes of the regular meeting of April 18, 2022

B. Acknowledge the following building permits:

| | |
|--------------------|-------------------------------|
| 101 8th St W | mechanical - bathroom remodel |
| 928 13th St W | commercial plumbing |
| 928 13th St W | commercial plumbing |
| 928 13th St W | commercial add bathroom |
| 2905 14th St E | MS4 |
| 923 Chandler Ave N | sign |
| 1411 Prairie Ave | new home |
| 1411 Prairie Ave | plumbing new home |
| 1411 Prairie Ave | mechanical new home |
| 2401 14th St E | reroof |
| 923 Chandler Ave N | commercial reside |
| 611 Chandler | demolition, controlled burn |
| 1518 Elsie Dr | plumbing new home |
| 1518 Elsie Dr | mechanical new home |
| 1929 15th Street E | plumbing replace shower |
| 702 11th St E | deck |
| 1405 Prairie Ave N | fence |
| 1129 Ives Ave N | fence |

C. Approve the following licenses: Temporary Liquor License First Congregational Church

3. PUBLIC COMMENT (agenda items only)

4. PUBLIC HEARINGS

A. Set Public Hearing on Comprehensive Plan – Assistant City Administrator Jerabek

B. Public Hearing on Tax Abatement including Annexation of Development Land with IKWE Development and Glencoe Hotel Group, LLC for AmericInn Hotel Project – Michelle Lickness, IKWE Development

1. Approve Resolution 2022-014 - in the Matter of the Annexation Between the City of Glencoe and Helen Township Pursuant to Minnesota Statutes 414.035 – City Attorney Ostlund

2. Approve Resolution 2022-015 – Resolution Approving Tax Abatement for Certain property in the City of Glencoe for Hotel project – City Attorney Ostlund

C. MS4 Public Hearing – Public Works Director Lemen

5. BIDS AND QUOTES

- A. Floor Covering quotes for Park Restrooms and Aquatic Center Floor – Public Works Director Voigt
- B. Wall Coating in Oak Leaf Park Softball Bathrooms and Main Restroom – Public Works Director Voigt

6. REQUESTS TO BE HEARD - none

7. ITEMS FOR DISCUSSION

- A. Appraisal for Shanahan Property on Morningside Avenue – City Attorney Ostlund
- B. Remove Building Permit Acknowledgement from Consent Agenda to be replaced with a monthly report on Building Permits issued – City Administrator Larson
- C. Awning and Sign Grant Funding – City Administrator

8. ROUTINE BUSINESS

- A. Project Updates
- B. Economic Development
- C. Public Input
- D. Reports
- E. City Bills

9. ADJOURNMENT

Attendees: Ryan Voss, John Schrupp, Sue Olson, Allen Robeck, Cory Neid, Paul Lemke

City Staff: City Administrator Mark Larson, Finance Director Todd Trippel, Public Works Director Mark Lemen, Assistant City Administrator Jon Jerabek, Public Works Director Jamie Voigt, Deputy Clerk Kelly Hayes, Police Chief Tony Padilla

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Meeting was called to order by Mayor Voss at 7:00pm with all members present.

2. CONSENT AGENDA

A. Approve minutes of the regular meeting of April 4, 2022

B. Acknowledge the following building permits:

1609 Judd Ave N – Reside

1213 11th St E – Fence

1012 1st St e – New home

1820 Knight Ave N – sign

105 Interwood Dr – replace windows/doors

2401 14th St E – reroof

730 Chandler – reroof

Motion: Schrupp, seconded by Olson to approve the consent agenda. Vote 4 – 1 with Robeck against, motion carried.

3. PUBLIC COMMENT (agenda items only) - none

4. PUBLIC HEARINGS

A. 7:05pm– Reset the Public Hearing for Tax Abatement of Ikwe Development for construction of a 51 Unit AmericInn Hotel for May 2nd at 7:00 PM. – Assistant City Administrator Jerabek

Motion: Robeck, seconded by Neid to reset the Public Hearing for Tax Abatement of Ikwe Development for construction of a 51 Unit AmericInn Hotel for May 2nd at 7:00pm. All in favor, motion carried.

B. Set Public Hearing for May 2, 2022 at 7:00pm for Public Hearing on Annual MS4 Reporting – Mark Lemen, PW Director

Motion: Schrupp, seconded by Lemke to Set Public Hearing for May 2, 2022 at 7:00pm for Public Hearing on Annual MS4 Reporting. All in favor, motion carried.

5. BIDS AND QUOTES

A. Present Bid Results and Award Bids by Resolution 2022-14 for 2022 Pavement Management Plan – City Engineer Bratsch, SEH

Motion: Lemke, seconded Schrupp to approve Resolution 2022-14 for 2022 Pavement Management Plan to include alternates 1, 2, 3, 4. Vote 3 – 2 with Robeck and Neid against, motion carried.

a. Approve Agreement with McLeod County for Trail Funding

Motion: Lemke, seconded by Olson to approve agreement with McLeod County for trail funding. Vote 4 – 1 with Robeck against, motion carried.

B. Approve Supplemental Letter Agreement (SLA) with SEH for Project Engineering on 2022 Pavement Management Plan – City Engineer Bratsch, SEH

Motion: Schrupp, seconded by Olson to Approve Supplemental Letter Agreement (SLA) with SEH for Project Engineering on 2022 Pavement Management Plan. Vote 4 – 1 with Neid voting against, motion carried.

6. REQUESTS TO BE HEARD

A. Planning and Industrial Commission Recommendations

- a. Approve Variance Request of Derek Patterson, 116 12th Street East to build a fence within 2-feet off the Rear Property line and within 2-feet off the West corner side yard Property line.

Motion: Robeck, seconded by Lemke to Approve Variance Request of Derek Patterson, 116 12th Street East to build a fence within 2-feet off the Rear Property line and within 2-feet off the West corner side yard Property line. All in favor, motion carried.

- b. Approve Variance Request of Jessyca Ramirez to build a fence over 30 inches within the 30-foot front yard setback

Motion: Robeck, seconded by Lemke to Approve Variance Request of Jessyca Ramirez to build a fence over 30 inches within the 30-foot front yard setback. All in favor, motion carried.

- c. Approve Awning Grant Application of Rhemi Coffee Shop, 1110 Hennepin Avenue North – Planning Commission and Economic Development Committee

Motion: Lemke, seconded by Neid to Approve Awning Grant Application of Rhemi Coffee Shop, 1110 Hennepin Avenue North. All in favor, motion carried.

B. Body Camera Police Policy Change – Chief Padilla

Motion: Lemke, seconded by Robeck to approve the Body Camera Police Policy Change. Vote 5 – 0, motion carried.

C. Recommendation to sell the 1990 Kodiak Sludge Truck at auction with Fahey Sales – City Administrator Larson

Motion: Olson, seconded by Lemke to approve the sale of the 1990 Kodiak Sludge Truck at auction with Fahey Sales. All in favor, motion carried.

7. ITEMS FOR DISCUSSION

- A. Glentech Park Land Sale – Mark Ostlund, City Attorney
Update on land sale by Larson. No action required.

8. ROUTINE BUSINESS

- A. Project Updates - none
- B. Economic Development
Possibly looking at August to break ground for the AmericInn.
- C. Public Input
Resident Gary Schreifels brought up his concern about the two votes against the Trail project. He wanted to make sure that the reason that they voted no was indeed for the constituents and not by personal feelings because past surveys indicated that the public wanted trails throughout town.
- D. Reports
- E. City Bills

Motion: Schrupp, seconded by Lemke to approve payment of the city bills. All in favor, motion carried.

9. ADJOURNMENT

Motion: Schrupp, seconded by Lemke to adjourn at 7:42pm. All in favor, motion carried.

Ryan Voss, Mayor

Date

Mark D. Larson, City Administrator

Date

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Separate Agenda Items**



City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

Date: April 27, 2022

From: Jon Jerabek, Assistant City Administrator

Re: Comprehensive Plan Public Hearing

As a part of the statutory requirements for a City to adopt a Comprehensive Plan, a public hearing must be held prior to adoption. It is recommended to set the Comprehensive Plan Public Hearing for May 16, 2022 at 7:00pm or shortly thereafter.

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Separate Agenda Items**



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 29, 2022

Re: **Item 4B** – Tax Abatement and Annexation for Hotel

Item 4B – Michelle Lickness with IKWE Development and Glencoe Hotel Group LLC will review the Hotel project for Glencoe.

The Requested Tax Abatement is for \$500,000. The Developer would upfront the \$500,000 for the project and the City would rebate back taxes after they are paid annually. Since it is bare land proposed for the development Tax Increment Financing is not a possibility.

Include with the information packet is a spreadsheet showing the abatement of the City portion of the property taxes only. A City only abatement would be \$38,096 per year for approximately 13 years.

There is a second spreadsheet that shows the abatement of the City and McLeod County portion of the taxes. The City and McLeod County abatement would be \$66,530 per year for approximately 7.5 years.

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GLENCOE

SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

Date: April 4, 2022

From: Jon Jerabek, Assistant City Administrator

Re: Request to approve Resolution 2022-12 Setting Public Hearing to Consider Abatement of Real Estate Taxes and to Request Participation from McLeod County

Ikwe Development, on behalf of Glencoe Hotel Group LLC, is requesting City assistance in their proposed 51-room AmericInn Hotel project. The total project cost is \$6.9 million and they are asking for Tax Abatement in the amount of \$500,000.

Included in the packet:

- Letter from Ikwe Development, on behalf of Glencoe Hotel Group LLC, requesting abatement.
- Pro Forma outlining costs and financing provided by Ikwe Development
- Breakdowns of an abatement provided by Shannon Sweeney (David Drown Associates)
 - City-only abatement would take 13 years
 - City and County involved abatement would take 8 years
 - Property value was calculated by Brenda Chmielewski (McLeod County Assessor's Office)
- EDC Minutes stating that EDC recommends to approve the \$500,000 in abatement. The EDC also recommended that the City request McLeod County to participate in the abatement.
- Information on Tax Abatement as provided by MN House Research

~~Per the City's Business Subsidy Policy, a Public Hearing must be held prior to approval of a subsidy. It is recommended to approve Resolution 2022-12: Resolution 2022-12 Setting Public Hearing to Consider Abatement of Real Estate Taxes and to Request Participation from McLeod County~~

Michelle Lickness, Ikwe Development, will be present at the ^{May 2, 2022}~~April 18, 2022~~ City Council meeting.



Ikwe Development on behalf of Glencoe Hotel Group LLC

1934 81st Street, Balsam Lake, WI 54810

Phone 651 724-8247 | email: michelle@ikwe-dev.com

Dear Ryan Voss, Mayor, Mark Larson, City Administrator and Jon Jerabek, Assistant City Administrator

Glencoe Hotel Group LLC is planning to build a new 51 room AmericInn at Mr. Gavin property at Morningside drive, if a tax abatement is provided would help in financing and infrastructure of the hotel project. The hotel project total cost construction is \$6,909,125.00. The investors are making up 30% equity \$2,075,437.00 and will be applying for USDA Loan for an amount of \$4,833,688.00.

The new AmericInn hotel will begin new construction begin August and opening in the Spring 2023. As a result, the hotel project will employ 1 full time position and 8 to 12 part time positions. City Impact is new commercial property taxes, lodging tax revenue and visitors spending money and staying in the communities.

We are requesting a tax abatement for the 51 room AmericInn hotel project. See attachment for project breakdown.

Thank you,

Michelle Lickness, president

Ikwe Development



Glencoe, Minnesota

51 Room AmericInn Hotel

Developer:



Michelle Lickness, President of Development
Phone 651 724-8247
Email: michelle@ikwe-dev.com



Why Glencoe, Minnesota?

The City of Glencoe is a growing community of nearly 6,000 people. Located just 50 miles west of Mpls./St. Paul on Hwy 212, Glencoe offers a diverse business community, excellent schools, regional health care system, extensive parks, & great people!



Location

- Purchasing the Land right off the HWY 212
- 1/2 Mile from downtown Glencoe
- Next to a restaurants and gas stations
- Great visibility from the Hwy 212

Highlights from Market Study

- Recommended 55 room limited service hotel
- Occupancy starting at 69.4% with ADR \$120
- Local Super 8 Hotel has been sold so no hotel in the area up to 15 plus miles away.

Please see attachment for full study. Update October 2021.

Timeline

Jan 2022 Intro Meeting with City & Brand

March 2022 Secure Investors and Land

April 2022 Secure Financing

April 2023 Start pre Design

May/June Close Loan and Start Project

August 2022 Ground breaking

August 2022—April 2023 Construction Time

April 2023 Ribbon Cutting / Opening

Project Scope



New Build Construction

51 Room Hotel

Three Story with elevator

Pool & Outdoor Patio

Small Boardroom

Fitness Center

Marketplace

Business Center

Family Suites

Free Internet

Free Hot Homestyle

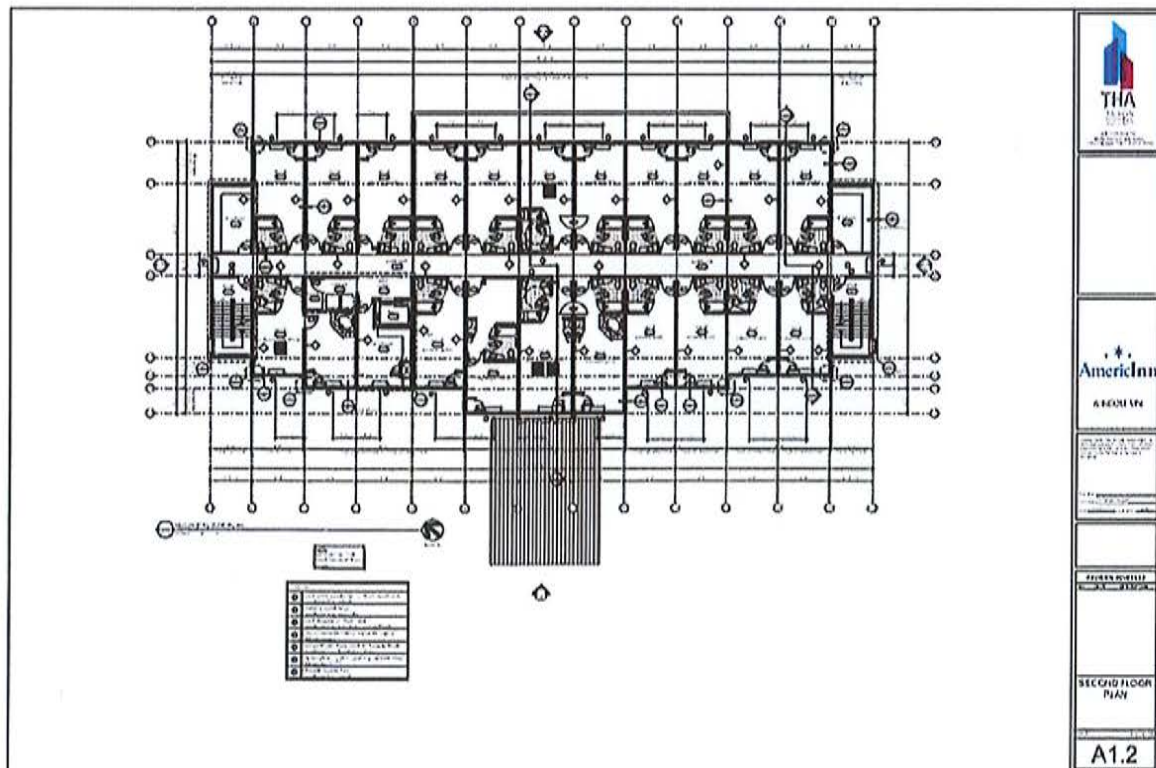
Breakfast



Why AmericInn?



51 Room AmericInn
Glencoe, MN



Project Breakdown

Glencoe , MN Hotel Project

| | | | |
|--|----------------|----------|-----------------------------------|
| Room Hotel | 51 | | |
| Land Cost | \$300,000.00 | 1 | \$300,000.00 |
| Hard Construction | \$75,000.00 | 51 | \$3,825,000.00 |
| Additional Site Work | \$200,000.00 | 1 | \$200,000.00 |
| Landscaping | \$75,000.00 | 1 | \$75,000.00 |
| FF&E | \$18,000.00 | 51 | \$918,000.00 |
| OS&E | \$8,000.00 | 51 | \$408,000.00 |
| Architectural & Engineer | \$200,000.00 | 1 | \$200,000.00 |
| Appraisal | \$8,000.00 | 1 | \$8,000.00 |
| Survey & Studies | \$20,000.00 | 1 | \$20,000.00 |
| Legal & Accounting Fee | \$10,000.00 | 1 | \$10,000.00 |
| Franchise Fees | \$37,500.00 | 1 | \$37,500.00 |
| Insurance & Taxes | \$25,000.00 | 1 | \$25,000.00 |
| Signage | \$50,000.00 | 1 | \$50,000.00 |
| Pre Opening Marketing Stuff & Training | \$50,000.00 | 1 | \$50,000.00 |
| Construction Interest Only | \$243,060.00 | 1 | \$243,060.00 <i>8 months</i> |
| Finance & Closing Cost 2% | \$127,391.20 | 1 | \$127,391.20 |
| Contingency 1.5% | \$97,454.27 | 1 | \$97,454.27 |
| IKWE Development Fee 5% | \$314,720.27 | 1 | \$314,720.27 |
| Total cost of project | | | \$6,909,125.74 |
| | | 51 | \$135,473.05 <i>Cost per unit</i> |
| Investment | \$6,909,125.74 | 30.0% \$ | 2,075,437.39 |
| | | 70.0% \$ | 4,833,688.35 |
| Loan Payment | 4.75% | 240 | |
| Franchisee Fee | 9.0% | | |
| Management Company | 5% | | |

| Hotel Rooms Available | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--------------|------------------|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Year | 2022 | 51 | 2023 | 51 | 2024 | 51 | 2025 | 51 | 2026 | 51 | 2027 | 51 | 2028 | 51 | 2029 | 51 | 2030 | 51 | 2031 |
| # of Rooms Available | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 | 18615 |
| Occupancy % | 50.0% | 69.4% | 73.8% | 78.4% | 80.5% | 80.6% | 80.8% | 80.9% | 81.0% | 80.7% | 80.8% | 80.9% | 81.0% | 80.7% | 80.8% | 80.9% | 80.9% | 81.0% | 81.0% |
| Rooms Occupied | 931 | 12919 | 13738 | 14594 | 14985 | 15004 | 15041 | 15078 | 15060 | 15022 | 15041 | 15060 | 15078 | 15060 | 15041 | 15060 | 15060 | 15078 | 15078 |
| ADR | \$100.00 | \$120.25 | \$127.00 | \$133.00 | \$136.00 | \$139.00 | \$145.00 | \$151.00 | \$148.00 | \$142.00 | \$145.00 | \$148.00 | \$151.00 | \$148.00 | \$145.00 | \$148.00 | \$148.00 | \$151.00 | \$151.00 |
| RevPAR | \$9.31 | \$107.43 | \$108.17 | \$109.73 | \$110.18 | \$107.94 | \$103.73 | \$99.86 | \$101.75 | \$105.79 | \$103.73 | \$101.75 | \$99.86 | \$101.75 | \$103.73 | \$101.75 | \$101.75 | \$99.86 | \$99.86 |
| Occupancy Growth | | 19.4% | 4.4% | 4.6% | 2.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% |
| ADR Growth | | \$20.25 | \$6.75 | \$6.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 |
| Revenue | | | | | | | | | | | | | | | | | | | |
| Rooms | \$93,075.00 | \$1,553,486.90 | \$1,744,709.49 | \$1,941,023.28 | \$2,037,970.20 | \$2,085,512.91 | \$2,133,167.31 | \$2,180,933.40 | \$2,228,811.18 | \$2,276,800.65 | | | | | | | | | |
| Marketplace | \$1,500.00 | \$1,650.00 | \$1,815.00 | \$1,996.50 | \$2,196.15 | \$2,415.77 | \$2,657.34 | \$2,923.08 | \$3,215.38 | \$3,536.92 | | | | | | | | | |
| Meeting Room | \$1,000.00 | \$1,100.00 | \$1,210.00 | \$1,331.00 | \$1,464.10 | \$1,610.51 | \$1,771.56 | \$1,948.72 | \$2,143.59 | \$2,357.95 | | | | | | | | | |
| Total Revenue | \$95,575.00 | \$1,556,236.90 | \$1,747,734.49 | \$1,944,350.78 | \$2,041,630.45 | \$2,089,539.19 | \$2,137,596.21 | \$2,185,805.19 | \$2,234,170.15 | \$2,282,695.52 | | | | | | | | | |
| Fixed Expense | | | | | | | | | | | | | | | | | | | |
| Insurance | \$1,911.50 | \$31,124.74 | \$34,954.69 | \$38,887.02 | \$40,832.61 | \$41,790.78 | \$42,751.92 | \$43,716.10 | \$44,683.40 | \$45,653.91 | | | | | | | | | |
| Property Taxes | \$0.00 | \$77,811.85 | \$87,386.72 | \$97,217.54 | \$102,081.52 | \$104,476.96 | \$106,879.81 | \$109,290.26 | \$111,708.51 | \$114,134.78 | | | | | | | | | |
| Management Company (4.5%) | \$4,300.88 | \$70,030.66 | \$78,648.05 | \$87,495.79 | \$91,873.37 | \$94,029.26 | \$96,191.83 | \$98,361.23 | \$100,537.66 | \$102,721.30 | | | | | | | | | |
| Reserve For Replacement (1%) | \$955.75 | \$15,562.37 | \$17,477.34 | \$19,443.51 | \$20,416.30 | \$20,895.39 | \$21,375.96 | \$21,858.05 | \$22,341.70 | \$22,826.96 | \$179,569.91 | | | | | | | | |
| Department Expense | | | | | | | | | | | | | | | | | | | |
| Rooms | \$26,761.00 | \$435,746.33 | \$454,410.97 | \$486,087.70 | \$489,991.31 | \$501,489.40 | \$513,023.09 | \$524,593.25 | \$536,200.84 | \$547,846.92 | | | | | | | | | |
| Food & Beverages | \$764.60 | \$12,449.90 | \$13,981.88 | \$15,554.81 | \$16,333.04 | \$16,716.31 | \$17,100.77 | \$17,486.44 | \$17,873.36 | \$18,261.56 | | | | | | | | | |
| Technology | \$4,778.75 | \$70,030.66 | \$78,648.05 | \$87,495.79 | \$91,873.37 | \$94,029.26 | \$96,191.83 | \$98,361.23 | \$100,537.66 | \$102,721.30 | | | | | | | | | |
| Other | \$669.03 | \$10,893.66 | \$12,234.14 | \$13,610.46 | \$14,291.41 | \$14,626.77 | \$14,963.17 | \$15,300.64 | \$15,639.19 | \$15,978.87 | | | | | | | | | |
| Undistributed Operating Expense | | | | | | | | | | | | | | | | | | | |
| General & Admin | \$7,646.00 | \$116,717.77 | \$122,341.41 | \$136,104.55 | \$142,914.13 | \$146,267.74 | \$149,631.73 | \$153,006.36 | \$156,391.91 | \$159,788.69 | | | | | | | | | |
| Franchise Fee | \$4,778.75 | \$77,811.85 | \$87,386.72 | \$97,217.54 | \$102,081.52 | \$104,476.96 | \$106,879.81 | \$109,290.26 | \$111,708.51 | \$114,134.78 | | | | | | | | | |
| Sales & Marketing Fee | \$2,150.44 | \$35,015.33 | \$39,324.03 | \$43,747.89 | \$81,665.22 | \$83,581.57 | \$85,503.85 | \$87,432.21 | \$89,366.81 | \$91,307.82 | | | | | | | | | |
| Utilities | \$4,778.75 | \$77,811.85 | \$87,386.72 | \$97,217.54 | \$102,081.52 | \$104,476.96 | \$106,879.81 | \$109,290.26 | \$111,708.51 | \$114,134.78 | | | | | | | | | |
| Repairs & Maintenance | \$3,345.13 | \$54,468.29 | \$61,170.71 | \$68,052.28 | \$71,457.07 | \$73,133.87 | \$74,815.87 | \$76,503.18 | \$78,195.96 | \$79,894.34 | | | | | | | | | |
| Total Expenses | \$62,840.56 | \$1,085,475.24 | \$1,175,351.44 | \$1,288,132.39 | \$1,367,892.40 | \$1,399,991.25 | \$1,432,189.46 | \$1,464,489.48 | \$1,496,894.00 | \$1,529,406.00 | | | | | | | | | |
| Total Expenses Before Debt | \$32,734.44 | \$470,761.66 | \$572,383.05 | \$656,218.39 | \$673,738.05 | \$689,547.93 | \$705,406.75 | \$721,315.71 | \$737,276.15 | \$753,289.52 | | | | | | | | | |
| Debt Serve - Interest | | | | | | | | | | | | | | | | | | | |
| Debt Services - Principal | \$62,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | \$372,000.00 | | | | | | | | | |
| Grants | | | | | | | | | | | | | | | | | | | |
| TID | \$0.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | | | | | | | | | |
| Net Cash Flow | -\$29,265.56 | \$148,761.66 | \$250,383.05 | \$334,218.39 | \$351,738.05 | \$367,547.93 | \$383,406.75 | \$399,315.71 | \$415,276.15 | \$431,289.52 | | | | | | | | | |
| Debt Services Coverage Ratio | | 6 month reserves | Distributions starts | 1.27 | 1.54 | 1.76 | 1.81 | 1.85 | 1.90 | 1.94 | 1.98 | 2.02 | | | | | | | |

Investment

Total budget cost \$6,794,940 financed \$4,794,940

- AmericInn Key \$ 5,000 per key for 51 rooms totaling \$250,000. Ramp up franchise fee.
- TID received from City of Glencoe of \$500,000
- Developer is invested development fee and has committed for \$200,000.00
- K1 Distribution for about 7 years
- \$50,000 per share

| | | | | |
|--------------------|----------------|-------|----|--------------|
| Investment | \$6,909,125.74 | 30.0% | \$ | 2,075,437.39 |
| | | 70.0% | \$ | 4,833,688.35 |
| Loan Payment | 5% | 240 | | |
| Franchisee Fee | 9.0% | | | |
| Management Company | 5% | | | |

SUMMARY

| | | | | | |
|-------------------------------------|-----------|---------------------|---------------|---------------------------|-----------------------|
| TOTAL PROJECT COSTS | \$ | 6,909,125.74 | | | |
| Land - M. Gavin | \$ | 300,000.00 | 16.4% | Investor Equity | \$ 1,825,437.39 26.4% |
| Developer - Ikwe Dev. - M Lickness | \$ | 205,437.39 | 11.3% | Total with Grant or Bonus | \$ 2,075,437.39 30.0% |
| Kind of Contractor | \$ | 100,000.00 | 5.5% | TID | \$ 495,000.00 |
| M. Gavin | \$ | 200,000.00 | 11.0% | confirmed | |
| EDG | \$ | 200,000.00 | 11.0% | confirmed | |
| Investor #6 - Possible in | \$ | 60,000.00 | 3.3% | | |
| Investor #7- Working thru tax ques- | \$ | 200,000.00 | 11.0% | | |
| tions | | | | | |
| Investor #8 | \$ | 200,000.00 | 11.0% | | |
| Investor #9 | \$ | 200,000.00 | 11.0% | | |
| Investor #10- 4.1.2022 Y/N | \$ | 160,000.00 | 7.7% | | |
| | | | 0.0% | | |
| TOTAL Equity | \$ | 1,825,437.39 | 100.0% | | |
| Brand Key Bonus | \$ | 250,000.00 | | | |
| NET LOAN AMOUNT | \$ | 4,833,688.35 | | | |
| In Kind of Services | \$ | 305,437.39 | | | |
| Land | \$ | 300,000.00 | | | |
| Cash Investor | \$ | 200,000.00 | | | |
| Need to raise | \$ | 860,000.00 | | | |

Investor Distribution

| | | | | | | | | | | |
|-------------------------------------|----------------|---------------|----------------------|-------------------|-------------------|---|--|-----------------|-----------------|-----------------|
| Net Cash Flow | \$ (29,890.63) | \$ 139,547.35 | \$ 239,179.27 | \$ 321,373.38 | \$ 338,551.18 | \$ 354,053.44 | \$ 369,603.90 | \$ 385,203.79 | \$ 400,854.43 | \$ 416,557.28 |
| | | | Distributions starts | | | | | | | |
| 6 month reserves | | | | | | | | | | |
| Debt Services Coverage Ratio | | 1.24 | 1.51 | 1.73 | 1.78 | 1.82 | 1.86 | 1.90 | 1.94 | 1.99 |
| Year | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| Distributions per Investor (yearly) | | \$ | \$ 16,417.93 | \$ 32,137.34 | \$ 33,855.12 | \$ 35,405.34 | \$ 36,980.39 | \$ 38,520.38 | \$ 40,085.44 | \$ 41,655.73 |
| Estimate K-1 per investor | \$ | 15,257.76 | \$ 17,135.25 | \$ 19,062.92 | \$ 20,016.70 | \$ 20,486.47 | \$ 20,957.69 | | | |
| Property Value | \$ | 3,814,440.94 | \$ 4,283,811.25 | \$ 4,765,728.75 | \$ 5,004,175.63 | \$ 5,121,616.94 | \$ 5,239,423.51 | \$ 5,357,604.48 | \$ 5,476,169.93 | \$ 5,595,130.92 |
| Per cap rate | | 8.26 | 7.63 | 7.41 | 7.58 | 7.58 | 7.58 | 7.58 | 7.58 | 7.58 |
| | | | | Refinancing Check | Refinancing Check | selling window | selling window | selling window | | |
| | | | | | | Breakeven w/ Distributions, K1 & Reserves | Breakeven w/ Reserves & Distributions Only | | | |

Invest in the Hotel Project

- \$50,000.00 per share

If investment is \$200,000.00. A value of \$200K represents approximately a 11.6% equity placement with 10 investors at equal parts.

- | | |
|-----------------------------------|-----------|
| * Cash Distributions in ten years | \$275,000 |
| * K-1 for about seven years | \$112,916 |
| * Resale Value after seven years | \$300,417 |

Requirement of Investors: Investors are required to submit 3 years personal/business finances and Personal Statement Form within 15 days of signing an Letter of Intent to invest. Each investor will be required to do recourse financing through construction period. No distribution until 6 months of mortgage is on reversed.

Responsibility: Investors serve on an Investors Board. Board will meet a minimum, quarterly each year with the Management Team. Management Team is made up of Developer and Investors. Each investor receives one vote on voting agenda items.

Development team



Ikwe development look at information generated by a market studies professional, developed budgets, formulated projections like new hotels, restaurants, nursing homes, apartment building complexes, and individual development projects. Ikwe Development then goes after securing equity, financing, city zoning/permit, architect, construction, management companies, groundbreaking, and grand opening of the project. We are with community and investors every step of the way.



GEC has provided professional engineering and architectural services for many municipal, industrial, commercial, institutional, and private organizations. We are extremely proud of the fact that we have served some of our clients continuously for over 50 years! Here is a brief history of General Engineering Company.



Truman Howell Architects has been serving clients in the Minneapolis-St. Paul metro area, throughout the state of Minnesota and across the U.S. since 1977. Our nearly 40 of experience has garnered us the reputation of being one of the most prolific and reliable hotel architects in the country.

As a commercial architectural design firm, we focus on light commercial, retail, hospitality and industrial projects. Look to our skilled team of architects to design your single or multi-unit development



Choosing the right general contractor for your job may seem like a big undertaking. It need not be, if you know what to look for. Here are top qualities you should look for when vetting contractors for your next hospitality or light commercial construction project:

- **Experience:** A new company may not have the real-world experience needed to accurately complete a project.
- **Accurate bidding:** The lowest price up front does not always equate to the best price at the end.
- **Industry-specific knowledge:** A residential builder is very different from a commercial builder.
- **Genuine interest in a great customer experience:** The satisfaction you feel at the end of your project depends not only what work was completed, but how it completed and how you were treated.



In January 2005, ROI Hospitality Incorporated began operations with the mission to provide broad spectrum services to hotel owners. Our team has over 30 years of experience in all aspects of hospitality management including both full service and limited service hotels, as well as franchised restaurants. We are committed to consistently surpass guests' expectations by empowering our hotel management team, and providing sound communication and direction. If you share our customer service and product quality goals, don't hesitate to contact us to learn more about the services we offer.

City of Glencoe, Minnesota

City Tax Abatement Projection - Motel Project

Valuations & Projected Increases

| Original Values | Market Value | Tax Capacity |
|-------------------------------------|--------------|--------------|
| | 104,300 | 1,565 |
| Increased Value: (Post Development) | 2,620,300 | 51,656 |

Tax Rate Assumptions:

| | 2021 Rate |
|---------------|-----------|
| Glencoe | 76.05% |
| McLeod County | 0.00% |
| GSL Schools | 0.00% |
| Other | 0.00% |
| | 76.05% |

Projected Tax Abatement (City Only)

| Payable Year | Original Tax Capacity | Projected Tax Capacity | Net Captured Tax Capacity | Less Fiscal Disparities | Retained Net Captured Tax Capacity | Projected Tax Rate* | Gross Tax Abatement | Adjustments 0.00% Admin. Retainage | TOTAL NET REVENUES |
|--------------|-----------------------|------------------------|---------------------------|-------------------------|------------------------------------|---------------------|---------------------|------------------------------------|--------------------|
| 2022 | 1,565 | 1,565 | - | - | - | 76.05% | - | - | - |
| 2023 | 1,565 | 1,565 | - | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2024 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2025 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2026 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2027 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2028 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2029 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2030 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2031 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2032 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2033 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2034 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2035 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| 2036 | 1,565 | 51,656 | 50,092 | - | 50,092 | 76.05% | 38,096 | - | 38,096 |
| | | | | | | | 495,243 | - | 495,243 |

City of Glencoe & McLeod County, Minnesota

City & County Tax Abatement Projection - Motel Project

Valuations & Projected Increases

| Original Values | Market Value | Tax Capacity |
|-------------------------------------|--------------|--------------|
| | 104,300 | 1,565 |
| Increased Value: (Post Development) | 2,620,300 | 51,656 |

Tax Rate Assumptions:

| | 2021 Rate | Original Rate |
|---------------|-----------|---------------|
| Glencoe | 74.42% | |
| McLeod County | 58.40% | |
| GSL Schools | 0.00% | |
| Other | 0.00% | |
| | 132.82% | |

Projected Tax Abatement

| Payable Year | Original Tax Capacity | Projected Tax Capacity | Net Captured Tax Capacity | Less Fiscal Disparities | Retained Net Captured Tax Capacity | Projected Tax Rate* | Gross Tax Abatement | Adjustments City of Glencoe | McLeod County | TOTAL NET REVENUES |
|--------------|-----------------------|------------------------|---------------------------|-------------------------|------------------------------------|---------------------|---------------------|-----------------------------|---------------|--------------------|
| 2022 | 1,565 | 1,565 | - | - | - | 132.82% | - | | | - |
| 2023 | 1,565 | 1,565 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2024 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2025 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2026 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2027 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2028 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2029 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2030 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 2031 | 1,565 | 51,656 | 50,092 | - | 50,092 | 132.82% | 66,530 | 37,278 | 29,252 | 66,530 |
| 532,243 | | | | | | | | 298,228 | 234,015 | 532,243 |

Glencoe Area Chamber of Commerce
Economic Development Committee
March 23, 2022 Minutes
12:00 PM – 1:00 PM
Glencoe City Center- Senior Community Room
All items within this packet are confidential

In Attendance (13): Ryan Voss, Jon Braband,
Mark Larson, Hannah Tjoflat, Michael Donnay, Josh Thorson, Wes Olson,
Dave Meyer, Mark Ostlund, Nicole (Mid Country), CorTrust, Chip Anderson

1. Call the meeting to order (Mark Larson)
2. Review minutes (last meeting 2.23.2022)
3. Items of Business

a. Hotel Development City Assistance Request – Jon Jerabek, Mark Larson

- *Motion to enter into a development agreement in the amount of \$500,000 tax abatement 1st John/2nd Nicole*
- The study put together is being reimbursed because Michelle found it valuable

b. Miller Manufacturing purchase of GlenTech Industrial Park – Mark Ostlund

- Deal in place- waiting to schedule. Miller Manufacturing is on board.

c. Nature Fresh/Shanahan Building Appraisal Update – Mark Larson

- Council approved the appraisal. Working to set up the appraisal/walk-through.

d. Awning/Sign Grant Application – Jon Jerabek

- Rhema Coffee request: Quoted at \$5,450- Request total will be \$2,500 from the EDC; *Voted on and approved*

e. Panther Heights - Phase 3 – Mark Larson

- Working with Joe Keller, land owner
- 16th Street Study- East of Roundabout
- Lead time on building materials

f. Creamery Building Redevelopment – Mark Larson

- California company sent a letter of interest to redevelop this location. Pretty vague offer, but they have done this before in a similar community. The dryer in the building still has value. 5-6 initial jobs with room to grow.
- Discussed possible smell/pollution impact.

g. Possible Development in East Industrial Park with Rail Access – Jon Jerabek

- Meeting with Carver County
- Two companies expressing interest in this space

h. Single Family Lot Development Discussion – Mark Larson

- Start planning and talking about the future- Glencoe is running low on single-family lots.
- Comment- Would the major employers in the area be willing to give an incentive to supplement lots, etc.? (It would take a progressive company to consider this)
- Could the Chamber work with businesses to see if there's interest in giving a dollar amount to supplement growth/available lots, etc.?

i. Local Option Sales Tax – Mark Larson

- Positive feedback from the EDC.

4. Other Updates

a. Nuvera Fiber Schedule – Mark Larson

- 4 crews will start the build-out with Nuvera
- The Comp Plan is what caught the attention of both companies

b. Comprehensive Plan – Jon Jerabek

- Thursday, March 24, the last Comp Planning meeting
- Plan to bring to the next City Council meeting to allow for a 30-day review/edit before final approval by the Council

c. Wastewater Treatment Facility Tour – Mark Larson

- EDC private tour in the future

5. Adjourn

Property Tax Abatements for Economic Development

What is economic development property tax abatement?

Minnesota law authorizes political subdivisions to grant property tax abatements for economic development (e.g., to encourage a business to locate or expand at a location or to redevelop an area). [Minn. Stat. §§ 469.1813 - 469.1816](#). Abatements can be used for purposes similar to tax increment financing (TIF), a widely used development tool.

These economic development tax abatements should be distinguished from property tax abatements that are granted by the county board primarily to correct errors (e.g., to reduce the assessor's market value or to change the classification of the property). [Minn. Stat. § 375.192](#).

For what purposes may abatements be used?

The law allows abatements to be used for a broad range of purposes, if the political subdivision finds that public benefits exceed the costs. Permitted uses of abatements include:

- General economic development, such as increasing the tax base or jobs
- Construction of public facilities or infrastructure (e.g., streets and roads)
- Redevelopment of blighted areas
- Providing access to services for residents (e.g., housing or retail would be common examples)
- Deferring or phasing in a large (over 50 percent) property tax increase
- Stabilizing the tax base resulting from the updated utility valuation administrative rules

Which property taxes may be abated?

Counties, cities, towns, and school districts may grant abatements of the taxes they impose by resolution. For towns, action at the town meeting is not required. Taxes imposed by special taxing districts (e.g., watersheds or regional agencies) cannot be abated. Similarly, the state general property tax (on commercial/industrial and seasonal-recreational properties) cannot be abated. In the Twin Cities metropolitan area and on the Iron Range, the fiscal disparities tax cannot be explicitly abated. However, a political subdivision may increase its abatement amount to reflect the amount of the tax imposed under fiscal disparities. The abatement does not directly enter into the fiscal disparities calculations.

How long does an abatement apply?

The political subdivision sets the length of the abatement, which cannot exceed 15 years. The term can be extended to 20 years if only two of the three political subdivisions (city/town, county, and school district) grant an abatement.

What is the limitation on abatements?

The total amount of property taxes abated may not exceed the larger of:

- 10 percent of the net tax capacity of the political subdivision, or
- \$200,000.

How do the mechanics of abatement work?

The abatement resolution, approved by the political subdivision, sets the duration and the amount to be abated. The political subdivision has considerable flexibility in setting the terms of the abatement; for example, it may set the abatement as a percentage of tax payable, a dollar amount, the tax attributable to a portion of the parcel's market value, or something else. The local government adds the abatement to its property tax levy. The owner pays property tax and the political subdivision uses the payments as provided by the abatement resolution. For example, the abatement may be used to pay bonds or be paid to the property owner.

May abatements be used to pay bonds used to fund public or private improvements?

The abatement law authorizes the issuance of bonds to be paid with the abatements. For example, bonds could be issued to construct public improvements or to pay for a site for a business. The bonds can be general obligation bonds or revenue bonds. The abatement bond provisions parallel those in the TIF law: the abatement bonds are not subject to referendum approval and are excluded from debt limits.

Under Department of Education administrative guidance, school districts may only issue abatement bonds for certain school parking improvements without voter approval. School districts have issued about \$47 million of these abatement bonds for parking improvements. The \$5 million annual levy to pay these bonds is not included in the school abatement levies in the table below.

How do abatements compare with TIF?

The legislature designed the abatement law as an alternative to and a supplement to TIF; both programs can be used for similar purposes, rely on property tax funding, and have very similar bonding powers. But they differ in these important respects:

- TIF can be used for longer durations (up to 25 years in some cases) than abatements (typically 15 years)
- TIF requires approval only by the municipality (usually the city) to capture all local property taxes, while abatement requires each entity's approval to capture its taxes and cannot capture special district taxes
- TIF use is subject to more legal restrictions than abatement. These include a blight test for redevelopment districts, but-for findings, and stricter limits on what increments may be spent on.

How widely has abatement been used?

The following amounts of abatement levies were reported for property taxes payable in 2018, as reported to the Departments of Revenue (cities and counties) and Education (schools).

| | Number | Amount |
|----------|--------|--------------|
| Cities | 73 | \$12,485,808 |
| Counties | 31 | 2,409,625 |
| Schools | 12 | 1,608,875 |
| Total | 116 | \$16,504,308 |

For more information: See the House Research publication *Tax Increment Financing*, September 2018.

The Research Department of the Minnesota House of Representatives is a nonpartisan office providing legislative, legal, and information services to the entire House.

House Research Department | 600 State Office Building | St. Paul, MN 55155 | 651-296-6753 | www.house.mn/hrd/hrd.htm

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Separate Agenda Items**



City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 29, 2022

Re: **Item 4B1** – Annexation of approximately .70 acres of Property in Helen Township for Glencoe Hotel Group LLC.

Item 4B1 – Mark Ostlund will review the Annexation. It is recommended to approve Resolution 2022-14 to annex the property to the City of Glencoe. The City will present the Resolution to Helen Township for joint approval. The property currently pays less approximately \$6.00 per year in property taxes in Helen Township.

RESOLUTION 2022-014

IN THE MATTER OF THE ANNEXATION BETWEEN THE CITY OF GLENCOE AND HELEN TOWNSHIP PURSUANT TO MINNESOTA STATUTES § 414.0325

WHEREAS, the City of Glencoe and Helen Township jointly agree to designate and request the immediate annexation of the following described land located within Helen Township to the City of Glencoe, County of McLeod, Minnesota;

See proposed description on the attached Exhibit “A”

Tax ID of Greater Parcel: 07.018.1000

and

WHEREAS, the City of Glencoe and Helen Township are in agreement as to the orderly annexation of the unincorporated land described; and

WHEREAS, Minnesota Statutes § 414.0325 provides a procedure whereby the City of Glencoe and Helen Township may agree on a process of orderly annexation of a designated area; and

WHEREAS, the City of Glencoe and Helen Township have agreed to all the terms and conditions for the annexation of the above-described lands; and the signatories hereto agree that no alteration of the designated area is appropriate and no consideration by the Chief Administrative Law Judge is necessary. The Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

NOW, THEREFORE, BE IT RESOLVED, jointly by the City Council of the City of Glencoe and the Township Board of Helen Township as follows:

1. **(Property.)** That the following described land is subject to orderly annexation pursuant to Minnesota Statutes § 414.0325, and that the parties hereto designate the area for orderly annexation; and agree that the land be immediately annexed:

See proposed description on the attached Exhibit “A”

Tax ID of Greater Parcel: 07.018.1000

2. **(Acreage/Population/Usage.)** That the orderly annexation area consists of approximately .7 acres, the population in the area is zero (0), and the current land use types are partially agriculture land and partially undeveloped marsh and wetland.

3. **(Jurisdiction.)** That Helen Township and the City of Glencoe, by submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Office of Administrative

Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly annexation in accordance with the terms of this resolution.

4. **(Municipal Reimbursement).** Minnesota Statutes § 414.036.

a. **Reimbursement to Township for lost taxes on annexed property.**

The City of Glencoe shall make a lump sum payment to Helen Township without delay in the amount of \$_____.

b. **Assessments and Debt.**

That pursuant to Minnesota Statutes § 414.036 with respect to any special assessment assigned by the Township to the annexed property and any portion of debt incurred by the Township prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described (herein or attached exhibit) there are (1) no special assessments or debt.

6. **(Review and Comment).** The City of Glencoe and Helen Township agree that upon receipt of this resolution, passed and adopted by each party, the Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

Adopted by affirmative vote of all the members of the Helen Township Board of Supervisors this _____ day of _____ 2022.

HELEN TOWNSHIP

ATTEST:

Chairperson

Township Clerk

Adopted by affirmative vote of the City Council of Glencoe this 2nd day of May, 2022.

CITY OF GLENCOE

ATTEST:

Ryan Voss, Mayor

Mark Larson, City Administrator

Exhibit “A”

[Insert Surveyed Legal Description]

GLENCOE HOTEL GROUP, LLC
C/O MICHAEL M. GAVIN
1017 HENNEPIN AVE N
GLENCOE, MN 55336

April 27, 2022

Via Email Only

E.G. Rud & Sons, Inc.
Attn: Avery Grochow
agrochow@egrud.com

RE: Survey of 2 Acres on Morningside Avenue in Glencoe, MN
1.3 acres approximately in the City Limits, .7 acres to be annexed

Dear Avery:

Following up our pleasant conversation this morning, I am attaching several items for review and possible starting point for your field work. First, is my crude descriptions of the two acre parcel to be used to develop the AmericInn Motel in Glencoe, Tract A and the additional land to be annexed into the City, Tract B. Also attached is my crude drawing of the parcels. The smaller two of which are already in the city limits and a drawing of the additional land which will be annexed to make up the two acres.

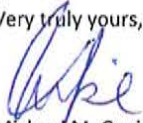
Also attached are copies of the Conveyance of Forfeited Lands when the E.J. Gavin Trust acquired one portion of the land in the city limits and a second conveyance of forfeited lands when the E.J. Gavin Trust acquired the other portion.

Finally, for what it is worth, the Certificate of Title of the land currently owned by the E.J. Gavin Trust which adjoins the two tax forfeited parcels.

If there is anything else that you require before starting your work, please let me know. Thank you for your help.

With best regards, I am,

Very truly yours,



Michael M. Gavin
MMG/ml

Enclosure

cc: Michelle Lickness, IKWE Development
Mark Ostlund
Mark Larson

EXHIBIT A

Tract A (Two (2) Acres)

A tract of land located in the County of McLeod and State of Minnesota described as follows:
That part of the Northwest Quarter of the Southwest Quarter of Section Eighteen (18) in Township One Hundred Fifteen (115) North of Range Twenty-seven (27) West described as follows, to-wit:

Beginning at a point on the West line of said Northwest Quarter of the Southwest Quarter, 606.15 feet South of the West Quarter corner of said Section 18; thence East 435.6 feet, thence South 200 feet; thence West 435.6 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North along said West line, 200 feet to the point of beginning. Said tract containing 2 acres, more or less.

Tract B (Land to Annexed)

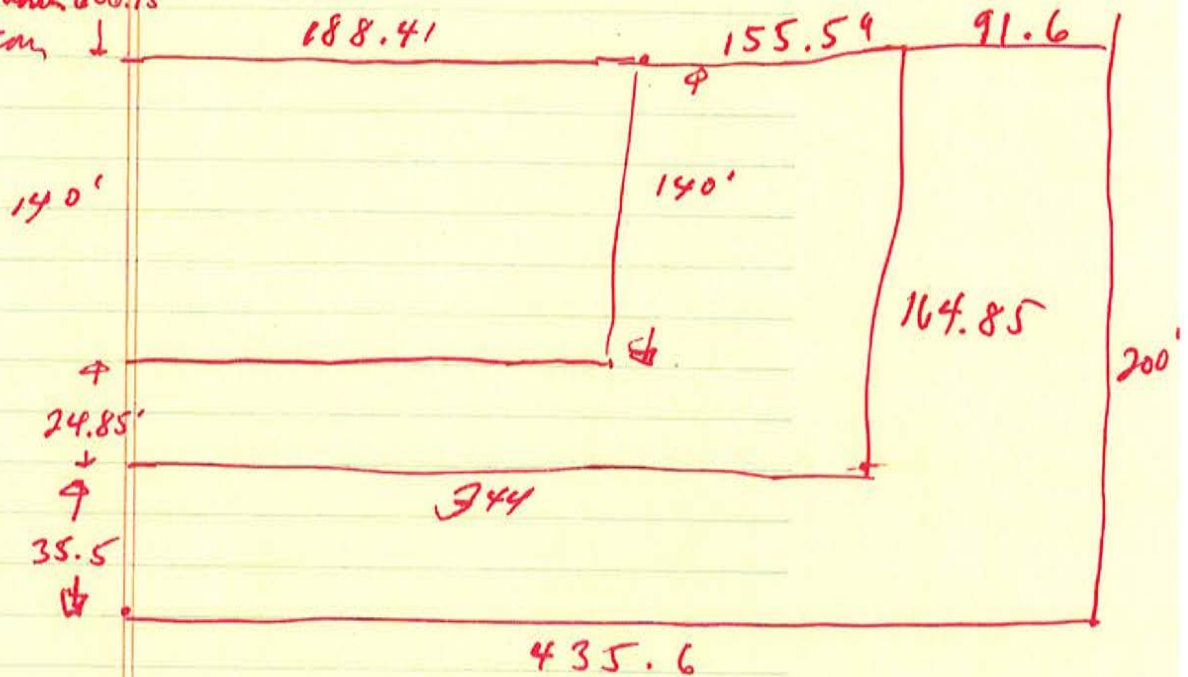
The following described portion of Tract A is not currently within the City of Glencoe and would be annexed for the 51-room AmericInn hotel project, said land being described as follows:

That part of the Northwest Quarter of the Southwest Quarter of Section Eighteen (18) in Township One Hundred Fifteen (115) North of Range Twenty-seven (27) West described as follows, to-wit:

Beginning at a point 344 feet East of a point that is 606.15 feet South of the West Quarter corner of said Section Eighteen (18); thence East 91.6 feet; thence South 200 feet; thence West 435.6 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North along said West line 35.5 feet; thence East 344 feet; thence North 164.85 feet to the point of beginning. Said tract containing .7 acres, more or less.

NW $\frac{1}{4}$ SW $\frac{1}{4}$ S 18 Twp 15 N Range 27

West $\frac{1}{4}$
Quarter 606.15'
com ↓



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Separate Agenda Items**



City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 29, 2022

Re: **Item 4B2** – Tax Abatement for Glencoe Hotel Group LLC

Item 4B2 – Mark Ostlund will review the attached Resolution 2022-15 to approve the abatement for \$500,000 for Glencoe Hotel Group LLC. It is recommended by the Economic Development Committee to approve the Abatement.

RESOLUTION 2022-015

RESOLUTION APPROVING PROPERTY TAX ABATEMENT FOR CERTAIN PROPERTY IN THE CITY OF GLENCOE

Councilor _____ offered the following resolution and moved its adoption:

BE IT RESOLVED by the City Council (the “Council”) of the City of Glencoe, Minnesota (the “City”) as follows:

Section 1. Recitals.

1.01. The City has determined that there exists a need to grant a property tax abatement (the “Abatement”) pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815 (the “Act”) to Glencoe Hotel Group, LLC, a Minnesota limited liability company (the “Developer”), to help pay a portion of the costs associated with the soils correction associated with the construction of a new hotel (the “Project”) to be located within the City of Glencoe on property that has a Parcel Identification Number of 220.18.0200 & 220.18.0100 and certain land subject to a certain Joint Annexation Resolution and legally described as follows (the “Property”):

That part of the Northwest Quarter of the Southwest Quarter of Section Eighteen (18) in Township One Hundred Fifteen (115) North of Range Twenty-seven (27) West, McLeod County, Minnesota described as follows, to wit:

Beginning at a point 344 feet East of a point that is 606.15 feet south of the West quarter corner of said Section Eighteen (18); thence East 91.6 feet; thence South 200 feet; thence West 435.6 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North along said West line 35.5 feet; thence East 344 feet; thence North 164.85 feet to the point of beginning. Said Tract containing .7 acres, more or less.

1.02. On the date hereof, the City Council of the City conducted a duly noticed public hearing on the Abatement and Business Subsidy proposed to be provided by the City, at which time the views of all interested persons were heard.

Section 2. Findings.

2.01. The recitals set forth above are incorporated into this Resolution.

2.02. It is hereby found and determined that the benefits to the City from the Abatement will be at least equal to the costs to the City of the Abatement, because:

- (a) The proposed improvements to the property and building are not likely to take place to the same degree absent the Abatement; and
- (b) The taxes collected from the Property after termination of the Abatement will be of benefit to all property owners within the City; and

- (c) The economic activity generated by new construction will be of benefit to other businesses in the City of Glencoe.

2.03. It is hereby found and determined that the Abatement is in the public interest because such action will increase the tax base and assist in retaining employment opportunities within the City.

2.04. It is further specifically found and determined that the Abatement provided to the Developer is expected to result in the following public benefits:

- (a) Securing development of what would be the sole Hotel within the community.
- (b) Creation of construction jobs within the City of Glencoe which will result in additional local economic benefit during the term of construction.

Section 3. Actions Ratified; Abatement Approved; Authorized for Execution of a Development Agreement.

3.01. The City Council hereby ratifies all actions of the City's staff and consultants in arranging for approval of this resolution in accordance with the Act.

3.02. Subject to the provisions of the Act, the Abatement is hereby approved and adopted subject to the following terms and conditions:

- (a) The term "Abatement" means the City's share of real estate taxes which relate to the construction of the Project on the Tax Abatement Property by the Developer and not the real estate taxes on the Tax Abatement Property that relate to the value of the land and building prior to implementation of the Project and, as determined by the City, abated in accordance with the Tax Abatement Program.
- (b) The City will pay the Abatement to the Developer on the dates and in accordance with all the terms and conditions of the Business Subsidy Agreement.
- (c) In accordance with Section 469.1813, subdivision 8 of the Act, in no year shall the Abatement; together with all other abatements approved by the City under the Act and paid in that year exceed the greater of 10% of the City's net tax capacity for that year or \$200,000 (the "Abatement Cap").
- (d) The City will pay the Abatement to the Developer in 12 annual installments commencing in 2024 and continuing through 2036. In no event shall the payment of Abatement by the City to the Developer exceed a cumulative total not to exceed \$500,000 over the abatement term.
- (e) The Abatement is subject to modification in accordance with the Act, and subject to the terms of the Business Subsidy Agreement.
- (f) In accordance with Section 469.1815 of the Act, the City will add to its levy in each year during the term of the Abatement the total estimated amount of the current year Abatement granted under this resolution.

- (g) The City makes no warranties or representations regarding the amount or availability of the Abatement.
- (h) The Abatement shall be provided to the Developer pursuant to the terms and conditions of the Business Subsidy Agreement.

3.03. The tax abatement granted pursuant to this resolution shall not be effective until the Mayor and City Administrator have executed a Business Subsidy Agreement for and on behalf of the City as necessary to implement this resolution.

Section 4. Implementation. The Mayor and City Administrator are authorized and directed to execute and deliver any agreements necessary to implement this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilor _____ and, the roll being called, the following vote was recorded:

Voting Aye:

Voting Nay:

Not Voting:

Whereupon said resolution was declared to have been duly adopted this _____ day of _____, 2022.

Ryan Voss, Mayor

ATTEST:

Mark Larson, City Administrator

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Separate Agenda Items**



City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor & City Council

From: Mark Lemen, City of Glencoe, Public Works Director

Date: April 27, 2022

RE: **Annual Public Hearing of Municipal Separate Storm Sewer System (MS4) – Monday, May 2, 2022.**

This public hearing is mandated by federal regulations under the Clean Water Act and administered by the Minnesota Pollution Control Agency (MPCA).

The following topics will be discussed and then the **Public** will have an opportunity to comment or ask questions.

Environmental harm

Defining MS4

MS4 general permit

Reducing storm water

Simple steps to better water quality

Handouts: MS4 Public Education; Welcome to Your Watershed; Make Your Property Watershed Friendly; Use De-Icing Salt Sparingly; Pet Waste General Information (Duluth approach); Pet Waste Fact Sheet

Documentation of this public hearing and comments will be included in the 2022 MS4 Annual Report, due by June 1, 2023 to the MPCA.

Mayor: Ryan Voss **City Administrator:** Mark Larson
Council Members: Allen Robeck – Paul Lemke – Cory Neid – John Schrupp – Sue Olson



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

MS4 (Municipal Separate Storm Sewer System) Public Education

MS4 permit for the City of Glencoe is mandated by federal regulations under the Clean Water Act and administered by the Minnesota Pollution Control Agency (MPCA) and is designed to protect our rivers, streams and lakes from polluted storm water runoff.

The City of Glencoe's primary goal for MS4 is to improve water quality by reducing pollutants in storm water discharges into waters of Buffalo Creek.

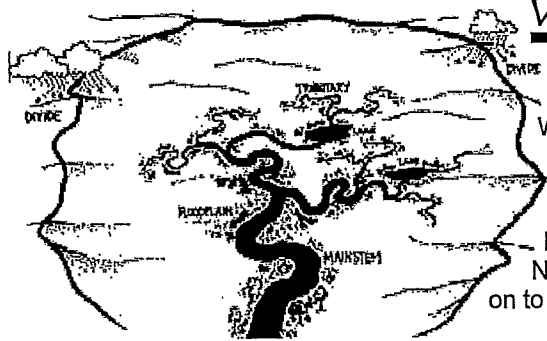
The City of Glencoe storm water frequently contains litter, oil, chemicals, toxic metals, sediment, grease, fertilizers, pesticides, pet waste, trash, bacteria and excess nutrients like nitrogens and phosphorous, which cause poor water quality.

Citizens can make simple changes to reduce storm water pollution and improve the quality of local waterways by:

- Fertilizing with phosphorous –free fertilizer (don't overspray into streets).
- Sweep up and dispose of grass clippings – do not sweep into curb.
- When washing vehicles, direct water onto lawn to soak up soap.
- Find attractive alternatives to impervious driveways.
- Direct your home's gutters/downspouts onto your lawn.
- Contact Public Works Office if you detect any oil, gas, grease spills on roadways that may filter into the storm water system.

If you have questions, or require more information, please contact Mark Lemen, Public Works Director, City of Glencoe, 320-864-6954, or go to MPCA website: www.pca.state.mn.us/stormwater.

Welcome to Your Watershed!



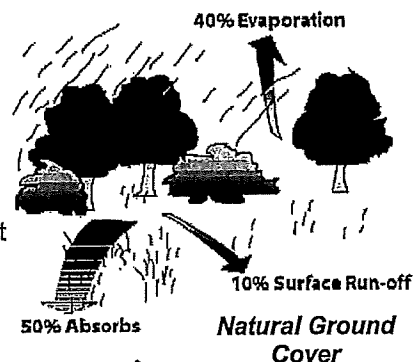
What is a watershed?

Watershed = The land that water flows over and through on its way to a stream, river or lake.

Wherever you live, you are a part of a watershed. A large watershed, such as the Mississippi River, has many **subwatersheds** where each subwatershed is the land that drains to a specific waterbody. The Illinois River watershed is a subwatershed of the Mississippi watershed. The Fox River watershed is a subwatershed of the Illinois watershed. The Nippersink Creek watershed is a subwatershed of the Fox watershed and so on to the smallest creek's watershed.

How do watersheds work?

Under natural groundcover, most of the rain and snow soaks into the ground with little surface runoff. Water that soaks into the ground is cleansed as it travels through vegetation and surface soils and replenishes aquifer sources of well water. Streams, lakes and wetlands are fed by groundwater from this infiltration. Water is cleansed as it travels overland through vegetation and wetlands before entering streams and lakes. Abundant wetlands provide storage during times of high rainfall, preventing flooding.



How does development affect watershed function?

Vegetative Buffers are Removed

The replacement of natural vegetation diminishes the ability of the land to absorb water and remove pollutants. Studies show a lawn of turfgrass with its shallow roots produces three times as much runoff as an area planted with deep-rooted native plants. (Source: Northeastern Illinois Planning Commission)

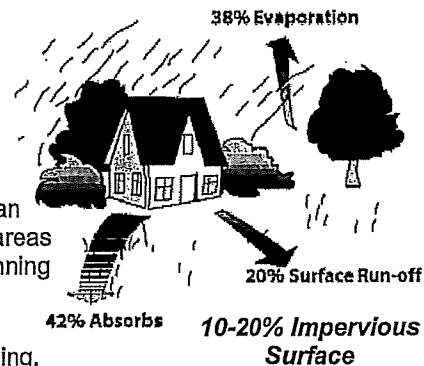
Wetlands Are Destroyed

Illinois has lost 90% of its original wetlands. With their disappearance, their ability to remove pollutants, store flood waters and provide critical wildlife habitat is lost.

There are More Impervious Surfaces

Impervious surface = Structures such as roofs, parking lots, driveways and streets where water cannot soak into the ground.

- Impervious surfaces cause more surface runoff. The introduction of as little as 10-20% impervious cover can double the amount of surface runoff as compared to areas with natural cover. (Source: Northeastern Illinois Planning Commission)
- Increased surface runoff can overwhelm creeks and streams, causing bank erosion and downstream flooding.
- Oil, dirt and pollutants accumulate on paved surfaces and are washed into streams with the increased surface runoff.
- Curbs, gutters and storm drains dump polluted runoff directly into streams.



INSIDE — Make Your Property Watershed-Friendly

- Stabilize Your Shoreline
- Buffer Water Bodies
- Naturalize Your Yard
- Minimize use of Salt
- Maintain Your Septic
- Manage Wastes Well
- Preserve Your Floodway
- Protect Wetlands
- Remove Invasive Plants
- Minimize Use of Garden Chemicals
- Watchdog Your Watershed

Welcome to Your Watershed!



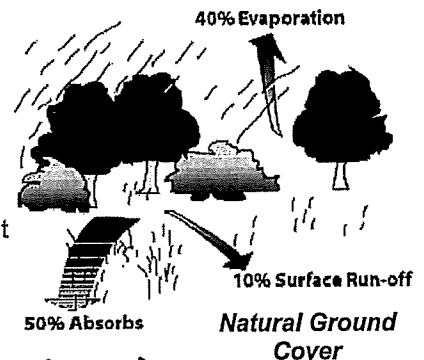
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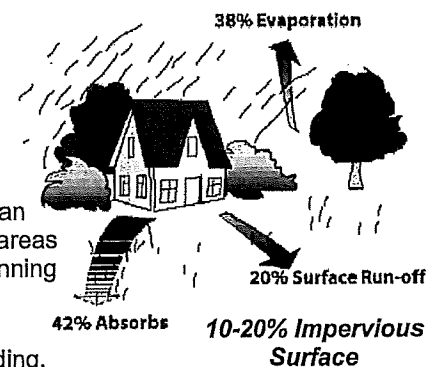
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INSIDE — Make Your Property Watershed-Friendly

- | | | |
|----------------------------|--------------------------|------------------------------------|
| • Stabilize Your Shoreline | • Maintain Your Septic | • Remove Invasive Plants |
| • Buffer Water Bodies | • Manage Wastes Well | • Minimize Use of Garden Chemicals |
| • Naturalize Your Yard | • Preserve Your Floodway | • Watchdog Your Watershed |
| • Minimize use of Salt | • Protect Wetlands | |

Make Your Property Watershed Friendly

Whether you live at the top of the hill, beside a lake or wetland, or alongside a river or stream, you can manage your property to protect the waters of your watershed.

Dispose of Hazardous Waste Properly

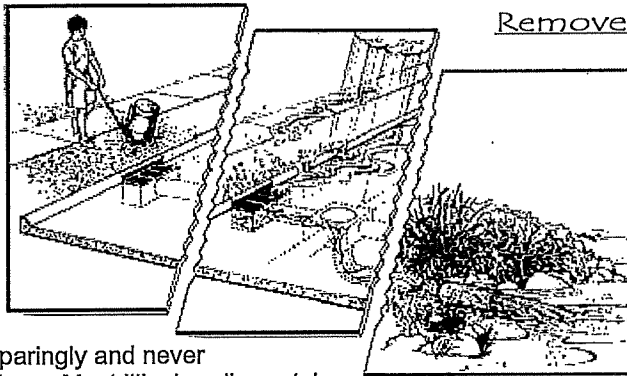
Household hazardous wastes and automotive fluids should be saved and turned in for proper disposal and recycling. **Never pour anything down a storm drain. Storm sewers flow directly to the water, without any treatment.** Toxic chemicals can damage the operation of septic systems and sewage treatment works so they should also not be poured down drains. Pouring toxics on the ground can contaminate groundwater.

Minimize Use of Fertilizers and Pesticides

Excess fertilizers and pesticides can make their way into groundwater or flow with stormwater into lakes, wetlands and streams. Pesticides in water bodies will kill aquatic insects, important members of a stream or lake's food chain. Too many nutrients are

unhealthy for water bodies. They promote excessive growth of algae which deplete the amount of oxygen available for fish and other aquatic life.

Apply fertilizers and pesticides sparingly and never apply before a storm. Most Illinois soils contain sufficient nutrients. Homeowners with lake or streamside property can often use a low or no-phosphorus fertilizer. Contact your local University of Illinois Extension Office about how to get a soil test of your property.



Manage Yard Wastes Wisely

Grass clippings, animal wastes and burn piles should never be dumped into a water body or be placed where they can be washed into the water. Like chemical fertilizers, the high level of nutrients in these items are unhealthy for water bodies.

- Leave grass clippings on the lawn for a natural, slow-release fertilizer.
- Brush piles provide cover for wildlife.
- Fall leaves can be used as mulch for garden beds or can be mowed into your lawn.
- Animal wastes, if in large quantities compared to the size of your property, need a management plan which can be developed with the help of your local Soil & Water Conservation District staff.

Minimize Use of Salt

Fish, other aquatic organisms and sensitive wetland plants cannot survive under high salt conditions. Salts used to melt snow run off into water bodies with spring snowmelts. Limit salt use on driveways. Water softener salts can contaminate groundwater through septic fields. Sewage treatment works also do not remove salts. Minimize softener salt use by setting your system to recharge based on water use rather than on a set time schedule.

Use Your Yard to Keep the Water Clean

Yards can be valuable tools to protect a lake, stream or wetland in your watershed. By directing water runoff from driveways, sidewalks and downspouts onto your lawn or other vegetated area, pollutants can be removed from the water before it reaches the waterbody. Rock or concrete-lined swales and ditches do not provide this function.

Remove Invasive, Exotic Plants

Some plants not native to North America have no natural pests to limit their spread. These are called **invasive exotics**.

- Invasive, non-native plants like buckthorn, Asian honeysuckle, and garlic mustard shade out other ground vegetation, leaving soil bare and subject to erosion.
- In wetlands, invasives like purple loosestrife and reed canary grass crowd out native species, reducing the habitat diversity of the wetland.

Permitted burns, hand pulling and selective use of herbicides can be used to control exotics.

Buffer Water Bodies

Retention or restoration of native plantings along the edge of a lake, stream or wetland provides a 'buffer' with multiple benefits for the water body.

- Buffer vegetation captures pollutants and sediment from runoff.
- Buffers of deep-rooted native plants hold soil in place.
- Buffer vegetation provides a refuge for waterfowl and other wildlife.
- Buffers of diverse vegetation enhance the beauty of one's property.

Buffer strips of any width will benefit the water body. However, a 25-30 foot minimum buffer of native plants is recommended. Wider buffers up to 100-200 feet are needed to protect high quality water bodies and where steep slopes and drainage way soils are present. Because of its shallow root structure, unmowed turf grass does not provide the buffer which native plants do.

Mowed turf grass to the water's edge provides no buffer at all.

Continued....

Use de-icing salt sparingly to protect Minnesota waters

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As the first snow of the season arrives, Minnesotans start thinking about clearing snow and ice from pavement — sometimes with salt. But when the snow melts or it rains, the salt, which contains chloride, runs into storm drains and into nearby lakes, rivers, and groundwater. We scatter an estimated **365,000 tons of salt** in the metro area each year. But it only takes **1 teaspoon of salt** to



permanently pollute 5 gallons of water. There's no feasible way to remove chloride once it gets into the water, and we are finding increasing amounts of chloride in waters around the state. Salty water harms freshwater fish and other aquatic wildlife.

Smart salting

Though no environmentally safe, effective, and inexpensive alternatives to salt are yet available, smart salting strategies can help reduce chloride pollution in state waters.

You might think more salt means more melting and safer conditions, but it's not true! Salt will effectively remove snow and ice if it's scattered so that the salt grains are about three inches apart (see this illustration for a visual reference). A coffee mug (approximately 12 ounces) of salt is all you need for a 20-foot driveway or 10 sidewalk squares (roughly 1,000 square feet). Consider using a hand-held spreader to apply salt consistently, and use salt only in critical areas. And sweep up any extra that is visible on dry pavement. It is no longer doing any work and will be washed away into local waters.

Additional tips for limiting salt use:

- **Shovel.** The more snow and ice you remove manually, the less salt you'll have to use and the more effective it can be.
- **15°F and below is too cold for salt.** Most salts stop working at this temperature. Use sand instead for traction, but remember that sand does not melt ice.
- **Slow down.** Drive for the conditions and make sure to give plow drivers plenty of space to do their work. Consider purchasing winter (snow) tires.
- **Hire a certified Smart Salting contractor.** Visit the Smart Salting Training webpage for a list of winter maintenance professionals specifically trained in limiting salt use.
- **Watch a video.** Produced by the Mississippi Watershed Management Organization, it offers tools for environmentally friendly snow and ice removal.
- **Promote smart salting.** Work together with local government, businesses, schools, churches, and nonprofits to advocate for reducing salt use in your community.

Learn more on the MPCA's Chloride webpage.

Duluth takes on foul issue with humor and whimsy

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Adding to a long list of debunked magical helpers who perform tasks like holiday shopping, rewarding small children for losing teeth and hiding colorful eggs, the city of Duluth is telling its citizens the hard truth: There is no poop fairy cleaning up after their dogs.

The #NoDuluthPoopFairy campaign is sponsored by the city's Park and Recreation Department, along with the Regional Stormwater Protection Team. The educational campaign came about after an unusually snowy winter, leading to a substantial accumulation of dog waste.

"There were a lot more complaints than usual," says Duluth Park and Recreation staffer Kraig Decker. And it wasn't just folks concerned about messy footwear and offensive smells. "People were calling and emailing because they are concerned about what dog waste does to our streams. They're a very educated group of people."

Then a Duluthian on a California trip snapped a photo of a "No Poop Fairy" sign posted in a Santa Cruz park. He sent it to along to city officials. "We are in constant partnership with the community, so getting this image from a citizen was great," says Cheryl Skafte, Duluth Parks and Recreation staffer. "We were inspired and ran with it."

Thus far, the campaign has organically reached nearly 50,000 Facebook users with over 300 shares on the platform. Both Decker and Skafte attribute its popularity to the lighthearted humor involved. "It gets an important message across while still being fun," says Decker. "It was even fun to have email threads at work with the subject line, 'poop fairy.'"

In the next week, the city will have a yard sign "blitz" with a few dozen "no poop fairy" plastic signs rotating around parks and trailheads. Also, thousands of large postcards are being distributed around the city through a variety of pet-related venues, such as Animal Allies. This Humane Society Shelter will include the postcard in education kits given to new dog owners. It's particularly useful as the back of the postcard also lists out leash laws, locations of dog parks, and how to get a pet license.

There is talk at the city to acquire a couple of fairy costumes. The "No Poop Fairy" could then make special guest appearances at events and classrooms to keep a sparkle in clean park and waterways education.

Thursday, April 4, 2019



Dog poop doesn't biodegrade like wild animal poop

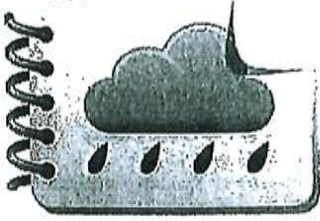
Because we feed our dogs food that's different from the food wild animals eat, dog waste does not biodegrade quickly like wild animal waste. And due to a large number of pets in the city, this hardy dog waste accumulates.

Dog poop contains harmful bacteria, parasites

Dog waste can contain harmful organisms like E. coli, Giardia, Salmonella, roundworms, hookworms, and Cryptosporidium. These can be passed on to you or your pet and may cause health problems.

Dog waste pollutes groundwater, water bodies

Bacteria in dog waste can harm water quality in creeks and rivers and alter the ecosystems of these stream corridors. Humans who come in contact with creek water can also face health hazards.



Page Content

- 1 Benefits and pollution reduction
- 2 Program development and implementation
 - 2.1 Awareness campaigns (pet owner-based)
 - 2.2 Pet waste control ordinances (management-based)
 - 2.3 Park design features (management-based)
- 3 Maintenance considerations
- 4 Typical cost
- 5 Interesting websites

MS4 fact sheet - Reducing Pet Waste

Pet waste left uncollected is unsanitary and disagreeable for users. It contains pathogenic bacteria and other parasites. When pet waste is washed into our lakes and rivers it decays in the water, depleting oxygen levels and releasing ammonia, which can be harmful to fish and other aquatic organisms. Pet waste also contains nutrients that foster weed and algae growth. Elevated bacteria levels in lakes and rivers caused by *Escherichia coli* (*E. coli*) can cause unsafe conditions for swimming and recreational activities.

This fact sheet provides guidance on developing a community pet waste management program.

Contents

- 1 Benefits and pollution reduction
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Benefits and pollution reduction

Pet waste management results in cleaner parks and neighborhoods, with improved aesthetics and lowered potential for diseases to spread. Reducing the amount of uncollected pet waste reduces a significant cause of stormwater pollution.

Program development and implementation

Programs designed to combat poor management of pet waste fall into three broad categories. Municipalities often create programs that overlap these categories for optimal results.

Awareness campaigns (pet owner-based)

Programs are designed to overcome educational barriers. Owners are educated about the health risks and natural resource impacts associated with not cleaning up their animal's waste and are informed of their responsibility for finding suitable methods to pick up after their pet. The City of Minneapolis (https://www.minneapolis.org/parks_destinations/dog_parks/) has implemented the "Canines for Clean Water" awareness campaign. Throughout the summer, the city sponsors dog oriented activities and education about keeping their waterways clean.

- *Brochures/fact sheets* Informational sheets are mass-mailed to educate residents of the health risks, natural resource impacts and applicable ordinances/fines. The brochure should also outline the proper handling and disposal of pet waste. Brochures could be provided at public kiosks or city offices, attached to park signage (see image above) as well as displayed at pet supply outlets and veterinarian offices.
- *Park signage* Located at park entrances to alert residents of the proper disposal techniques and/or park design features for pet droppings.

Pet waste control ordinances (management-based)



Dog waste sign

A municipality may introduce a law that requires pet owners to pick up after their pets or risk receiving a fine.

- Pet Waste Ordinance Model Language (https://stormwater.pca.state.mn.us/index.php?title=File:Model_Pet_Waste_Ordinance.docx) - Model ordinance language for municipalities to prohibit pet waste

Park design features (management-based)

- *Collection systems* - The simplest addition to a dog-friendly park are pet waste collection systems, which hold plastic bags for owners to use to pick up waste, and which have garbage cans placed in close proximity to bag dispensers and park exits. Bag dispensers should also include educational signage.
- *Doggy loos* - Pet feces disposal units are placed in the ground, which operate by foot-activated lids. Decomposition is quick, and messy cleanup is avoided.
- *Pooch patch* - Upon entrance into the park, the dog is introduced to a telegraph pole, surrounded by a scattering of sand. Dogs are encouraged to defecate on the patch, and bins are close by for owners to dispose of their dog's waste.
- *Long-grass principle* - Parks can have areas where grass is not mowed where pet owners can take their dogs to defecate. A height of around 4 inches is necessary for the feces to disintegrate naturally without stormwater runoff. Long grass areas, however, should not be placed in close proximity to overland flow paths, stream channels, lakes, drinking water wells, and stormwater drainage inlets.

Maintenance considerations

- Collection Systems: Regular refuse collection and resupply of pickup bags.
- Doggy Loos: These disposal units are installed in the ground and decomposition occurs within the unit. Minimal maintenance is required (occasionally add water and non-toxic digester powder for continuous break down of waste).

Typical cost

The cost of reducing pet waste varies on the intensity of the program and control activities implemented. The most popular control method is via ordinance, but municipalities must consider the cost of enforcement, including staff and equipment requirements. Awareness campaign costs are determined by the quality of materials produced and the frequency and method of distribution. Park signage may have higher initial capital costs, but can last for many years. Signs may also be more effective, since they act as on-site reminders to dog owners to clean up in parks. Collection systems can cost anywhere between \$60 and \$400. The pickup bags purchased in bulk cost 5¢–15¢ each.

Interesting websites

- The Poop Problem: What To Do With 10 Million Tons of Dog Waste (Op-Ed) (<https://www.livescience.com/44732-eliminating-pet-poop-pollution.html>) - LiveScience
- Dog Poop – Its Environmental Impact (<http://greenblizzard.com/2016/02/18/dog-poop-its-environmental-impact/>) - Green Blizzard
- Do You Scoop The Poop? (<https://cfpub.epa.gov/npstbx/files/Pet%20Care%20Fact%20Sheet.pdf>) - RI Stormwater Solutions
- Toxic Dog Waste (<http://www.doodycalls.com/resources-toxic-dog-waste/>) - Doody Calls Pet Waste Management
- Pet Waste: What's the problem? (<http://www.pacshell.org/pdf/PetWasteProblems.pdf>) - Pacific Shellfish Institute
- The Scoop on Dog Waste (<https://www.ecolandscaping.org/03/pests-pest-management/the-scoop-on-dog-waste/>) - Ecological Landscape Alliance

Retrieved from "https://stormwater.pca.state.mn.us/index.php?title=MS4_fact_sheet_-_Reducing_Pet_Waste&oldid=55052"

Search

This page was last edited on 29 September 2021, at 12:38.

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/* Manually replaced by abbott Aug 6 '21 */

Duluth takes on foul issue with humor and whimsy

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**This Page is Blank to
Separate Agenda Items**

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor/Council Members
From: James Voigt, PW Director
Date: April 28, 2022
Re: Item 5A – Bathroom Floor Coatings

Item 5A – Floor Coatings

The City of Glencoe Park Department is looking to update the outdoor public bathroom facilities within our parks. The main women and men, softball bathroom floors and walls at Oak Leaf. The outside women and men, shelter A inside bathroom floors only at Oscar Olson. The current bathroom floors are stained and has a smell that we are unable to eliminate.

I contacted SwedeBro of Ham Lake, MN and Permanent Coating Solutions of Mayer, MN to receive quotes on cleaning and apply an epoxy coating to the floors. I also had them give me a quote for the Aquatic's front entrance and employee area. This will give it a more appealing look and easier to clean and continuing to update an older facility. Permanent Coating solutions suggested to upgrade to a quartz flake compared to the shower floor flakes to make it more durable. Their prices includes the upgrade. Both quotes below are discounted if we do the Aquatic Center and Bathrooms at the same time.

| <u>Floors</u> | Bathrooms | Aquatics Center |
|-------------------------------|-------------------|-------------------|
| • SwedeBro | \$8,289.00 | \$8,650.00 |
| • Permanent Coating Solutions | \$5,427.00 | \$6,500.00 |

The City has worked with Permanent Coating Solutions in the past when we added the Campground showers. The City has had a lot of compliments on the showers appearance and cleanliness. When showing them the floors in the bathrooms I ask on putting the same wall covering that is in the shower facilities and if it will hold up to a freeze thaw cycle. He reached out to his suppliers on both the floor and wall products and verified that it will. SwedeBro does not offer wall coverings.

Item 5B – Wall Coatings

The quote below is for doing the walls in both the Oak Leaf Park Bathroom Softball Bathroom Facilities at Oak Leaf Park.

Walls - Oak Leaf Park, Softball bathrooms

- Permanent Coating Solutions **\$5,475.50**

The quotes were brought to the Park Board April 26 for discussion on the improvements to the walls and floors at all facilities. The Park Board voted to make a recommendation to City Council on selecting with Permanent Coating Solutions to do the walls and floors at all facilities for **\$17,402.50**. Funding would come from the Park Improvement Fund; the current Fund Balance is approximately **\$139,513.00**.

Attached are the Quotes from Permanent Coating Solutions of Mayer, MN.



Quote

DATE 26-Apr-22

Randy Stodola
Permanent Coating Solutions, LLC
Rhino Linings & Coatings of Mayer
15255 County Road 30
Mayer, MN 55360-8540
(612) 508-3151 Office
www.Permanentcoatingsolutions.org
E-Mail Permanentcoatingsmn@gmail.com

NAME Glecoe Public Works
ADDRESS 1107 11th St East Suite 107
CITY Glencoe STATE MN ZIP 55336
ivoigt@ci.glencoe.mn.us 320-510-0369

JOB DESCRIPTION

Rhino Fast Floor Color Quartz Floor Coating System

Pressure wash and etch floors to clean and profile
Shot Blast & Diamond Grind floor to clean and prep concrete
Repair all cracks, pits & erosion where needed
Apply two coats of Resuprime moisture blocking primer
Apply build coat 96% solids penetrating coating at 100sf per gallon @16mils
Broadcast color quartz to rejection @ .75lbs per sf.
Sweep, scrape and vac excess Quartz
Apply First Top coat of solid color 100% Solids Chemical Resistant UV resistant coating
Apply Second Top Coat of Chemical Resistant UV Stable Polyaspartic coating clear

Oak Leaf Park Bathrooms 85sf Main Bathrooms 465sf Aquatic Centre 1000sf Oscar Olson Bathrooms 285sf

| | | | |
|--|-------|----|----------|
| Oak Leaf Park Bathrooms 550sf @ \$6.5sf | Price | \$ | 3,575.00 |
| Aquatic Center Floor 1000sf @ \$6.50sf | Price | \$ | 6,500.00 |
| Oscar Olson Park 3 bathrooms 285sf @ \$6.5sf | Price | \$ | 1,852.50 |

Total Materials & Labor \$ 11,927.50

Thank you for your interest in our company. I would love to earn your business!!

*****We Will Beat Any Competitors Price on same system by 10% or More*****



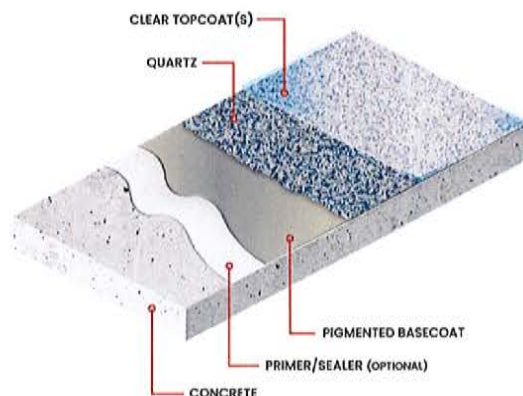
QUARTZ™

TORGINOL® QUARTZ, is produced using some of the finest uniformly shaped and sized quartz granules on Earth. This unique product is brilliantly color-coated with an advanced resin system and high-quality colorfast pigments. QUARTZ is exceptionally resilient to harsh chemicals and UV rays, providing optimal durability and performance in the most demanding environments. QUARTZ can be applied to achieve many different textures and minimize slip and fall injuries.

PHYSICAL PROPERTIES

| | | |
|---|------------------------------------|-------------------------------|
| Hardness | Mohs Scale of Hardness | 6.5 - 7 |
| Bulk Density | Aggregate Unit Weight (ASTM C29) | 90 - 105 LB / FT ³ |
| Specific Gravity | Relative Density (ASTM C128-07a) | 2.65 |
| Moisture Content | Evaporable Moisture (ASTM C566-97) | < 0.5% |
| Color ($\Delta E \leq 0.5$) | Color Tolerance (ASTM D2244) | Pass |
| Colorfastness / UV Stability | Xenon Arc Light (ASTM G155) | Pass |
| Weatherability | Xenon Arc Light (ASTM G155) | Pass |
| Melting Point | Degrees Fahrenheit | 3,100 °F |

TYPICAL QUARTZ SYSTEM



For best results, a clear topcoat is recommended to fully encapsulate QUARTZ and provide a durable wearing surface.

SYSTEM COMPATIBILITY

Lab tested resin system compatibility:

- Epoxies
- Polyurethanes
- Polyureas
- Polyaspartics
- MMAs
- Waterborne resins
- Solvent-based resins
- And more...

DISCLAIMER: The information set forth in this Product Data Sheet represents typical properties of the product described; the information and the typical values are not specifications. Torginol, Inc. makes no representation or warranty concerning the products, expressed or implied, by this Product Data Sheet.



4617 South Taylor Drive
Sheboygan, WI 53081 | USA
(920) 694-4800
service@torginol.com | www.torginol.com

CHEMICAL ANALYSIS

| Chemical | Percent, % |
|--|------------|
| SiO ₂ (Silicon Dioxide) | 99.800 |
| Al ₂ O ₃ (Aluminium Oxide) | 0.040 |
| Fe ₂ O ₃ (Iron Oxide) | 0.015 |
| TiO ₂ (Titanium Dioxide) | < 0.010 |
| CaO (Calcium Oxide) | < 0.010 |
| MgO (Magnesium Oxide) | < 0.010 |
| Na ₂ O (Sodium Oxide) | < 0.010 |
| K ₂ O (Potassium Oxide) | < 0.010 |

CHEMICAL RESISTANCE

Liquid immersion for 18 hours in each chemical

| Chemical [Concentration %] | Reaction |
|----------------------------|----------|
| Aluminum Sulfate [25%] | None |
| Ammonium Hydroxide [28%] | None |
| Chlorine Bleach [15%] | None |
| Hydrochloric Acid [100%] | None |
| Industrial Detergent [50%] | None |
| Mineral Spirits [100%] | None |
| Sodium Carbonate [40%] | None |
| Tricloro-s-triazene [10%] | None |
| Trisodium Phosphate [40%] | None |
| Water [100%] | None |
| Xylene [100%] | None |

COVERAGE RATE GUIDELINES

| Quartz Grade | Coverage Area |
|----------------------|-------------------------------------|
| 40-S Broadcast Grade | 1/2 LB - 1 LB/SF (Double Broadcast) |
| 25-A Trowel Grade | 1 LB - 2 LB/SF (1/4" Thickness) |

Coverage rates may vary depending on customer preferences and application techniques.

PACKAGING

| | |
|---------------------------|---|
| Unit Packaging | 50 lb bags (22.68 kg) <i>Multi-wall kraft paper bags</i> |
| Full Pallets | 49 bags 2,450 lb net weight 2,500 lb gross weight |
| Full Truckloads | 833 bags / 17 pallets 41,650 lb net weight |
| Freight / Shipping | Class 50 |

SYSTEM ADVANTAGES

- Superior colorfastness / UV stability
- Excellent abrasion and chemical resistance
- Optimal grain shape and size uniformity
- Perfect for heavy duty environments
- Outstanding slip-resistance qualities
- Customizable to complement any décor
- Lab-tested resin system compatibility
- Custom color matching & blending options
- Custom packaging & labeling options
- No minimum order quantities
- Over 60 in stock color styles

GRADE PROFILE



40-S GRADE

| | |
|----------------------------|-----------|
| Grain Size | 40 Mesh |
| Grain Shape | Spherical |
| Typical Application | Broadcast |



25-A GRADE

| | |
|----------------------------|---------|
| Grain Size | 25 Mesh |
| Grain Shape | Angular |
| Typical Application | Trowel |

COLOR INDEX

| | | | | | | | | | |
|------------------|-------------------|------------------|---------------------|------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| | | | | | | | | | |
| Q1010 WHITE | Q1015 EGGSHELL | Q1020 BLACK | Q1110 BLUE | Q1115 COBALT | Q1120 NAVY | Q1130 SLATE | Q1140 TEAL | Q1150 ASPEN | Q1160 CAPRI |
| | | | | | | | | | |
| Q1210 IVORY | Q1215 BUTTER | Q1220 BEIGE | Q1230 CAPPUCCINO | Q1240 TAN | Q1250 TAUPE | Q1260 SIENNA | Q1270 BROWN | Q1280 BUFF | Q1290 TOFFEE |
| | | | | | | | | | |
| Q1310 ASH | Q1320 SMOKE | Q1330 GRAVEL | Q1340 CHARCOAL | Q1350 FLINT | Q1410 CLOVER | Q1420 VINEYARD | Q1430 RAINFOREST | Q1440 LEMONGRASS | Q1510 GINGER |
| | | | | | | | | | |
| Q1520 ORANGE | Q1610 RED | Q1620 CRIMSON | Q1630 BLUSH | Q1640 APRICOT | Q1650 BORDEAUX | Q1710 YELLOW | Q1720 MUSTARD | Q1810 PLUM | Q1820 LOGANBERRY |
| | | | | | | | | | |
| Q1000 NATURAL | Q3010 SILVER | Q3040 COPPER | | | | | | | |

WARNING: This product contains crystalline silica / quartz, which can cause silicosis (an occupational lung disease) and lung cancer. For detailed information on the potential health effects of crystalline silica / quartz, see the TORGINOL® QUARTZ - Safety Data Sheet.

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Separate Agenda Items**



Quote

DATE 26-Apr-22

Randy Stodola
 Permanent Coating Solutions, LLC
 Rhino Linings & Coatings of Mayer
 15255 County Road 30
 Mayer, MN 55360-8540
 (612) 508-3151 Office
www.Permanentcoatingsolutions.org
 E-Mail Permanentcoatingsmn@gmail.com

NAME Glecoe Public Works
 ADDRESS 1107 11th St East Suite 107
 CITY Glencoe STATE MN ZIP 55336
jvoigt@ci.glencoe.mn.us 320-510-0369

JOB DESCRIPTION

Epoxy / Urethane Wall Coating System

Pressure wash walls to clean and profile
 Apply prime coat of MacroPoxy wall coating primer
 Apply second coat of MacroPoxy 100%
 Apply Top Coat of Rexthane One Urethane color of choice

Oak Leaf Park Bathrooms walls 325sf Main Bathroom walls 1500sf

Three coat all walls in 4 bathrooms at Oak Leaf Park 1825sf @ \$3sf Price \$ 5,475.00

Total Materials & Labor \$ 5,475.00

Thank you for your interest in our company. I would love to earn your business!!

******We Will Beat Any Competitors Price on same system by 10% or More******



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Separate Agenda Items**



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 29, 2022

Re: **Item 7A** – Appraisal for Shanahan Property

Item 7A - I sent the Shanahan appraisal to you by email today. Mark Ostlund will review the appraisal. The appraisal came in considerably higher than anticipated. It is recommended to not do anything at this time with the Shanahan Property. If the right project comes up that will generate a tax increment that will justify the purchase price, the City may look at this in the future.

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Separate Agenda Items**



City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 29, 2022

Re: **Item 7B** - Building Permits on City Council Agenda

Item 7B - I had reviewed multiple City Council Agendas of neighboring communities and no Cities that I could find were listing the Building Permits on the City Council Agenda.

Earlier this year, the City Council changed the agenda to acknowledge the building permits under the consent agenda instead of approving them. The approval of the building permit lies within the authority of the City of Glencoe's Building Official, MNSPECT.

Since the City Council has no authority to approve the permits, it is recommended that building permits be removed from the City Council Agenda. To still provide that information to the City Council, staff will submit a monthly report to the City Council listing the building permits issued by MNSPECT.

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Separate Agenda Items**



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 29, 2022

Re: **Item 7C** – Awning and Sign Grant Funding

Item 7C – For the last 10 years, the City has budgeted approximately \$10,000 for Economic Development projects within the General fund. Of that amount, approximately \$5,000 was set aside for the Awning and Sign grant program. Over that 10-year period, there were no Awning or Sign Grants submitted.

Earlier this year, the City Council approved modifying the Awning Grant program to include signs and a maximum of \$2,500 per application. To date in 2022, the City has funded two grants totaling \$5,000 and exhausting the funding.

Two additional grant requests have been submitted. Both have been recommended for approval by the Economic Development Committee pending additional funding.

Since the City had budgeted for, but had **not** funded an Awning or Sign Grant for the past 10 years, it is recommended to approve amending the Economic Develop line item by an additional \$5,000 to \$15,000; this will fund the two additional grant applications in 2022. At this time, there are no other grant applications anticipated.

If funded, those grant applications will be presented at the next City Council Meeting.

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Minnesota Board of Peace Officer Standards and Training

1600 University Avenue, Suite 200
St. Paul, MN 55104-3825
(651) 643-3060 • Fax (651) 643-3072
www.post.state.mn.us

April 13, 2022

Mark Larson, City Administrator
City of Glencoe
1107 11th Street East
Glencoe, MN 55336

Dear Mr. Larson,

The Minnesota Board of Peace Officer Standards and Training (POST Board) is the occupational regulatory agency charged with the vital responsibility of maintaining selection, education and licensing standards for the 415 Minnesota law enforcement agencies that employ over 10,500 peace officers across our state.

While the POST Board performs many functions, a significant portion of the POST's responsibility is dedicated to conducting "compliance reviews" of Minnesota law enforcement agencies to ensure they are meeting legislatively mandated training and department policies on Use of Force/Firearms training, Emergency Vehicle Operation and Pursuit Driving training and mandated departmental policies.

On 4/12/2022, a POST Board Standards Coordinator conducted a review at the Glencoe Police Department. After a comprehensive review of their records concerning mandated employee training and department policies, I am pleased to inform you that your police department **passed the review**.

Ensuring all law enforcement agencies around the state are in compliance plays a pivotal role in maintaining the high level of professionalism we have enjoyed in Minnesota for many years and that professionalism translates into quality law enforcement services for the citizens of Minnesota.

Please take a moment to recognize your police department for this important accomplishment.

Sincerely,

Erik Misselt
Executive Director

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Separate Agenda Items**

CITY OF GLENCOE BILLS

MAY 2, 2022

**** PREPAID PAYROLL & WIRE TRANSFER BILLS ****

| VENDOR | DEPARTMENT: DESCRIPTION | TOTAL |
|----------------------------|---|---------------------------|
| WIRE TRANSFER | MULTIPLE DEPTS.: MEDICA INSURANCE PREMIUM | \$39,084.30 |
| WIRE TRANSFER | MULT DEPTS: CAFÉ PLAN, STATE SALES TAX | \$15,980.19 |
| TOTAL PREPAID BILLS -----> | | <u><u>\$55,064.49</u></u> |

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MAY 2, 2022 PREPAID BILLS

Date: 04/29/2022

Time: 1:37 pm

Page: 1

City of Glencoe

| Vendor Name | Vendor No. | Invoice Description | Check No. | Check Date | Check Amount |
|-------------------------------|------------|--------------------------------|-----------|-----------------------------|--------------|
| BREAKTHRU BEVERAGE | 0513 | LIQUOR STORE: MERCH FOR RESALE | 172846 | 02/18/2022 | 7,422.84 |
| | | | | Vendor Total: | 7,422.84 |
| JOHNSON BROS - ST PAUL | 0504 | LIQUOR STORE: MERCH FOR RESALE | 172847 | 02/18/2022 | 1,909.97 |
| | | | | Vendor Total: | 1,909.97 |
| PHILLIPS WINE & SPIRITS, INC. | 1010 | LIQUOR STORE: MERCH FOR RESALE | 172848 | 02/18/2022 | 2,954.45 |
| | | | | Vendor Total: | 2,954.45 |
| SOUTHERN GLAZER'S OF MN | 1429 | LIQUOR STORE: MERCH FOR RESALE | 172849 | 02/18/2022 | 8,282.82 |
| | | | | Vendor Total: | 8,282.82 |
| VINOCOPIA, INC. | 1353 | LIQUOR STORE: MERCH FOR RESALE | 172850 | 02/18/2022 | 239.50 |
| | | | | Vendor Total: | 239.50 |
| VOIGT, JAMES | 1894 | PARK: REPRINT 2/23/22 PAYCHECK | 172851 | 02/23/2022 | 1,698.61 |
| | | | | Vendor Total: | 1,698.61 |
| | | | | Grand Total: | 22,508.19 |
| | | | | Less Credit Memos: | 0.00 |
| | | | | Net Total: | 22,508.19 |
| | | | | Less Hand Check Total: | 0.00 |
| | | | | Outstanding Invoice Total : | 22,508.19 |
| Total Invoices: | 6 | | | | |

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MAY 2, 2022 - REGULAR BILLS

Date: 04/29/2022

Time: 1:03 pm

Page: 1

City of Glencoe

| Vendor Name | Vendor No. | Invoice Description | Check No. | Check Date | Check Amount |
|----------------------------|------------|--|-----------|---------------|--------------|
| 4-SQUARE BUILDERS, INC. | 0071 | WWTP: WOOD FOR SHELVING | 0 | 00/00/0000 | 180.44 |
| | | | | Vendor Total: | 180.44 |
| ADVANCED GRAPHIX, INC. | 1701 | POLLICE: SQUAD CAR GRAPHICS | 0 | 00/00/0000 | 2,115.00 |
| | | | | Vendor Total: | 2,115.00 |
| AUTO VALUE GLENCOE | 0214 | STREET, PARK: LUBRICANTS, REPAIR PARTS | 0 | 00/00/0000 | 46.12 |
| | | | | Vendor Total: | 46.12 |
| BME LAB AND SCIENCE | 2290 | WWTP: EQUIPMENT CALIBRATION AND MAINTENANCE | 0 | 00/00/0000 | 360.15 |
| | | | | Vendor Total: | 360.15 |
| BRADLEY SECURITY, LLC | 0209 | PARK, CABLE TV, ARPA,CITY CTR: SURVEILLANCE SYSTEM, LOCK RPR | 0 | 00/00/0000 | 12,399.00 |
| | | | | Vendor Total: | 12,399.00 |
| CENTER POINT LARGE PRINT | 1349 | LIBRARY: BOOKS | 0 | 00/00/0000 | 142.62 |
| | | | | Vendor Total: | 142.62 |
| CENTURYLINK | 1394 | MULT DEPTS: PHONE BILL | 0 | 00/00/0000 | 776.69 |
| | | | | Vendor Total: | 776.69 |
| EGGERSGLUESS, BRAD | 0869 | ADMIN: MONTHLY CELL PHONE REIMB | 0 | 00/00/0000 | 50.00 |
| | | | | Vendor Total: | 50.00 |
| FASTENAL COMPANY | 1075 | WWTP: LUBRICANTS | 0 | 00/00/0000 | 269.36 |
| | | | | Vendor Total: | 269.36 |
| FLEET SERVICES DIVISION | 2144 | POLICE: SQUAD CAR LEASES | 0 | 00/00/0000 | 3,642.92 |
| | | | | Vendor Total: | 3,642.92 |
| FRANKLIN PRINTING INC. | 0085 | WATER, WWTP, STORM WATER: OFFICE SUPPLIES | 0 | 00/00/0000 | 134.52 |
| | | | | Vendor Total: | 134.52 |
| FREITAG, BENTON | 0659 | CABLE TV: COUNCIL MEETING RECORDING | 0 | 00/00/0000 | 50.00 |
| | | | | Vendor Total: | 50.00 |
| GACC TOURISM | 0168 | REIMB: LODGING TAX | 0 | 00/00/0000 | 95.10 |
| | | | | Vendor Total: | 95.10 |
| GOLDEN TONGUE CONSULTANTS | 1305 | POLICE: TRANSLATION SERVICES | 0 | 00/00/0000 | 160.00 |
| | | | | Vendor Total: | 160.00 |
| GREAT NORTHERN ENVIRONMEN | 1601 | WWTP: CLEANING SUPPLIES | 0 | 00/00/0000 | 246.30 |
| | | | | Vendor Total: | 246.30 |
| GUARDIAN FLEET SAFETY | 0907 | POLICE: SQUAD SETUP | 0 | 00/00/0000 | 9,552.47 |
| | | | | Vendor Total: | 9,552.47 |
| HILLYARD HUTCHINSON | 0122 | ADMIN, PARK, CITY CENTER: CLEANING SUPPLIES | 0 | 00/00/0000 | 1,813.47 |
| | | | | Vendor Total: | 1,813.47 |
| HY-VEE ACCOUNTS RECEIVABLE | 1996 | WWTP: OPERATING SUPPLIES | 0 | 00/00/0000 | 42.48 |
| | | | | Vendor Total: | 42.48 |
| JERABEK, JON | 1994 | CITY CENTER: MONTHLY CELL PHONE REIMB | 0 | 00/00/0000 | 50.00 |
| | | | | Vendor Total: | 50.00 |
| KEVIN'S TOWING & RECOVERY | 0438 | REIMB: TOWING | 0 | 00/00/0000 | 1,600.61 |
| | | | | Vendor Total: | 1,600.61 |
| KRANZ LAWN & POWER | 1155 | PARK: EXMARKS MOWERS | 0 | 00/00/0000 | 3,726.00 |
| | | | | Vendor Total: | 3,726.00 |
| LARAWAY ROOFING, INC. | 0755 | LIQUOR STORE: ROOF REPAIR | 0 | 00/00/0000 | 718.00 |
| | | | | Vendor Total: | 718.00 |

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MAY 2, 2022 - REGULAR BILLS

Date: 04/29/2022

Time: 1:03 pm

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City of Glencoe

| Vendor Name | Vendor No. | Invoice Description | Check No. | Check Date | Check Amount |
|------------------------------|------------|---|-----------|---------------|--------------|
| LIGHT & POWER COMMISSION | 1484 | WATER, WWTP: ANNUAL SOFTWARE SUPPORT FEES | 0 | 00/00/0000 | 4,899.38 |
| | | | | Vendor Total: | 4,899.38 |
| MCLEOD CO. AUDITOR-TREASURER | 0428 | ADMIN: SPECIAL ASSESSMENT ADMIN FEE | 0 | 00/00/0000 | 725.00 |
| | | | | Vendor Total: | 725.00 |
| METRO SALES, INC. | 1733 | POLICE, LIBRARY: OFFICE EQUIPMENT LEASE | 0 | 00/00/0000 | 483.99 |
| | | | | Vendor Total: | 483.99 |
| MILLER MANUFACTURING CO. | 0501 | TAX INC# 17: TIF NOTE PAYMENT | 0 | 00/00/0000 | 20,000.00 |
| | | | | Vendor Total: | 20,000.00 |
| MINNESOTA UI FUND | 0566 | MULT DEPT: UNEMPLOYMENT INSURANCE - 2 YEARS | 0 | 00/00/0000 | 16,565.33 |
| | | | | Vendor Total: | 16,565.33 |
| MOLNAU TRUCKING, LLC | 1089 | STREET: 2020 STREET IMPROVE PROJECT PAYMENT | 0 | 00/00/0000 | 5,856.74 |
| | | | | Vendor Total: | 5,856.74 |
| MVTL, INC. | 0353 | WWTP: LAB TESTING | 0 | 00/00/0000 | 505.60 |
| | | | | Vendor Total: | 505.60 |
| MY COMPUTER TUTOR | 0612 | WWTP: COMPUTER TRAINING | 0 | 00/00/0000 | 102.50 |
| | | | | Vendor Total: | 102.50 |
| NORTHLAND TRUST SERVICES | 1799 | WWTP: BOND INTEREST | 0 | 00/00/0000 | 690.00 |
| | | | | Vendor Total: | 690.00 |
| OLD DOMINION BRUSH | 2017 | SANITATION: LEAF VAC RADIATOR | 0 | 00/00/0000 | 954.30 |
| | | | | Vendor Total: | 954.30 |
| PLUNKETT'S PEST CONTROL, INC | 0446 | ADMIN, AQUATIC CENTER: PEST CONTROL | 0 | 00/00/0000 | 302.84 |
| | | | | Vendor Total: | 302.84 |
| PREMIUM WATERS, INC. | 1081 | POLICE: WATER | 0 | 00/00/0000 | 113.98 |
| | | | | Vendor Total: | 113.98 |
| PRINCIPAL LIFE INSURANCE CO | 1167 | MULT DEPTS: INS PREMIUMS | 0 | 00/00/0000 | 4,963.03 |
| | | | | Vendor Total: | 4,963.03 |
| PRO AUTO GLENCOE, INC | 0527 | FIRE, PARK: TRUCK REPAIRS & MAINTENANCE | 0 | 00/00/0000 | 624.32 |
| | | | | Vendor Total: | 624.32 |
| QUILL LLC | 1691 | LIBRARY: OFFICE SUPPLIES | 0 | 00/00/0000 | 104.77 |
| | | | | Vendor Total: | 104.77 |
| RETZER, JAMEY | 0842 | POLICE: TRAINING EXPENSE REIMB. | 0 | 00/00/0000 | 19.34 |
| | | | | Vendor Total: | 19.34 |
| RHEMA COFFEE | 1797 | REIMB: AWNING/SIGN GRANT | 0 | 00/00/0000 | 2,500.00 |
| | | | | Vendor Total: | 2,500.00 |
| RIVERLAND COMMUNITY COLLEGE | 1480 | FIRE: CLASS REGISTRATIONS | 0 | 00/00/0000 | 425.00 |
| | | | | Vendor Total: | 425.00 |
| ROBINSON APPRAISAL & | 1375 | ADMIN: PROPERTY APPRAISAL | 0 | 00/00/0000 | 1,750.00 |
| | | | | Vendor Total: | 1,750.00 |
| SCHRUPP, JAKE | 1773 | CABEL TV: COUNCIL MEETING RECORDING | 0 | 00/00/0000 | 50.00 |
| | | | | Vendor Total: | 50.00 |
| SCR, INC - ST. CLOUD | 0738 | ADMIN, LIQUOR STORE: COOLER & MECHANICAL SYSTEM MAINTENANCE | 0 | 00/00/0000 | 2,022.41 |
| | | | | Vendor Total: | 2,022.41 |
| SEH | 1757 | MULT DEPTS: ENGINEERING SERVICES | 0 | 00/00/0000 | 71,467.31 |
| | | | | Vendor Total: | 71,467.31 |

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MAY 2, 2022 - REGULAR BILLS

Date: 04/29/2022

Time: 1:03 pm

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City of Glencoe

| Vendor Name | Vendor No. | Invoice Description | Check No. | Check Date | Check Amount |
|----------------------------|------------|--|-----------|-----------------------------|--------------|
| SHRED-N-GO, INC | 0032 | FINANCE, POLICE: PAPER SHREDDING SERVICE | 0 | 00/00/0000 | 59.75 |
| | | | | Vendor Total: | 59.75 |
| USA SAFETY SUPPLY CORPORAT | 0596 | WWTP: BATTERY PACK | 0 | 00/00/0000 | 123.59 |
| | | | | Vendor Total: | 123.59 |
| UTILITY CONSULTANTS, INC. | 0734 | WWTP: LAB TESTING | 0 | 00/00/0000 | 533.25 |
| | | | | Vendor Total: | 533.25 |
| UTILITY LOGIC | 1641 | WATER, WWTP: UTILITY LOCATOR | 0 | 00/00/0000 | 5,202.00 |
| | | | | Vendor Total: | 5,202.00 |
| VERIZON WIRELESS | 1110 | POLICE: SQUAD CAR PHONES | 0 | 00/00/0000 | 200.11 |
| | | | | Vendor Total: | 200.11 |
| VISA | 0350 | MULT DEPTS:TRAINING/TRAVEL, SUPPLIES,PARTS,BASEBALL NETS | 0 | 00/00/0000 | 11,069.76 |
| | | | | Vendor Total: | 11,069.76 |
| VIVID IMAGE, INC. | 0436 | CITY CENTER: DOMAIN NAME RENEWAL | 0 | 00/00/0000 | 35.00 |
| | | | | Vendor Total: | 35.00 |
| VOSS, RYAN | 2217 | ADMIN: MONTHLY CELL PHONE REIMB | 0 | 00/00/0000 | 50.00 |
| | | | | Vendor Total: | 50.00 |
| WATER CONSERVATION SERVICE | 1298 | WATER: LEAK LOCATES | 0 | 00/00/0000 | 424.14 |
| | | | | Vendor Total: | 424.14 |
| | | | | Grand Total: | 190,994.69 |
| | | | | Less Credit Memos: | 0.00 |
| | | | | Net Total: | 190,994.69 |
| | | | | Less Hand Check Total: | 0.00 |
| | | | | Outstanding Invoice Total : | 190,994.69 |
| Total Invoices: | | 53 | | | |

May 2022

| May 2022 | | | | | | | June 2022 | | | | | | |
|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| Su | Mo | Tu | We | Th | Fr | Sa | Su | Mo | Tu | We | Th | Fr | Sa |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 | 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 | 26 | 27 | 28 | 29 | 30 | | |
| 29 | 30 | 31 | | | | | | | | | | | |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--|---|--|--|--------|----------|
| May 1 | 2 7:00pm City Council Meeting (City Hall) | 3 | 4 6:00pm Fire Relief (Fire Hall) | 5 | 6 | 7 |
| 8 | 9 5:30pm City Council Workshop (City Hall) | 10 8:30am Department Head (City Hall) 9:00am Safety Committee (City Hall West Conf) | 11 | 12 7:00pm Planning Commission (City Hall) | 13 | 14 |
| 15 | 16 7:00pm City Council (City Hall) | 17 8:30am Department Head (City Hall) | 18 | 19 5:00pm Airport Commission (City Hall) | 20 | 21 |
| 22 | 23 7:00pm Library Board (Library) 7:00pm Light & Power (Light Plant) | 24 | 25 12:00pm Economic Development Comm Meeting (City Hall) 6:30pm Park Board (City Hall) | 26 | 27 | 28 |
| 29 | 30 | 31 | Jun 1 | 2 | 3 | 4 |