



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

GLENCOE CITY COUNCIL MEETING AGENDA
December 5, 2022 – 7:00pm
City Center Ballroom

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

2. CONSENT AGENDA

- A. Approve Minutes of November 21, 2022
- B. Approve Minutes of November 28, 2022

3. PUBLIC COMMENT (agenda items only)

4. PUBLIC HEARINGS

- A. City Charter Amendment regarding Commission Membership – Ordinance Number 618
- B. Short Term Rental - Ordinance Number 619
- C. Occupancy Regulations – Ordinance Number 620
- D. 2023 Truth in Taxation Public Hearing – Resolution **2022-30 – 7:15 PM**
 - 1. Presentation of 2023 General Fund Budget, Capital Plans and 2023 Levy
 - 2. 2023 Non-Union Compensation and Health Insurance

5. BIDS AND QUOTES – NONE SCHEDULED

6. REQUESTS TO BE HEARD

- A. Update on BIT 49 – City Attorney Mark Ostlund
 - 1. Sound Study Proposal
- B. Building Inspection Contract Renewal – MNSPECT
- C. Resolution 2022-029 – Municipal State Aid Street Funds Advance for Armstrong Avenue Debt Service – City Administrator

7. ITEMS FOR DISCUSSION

- A. 2022 Airport Terminal Project Status
- B. December 12 - City Council Workshop 5:00 PM at City Center
 - 1. SEH Project Presentation and Update
 - 2. City/County Jurisdictional Agreement with McLeod County
 - 3. Airport Funding update
- C. Board and Commission member openings for 2023 Organizational meeting

8. ROUTINE BUSINESS

- A. Project Updates
- B. Economic Development
- C. Public Input
- D. Reports
- E. City Bills
- F. Close Meeting to Discuss Police Union Negotiations

9. ADJOURNMENT



GLENCOE CITY COUNCIL MEETING MINUTES
November 21, 2022 – 7:00pm
City Center Ballroom

Attendees: Ryan Voss, Sue Olson, Allen Robeck, Cory Neid, Paul Lemke, Arnold Brinkmann

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

Others: Mike Drew, Rich Glennie, Don Ide, Benton Freitag, Amy Newsom, David Meyer, Luz Duvall

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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

2. CONSENT AGENDA

A. Approve Minutes of October 31, 2022

Robeck requested to have additional comments in the minutes from October 31, 2022, regarding him bringing up that he questioned the lemon law for the 2021 Toolcat replacement.

Motion: Neid, seconded by Brinkmann to approve the consent agenda (including Robeck's comment). All in favor, motion carried.

3. PUBLIC COMMENT (agenda items only)

Resident Don Ide thanked the council for changing the ATV Ordinance.

4. PUBLIC HEARINGS – NONE SCHEDULED

5. BIDS AND QUOTES – NONE SCHEDULED

6. REQUESTS TO BE HEARD

A. Third Reading of the ATV Ordinance 617 – City Attorney

Robeck questioned why the ordinance doesn't include his three-wheeler and asked why his rights were being taken away. City Attorney Ostlund said that the previous ordinance didn't include three-wheelers however, the council could table this and he could look into three-wheelers.

Robeck said that he didn't want to hold up the process.

Motion: Robeck, seconded by Neid to approve Ordinance 617 ATV Ordinance. All in favor, motion carried.

B. City Charter Amendment regarding Commission Membership – Ordinance 618 – City Attorney

Motion: Olson, seconded by Neid to allow for one person that lives outside of Glencoe city limits but within the Glencoe Light and Power service area. Vote 4 – 1 with Robeck against, motion carried.

C. Occupancy and Rental Regulations

a. Short Term Rental - Ordinance Number 619 – City Attorney

Definition of short-term rental is as follows: Short Term Rental Unit – a dwelling unit, as defined by this Chapter, offered for trade or sale, whether for money or exchange of goods or services, for not more than 28 consecutive nights.

Motion: Robeck, seconded by Lemke, to approve the first reading of Ordinance 619 regarding Short Term Rentals.

b. Occupancy Regulations – Ordinance Number 620 – City Attorney

Motion: Robeck, seconded by Brinkmann to approve the first reading of Ordinance 620. (Robeck also requested the term "natural person" to something else.

Motion: Neid, seconded by Lemke to hold public hearings on December 5, 2022, at 7:00pm regarding Ordinance 618, Ordinance 619, Ordinance 620. All in favor, motion carried.

7. ITEMS FOR DISCUSSION

A. Airport Terminal Bid Opening – November 22, 2022 at 10:00 AM – Virtual Bid Opening

8. ROUTINE BUSINESS

- A.** Project Updates – 2022 Pavement Improvement Plan is completed. There is one small patchwork that needs to be completed. Due to the pandemic, we were unable to get water meters in - until now. Please contact City Hall if your water meter needs to be replaced.
- B.** Economic Development – meeting this week.
- C.** Public Input - none
- D.** Reports - none
- E.** City Bills

Motion: Lemke, seconded by Neid to approve to pay the City bills. All in favor, motion carried.

9. ADJOURNMENT

Motion: Robeck, seconded by Olson to adjourn at 7:27pm. All in favor, motion carried.

Ryan Voss, Mayor

Mark Larson, City Administrator



GLENCOE CITY COUNCIL MEETING MINUTES
November 28, 2022 – 5:00pm
City Center Ballroom

Attendees: Ryan Voss, Sue Olson, Allen Robeck, Cory Neid, Paul Lemke, Arnold Brinkmann

City Staff: City Administrator Mark Larson, Finance Director Todd Trippel, Public Works Director Jamie Voigt, City Attorney Mark Ostlund, Public Works Director Mark Lemen, Police Chief Tony Padilla

Others: Mike Drew, Mark Hueser, Jon Rodeberg

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Voss called the meeting to order with all members present.

2. CONSENT AGENDA - NONE

3. PUBLIC COMMENT (agenda items only)

4. PUBLIC HEARINGS – NONE SCHEDULED

5. BIDS AND QUOTES

A. Airport Terminal Bid Opening and Recommendation – Adinda Van Espen, Airport Engineer, SEH

Received two airport terminal bids ranging from \$1.05 million to \$1.2 million. Adinda from SEH reviewed the bids and recommends awarding the bid to Ebert Construction out of Corcoran, Minnesota.

Motion: Neid, seconded by Lemke to approve the full scope of the project. Robeck questioned if that includes the payment to SEH, which it does. Vote 4 – 1 with Robeck against, motion carries.

B. Contract Amendment No. 1 with SEH for Construction Administration - Adinda Van Espen, Airport Engineer, SEH

Motion: Neid, seconded by Brinkmann to approve Contract Amendment No. 1 with SEH for Construction Administration Vote 4 – 1 with Robeck against, motion carries.

6. REQUESTS TO BE HEARD - NONE SCHEDULED

7. ITEMS FOR DISCUSSION - NONE SCHEDULED

8. ROUTINE BUSINESS

A. Project Updates

B. Economic Development

C. Public Input

D. Reports

E. Close Meeting for Union and Non-Union Labor Negotiations Discussion

Motion: Neid, seconded by Olson to close the meeting for Union/Non-Union Negotiations at 5:24pm. Vote 4 – 1 with Robeck against, motion carries.

Motion: Neid, seconded by Lemke to reopen the meeting at 5:37pm. Vote 4 – 0 with Robeck absent. Motion carries.

9. ADJOURNMENT

Motion: Neid, seconded by Lemke to adjourn at 5:38pm. Vote 4 – 0 with Robeck absent. Motion carries.

Ryan Voss, Mayor

Mark Larson, City Administrator



Mayor:	Ryan Voss
Precinct 1 Councilor:	Sue Olson
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At-Large Councilor:	Allen Robeck

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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: December 2, 2022

Re: **Item 4A-4C** – Ordinance Numbers 618, 619, 620, Public Hearing and review by City Attorney

Item 4A-4C – At 7:00 PM, the City Council will hold a public hearing on the proposed implementation and second reading of ordinances 618, 619, and 620.

Item 4A – It is recommended to approve the second reading of Ordinance Number 618.

Item 4B – It is recommended to approve the second reading of Ordinance Number 619.

Item 4C – City Attorney Ostlund has amended Ordinance Number 620 to reflect that only one member of the Light and Power Commission (L and P) could reside outside of the City Limits, but within the L and P service territory. It is recommended to approve the second reading of Ordinance Number 620.

ORDINANCE NO. 618

**AN ORDINANCE AMENDING THE CITY OF GLENCOE
CHARTER, PARTICULARLY SECTION 9.02
RELATING TO THE APPOINTMENT, QUALIFICATION OF COMMISSION
MEMBERS FOR RESIDENTIAL CUSTOMERS RESIDING IN THE GLENCOE LIGHT
AND POWER SERVICE TERRITORY**

WHEREAS, the Glencoe Charter Commission has made certain recommendations to the City Council pursuant to the provisions of Minnesota Statutes §410.12, Subd. 7, and

WHEREAS, the City Council is disposed to adopt the recommendations of the Charter Commission, and

WHEREAS, the public notice and hearings required by Minnesota Statutes §410.12, Subd. 7 have been complied with.

THE CITY COUNCIL OF THE CITY OF GLENCOE ORDAINS:

Section 1: Section 9.02 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 9.02 Appointment, Qualification and By Whom Made. Glencoe Light and Power Commission shall consist of five members whom are residential customers of the Glencoe Light and Power Commission. The referenced members shall also either be qualified voters of the City of Glencoe, or one member who is not a qualified voter of the City of Glencoe may reside in the Glencoe Light and Power service territory. Members shall be appointed by the City Council for the terms and at the times as herein set forth.

Section 2: This ordinance shall take effect 90 days next following its passage and publication.

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Adopted this _____ day of _____, 2022.

CITY OF GLENCOE

By _____
Ryan Voss, Its Mayor

ATTEST:

By _____
Mark D. Larson, Its City Administrator



Mayor:	Ryan Voss
Precinct 1 Councilor:	Sue Olson
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ORDINANCE 619

AN ORDINANCE ADDING ORDINANCE 576 TITLED "SHORT TERM RENTAL ORDINANCE." AND AMENDING ORDINANCE 509.05

WHEREAS, the City of Glencoe has instituted and/or is instituting a Short-Term Rental regulatory structure; and

WHEREAS, as part of that regulatory structure, the City of Glencoe intends to regulate those Short Term Rentals within its City limits; and

The City Council of Glencoe, Minnesota ordains:

Section 1. Ordinance No. 576 titled "Short Term Rental Ordinance" shall read:

Definition:

Short Term Rental Unit – a dwelling unit, as defined by this Chapter, offered for trade or sale, whether for money or exchange of goods or services, for not more than 28 consecutive nights.

The following standards apply to Short Term Rentals:

1. The minimum rental period shall not be more than 28 consecutive nights.
2. The permit holder (owner) of a short-term rental must apply for and receive an Interim Use Permit. Owner occupied dwellings that are also short-term rentals do not require an Interim Use Permit.
3. The application for an Interim Use Permit shall include:
 - a. All information required for a Conditional Use Permit
 - b. Floor plan of the structure, including the number of bedrooms with dimensions and all other sleeping accommodations
 - c. A to-scale site plan which shows locations and dimensions of property lines, the dwelling unit intended for licensing, accessory structures, parking areas and shoreland recreational facilities.
 - d. A plan for garbage disposal by the permit holder.
 - e. A pet policy.
 - f. A representation that the permit applicant lives within 25 miles of the property, or in the alternative, substantiation that a property manager who does reside or hold an office within 25 miles of the property.
4. The permit holder shall post emergency contact information (police, fire, hospital) and show renters the location of fire extinguishers in the short-term rental.
5. A permit holder must provide the name, address, and phone number for the managing agent or local contact to all property owners within 100' of the property boundary. The permit holder shall notify all property owners within 100' of the property boundary within 10 days of a change in the managing

agent or local contact's contact information.

6. A permit holder must disclose in writing to their renters the following information:
 - a. The managing agent or local contact's name, address, and phone number
 - b. The maximum number of guests allowed at the property
 - c. The maximum number of vehicles, recreational vehicles, and trailers allowed at the property and where they are to be parked
 - d. Property rules related to use of exterior features of the property, such as decks, patios, grills, recreational fires, pools, hot tubs, saunas and other outdoor recreational facilities
 - e. Applicable sections of City ordinances governing noise, parks, parking and pets
7. The occupancy of a short-term rental shall be limited to not more than 2 people per bedroom.
8. Rooms used for sleeping shall be provided with egress windows and smoke detectors in locations that comply with the Minnesota state building code or the requirements of the Building Department, whichever is stricter.
9. The short-term rental shall be connected to city sewer and water.
10. A short-term rental shall have a full bathroom (sink, toilet and tub or shower).
11. Additional occupancy by use of recreational vehicles, tents, accessory structures or fish houses is not permitted.
12. The permit holder shall provide a physical visual demarcation of the property lines.
13. The permit holder shall keep a report; detailing use of the short-term rental by recording the full name, address, phone number and vehicle license number of guests using the rental. A copy of the report shall be provided to the Planning Department upon request.
14. A short-term rental shall be a licensed rental unit by the City and shall meet the requirements of all statutes, rules, regulations, and ordinances including, but not limited to the City's rental housing maintenance code. Each unit shall be inspected annually by the rental housing inspector and the fire marshal.
15. The Planning Commission may impose conditions that will reduce the impacts of the proposed use on neighboring properties, public services, nearby water bodies, public safety and safety of renters. Said conditions may include but not be limited to – fencing or vegetative screening, native buffer along the shoreline, noise standards, duration of permit, restrictions as to the docking of watercraft, and number of renters.
16. A permit holder must post their permit number on all print, poster or web

advertisements;

17. A permit holder must apply for and be granted state and local sales tax numbers, including hotel and motel use sales tax.
18. In addition to an Interim Use permit, short term rentals rented for less than 7 days are considered a hotel and are required to have a Minnesota Department of Health License.
19. All short term rentals, operating prior to the effective date of these standards, shall be in compliance with this section by May 1, 2023.

Section 2. Ordinance No. 509.05 titled "Special Uses" shall be amended to add the following additional language:

509.05(c)(i) Short Term Rental

Passed by the City Council of Glencoe, Minnesota this 21st day of November, 2022.

Ryan Voss, Mayor

Attested:

Mark D. Larson, City Administrator



Mayor:	Ryan Voss
Precinct 1 Councilor:	Sue Olson
Precinct 2 Councilor:	Arnie Brinkmann
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ORDINANCE 620

AN ORDINANCE AMENDING SECTION 545 OF CHAPTER 5 OF THE GLENCOE CITY CODE REGULATING THE OCCUPANCY OF BUILDINGS

Findings and Purpose:

The City of Glencoe and its City Council have determined that the City's code of ordinances and the enforcement powers granted therein are insufficient to effectively and fairly ensure substantial code compliance across the community related to all buildings or portions thereof used, or deigned or intended to be let for human habitation, except rest homes, convalescent homes, nursing homes, hotels and motels. The purpose of this amendment to Section 545 of Chapter 5 of the Glencoe Municipal Code is to protect the public safety, health and welfare of the citizens of the City of Glencoe and to clarify the standards and occupancy requirements Owners of dwellings, dwelling units, or rooming units intended to be let for human habitation are expected to abide by.

The City Council of Glencoe, Minnesota ordains:

Section 1: Section 545.02 of Chapter 5 of the Glencoe Municipal Code is hereby amended as follows:

545.02(l) Operator. ~~A person who has charge, care or control of a building or part thereof, in which dwelling units or rooming units are let.~~ A natural person residing or a business principally operating within fifteen (15) miles of the City who is authorized by the Owner to make decisions for the Owner about rent, occupancy, and maintenance of a building or part thereof, in which dwellings, dwelling units, or rooming units are let.

Section 2: Section 545.08 of Chapter 5 of the Glencoe Municipal Code is hereby amended as follows:

545.08(f) Management. Each dwelling, dwelling unit, or rooming unit must have an Operator designated in writing to the City by the owner, who resides or otherwise principally operates its business within 25 miles of the city.

545.08(g) Occupant Information. Once every year occurring from the date of issuance, an owner or Operator must provide the City Occupancy Inspector with a copy of the name, phone number, and address of each occupant of each dwelling unit or rooming unit. Owner(s) and/or Operator(s) must also provide the City Occupancy Inspector with a copy of the signed lease agreement.

Section 3: Section 545.09 of Chapter 5 of the Glencoe Municipal Code is hereby amended as follows:

545.09 (c) Maximum Occupancy. For Occupants unrelated by blood, marriage or adoption, the maximum occupancy of a dwelling, dwelling unit, or rooming unit shall not exceed more than two (2) Occupants per legally allowed Bedroom, as defined herein.

Section 4. Repeal. Anything contrary language to the proposed amendment is hereby repealed upon the effective date of this ordinance.

Section 5. Effective Date. This ordinance becomes effective from and after its passage and publication.

Passed by the City Council of Glencoe, Minnesota this 21st day of November, 2022.

Ryan Voss, Mayor

Attested:

Mark D. Larson, City Administrator

FOR REFERENCE PURPOSES:

First Reading: _____

Second Reading: _____

Third Reading: _____



Mayor:	Ryan Voss
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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: December 2, 2022

Re: **Item 4D** – 2022 Truth in Taxation Hearing

Item 4D1 – I will make a PowerPoint presentation on the 2023 Budget and propose Tax Levy for 2023. No Action needs to take place on Monday night. I will send the PowerPoint to City Council prior to the City Council meeting.

The final approval of the 2023 Budget and Levy will need to be made at the December 19th City Council meeting.

Item 4D2 – It is recommended to approve and include in the 2023 Budget wage increases for non-union employees of 3.25%. It is further recommended to include the Employee Health Insurance Contribution of family coverage to remain at 25%

RESOLUTION 2022-30
RESOLUTION SETTING FINAL 2023 TAX LEVY

WHEREAS, the Department of Revenue has set December 30th, 2022 as the deadline for certifying 2023 Final tax levies; and,

WHEREAS, the City Administrator has provided the City Council with the preliminary 2023 City General Fund and Debt Service Budgets, which includes a recommended Ad Valorem Tax Levy.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENCOE, MINNESOTA:

1. That the following sums of money be levied for the current year, collectable in 2023, upon taxable property in the City of Glencoe, for the following purposes:

GENERAL

General Fund/Ad Valorem Levy	\$1,650,000.00
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DEBT SERVICE/SPECIAL LEVY

Street Overlay	\$ 600,000.00
11 th Street/Morningside	\$ 120,000.00
2010 City Center	\$ 150,000.00
2014 Street Improvement	\$ 179,000.00
2015 Lincoln Park Project	\$ 155,000.00
2016 Armstrong Ave Project	\$ 35,690.00
2017 Baxter Avenue Project	\$ 140,000.00
2018 Central Storm	\$ 145,000.00
2021 10 th Street Improvement	<u>\$ 27,000.00</u>
	\$1,551,690.00

TOTAL	\$3,201,690.00
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2. That the City Administrator is hereby instructed to transmit a certified copy of the levy to the County Auditor of McLeod County, Minnesota by December 30, 2022.
3. This is an increase over the 2022 tax levy.

Adopted and approved this 5th day of December, 2022.

Ryan Voss, Mayor

ATTEST:

Mark D. Larson, City Administrator



Preliminary 2023 Property Tax Levies

The Minnesota Department of Revenue annually releases a list of the preliminary property tax levies that have been reported by local governments and have been passed by local school referenda. Local governments must set their final 2023 levies by December 28, 2022. Final property tax levies will be released after the February forecast.

Cities

The 2023 preliminary property tax levies for cities will total approximately \$3.214 billion compared with a final levy of \$2.946 billion in 2022, a 9.1% increase.

Counties

The 2023 preliminary property tax levies for counties will total approximately \$3.781 billion compared with a final levy of \$3.605 billion in 2022, a 4.9% increase.

Townships

The 2023 preliminary property tax levies for townships will total approximately \$296 million compared with a final levy of \$285 million in 2022, a 3.9% increase.

Schools

The 2023 preliminary property tax levies for schools will total approximately \$3.726 billion compared with a final levy of \$3.484 billion in 2022, a 6.9% increase.

Special Taxing Districts

The 2023 preliminary property tax levies for special taxing districts will total approximately \$461 million compared with a final levy of \$440 million in 2022, a 4.8% increase.

Total

For 2023, preliminary property taxes statewide will increase by \$697.7 million (6.0%). Last year, preliminary statewide property tax increases totaled \$502.4 million, a 4.5% increase. Last year's final levy increase was \$431.8 million (3.9%).

Levy Data

[Preliminary Levy Changes for CY 2023 - All Jurisdictions](#)

Final Levy 2023

	Final 2019	Final 2020	Final 2021	Final 2022	Proposed Final 2023	
General Ad Valorem Levy	\$ 1,577,000.00	\$ 1,563,000.00	\$ 1,563,000.00	\$ 1,613,000.00	\$ 1,613,000.00	
Seal Coat 2019-2022		\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	Fourth Year
		\$ 1,600,000.00	\$ 1,600,000.00	\$ 1,650,000.00	\$ 1,650,000.00	
Debt Service/Special Levy						
Street Overlay (Fourth Year)		\$300,000.00	\$400,000.00	\$500,000.00	\$600,000.00	Fourth Year
11th Street / Morningside	\$ 120,000.00	\$ 127,365.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	Paid Off 2024
1997 McLod Ave/NC Pond						Paid Off 2017
1997 NC III/Morningside						Paid Off 2013
1999 CSAH #33						Paid Off 2014
1999 Aquatic Center	\$ 85,000.00					Paid Off 2019
2001 NC #5/ Popelka						Paid Off 2013
2002 W R Est II						Paid Off 2013
2003 W R Pond Est						Paid Off 2014
2003 CSAH #3	\$ 65,000.00					Paid Off 2019
2004 NC #6/Glenknoll						Paid Off 2015
2004 Street Overlay						Paid Off 2015
2010 City Center	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	Annual Completed
Airport Reconstruction 2014	\$ -					
2014 Street Improvement	\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	\$ 144,500.00	\$ 179,000.00	9th Payment Paid Off 2024
2015 Lincoln Park Project	\$ 145,000.00	\$ 145,000.00	\$ 150,000.00	\$ 150,000.00	\$ 155,000.00	8th Payment Paid Off 2030
2016 Armstrong Avenue	\$ 34,000.00	\$ 31,070.00	\$ 32,000.00	\$ 32,000.00	\$ 35,690.00	7th Payment Paid Off 2031
2017 Baxter Avenue	\$ 120,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	6th Payment Paid Off 2032
2018 Central Storm Sewer	\$ 114,145.00	\$ 140,000.00	\$ 140,000.00	\$ 145,000.00	\$ 145,000.00	5th Payment Paid Off 2039
2021 10th Street Improvement	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 27,000.00	2st Payment Paid Off 2026
	\$968,145.00	\$1,173,435.00	\$1,277,000.00	\$1,406,500.00	\$1,551,690.00	
	\$2,545,145.00	\$2,773,435.00	\$2,877,000.00	3.73% \$3,056,500.00	6.24% \$3,201,690.00	4.75%

FINAL LEVY 2023

	Final 2017	Final 2018	Final 2019	Final 2020	Final 2021	Final 2022	Proposed Final 2023	
General Ad Valorem Levy	\$ 1,506,000.00	\$ 1,577,000.00	\$ 1,577,000.00	\$ 1,563,000.00	\$ 1,563,000.00	\$ 1,613,000.00	\$ 1,613,000.00	
Seal Coat 2019-2022				\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	Fourth Year
				\$ 1,600,000.00	\$ 1,600,000.00	\$ 1,650,000.00	\$ 1,650,000.00	
Debt Service/Special Levy								
Street Overlay (Fourth Year)				\$300,000.00	\$400,000.00	\$500,000.00	\$600,000.00	Fourth Year
11th Street / Morningside	\$ 100,000.00	\$ 113,000.00	\$ 120,000.00	\$ 127,365.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	Paid Off 2024
1997 McLod Ave/NC Pond	\$ 105,000.00	\$ -						Paid Off 2017
1997 NC III/Morningside	\$ -	\$ -						Paid Off 2013
1999 CSAH #33	\$ -	\$ -						Paid Off 2014
1999 Aquatic Center	\$ 77,000.00	\$ 84,000.00	\$ 85,000.00					Paid Off 2019
2001 NC #5/ Popelka	\$ -	\$ -						Paid Off 2013
2002 W R Est II	\$ -	\$ -						Paid Off 2013
2003 W R Pond Est	\$ -	\$ -						Paid Off 2014
2003 CSAH #3	\$ 48,000.00	\$ 60,000.00	\$ 65,000.00					Paid Off 2019
2004 NC #6/Glenknoll	\$ -	\$ -						Paid Off 2015
2004 Street Overlay	\$ -	\$ -						Paid Off 2015
2010 City Center	\$ 125,000.00	\$ 125,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	Annual
Airport Reconstruction 2014	\$ -	\$ -	\$ -					Completed
2014 Street Improvement	\$ 130,000.00	\$ 130,000.00	\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	\$ 144,500.00	\$ 179,000.00	9th Payment Paid Off 2024
2015 Lincoln Park Project	\$ 147,000.00	\$ 142,000.00	\$ 145,000.00	\$ 145,000.00	\$ 150,000.00	\$ 150,000.00	\$ 155,000.00	8th Payment Paid Off 2030
2016 Armstrong Avenue	\$ 34,000.00	\$ 34,000.00	\$ 34,000.00	\$ 31,070.00	\$ 32,000.00	\$ 32,000.00	\$ 35,690.00	7th Payment Paid Off 2031
2017 Baxter Avenue	\$ -	\$ 118,000.00	\$ 120,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	6th Payment Paid Off 2032
2018 Central Storm Sewer	\$ -	\$ -	\$ 114,145.00	\$ 140,000.00	\$ 140,000.00	\$ 145,000.00	\$ 145,000.00	5th Payment Paid Off 2039
2021 10th Street Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 27,000.00	2st Payment Paid Off 2026
	\$766,000.00	\$806,000.00	\$968,145.00	\$1,173,435.00	\$1,277,000.00	\$1,406,500.00	\$1,551,690.00	
	\$2,272,000.00	\$2,383,000.00	\$2,545,145.00	\$2,773,435.00	\$2,877,000.00 3.73%	\$3,056,500.00 6.24%	\$3,201,690.00 4.75%	



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: November 28, 2022

Re: Non-Union Labor Negotiations

I am recommending that the City Council set the Non-Union wage increase for 2023 at 3.25%. The City had originally budgeted 4% for 2023.

I am further Recommending that the increase in health insurance be Split with the non-union employees at 75% Employer and 25% Employee. This will increase the employee cost by \$26 per pay period or \$676 per year.

Greater Minnesota City General Wage Increases and Ranges

	2021		2022		2023		2024	
Averages	2.56%		2.80%		3.05%		3.01%	
Sample Size	125		112		53		37	
Ranges	#	%	#	%	#	%	#	%
0%	2	1.60	1	0.85	0	0.00	0	0.00
.01-.99%	0	0.00	0	0.00	0	0.00	0	0.00
1.00-1.99%	6	4.80	6	5.08	1	1.89	1	2.70
2.00-2.99%	69	55.20	42	37.50	17	32.08	9	24.32
3.00%+	48	38.40	63	56.25	35	66.04	27	72.97

Interest Arbitration Awards

- Only one recent wage-based award as of August 8, 2022. The Union asked for 2.00% (general) plus a 2.5% ("Market"); City asked for 2.00%. Arbitrator awarded in favor of City (2.00%).
- As a trend, Unions are rarely arbitrating general wage increases with cities
- County average award is 2.75% as recent as August 2022.



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

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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: December 2, 2022

Re: Item 6A – BIT 49 Update

Item 6A – City Attorney Ostlund will update the City Council on the concerns that have been raised regarding the decibel level of the sound generated by BIT 49.

We have reached out to SEH to provide an estimate on a sound study to be conducted by their firm. We have also reached out to Glencoe Light and Power and BIIT 49 about conducting their own 3rd Party sound study.



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for All of Us®

MEMORANDUM

TO: Mark Larson, Glencoe City Administrator
Mark Ostlund, Glencoe City Attorney

FROM: John Rodeberg, PE (MN), City Engineer

DATE: November 29, 2022

RE: Bit49 Sound Study
SEH No. GLENC 165955 14.00

Mark and Mark,

Per your request and previous discussions, we have put together the attached estimate for completing a noise study related to the Bit49 property located south of 11th Street west of Armstrong Avenue (\$3,400). The noise study is being considered to address concerns raised by a nearby residential property.

Notes:

- The Bit49 property (leased from Glencoe Light & Power) is Industrially zoned, and is adjacent to other industrial uses, including other noise generating facilities such as rail-related switching and loading operations, and Seneca Foods. Identifying and measuring other contributing background noises is difficult, as some noises are continuous and may not be able to be easily differentiated (Seneca and Bit49, etc.) while other noises may occur on an irregular basis (rail loading and other operations).
- Snow will be an issue, as it effects the level of sound reflection. As it is now, we may not be able to accurately measure noise with the current conditions and may need to wait until spring. We can wait and see what happens with the ground conditions and then decide, however if there is snow it is not recommended to complete the readings.
- Our noise measuring device is in the lab being maintained/calibrated so we have been utilizing a rental device, which has been returned. Our device is expected to be back in a few weeks, or we can rent a unit again if the conditions allow accurate measurements.
- We are proposing 2 monitoring locations, and taking readings with the business running and then again with it shut down, if possible (4 total readings). We assumed this would be 1 day; if we need to come back due to the inability to shut off the facility or other conflict, this task could double.
- We are proposing to do a daytime (7am to 10pm but likely midday) reading and not worry about the overnight (10pm to 7am) for now.

Please let us know what comments or questions you may have.

jpr
Study Estimate
c: Graham Johnson and Justin Black, SEH

x:\f\g\glenc\common\memo re bit49 noise study 11-20-2022.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 1390 Highway 15 South, Suite 200, P.O. Box 308, Hutchinson, MN 55350-0308

320.587.7341 | 800.838.8666 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Glencoe, MN - Noise Monitoring										xxxxxx - 11/28/2022									
Work Tasks																			
Task 1 - Project Management																			
1.1																			
1.2																			
Task 1 - Subtotal Hours:																			
Deliverables -																			
Task 2 - xxx																			
2.1																			
2.2																			
Task 2 - Subtotal Hours:																			
Deliverables -																			
Task 3 - Traffic Analysis / ICE Evaluation & Report																			
3.1 Monitor Noise Levels at Locations (drive time, set up, monitor, etc)																			
3.2 Review monitoring results																			
3.3 Prepare Noise Monitoring memorandum																			
3.4																			
3.5																			
Task 3 - Subtotal Hours:																			
Deliverables - 2040 and Build Year (2020) Traffic Forecast, Final traffic operation tech memo, Preliminary Geotechnical Review, Preliminary and Final MnDOT Level 1 Staff Approved Layout, preliminary drainage report, design memo, cost estimate.																			
Task 4 - xxx																			
4.1																			
4.2																			
Task 4 - Subtotal Hours:																			
Deliverables -																			
TOTAL PROJECT HOURS:																			
TOTAL SEH COST										\$2,900									
Reimbursable Expenses:										\$486									
SEH Expenses (see attached sheet)										\$3,386									



Mayor:	Ryan Voss
Precinct 1 Councilor:	Sue Olson
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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: December 2, 2022

Re: **Item 6B** – MNSPECT Contract renewal

Item 6B – At the September City Council Workshop, Alan Greene, Account Manager from SAFEbuilt/MNSPECT will introduced himself to the City Council. SAFEbuilt LLC from Loveland Colorado purchase MNSPECT in August of 2021. Staff has been meeting Quarterly with Greene over the last year. Greene and Scott Qualle with MNSPECT shared some of the changes that are proposed for MNSPECT, including Online Building Permit applications.

At the October City Council Workshop, I presented the 1-year contract renewal with MNSPECT. (I have also included a 3-year option)

I also presented the following information to the City Council at that time:

Revenue and Expense for inspection services in 2019, 2020, and 2021.

2019

Revenue

Plan Checking Fees	\$100,754
Building Permits	<u>\$180,696</u>
	\$281,450

Expense

Code Enforcement/MNSPECT	<u>\$221,334</u>
Net R/E	\$ 60,116

GLENCOE

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

2020

Revenue

Plan Checking Fees	\$ 34,392
Building Permits	<u>\$ 71,646</u>
	\$106,038

Expense

Code Enforcement/MNSPECT	<u>\$ 73,090</u>
Net R/E	\$ 32,948

2021

Revenue

Plan Checking Fees	\$ 47,028
Building Permits	<u>\$ 86,521</u>
	\$135,548

Expense

Code Enforcement/MNSPECT	<u>\$110,151</u>
Net R/E	\$ 25,397

Options

The Options the City Council has available:

1. Renewal of MNSPECT services for either 1-year or 3-year (attached).
 - The City of Glencoe recently contracted with MNSPECT to conduct rental and occupancy inspections and this will take a few months for MNSPECT to complete the 500+ units in the City.
2. Bidding out building inspection services to other private entities. This was done most recently in 2019. I currently have an inquiry to Metro West Inspections to see if they are currently looking for additional clients.
3. Hire internal inspection staff and operating building inspections as a city enterprise. Based upon the past 3 years of Revenues, the City **would not** be able to cash flow an internal department, long term.



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

Recommendation

Since the City Council workshops in September and October, I have had no contact by City Council members about the direction of building inspection services. Mayor Voss and I have had some discussions about building inspections.

It is the recommendation of the Administration to renew the contract with MNSPECT for a **1-year renewal**. During 2023, it would give MNSPECT the opportunity to complete the first round of rental inspections, and MNSPECT would provide and implement their on-line application process (as they have indicated; and, it would give the City some additional time to visit the option of funding an internal inspection department or enter into a longer term extension with MNSPECT.

1 YEAR

**AMENDMENT TWO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN CITY OF GLENCOE, MINNESOTA
AND MNSPECT, LLC**

This Amendment is entered into to amend the Professional Services Agreement previously entered into on April 01, 2019, by and between City of Glencoe, Minnesota, (Municipality) and MNSPECT, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Inspector). Municipality and Inspector shall be jointly referred to as the "Parties".

Amendment Effective Date: Amendment shall be effective the 1st (first) day of the month following full execution by both Parties.

RECITALS AND REPRESENTATIONS

Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on April 01, 2019; and

On July 25, 2022, Parties instituted Amendment One to the Agreement to add rental housing/property maintenance services and associated fee; and

Parties hereto now desire to amend the Agreement as set forth herein; and

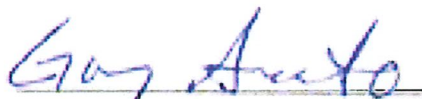
NOW, THEREFORE

Agreement is hereby amended as set forth below:

1. The term of Agreement shall be extended for an additional twelve (12) month period of January 01, 2023 through December 31, 2023.

All other provisions of the original Agreement shall remain in effect, to the extent not modified by Amendment.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.



Gary Amato, CAO
MNSPECT, LLC

October 10, 2022

Date

Signature
City of Glencoe, Minnesota

Date

Name & Title
City of Glencoe, Minnesota

3 YEAR

**AMENDMENT TWO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN CITY OF GLENCOE, MINNESOTA
AND MNSPECT, LLC**

This Amendment is entered into to amend the Professional Services Agreement previously entered into on April 01, 2019, by and between City of Glencoe, Minnesota, (Municipality) and MNSPECT, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Inspector). Municipality and Inspector shall be jointly referred to as the "Parties".

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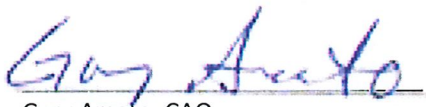
NOW, THEREFORE

Agreement is hereby amended as set forth below:

1. The term of Agreement shall be extended for an additional three (3) year period of January 01, 2023 through December 31, 2025. Agreement shall automatically renew for subsequent twelve (12) month terms until such time as either Party notifies the other of their desire to terminate this Agreement. Either Party may terminate this Agreement upon one-hundred fifty (150) days written notice without cause and with no penalty or additional cost beyond the rates stated in this Agreement.

All other provisions of the original Agreement shall remain in effect, to the extent not modified by Amendment.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.



Gary Amato, CAO
MNSPECT, LLC

November 16, 2022

Date

Signature

City of Glencoe, Minnesota

Date

Name & Title

City of Glencoe, Minnesota



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

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








AGREEMENT AND CONTRACT FOR
INSPECTION SERVICES

THIS AGREEMENT and contract for inspection services is made and entered into this 1st day of April, 2019, by and between the City of Glencoe, Minnesota ("Municipality") and MNSPECT, LLC, a Minnesota Limited Liability Company ("Inspector").

WITNESSETH:

WHEREAS, the Municipality is desirous of contracting with Inspector for the performance of various services within the Municipality to include:

- ☒ **Building Inspections (Appendix A)**
- ☒ **Plumbing Plan Review (Appendix B)**
- ☒ **Sediment & Erosion Control (Appendix C)**

 Clerk	 Mayor	 MNSPECT
 Clerk	 Mayor	 MNSPECT
 Clerk	 Mayor	 MNSPECT

and

WHEREAS, Inspector is agreeable to rendering services on the terms and conditions hereinafter set forth.

NOW, THEREFORE, the parties hereto agree to general terms as follows and to the specific terms as set forth in the indicated appendices:

1. Independent Contractor.

It is acknowledged by and between the parties hereto that the Inspector is an independent contractor contracting with the Municipality to perform the services as provided in this agreement.

- A. Non-Employee Status – Personnel assigned to perform the Services to be provided by Inspector pursuant to this agreement shall be officers, employees, or sub-contractors of Inspector. Inspector assumes full responsibility for the actions of such personnel while performing services pursuant to this Agreement, and shall be solely responsible for their supervision, daily direction and control, provision of employment benefits and payment of salary (workers' compensation insurance, salary, retirement contributions, withholding tax, health insurance, and unemployment insurance). The Municipality shall not be responsible to furnish any benefits to such personnel.
- B. Administrative Responsibility - The daily administration of the Inspector services rendered to the Municipality shall be under the sole direction of the Inspector. The degree of services rendered, the standard of performance, and other matters relating to regulations and policies shall be under joint control of the Municipality and the Inspector. Headquarters for the services rendered to the Municipality under this agreement shall be located at the Municipality offices. The Inspector shall submit to the Municipality a regular report of services rendered and charges due, as well as periodic suggestions regarding other matters relating to the inspection services.

C. Insurance.

- i. Auto Insurance – Inspector in carrying out its obligation under this Agreement, shall supply, upon the request of the Municipality, a Certificate of Insurance for owned, hired, and non-owned auto usage coverage for liability in the amounts of \$1,000,000 single limit, per occurrence.
- ii. Professional Liability Insurance – The Inspector shall provide the Municipality, upon request, with copies of Professional Liability Errors and Omissions Insurance in an amount of at least \$500,000 covering all personnel employed by Inspector in capacity of acting as an Inspector/Agent of the municipality.
- iii. General Liability Insurance – The Inspector shall provide the Municipality, upon request, with copies of General Liability Insurance in an amount of at least \$1,000,000 covering all personnel employed by Inspector in capacity of acting as an Agent of the Municipality. The Municipality will be listed as an additional insured.
- iv. Workers' Compensation Insurance – The Inspector shall provide its employees with workers' compensation coverage with at least the state minimum coverage requirements. The Inspector shall provide the Municipality with copies of Certificate of Workers' Compensation Insurance.

D. Continuing Education and Certification - The Inspector shall be responsible for maintenance of required or appropriate certification and continuing education as Inspector under the laws of the State of Minnesota and shall be responsible for supplying any and all technical manuals and reference materials.

E. Communications, Equipment, and Supplies.
The Inspector shall provide, at its sole expense, all necessary equipment, vehicles and supplies to carry out its obligations under this agreement.

F. Memberships.
Inspector may join trade groups or attain membership in associations as the building official of the municipality.

2. Files and Records.

All completed files and all official copies of correspondence, inspection reports, plans and other matters connected with the file shall be maintained at the Municipality offices. All such files the Inspector may desire for its own records shall be maintained outside the Municipality offices. Files and records created in connection with this Agreement shall be subject to the provisions of the Minnesota Data Practices Act, and specifically Minn. Stat. 13.05, subd. 11. Inspector shall not be expected to respond, or be responsible for responses to public information requests. Requestors will be referred to the Municipality for verification and response. Inspector will assist Municipality with requests when requested by Municipality Staff or Council.

3. Violations and Penalties.

Any Code violations occurring within the Municipality may be charged in accordance with the ordinances of the Municipality and shall be subject to the penalties provided therein. Prosecution of such violations shall be by the Prosecuting Attorney of the Municipality. All costs and expenses incurred by said prosecution shall be paid by the Municipality. Municipality will rely on Inspector for advice and direction on enforcement alternatives for ongoing code/ordinance violations. The Inspector agrees to cooperate with the Prosecuting Attorney of the Municipality in such prosecutions (including provision of testimony and documentary evidence) upon request.

4. Effective Date of Service.

The effective date of service to which the terms of this Agreement apply shall be on the First day of April, 2019.

5. Termination of Agreement.

This Agreement shall remain in force and effect from the effective date of service until December 31, 2022. This Agreement may be terminated for Cause at any time as provided herein below. "Cause" for purposes of this Agreement, shall be deemed to occur if either party to this Agreement should materially breach any material provision herein. In such case, the non-breaching party may notify the breaching party in writing specifying the respect in which such party has breached the Agreement. In the event that such breach is not remedied to the reasonable satisfaction of the non-breaching party within thirty (30) calendar days after delivery of the above notice, the non-breaching party may, by written notice to the breaching party, terminate this Agreement, effective immediately. Breach of an obligation with respect to a party shall be deemed to include both a single instance of a material failure to perform one of its duties hereunder, as well as a continual, general lack of performance of its duties hereunder. Disagreement over the interpretation or application of the MN State Building Code shall, alone, not constitute cause. If the breach is satisfactorily cured, this agreement shall continue as if no breach had occurred. The last day of the Agreement is the last day services will be provided.

6. Normal Business Hours.

Normal business hours are defined as: 8:00 a.m. to 4:30 p.m., Monday through Friday, generally excluding Federal holidays except Columbus Day. A list of holiday dates observed will be provided to the Municipality each year, for the following year, by November 1st.

7. Payment for Services.

Many billing options exist to compensate Inspector for their services. The Municipality and Inspector have agreed that the compensation method shall be based on a percentage of permit fees, along with hourly billing for other services.

Billings for all services as defined in Costs to Municipality for Services sections in each appendix shall be considered payment for all services rendered during that billing period for activities related to serving as the Building Official. Postage for official correspondences on behalf of the Municipality shall be added to the monthly billing. Although billings may be calculated based on specific permits, payments are for all services provided during that billing period.

Special Investigation fees shall be billed whether or not permits are ultimately issued.

Any payments received by Inspector for contracted services as a result of eCommerce or Internet transactions shall be accounted for, allocated by contract specifications, and amounts due to Municipality shall be netted against current billing.

Municipality shall remit payment to Inspector within thirty (30) days of filing a Report or Billing. Both parties acknowledge that they are subject to the provisions of Minnesota Statute 471.425, regarding prompt payment to subcontractors.

8. Assignment.

Inspector may not assign this Agreement without the prior written consent of the Municipality.

9. Staff.

Each of the parties hereto agrees that while Inspector is performing services under this Agreement and for a period of (12) twelve months following the performance of such services or the termination of this Agreement, whichever is later, neither party will, except with the other party's written approval, solicit or offer employment as an employee, inspector, independent contractor, or in any other capacity to the other party's employees or staff engaged in any efforts under this Agreement without the prior written consent of the other party.

10. Hold Harmless and Indemnification.

Inspector shall release, defend, hold harmless and indemnify the Municipality from any and all claims, losses, damages and costs of every kind and nature (including, without limitation, reasonable attorney's fees), in any manner, directly or indirectly, arising out of, resulting from, or in any manner connected with this agreement and the actions or failures to act of the Inspector, its officers, employees, or agents. The indemnity obligations contained in this Section shall survive termination of this Agreement.

This Agreement to hold harmless and indemnify shall not apply to any claim arising out of a situation where the Inspector has previously notified the Municipality in writing of a failure by an owner or permit applicant to comply with the appropriate Code and the Municipality fails to enforce that Code or arising out of any situation involving an existing or future platted lot with corrected soils, filled soils or a building pad.

Nothing in this Agreement shall be construed to limit or waive the limitations or exemptions from liability available to either party under Minnesota Statute, Chapter 466, or Minnesota Rule 1300.0110, subpart 9, or other law.

11. Entire Agreement.

This Agreement, and its designated sections, contains the entire agreement between the parties and supersedes any and all agreement, written or oral, express or implied, pertaining to its subject matter. It may be changed only by written instrument signed by both parties.

12. Choice of Law.

This Agreement shall be governed and construed in accordance with the State of Minnesota Law.

13. Representation of Authority.

The undersigned executing this Agreement for MNSPECT represents and warrants that he has been duly authorized to execute this Agreement on behalf of MNSPECT, by the company's Board of Managers and that this Agreement shall bind the company to the terms and obligations contained herein.

14. Complaints.

Any complaint about Inspector received by Municipality Staff or Elected Officials shall be promptly forwarded to Inspector with specific details, property address, and contact information so Inspector may research the concern(s) expressed & develop and communicate a response to the complainant and/or Municipality.

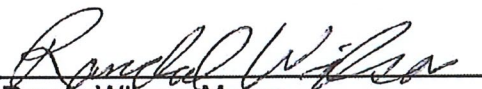
15. Appeals.

MN Rule 1300.0230 provides a mechanism for persons aggrieved by an order, decision, or determination of the Building Official to appeal. The Municipality does not have an appeals board. Therefore, any appeals will be heard by the State appeals board.

IN WITNESS THEREOF, the parties have executed this Agreement in duplicate this 1st day of April, 2019.

City of Glencoe

MNSPECT, LLC

By 
Randy Wilson, Mayor

By 
Scott Qualle, President

Attest By 
Mark Larson, City Administrator

Appendix A
AGREEMENT AND CONTRACT FOR
BUILDING INSPECTION SERVICES

NOW, THEREFORE, the parties hereto agree as follows:

1. Level of Inspection Services ("Services").

Inspector will provide inspection services for the Municipality on the following terms and conditions:

- A. Render required enforcement and administration of the current Minnesota State Building Code Pursuant to MN Rules Chapter 1300 and represent the Municipality as its Designated Building Official.
- B. Render required enforcement of the MN State Fire Code on all buildings or structures undergoing work requiring building permits under A (above).
- C. Prepare and provide inspection records and other necessary information to the City for it to maintain permanent records of all services performed by Inspector.

2. Adoption of Building Codes.

The Minnesota State Building Code, established pursuant to Minnesota Statutes 326B.101 to 326B.16, has been adopted as the Building Code for the Municipality. The Municipality will use the current Minnesota State Building Code and other chapters of Minnesota Rules and enforcement and administration provisions. All regulations adopted by the Municipality as set forth in Paragraphs 1 and 2 of this Appendix A shall be referred to hereinafter as "Building Code", and shall be enforced by the Inspector.

The Inspector shall inform the Municipality whenever its Municipal Code should be revised to include new or revised code additions.

3. Administrative Procedures.

This section is set forth to clarify the responsibilities of the Municipality and Inspector and to establish procedures for issuing permits and performing inspection services.

A. Responsibility of the Municipality:

- 1. Direct the administration of all zoning requirements and inform Inspector in writing what requirements are needed to be enforced by the Inspector.
- 2. Administer all contractor licensing required if required by the Municipality.
- 3. Issue all permits and collect local permit fees and state or regional charges.
- 4. Keep permanent records on file as directed by Building Official.

5. Provide data or comply with any State agency reporting requirements.
6. Complete all periodic reports and government surveys.
7. Prosecute all violations, as it deems necessary and appropriate.
8. Provide Inspector with access to the Municipality offices during regular business hours of the Municipality including access to telephones, copy machine, etc., for the Municipality Building Code purposes only.

B. Responsibility of Inspector:

1. Perform all pre-construction building plan reviews for compliance with Building and Fire Codes.
2. Perform all on-site construction inspections required for Building Code enforcement.
3. Provide timely building inspection reports and other information for the permanent records kept by the Municipality.
4. Assist in maintaining the building files kept by the municipality by providing physical or electronic copies of all documents required by Minnesota Rule 1300.
5. Assist in all Building Code prosecutions with the Inspector's time and records (Hourly Fees Apply).
6. Provide permit & code information to the contractors, developers, architects, and citizens of Municipality.
7. Inspect hazardous buildings, inspect buildings to be moved into the Municipality prior to such action.
8. Originate and provide Certificates of Occupancy.
9. Recommend updating of Building Code ordinances.
10. Review and recommend fee schedule changes.
11. Create and update all applicable permit applications and forms.
12. Represent Municipality as its Inspector within the limits of the Minnesota State Building Code.
13. Provide the Municipality with timely reports as reasonably requested by the Municipality which include, but are not limited to: a monthly summary of the number of permits issued, the approved valuation, and the amount of the fees. Within thirty (30) days after each calendar year ending, during the terms of this contract, the Inspector shall prepare an annual report containing the same information as the monthly reports.
14. Analyze trends in construction design and techniques, highlight problem areas with recommendation of solutions, and provide recommendations for process and/or policy changes.
15. Assist Fire Chief with Building Code related issues.
16. Upon submission of a complete residential (IRC) building application, the Inspector shall process its portion of the building permit within ten (10) working days, excluding weekends and holidays.
17. Upon submission of a complete commercial (IBC) building application, the Inspector shall process its portion of the building permit within fifteen (15) working days, excluding weekends and holidays.
18. Calculate building permit fees for building permits.
19. Attend Municipality Council meetings, as requested, to discuss building projects or issues related to the building code (up to two times per year without charge).

20. Verify all appropriate contractor licenses & lead certifications, and refer enforcement issues to the proper CCLD Enforcement Division authorities.
21. Issue Stop Work Orders (up to 1 hour).

C. Procedure for Building Code Administration:

1. Municipality verifies project for zoning compliance and communicates concerns/requirements to Inspector.
2. The Inspector reviews the building construction plans and site plans for conformance with the Building Code and applicable Municipality ordinances, and approves, modifies, or rejects same.
3. The Municipality upon approval of the plans by the Inspector and consistent with all local requirements, issues the required permit, collects the local, state, and regional fees, and notifies the Inspector of any other pertinent information.
4. The Inspector shall perform all field inspections, notify the Municipality of any violations and final completion.
5. The Inspector approves, and Municipality Staff issues, the Certificate of Occupancy upon final approval and when in compliance with all local requirements.

4. Building Official to be Officer of the Municipality.

The Designated Building Official (Inspector) shall be provided specific authority to administer and enforce the Building Code as provided by this Appendix A. Such authority shall be granted by proper action of the Municipality's elected officials.

5. Cost to Municipality for Services.

One of the responsibilities of the Building Official is to determine the Valuation of a project at the time of application (MN Rule 1300.0160). In an attempt to treat all applicants fairly and equally, Inspector will use the calculated valuation from the State Valuation Table (published annually in May) as a minimum valuation.

The Municipality shall pay to the Inspector for services under this contract the following:

- A. The Inspector shall be paid sixty percent (60%) of the permit fee as found in the Municipality's fee schedule, for permits issued.
- B. The Inspector shall be paid one hundred percent (100%) of all special investigation fees and of all hourly, site inspection, after hours inspection, manufactured home connections, pre-move, post-move, postage, copy, and license/lead verification, master plan review, and re-inspection fees.
- D. The Plan Review fee for a project is sixty-five percent (65%) of the building permit fee for the project. The Inspector shall be paid sixty-five percent (65%) of the permit fee for plans examination activities.
- E. The Inspector shall be paid seventy-five percent (75%) of all accessory permit fees (plumbing, mechanical, fire sprinkler, fire alarm, and maintenance permits).

- D. If requested, the Inspector shall receive the sum of sixty dollars (\$60.00) for each residential pre-construction site inspection completed, and ninety dollars (\$90.00) for each commercial pre-construction site inspection completed.
- E. Payments made by the Municipality to the Inspector pursuant to 3B and 5 A-D above shall be for services included under "Required Services" in Appendix A of this Agreement.
- F. The Municipality shall pay the Inspector for services performed at the request of the Municipality other than as provided in Section 3B and 5 A – D above, at the rates following this paragraph. Time spent pursuant to this paragraph may include such matters as preparation and time spent in connection with the prosecution of any violations for the Building Code Ordinance or other ordinances of the Municipality, attending staff meetings, or mentoring City Staff. The Inspector shall submit logs with any such statements for services rendered under this subsection. No charges for services at an hourly rate may be made unless there has been prior direction to the Inspector by the Municipality.

Designated Building Official	\$125.00/hour
Senior Building Official	\$95.00/hour
Fire Inspector	\$90.00/hour
Building Inspector	\$75.00/hour
Other Staff	\$75.00/hour

- G. Inspector shall make every attempt, where appropriate, (penalty fees, re-inspection fees, etc.) to recover fees from applicant on behalf of the Municipality.
- H. Municipality shall have unlimited access to Inspector's permitting software, and shall pay \$75.00 per month for each user ID. All electronic files and records shall be provided to the Municipality upon termination of this agreement.

Exhibit A
BUILDING INSPECTION PROCESS

Required Services
(Included in Building Permit Fees)

Residential Buildings
(One inspection per item)

1. Plans Examination
2. Footing
3. Foundation
4. Pre-backfill inspection
5. Sub-slab vapor-barrier inspection
6. Wall-bracing inspection
7. Framing
8. Plumbing – rough in.
9. Insulation
10. Gypsum wall board (optional)
11. Gas line pressure test
12. Heat/mechanical – rough in
13. Heat/mechanical – final
14. Final plumbing and sump pump
15. Final building
16. Authorize Certificate of Occupancy

Commercial Buildings
(Possible multiple inspections per item)

1. Plans Examination
2. Pre-Construction site inspection
3. Footing
4. Poured wall or wood foundation
5. Slab vapor-barrier inspection
6. Pre-backfill inspection
7. Framing
8. Plumbing – rough in. (1 insp)
9. Insulation
10. Gypsum wall board
11. Fire resistive assemblies
12. Fire Caulking
13. Rough-in fire suppression systems
14. Final fire suppression systems
15. Fire alarm systems
16. Gas line pressure test
17. Heat/mechanical – rough in
18. Heat/mechanical – final
19. Final plumbing and sump pump
20. Final building
21. Authorize Certificate of Occupancy

Additional Services
(Additional Fee May Apply)

1. Pre-Construction Meetings - hourly
2. Complaint investigations - hourly
3. Re-inspections – verify corrections – re-inspection fee
4. Stop work orders – hourly
5. Routine or other inspections requested by Municipality - hourly
6. Verify compacted fill placement under structure - hourly
7. Partial completion inspections – re-inspection fee
8. Additional rough-in inspections or “pre-final” inspections - re-inspection fee
9. Prosecution of violations - hourly
10. Partial plumbing – winter underground inspections – re-inspection fee
11. Moved-in building inspections – fee schedule
12. Contractor neglects to cancel inspections – re-inspection fee

Appendix B
AGREEMENT AND CONTRACT FOR
PLUMBING PLAN REVIEW SERVICES

NOW, THEREFORE, the parties hereto agree to specific terms as follows:

1. Level of Inspection Services ("Services").

Inspector will provide Plumbing Plan Review services for the Municipality on the following terms and conditions:

Render required enforcement and administration of the currently adopted State Plumbing Codes and perform Plumbing Plan Review Services formerly provided by the State of Minnesota. This section is only valid upon receipt of a delegation agreement from the State Plumbing and Engineering Unit.

2. Adoption of Plumbing Codes.

The State Plumbing Code has been adopted by reference as the Plumbing Code for the Municipality. All regulations adopted by the Municipality as set forth in Paragraphs 1 and 2 of this Appendix C shall be referred to hereinafter as "Plumbing Code" and shall be enforced by the Inspector.

The Inspector shall inform the Municipality when its Code should be revised to include new or revised code additions.

3. Administrative Procedures.

This section is set forth to clarify the responsibilities of the Municipality and Inspector and to establish procedures for performing Plumbing Plan Review Services.

A. Responsibility of the Municipality:

1. Issue all permits and collect local permit fees.
2. Complete all periodic reports and government surveys.
3. Prosecute all violations, as it deems necessary and appropriate.

B. Responsibility of Inspector:

1. Perform Plumbing Plan Review for all eligible Commercial, Industrial and Multi-Unit Residential projects requiring such review.
2. The Plumbing Inspector reserves the right to pass plans on to the State if such plans represent issues beyond the scope of this

contract. The Plumbing Inspector will bill the Municipality for costs incurred for such special instances.

3. Provide timely review reports and other information for the permanent records kept by the Municipality and to State Department of Labor and Industry.
4. Assist in all Plumbing Code violation prosecutions with the Plumbing Inspector's time and records.
5. Provide general Plumbing Code information to contractors, developers, architects, and citizens of Municipality.
6. Recommend updating of Plumbing Code ordinance.
7. Review and recommend Plumbing Plan Review Fee Schedule.
8. Represent Municipality as its Plumbing Inspector within the limits of the State Plumbing Codes.
9. Serve as authority to administer and enforce the Plumbing Code.
10. Provide the Municipality with timely reports as reasonably requested by the Municipality.
11. Assist the Municipality on ordinance and Plumbing Code related issues.
12. Attend Municipality Council Meetings, as requested, to discuss building projects or issues related to the Plumbing Inspections or Plan Review Programs.
13. Perform Plumbing Plan Review services within fifteen (15) business days of receipt of a complete submission

4. Cost to Municipality for Services.

The Municipality shall pay the Inspector for services under this contract a rate of one hundred percent (100%) of plumbing plan review fee listed in Municipality's Fee Schedule. The Municipality shall use the State's Plumbing Plan Review fee schedule if it has not adopted its own fee schedule.

Appendix C
AGREEMENT AND CONTRACT FOR
SEDIMENT AND EROSION CONTROL (SEC) SERVICES

NOW, THEREFORE, the parties hereto agree to specific terms as follows:

1. Level of Inspection Services ("Services").

Inspector will provide Sediment & Erosion Control (SEC) inspection services for the Municipality on the following terms and conditions:

- A. Render required enforcement and administration of the Municipality's currently adopted Ordinances and Standards regulating SEC. Be cognizant of regulations associated with the Minnesota State Board of Water and Soil Resources, the Association of Metropolitan Soil and Water Conservation Districts, the Minnesota Pollution Control Agency and any other County, State or Federal Agency charged with the regulation of Sediment and Erosion Control issues.
- B. Provide such other services as may be agreed to by the parties.
- C. Inspector shall be responsible for monitoring and enforcing the condition of individual building sites from site inspection until issuance of Certificate of Occupancy. Work beyond this scope shall be charged under Section 3B of this Appendix C.

2. Administrative Procedures.

This section is set forth to clarify the responsibilities of the Municipality and the SEC Inspector and to establish procedures for performing inspection services.

- A. Responsibility of the Municipality:
 - i. Issue any permits and collect local permit fees, state or regional charges.
 - ii. Complete all periodic reports and government surveys.
 - iii. Prosecute all violations, as it deems necessary and appropriate.
 - iv. Provide SEC Inspector with access to the Municipality offices during regular business hours of the Municipality including access to office equipment for the Municipality SEC inspection purposes only.
- B. Responsibility of Inspector:
 - 1. Perform all on-site inspections required for SEC enforcement.

2. Provide timely inspection reports and other information for the permanent records kept by the Municipality.
3. Assist in all SEC related prosecutions with the SEC Inspector's time and records.
4. Provide general SEC information to contractors, developers, architects, and citizens of Municipality.
5. Recommend updating of SEC ordinances.
6. Review and recommend SEC Inspection billing rates.
7. Represent Municipality as its SEC Inspector within the limits of the Municipality Ordinance or the provisions of this document.
8. Serve as authority to administer and enforce the SEC Ordinance or Standard as prescribed by the Municipality.
9. Provide the Municipality with timely reports as reasonably requested by the Municipality which include, but are not limited to; a quarterly summary of the inspections performed.
10. Attend Municipality Council Meetings, as requested, to discuss issues related to the SEC Inspections Program.

3. Cost to Municipality for Services.

- A. The Municipality shall pay the Inspector for services under this contract a rate of .0006 of building permit valuation with a minimum of one-hundred-fifty dollars (\$150) for new construction and fifty dollars (\$50) for additions. The amount of these fees shall be charged to the permit applicant as a part of the permit fees as a separate line item.
- B. Work requested outside construction process as defined in 1C above will be conducted at an hourly rate of seventy-five dollars (\$75.00) per hour during regular business hours or two-hundred percent (200%) of this rate outside of normal business hours.

Standards of Service

Phones & Scheduling

We will staff our office and perform inspections from 8:00 a.m. – 4:30 p.m. Monday through Friday. We observe national holidays except Columbus Day. There is always staff at the office to expedite calls to the inspectors, answer questions, or handle concerns during these hours. We have voice mail to accommodate after-hours calls and requests for inspection. An on-call inspector can be reached for after-hours emergencies. To accommodate contractors outside of the metro area, we have a toll free number, 888-446-1801.

Code Enforcement

We will enforce the minimum standards established in all the required enforcement sections of the MN State Building Code.

Inspections

We schedule all inspections through our office. When we are meeting someone for an inspection, they are scheduled for a specific time to minimize wasted time waiting for the inspector. We will provide same day inspections when available, and everyone will be served by the end of the following business day. We will be available to provide inspection services every business day and will pick up or drop off permit applications whenever needed.

We strive to be on time to all of our inspections. If the actual time of arrival will vary more than 10 minutes from the time scheduled, our inspectors generally contact our office, and the scheduling staff calls the on-site contact to inform them.

Logistics and work flow

All permits must flow through your office. This allows you to track permits. We will stop by Municipality Office when we are performing inspections in the area or if we need to pick-up any information, drop-off permits after plan review is completed, attend meetings, or answer questions. We encourage the Municipality to email or call if a permit is available for pick-up to facilitate scheduling and streamline workflow. The inspectors, as well as our dedicated support staff, are available to answer code questions, handle concerns, and schedule inspections during regular business hours. All inspectors have mobile phones. In addition to telephone contact, we provide an "Ask an Inspector" feature on our website that can be accessed at any time.

All documentation for inspections performed is returned to our office at the end of the business day. We transcribe all pertinent information for the inspection slips and scan them for our record. This allows us to research issues on open permits. We then return all records to the Municipality so the property file can remain updated in a timely manner. All client municipalities have access to our proprietary software for reports and data entry. All permanent files are maintained by the Municipality.



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

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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: December 2, 2022

Re: **Item 6C** – Resolution 2022-029 – to advance Municipal State Aid monies for debt service on the Armstrong Avenue Project.

Item 6C – It is recommended to pass attached Resolution 2022-029, to request that the State of Minnesota advance Municipal State Aid Street funds, for the 2016 Armstrong Avenue Debt Service Bond fund.

RESOLUTION 2022 - 029
MUNICIPAL STATE AID STREET FUNDS ADVANCE

WHEREAS, the Municipality of Glencoe constructed Municipal State Aid Street (MSAS) Project 226-115-01 in 2016 utilizing State Aid Bonds (issue date 05/18/2016) and the annual repayment of principal will require State Aid funds in excess of those available in its State Aid Construction Account, and

WHEREAS, said municipality utilized State Aid Advance Funding for completing CSAH 15 /Morningside Avenue Project in coordination with McLeod County, which includes SAP 043- 615-013 (CSAH 15) and 226-103-002 (16th Street MSA route), and

WHEREAS, said municipality proceeded with the construction of said Project 226-115-001 through the use of bonds and will now require an advance from the Municipal State Aid Street Fund to supplement the available funds in their State Aid Construction Account for the annual payment of bond principal, and

WHEREAS, the advance is based on the following determination of estimated expenditures:

Unencumbered Balance Available 12/31/2021	\$ (655,282)
Advance Amount (amount in excess of acct balance)	\$ 100,000

WHEREAS, repayment of the funds so advanced will be made in accordance with the provisions of Minnesota Statutes 162.14, Subd. 6 and Minnesota Rules, Chapter 8820.1500, Subp. 106, and

WHEREAS, the Municipality acknowledges advance funds are released on a first-come-first-serve basis and this resolution does not guarantee the availability of funds.

NOW, THEREFORE, Be It Resolved: That the Commissioner of Transportation be and is hereby requested to approve this advance for financing approved Municipal State Aid Street Project of the Municipality of Glencoe in the amount of \$100,000. I hereby authorize repayments from subsequent accruals to the Municipal State Aid Street Construction Account of said Municipality from future year allocations until fully repaid.

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Glencoe, County of McLeod, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Glencoe, Minnesota on the 5th day of December, 2022, as disclosed by the records of said Municipality on file and of record in the office.

Adopted and approved this 5th day of December, 2022.

Municipality of Glencoe

Ryan Voss, Mayor

Mark D. Larson, Administrator



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

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separate Agenda Items.**

FUND BALANCES

FUND #	2022 CASH BALANCES	MONTH JULY	MONTH JUNE	MONTH MAY
101	General-Operating	\$ 2,223,591.06	\$ 1,476,201.72	\$ 756,417.80
101	General-Childhood Intervention	\$ 886.55	\$ 886.55	\$ 886.55
101	General-Crime Prevention	\$ 5,203.97	\$ 2,615.55	\$ 6,456.29
601	Water-Operating	\$ 2,396,614.92	\$ 2,354,396.75	\$ 2,311,931.46
601	Water-Water Availability Charge	\$ 565,712.38	\$ 565,163.65	\$ 565,114.17
601	Water-Trunk Water Charge	\$ 25,240.72	\$ 25,238.54	\$ 25,236.33
601	Water-Bonds	\$ 1,917.07	\$ 1,916.90	\$ 1,916.73
601	Water-Construction	\$ -	\$ -	\$ -
602	W.W.T.P.-Operating	\$ 2,755,185.47	\$ 2,686,715.02	\$ 2,602,227.60
602	W.W.T.P.-Sewer Availability Charge	\$ 1,098,337.51	\$ 1,097,742.87	\$ 1,097,646.76
602	W.W.T.P.-Trunk Sewer Charge	\$ 128,739.69	\$ 128,728.59	\$ 128,717.32
602	W.W.T.P.-Bonds	\$ 25,896.15	\$ 22,494.21	\$ 19,092.54
602	W.W.T.P.-Construction	\$ -	\$ -	\$ -
603	Sanitation	\$ 26,433.16	\$ 25,872.22	\$ 25,384.73
604	City Center-Operating	\$ (31,913.91)	\$ (18,019.52)	\$ (72,924.15)
604	City Center-Bonds	\$ (557,031.52)	\$ (535,920.07)	\$ (535,873.15)
609	Liquor Store	\$ 136,988.66	\$ 97,347.78	\$ 92,743.25
612	Airport	\$ (37,279.45)	\$ (57,188.73)	\$ (45,921.73)
651	Storm Water Management	\$ 219,364.74	\$ 183,345.89	\$ 134,811.13
213	Park Improvement	\$ 157,689.43	\$ 156,075.97	\$ 141,138.61
223	Aquatic Center	\$ (25,986.66)	\$ (100,382.58)	\$ (112,741.33)
223	Aquatic Center-Lifeguard Training	\$ 2,202.43	\$ 2,202.43	\$ 2,202.43
225	Cable TV	\$ 29,399.90	\$ 22,178.88	\$ 22,324.10
226	Cemetery	\$ (23,459.24)	\$ (18,482.83)	\$ (9,579.95)
229	Municipal State Aid	\$ 338,034.09	\$ 213,881.62	\$ 214,126.50
230	Engineering/Inspection Services	\$ (135,345.71)	\$ (135,334.04)	\$ (135,322.19)
231	American Rescue Plan	\$ -	\$ 293,053.36	\$ (9,877.00)
300	City Sinking	\$ 37,398.05	\$ 37,394.83	\$ 37,292.28
382	2007 Tax Increment Bond-2007 Industrial Park	\$ (64,657.51)	\$ (63,296.85)	\$ (63,291.31)
383	2014 Tax Increment Bond-West Industrial Park	\$ (5,248.13)	\$ (5,247.68)	\$ (5,247.22)
384	2018 Tax Increment Bond-Panther Heights	\$ (30,971.18)	\$ (30,968.51)	\$ (30,965.80)
409	Tax Increment #4-Industrial Park	\$ 370,022.50	\$ 369,990.60	\$ 245,074.62
421	Tax Increment #14-Downtown Redevelopment	\$ 24,060.86	\$ 24,060.86	\$ -
424	Tax Increment #17-Miller Manufacturing	\$ 35,766.85	\$ 35,763.77	\$ 11,499.67
425	Tax Increment #18-West Industrial Park	\$ (36,082.26)	\$ (35,615.19)	\$ (33,432.97)
426	Tax Increment #19-Panther Heights	\$ 57,031.54	\$ 57,026.62	\$ 13,387.92
465	2021 Street Improvement-10th Street	\$ 104,903.03	\$ 107,542.26	\$ 109,796.78
523	2008 11th Street/Morningside Bond	\$ (52,022.12)	\$ 66,422.15	\$ 2,645.55
524	2014 Street Improvement Bond	\$ (61,862.46)	\$ (59,435.69)	\$ (144,290.31)
525	2015 Street Improvement Bond-Lincoln Park	\$ (411,705.81)	\$ 85,599.31	\$ (20,016.10)
526	2016 Street Improvement Bond-Armstrong Avenue	\$ (119,172.80)	\$ 169,250.11	\$ 120,675.11
527	2017 Street Improvement Bond-Baxter Avenue	\$ (84,255.14)	\$ 276,870.99	\$ 175,090.17
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ (156,204.01)	\$ 230,747.98	\$ 143,450.01
529	2021 Street Improvement Bond-10th Street	\$ 151,461.84	\$ 151,448.78	\$ 128,036.58
TOTALS		\$ 9,084,884.66	\$ 9,908,285.07	\$ 7,915,839.78

December 2022

December 2022							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 27	28	29	30	Dec 1	2	3
4	5 7:00pm City Council Meeting (City Hall)	6	7 9:00am MNSpect in Office 6:00pm Fire Relief (Fire Hall)	8 7:00pm Planning Commission (City Hall)	9	10
11	12 3:30pm City Council Workshop (City Hall)	13 8:30am Department Head (City Hall) 9:00am Safety Committee (City Hall) 10:00am Cemetery Commission (West)	14 9:00am MNSpect in Office 6:30pm Park Board (City Hall)	15 12:30pm Election Wrap-Up (Government Center) 5:00pm Airport Commission (City Hall)	16	17
18	19 7:00pm City Council (City Hall)	20 8:30am Department Head (City Hall)	21 9:00am MNSpect in Office	22	23	24 Christmas Eve
25 Christmas Day	26 7:00pm Library Board (Library) 7:00pm Light & Power (Light Plant)	27	28 9:00am MNSpect in Office 12:00pm Economic Development Comm Meeting (City Hall West Conference	29	30	31 New Year's Eve

NOVEMBER 2022 PERMITS

Permit Number	Address	Permit Type
22GL-00185	1009 MITCHELL CT, GLENCOE, MN 55336	Plumbing New Home (Residential)
22GL-00186	1009 MITCHELL CT, GLENCOE, MN 55336	Mechanical New Home (Residential)
22GL-00178	1805 HENNEPIN AVE N, GLENCOE, MN 55336	Sign (commercial)
22GL-00182	1020 ELLIOTT AVE, GLENCOE, MN 55336	Fence (up to 7' high)
22GL-00198	1214 BALDWIN AVE, GLENCOE, MN 55336	sign (Commercial)
22GL-00187	1924 16TH ST E, GLENCOE, MN 55336	Re-Side (Residential)
22GL-00222	627 CHANDLER AVE N, GLENCOE, MN 55336	Plumbing for garage (Residential)
22GL-00224	1613 N NEWTON AVE, GLENCOE, MN 55336	Mechanical furnace replace (Residential)
22GL-00219	1519 HENNEPIN AVE, GLENCOE, MN 55336	Plumbing Shower (Residential)
22GL-00194	140 Ford Street, Glencoe, MN 55336	Re-Window/Exterior Door (Residential)
22GL-00195	125 EDGEWOOD DR, GLENCOE, MN 55336	Re-Window/Exterior Door (Residential)
22GL-00205	522 7TH ST E, GLENCOE, MN 55336	Mechanical install bath fan (Residential)
22GL-00217	1227 11TH ST E, GLENCOE, MN 55336	Re-Roof (Residential)
22GL-00226	106 HENNEPIN AVE, GLENCOE, MN 55336	deck (Residential)
22GL-00225	920 HENNEPIN AVE, GLENCOE, MN 55336	Re-Side (Commercial)
22GL-00180	1414 BIRCH AVE, GLENCOE, MN 55336	Re-Window/Exterior Door (Residential)