



Mayor: Ryan Voss
Precinct 1 Councilor: Sue Olson
Precinct 2 Councilor: Mark Hueser
Precinct 3 Councilor: Paul Lemke
Precinct 4 Councilor: Cory Neid
At-Large Councilor: Yodee Rivera

GLENCOE CITY COUNCIL MEETING AGENDA
September 18, 2023 – 7:00pm
City Center Ballroom

1. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
2. **APPROVE THE AGENDA**
3. **CONSENT AGENDA**
 - A. Approve City Council Minutes of September 5, 2023
4. **PUBLIC COMMENT (agenda items only)**
5. **PUBLIC HEARINGS**
 - A1 Set Public Hearing Declaring Cost to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for Hearing on Proposed Assessment October 16, 2023 at 7:00 PM
 - A. Set Public Hearing on Delinquent Bills owed the City of Glencoe for October 16, 2023 at 7:00 PM
 - B. Set Public Hearing on Pavement Management Plan for October 16, 2023 at 7:00 PM
 - C. Approve Resolution 2023-27 to Set the Preliminary Levy and Set a Public Hearing for the Truth-in-Taxation Hearing for December 4, 2023, at 7:00 PM
6. **BIDS AND QUOTES**
 - A. Quote for Moving Terminal Building to Oak Leaf Park – Public Works Director Voigt
7. **REQUESTS TO BE HEARD**
 - A. Revised Limited Use Permit with MNDOT for Highway 212 Trail to include Bollards by Speedway, Resolution 2023-28 – City Administrator
 - B. Rezoning Request for Overland Group for Dollar General Store on Land Owned by Seneca Foods from R1 to B1– Planning Commission Recommendation
 1. Resolution 2023-29 to Request Speed Study from MNDOT on TH 22
 - C. Rezoning Request of Divine Grace at 1801 Pryor Avenue North from R1 to R2 for the construction of Duplexes and Quadplexes – Planning Commission Recommendation
 - D. Request Buffalo Creek Watershed District proceed with Task Order from Houston Engineering to continue to study the Central and East Ditch Systems – City Council Workshop
 - E. Approve the Second Reading of the Ordinance 621 imposing a Moratorium on the Operation of a Cannabis Business in the City of Glencoe (due to oversight) – City Administrator
8. **ITEMS FOR DISCUSSION**
 - A. US Highway 212 update – City Administrator
9. **ROUTINE BUSINESS**
 - A. Project Updates
 - B. Economic Development
 - C. Public Input
 - D. Reports
 - E. City Bills
10. **ADJOURNMENT**



City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: **Item 5A – Public Hearing on Delinquent Bills**

Item 5A – It is recommended to set a Public Hearing for October 16, 2023 at 7:00 PM to regarding delinquent bills owed to the City of Glencoe. They will have 2 weeks to pay or the City will publish the names in the official paper. If not paid go October 16, the City will certify the amounts to the McLeod County Auditor/ Treasurer for collection of property taxes.

There is one large amount of \$18,230.87 at 1329 13th Street East. This is the former Delores Thurn property that was torn down in 2015. It was recently sold by McLeod County for nonpayment of taxes. The City is required to recertify our costs after the property is sold.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

Past Due Accounts - 2023

Name	Billing Address	Property Address	Total Amount	Original bill item:	Notes	PID#
Addie Kordell	205 11th St NW Austin, MN 55912	620 1st St E	\$217.14	delinquent utilities		22.135.0100
Dale Wilson	Willard Exsted 1110 Greeley Ave N Glencoe, MN 55336	712 Ford Ave N	\$207.82	delinquent utilities	New owner as of 6/23/23 - no assessment search done	22.060.4120
Pamela Ruble	10350 Sowood St Chicago, IL 60643	719 9th St E	\$364.83	delinquent utilities		22.060.3280
Yocelin Lopez	JT Enterprises, LLC 5331 Congo Ct Cape Coral, FL 33904	907 Pryor Ave N	\$161.51	delinquent utilities		22.050.0420
Redsmoker, LLC	Pat Nseumen 8288 Red Rock Rd Eden Prairie, MN 55347	1234 Greeley Ave N	\$1,257.27	delinquent utilities & monthly unit fees		22.060.2270
Michael Hutchins	D&R Properties of MN Inc 251 Longacres Dr Chanhausen, MN 55317	1319 Hennepin Ave N	\$253.18	delinquent utilities		22.060.1180
		1329 13th St E	\$18,230.87	Reassessment of old property fees after forfeited property auction		22.050.3680
Mario Mireles	Jesus Castillo 305 17th St W Glencoe, MN 55336	1427 15th St E	\$182.98	delinquent utilities		22.050.5280
Darrell & Patricia Bennington	Jacob & Ashley Spivey	1521 Ford Ave N	\$180.44	Water on/off fee - after hours	New owner as of 6/21/22 - no assessment search done	22.060.0170
Dan Johnson Landlord: Ron Burandt	Kole Polzin	1522 DeSoto Ave N	\$97.47	delinquent utilities	New owner as of 6/15/23 - no assessment search done	22.060.0270
Hudson Home Management	Mackenzie Thiesfeld	1809 Judd Ave	\$68.60	Lawn care	New owner as of 8/22/23 - no assessment search done	22.073.0050
Dennis Preble	Wesley Weinzierl	1905 10th St E	\$56.62	delinquent utilities	New owner as of 6/24/22 - no assessment search done	22.050.0990

\$21,278.73

The above list represents properties with delinquent balances as of 8/31/23.

Attendees: Ryan Voss, Sue Olson, Cory Neid, Mark Hueser, Paul Lemke, Yodee Rivera

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

Others: Lowell Anderson, Rich Glennie, Karin Ramige, Mike Gavin, Dave Stark, Barb & Jerry Wolter, Kerry Ward, John Bergseng, Gary Harms, Al Robeck, Larry Hackett

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Voss called the meeting to order at 7:00pm with all members present.

2. APPROVE THE AGENDA

Motion: Lemke, seconded Rivera to approve the agenda with the removal of items B. & C. from the consent agenda to review later in the meeting. All in favor, motion carried.

3. CONSENT AGENDA

A. Approve City Council Minutes of August 21, 2023

Motion: Neid, seconded by Hueser to approve letter "A" of the consent agenda. All in favor, motion carried.

B. Welcoming Week Review - Councilors Olson and Rivera

C. Welcoming Week Proclamation - Mayor Voss

Resident Kerry Ward spoke on behalf of the "Welcoming Week: Together we are Glencoe" which is September 8 – 17. Kick-off will be at Rhema Coffee on September 8, a pinata decorating event at Coborns on September 14. Mayor Voss read the Welcoming Week Proclamation.

4. PUBLIC COMMENT (agenda items only)

Resident Dave Stark voiced his concern about the cannabis law. He thinks the City should have the option to follow the Federal Law against cannabis instead of the State Law allowing the sale and use of cannabis.

Resident Barbara Wolter spoke as to why they were requesting to vacate the alley in Block 40, Town of Franklin.

5. PUBLIC HEARINGS

A. 7:00 PM - Public Hearing on request to Vacate East/West Alley in Block 40, Town of Franklin by Gerold and Barbara Wolter

Motion: Lemke, seconded by Neid to approve Resolution 2023-26 to Vacate East/West Alley in Block 40, Town of Franklin. All in favor, motion carried.

6. BIDS AND QUOTES

A. Request for Additional Compensation for Haul Route Change – GMH Asphalt Corporation

Motion: Neid, seconded by Hueser to follow the legal advice of our attorney and deny the request. All in favor, motion carried.

7. REQUESTS TO BE HEARD

A. Glencoe Hotel Group Extension Request – Glencoe Hotel Group

The Glencoe Hotel Group, represented by Mike Gavin, requested a one-year extension. The following things have been completed: project surveyed and land parcel identified, engineering work and soil borings have been completed, architectural plans and specifications are completed. Financing, getting supplies (from China) and lumber prices skyrocketing has been an issue.

Motion: Lemke, seconded by Rivera to approve the extension by one year of the tax abatement agreement with The Hotel Group. All in favor, motion carried.

8. ITEMS FOR DISCUSSION

- A.** Third Reading of Ordinance 621 imposing a Moratorium on The Operation of a Cannabis Business in the City of Glencoe – City Attorney
- B.** Third Reading of Ordinance 622 prohibiting the use of Cannabis in Public Places or on Public Property

City Attorney Ostlund spoke regarding Mr. Stark's comments from the public comment earlier. Ostlund said that the City may be required to have at least one retail dispensary license. During this moratorium, the City will be able to find out what the incentives, costs and requirements will be.

Motion: Hueser, seconded by Lemke to approve the Third Reading of Ordinance 621 imposing a Moratorium on The Operation of a Cannabis Business in the City of Glencoe. All in favor, motion carried.

Motion: Neid, seconded by Hueser to approve the Third Reading of Ordinance 622 prohibiting the use of Cannabis in Public Places or on Public Property. All in favor, motion carried.

9. ROUTINE BUSINESS

- A.** Project Updates
Pavement project: majority of work will be completed over the next week or so. Striping will start on September 6, 2023. Turf Restoration will be back to hydro-seed. McLeod Ave and Ives Ave will not get their final lift until next year (needs to go through one freeze season).

Terminal building did not sell at the auction as anticipated. Larson received word from the FAA that is the cost to move the building is less than the cost to demo, the FAA would cover 90% of moving cost.

- B.** Economic Development
Hearing at the Planning Commission meeting on September 14 about Seneca possibly selling land to Dollar General.
- C.** Public Input
- D.** Reports
- E.** City Bills

Motion: Neid, seconded by Hueser to approve paying the city bills. All in favor, motion carried.

10. ADJOURNMENT

Motion: Lemke, seconded by Neid to adjourn at 7:44pm. All in favor, motion carried.



SMALL CITY  BIG FUTURE

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agenda items.**

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

RESOLUTION 2023 – 30

DECLARING COST TO BE ASSESSED, ORDERING PREPARATION OF PROPOSED ASSESSMENT, AND CALLING FOR HEARING ON PROPOSED ASSESSMENT

WHEREAS, costs have been determined for the 2023 Pavement Improvement Project, for the construction of mill and overlay, pavement reclamation and overlay, thin overlay, drain tile, concrete curb and gutter repairs, turf restoration, and miscellaneous items required to complete the improvements, and the estimated final contract price is as follows:

1. For that portion of the 2023 Pavement Improvement Project on McLeod Avenue from 11th Street to 12th Street (Alternate 1) (see Attachment A), the contract price (estimated cost) for such portion of the improvement is \$384,570.60, and the expenses incurred or to be incurred in the making of such improvement amount to \$76,914.12, so that the total cost of the improvement will be \$461,484.72. (hereinafter referred to as “McLeod Avenue Portion”).
2. For all other areas of the 2023 Pavement Improvement Project (see Attachment B), the contract price (estimated cost) for such portion of the improvement is \$3,957,246.11, and the expenses incurred or to be incurred in the making of such improvement amount to \$791,449.22, so that the total cost of the improvement will be \$4,748,695.33. (hereinafter referred to as “Reclaim/Overlay Portion”)

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

1. For that portion of the 2023 Pavement Improvement Project on McLeod Avenue from 11th Street to 12th Street (Alternate 1), the portion of the cost of such improvement to be paid by the city is hereby declared to be \$389,914.92.77, and the portion of the cost to be assessed against benefited property owners is declared to be \$71,569.80.
2. For all other areas of the 2023 Pavement Improvement Project, the portion of the cost of such improvement to be paid by the city is hereby declared to be \$4,089,465.85, and the portion of the cost to be assessed against benefited property owners is declared to be \$659,229.48.
3. The portion of the total cost of such improvement to be paid by the city is hereby declared to be \$4,479,380.77, and the portion of the cost to be assessed against benefited property owners is declared to be \$730,799.28.
4. For that portion of the 2023 Pavement Improvement Project on McLeod Avenue from 11th Street to 12th Street (Alternate 1), assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2024, and shall bear interest at the rate of 4.5 percent per annum from the date of the adoption of the assessment resolution.

5. For all other areas of the 2023 Pavement Improvement Project, assessments shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January, 2024, and shall bear interest at the rate of 4.5 percent per annum from the date of the adoption of the assessment resolution.
6. Properties abutting the 1" overlay areas of the Reclaim/Overlay Portion will not be assessed, as that is considered a repair.
7. The City Administrator, with the assistance of the city engineer (consulting engineer), shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he shall file a copy of such proposed assessment in his office for public inspection.
8. A hearing shall be held on the 16th day of October, 2023, in the Glencoe City Hall at 7:15 p.m., to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
9. The City Administrator is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and shall state in the notice the total cost of the improvement. The City Administrator shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
10. The owner of any property so assessed may, at any time prior to certification of the assessment to the McLeod County Auditor-Treasurer, pay the whole of the assessment on such property with interest accrued to the date of payment, to the City Administrator, except that no interest shall be charged if the entire assessment is paid by November 16, 2023. He may at any time thereafter, pay to the City Administrator the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

Adopted by the council this
18th day of September, 2023.

Ryan Voss, Mayor

Mark D. Larson, City Administrator

Vote _____ to _____

Yodee Rivera _____

Sue Olson _____

Mark Hueser _____

Paul Lemke _____

Cory Neid _____

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220730080	Howard & Janel	Giese		1815 Judd Ave N	\$0.00
220730090	Garrett	Ober	Makiah Goor	1816 Judd Ave N	\$0.00
220730010	Stanley	Hoof		1801 Judd Ave N	\$0.00
220730160	Jeffery & Ranae	Jenson		1003 18th St E	\$0.00
220680380	Shirley	Westall		1709 Ives Ave N	\$0.00
220680370	Bradley Wolfe	Douglas Lueck		1711 Ives Ave N	\$0.00
220680360	Bradley & Nicole	Klitzke		1710 Judd Ave N	\$0.00
220700100	Marc & Michelle	Sylvester		1621 Knight Ave N	\$1,906.41
220700110	Cody	Becker		1622 Knight Ave N	\$1,900.58
220730020	Joseph	Adrian		1803 Judd Ave N	\$0.00
220730030	Joan	Wandrei		1805 Judd Ave N	\$0.00
220730040		Hahn Family Revocable Trust		1807 Judd Ave N	\$0.00
220730050		US Bank Trust NA		1809 Judd Ave N	\$0.00
220730060	Garrett	Wosmek		1811 Judd Ave N	\$0.00
220730070	Dean & Lynn	Exsted		1813 Judd Ave N	\$0.00
220730150	Ashley	Wahl		1804 Judd Ave N	\$0.00
220730140	Tanner & Annika	Schafer		1806 Judd Ave N	\$0.00
220730130	William & Debra	Heuer		1808 Judd Ave N	\$0.00
220730120	Laurie	Keller		1810 Judd Ave N	\$0.00
220730110	Jason	Morris	Taylor Olsen	1812 Judd Ave N	\$0.00
220730100	Sharon	Farrand		1814 Judd Ave N	\$0.00
220700010	Curtis	Sagstetter		1601 Knight Ave N	\$2,040.50
220700020	Bradley & Mary	Karg		1603 Knight Ave N	\$3,816.00
220700030	Tanner	Gross	Cecily Defoe	1605 Knight Ave N	\$3,816.00
220700040	Rachel	Strobel		1607 Knight Ave N	\$3,816.00
220700050		Werth Residential Properties		1609 Knight Ave N	\$2,673.85
220700055		Werth Residential Properties		1611 Knight Ave N	\$2,573.15
220700060	Curtis & Michael	Brelje		1613 Knight Ave N	\$2,724.20
220700065	Joan	Walford		1613 Knight Ave N	\$2,522.80
220700070	Cody	Harms		1615 Knight Ave N	\$3,816.00
220700080	Jay	Neubarth		1617 Knight Ave N	\$3,816.00
220700090	Ryan & Rachel	Unterburger		1619 Knight Ave N	\$3,816.00
220700210	Jeremy D	Kohout etal		1602 Knight Ave N	\$2,040.50
220700200	James C Jr & Loreen	Schroepfer		1604 Knight Ave N	\$3,816.00
220700190	Edgar J	Mareno Torres	Yanet Lopez Castillo	1606 Knight Ave N	\$3,816.00
220700180	Joleen	Nelson		1608 Knight Ave N	\$3,816.00
220700170	Meghan	Houdek		1610 Knight Ave N	\$3,498.00
220700160	Lisa	Lewin		1612 Knight Ave N	\$3,498.00
220700150	Michael	Bennett		1614 Knight Ave N	\$3,498.00
220700140	Anthony	Schwanke		1616 Knight Ave N	\$3,816.00
220700130	Bradley	Klitzke		1618 Knight Ave N	\$3,816.00
220700120	Richard & Carol	Streufert		1620 Knight Ave N	\$3,816.00
221070010	Bonnie	Alsleben		1601 McLeod Ave N	\$1,782.92
221070020	Shirley	Schwarze		1603 McLeod Ave N	\$3,308.26
221070030	Marilee	Vacek	Ranaye Fiecke	1605 McLeod Ave N	\$3,437.05
221070040	Beverly	Phifer		1607 McLeod Ave N	\$3,437.05
220960040	Jeffrey & Nancy	Morris		1611 McLeod Ave N	\$4,582.38
220960050	Dwayne & Mary jo	Wieseler		1613 McLeod Ave N	\$4,582.38
220960060	Jon & Julie	Boesche		1701 McLeod Ave N	\$4,582.38
220960070	Douglas & Beverly	Elias		1707 McLeod Ave N	\$4,582.91
220960080	William & Joia	Ziegler		1709 McLeod Ave N	\$4,582.91
220960090	Douglas	Schrader		1711 McLeod Ave N	\$2,291.19
221070050	Joanne	Jacques		1602 McLeod Ave N	\$1,775.50
221070060	Kenneth & Mary Kay	Engelmann		1604 McLeod Ave N	\$3,323.63
221070070	Hollie	Vogt	Steven Brown	1608 McLeod Ave N	\$3,437.05
221070080	Germaine	Winter		1610 McLeod Ave N	\$3,437.05
220960130	Thomas	Hueser etal		1612 McLeod Ave N	\$3,204.38
220960140	Ruben	Ernst		1614 McLeod Ave N	\$2,756.00
220960145	Ronald A	Sell etal		1616 McLeod Ave N	\$3,204.38
220960150	Raymond & Patricia	Robb		1706 McLeod Ave N	\$4,582.38
220960160	Vernon & Linda	Draeger		1708 McLeod Ave N	\$4,582.91
220960170	Delbert & Ida	Rutske Rev Trust		1710 McLeod Ave N	\$4,582.91
220960180	Trevor	Breyer		1712 McLeod Ave N	\$2,291.19
220504870	Joseph	Oroci		1525 Ives Ave N	\$0.00
220504920	Michael & Jolene	Phillips		1528 Ives Ave N	\$0.00
220990030	Daniel	Williams		1303 Fir Ave N	\$800.00
220980080	Steven	Meier		1305 Fir Ave N	\$660.00

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2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220980070	Barry & Sandra	Boesche		1307 Fir Ave N	\$660.00
220980060	Thomas	Kube	Kayle Kube	1403 Fir Ave N	\$330.00
220980010	Steven & Adelheid	Nelson		601 Fir Cir N	\$334.80
220990060		Glen Knoll Properties LLC		707 13th St W	\$400.00
220970400		St Johns Evang Luth Church		1304 Fir Ave	\$846.00
220970390	Norbert & Delores	Hemmann Joint Revo		1306 Fir Ave	\$632.00
220970380	Robert & Dianne	VonBerge		1308 Fir Ave N	\$721.60
220970370	Joshua & Jennifer	Maxwell		1402 Fir Ave N	\$676.80
220970360	Sandra	Ziegler		1404 Fir Ave N	\$676.80
220970350	Dennis & Beverly	Brede		1406 Fir Ave N	\$676.80
220970340	Gary & Elaine	Tabbert		1408 Fir Ave N	\$692.00
220980020	Efrain	Figueroa Andrade	Ivy Perez Acevedo	603 Fir Cir N	\$0.00
220980030	Jeffry & Bethany	Ries		605 Fir Cir N	\$0.00
220980040	Michael	Hahn		604 Fir Cir N	\$0.00
220980050	Keith & Wendy	Anderson		602 Fir Cir N	\$0.00
220970410	Travis & Sherilyn	LaFontaine		1303 Elm Ave N	\$476.48
220970420	Debra	Ober		1305 Elm Ave N	\$723.76
220970430	Elroy & Betty	Mahnke Trust		1307 Elm Ave N	\$643.84
220970440	Gregory	Sylwester		1403 Elm Ave N	\$643.76
220970450	Gene	Becker		1405 Elm Ave N	\$643.84
220970460	John & Danielle	Scott		1407 Elm Ave N	\$643.76
220970470	Miriam	Randt		1409 Elm Ave N	\$643.84
220970480	Jordan	Jungclaus		1411 Elm Ave N	\$763.76
220970490	Zachary	Dahlke		1413 Elm Ave N	\$643.84
220970500	Kylie	Olson		1415 Elm Ave N	\$619.76
220970510	Jesse & Melissa	Schmitt		1417 Elm Ave N	\$627.84
220970520	Donald & Joyce	Wroge		1419 Elm Ave N	\$281.84
220970180	Teresa	Glesen etal		1302 Elm Ave N	\$474.24
220970170	Janet	Bielke		1304 Elm Ave N	\$680.00
220970160	Tammy	Bullock		1306 Elm Ave N	\$680.00
220970150	Adam & Jamie	Maass		1402 Elm Ave N	\$842.96
220970140	Joshua	Metcalf		1404 Elm Ave N	\$642.96
220970130	Shaun	Gildea		1406 Elm Ave N	\$682.96
220970120	Kathleen	Ide		1408 Elm Ave N	\$722.96
220970110	Patti	Grant	Dennis Crist	1410 Elm Ave N	\$722.96
220970100	Rebecca	Grack		1412 Elm Ave N	\$722.96
220970090	Casar	Medrano Juarez		1414 Elm Ave N	\$722.96
220970080	Steven	Storerou		1416 Elm Ave N	\$361.52
220970190	Jesus	Otero		1303 Dogwood Ave N	\$451.20
220970200		Brinkmann Family Rev Trust		1305 Dogwood Ave N	\$760.00
220970210	Andrew & Jessica	Larson		1307 Dogwood Ave N	\$720.00
220970220	Mark & Catherine	Hueser		1403 Dogwood Ave N	\$1,040.00
220970230	Roger & Debra	Schlueter		1405 Dogwood Ave N	\$655.68
220970240	Joyce G	Ramige Revocable Trust		1407 Dogwood Ave N	\$655.52
220970250	Adan	Ramirez		1409 Dogwood Ave N	\$655.52
220970260	Kelly	Graff	Laura Dreon	1411 Dogwood Ave N	\$655.52
220970270	Anthony & Wanda	Baumann		1413 Dogwood Ave N	\$655.52
220970280	Jason & Amanda	Scharpe		1415 Dogwood Ave N	\$655.52
220970290	Ryan & Mindy	Lemke		1417 Dogwood Ave N	\$327.76
220760170		Good Sheperd Lutheran Church		Empty south lot	\$9,842.92
220760050		Good Sheperd Lutheran Church		1407 Cedar Ave	\$20,410.20
220760160	Alicia	Medina		1302 Cedar Ave N	\$2,046.86
220760150	Joshua & Chloe	Kraby		1304 Cedar Ave N	\$3,710.00
220760140	Maurice & Gloria	Mahon		206 14th St W	\$5,544.86

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2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220760130	Charles & Geraldine	Perlich		1402 Cedar Ave N	\$5,981.05
220760120	Damian	Villagomez	Karina Salinas	1404 Cedar Ave N	\$4,966.10
220760110	Carol Ann	Carver		1406 Cedar Ave N	\$4,966.10
220760100	Jack	Poulin	Chandra Bjerke	1408 Cedar Ave N	\$4,372.50
220760090	Nathan & Bethany	Hardel		1410 Cedar Ave N	\$4,372.50
220760080	Charles & Sharon	Czycalla		1412 Cedar Ave N	\$2,186.25
220750180	Darlene	Hennessey		1401 Birch Ave	\$3,498.00
220750150	Kirt	Groe		1402 Birch Ave N	\$3,498.00
220600620	Herbert Ariel	Lopez		1405 Armstrong Ave N	\$3,498.00
220600690	Michelle	Sander		1406 Armstrong Ave N	\$0.00
220600700	Sarah	Smiley	Franklin Sabillon	1403 Baxter Ave N	\$0.00
220750200	Gregory & Brandon	Johnson		204 14th St W	\$4,372.50
220750190	Robert	Owens		202 14th St W	\$4,372.50
220750240	Beth	Larson		106 14th St W	\$4,372.50
220750230	Dawn	Iverson		104 14th St W	\$4,372.50
220601660	Rodney	Profaizer		1327 Armstrong Ave	\$3,498.00
220601580	Abel	Guardado Galaviz	Rosalba Carmona De Guardado	1328 Armstrong Ave	\$0.00
220601600	Lawrence & Rebecca	Greenwald		1329 Baxter Ave	\$0.00
220601950	Elizabeth	Pikal		1207 Desoto Ave N	\$0.00
220601910	Daniel & Angela	Lombard		1211 Desoto Ave N	\$0.00
220601900		Kary Properties LLC		1219 Desoto Ave N	\$0.00
220601870	Tanis	Beck		1231 Desoto Ave N	\$0.00
220601490		Stix & Brix Inc		1307 Desoto Ave N	\$0.00
220601460	Jared	Nelson		1311 Desoto Ave N	\$0.00
220601450	Jacob & Kristalynn	Aezlman		1319 Desoto Ave N	\$0.00
220601420	Timothy & Rhonda	Betcher		1327 Desoto Ave N	\$0.00
220600850	Taylor	Walters		1407 Desoto Ave N	\$0.00
220600830	James	Casey		1415 Desoto Ave N	\$0.00
220600820	Juan & Dulce	Hernandez		1421 Desoto Ave N	\$0.00
220600790	Francisco & Leron	Sanchez		1429 Desoto Ave N	\$0.00
220601410	Stephen	Tusha		407 13th St E	\$0.00
220601370	Kenneth & Shannon	Kantack		1322 Desoto Ave N	\$0.00
220601360	Ryan	Freitag	Joy Noennig	1326 Desoto Ave N	\$0.00
220600900	James & Renata	Fischer		407 14th St E	\$0.00
220600880	Matthew & Allison	Maass		1422 Desoto Ave N	\$0.00
220600870	James & Brenda	Fischer		1430 Desoto Ave N	\$0.00
220602030	Nathan & Kaitlyn	Greenwald		1205 Elliott Ave N	\$0.00
220602000	Michael	Berger		1217 Elliott Ave N	\$0.00
220601990	Yelena	Churkin	Bogdan Churkin	1221 Elliott Ave N	\$0.00
220601960		Federal Home Loan Mortg Corp		1231 Elliott Ave N	\$0.00
220601390	Jason	Wills		419 13th St E	\$0.00
220601380	John & Cathy	Ehlers		1321 Elliott Ave N	\$0.00
220601350	Lee & Laure	Lemke		1327 Elliott Ave	\$0.00
220600890	John & Julie	Schrupp		1415 Elliott Ave N	\$0.00
220640040		Gray Squirrel Townhomes Association		1706 McLeod Ave N	\$0.00
220640030	Steven D	Pedersen		1419 Elliott Ave N	\$0.00
220640020	Claudia	Heck		1423 Elliott Ave N	\$0.00
220670010	Mark	Given	Molly Schiller	1427 Elliott Ave	\$0.00
220600320	Mark & Christine	Boesche		419 15th St E	\$0.00
220600290	James	Wassenaar		1513 Elliott Ave N	\$0.00
220600280	Sarah	Rasmussen	Gary Lenzen Jr	1521 Elliott Ave	\$0.00
220600250	Norman & Arlyce	Grack		420 16th St E	\$0.00
220602090		JT Classic Homes		507 12th St	\$0.00
220602080	Kristin	Stream		1214 Elliott Ave	\$0.00
220602060	Elizabeth	Brewer		1220 Elliott Ave N	\$0.00
220602050	Mark & Candida	Naves		1226 Elliott Ave N	\$0.00
220601330	Alan	Lorentz	Sabrina LaFontaine	1304 Elliott Ave N	\$0.00
220601320	Jessica	Horkey		1314 Elliott Ave N	\$0.00
220601290	Juan & Moises	Acevedo		1320 Elliott Ave N	\$0.00
220601280		First Congregational United		1324 Elliott Ave	\$0.00
220600970		First Congregational United		1400 Elliott Ave	\$0.00
220600940		First Congregational United		1422 Elliott Ave N	\$0.00

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220600930	Jon	Dahlke		506 15th St E	\$0.00
220600230	Brian & Wendy	Wosmek		505 15th St E	\$0.00
220600210	Dale & Corine	Schmieg		1518 Elliott Ave N	\$0.00
220600200	Robert	Splichal		1520 Elliott Ave N	\$0.00
220600190	Dan & Renae	Peterson		1528 Elliott Ave N	\$0.00
220600960	Willard & Sheryl	Exsted		1403 Ford Ave	\$0.00
220601270	Jonathan	Lund		1327 Ford Ave N	\$0.00
220503340	Wesley & Susan	Olson		831 13th St E	\$0.00
220503400	Muoi	Ngu Huynh		828 14th St E	\$0.00
220504720	David & Muriel	Polzin		829 14th St E	\$0.00
220504780	John & Karen	Thell		1421 Ives Ave	\$0.00
220504770	Gene & Teresa	Smith		826 15th St E	\$0.00
220504790	Mitchell	Fisk		1505 Ives Ave	\$0.00
220504860	Jason	Menzie		1515 Ives Ave N	\$0.00
220503440		First Evan Luth Church Glencoe		1306 Ives Ave	\$0.00
220503450		First Evan Luth Church Glencoe		925 13th St E	\$0.00
220504670	David	Rauch		903 14th St E	\$0.00
220504690	Marietta	Portal		1422 Ives Ave N	\$0.00
220504680	Michelle	Peterson		904 15th St E	\$0.00
220504910	Orville & Bernice	Wolter		903 15th St E	\$0.00
220504930	Debra	Bemis		1522 Ives Ave	\$0.00
220505070	Marlene	Eickschen		1103 15th St E	\$0.00
220505060	Brandon	Becker		1115 15th St E	\$0.00
220505050	Kevin	Oltman		1121 15th St E	\$0.00
220505040	Jose & Irma	Mendoza		1129 15th St E	\$0.00
220505150	Danielle	Feltmann		1203 15th St E	\$0.00
220505140	Kurt & Jacqueline	Jahnke		1213 15th St E	\$0.00
220505130	Dennis	Wolter		1219 15th St E	\$0.00
220505120	William	Daffner		1229 15th St E	\$0.00
220505230	John	Kalal	Amy Myhre	1504 McLeod Ave	\$0.00
220505220	Kathleen	Peterka		1311 15th St E	\$0.00
220505210	Gary	Tessmer		1319 15th St E	\$0.00
220505200	Timothy & Lacy	Schuette		1327 15th St E	\$0.00
220505300	Lauro	Guerrero Gomez	Carmen Flores	1405 15th St E	\$0.00
220505290	Jose & Diana	Martinez		1409 15th St E	\$0.00
220505280	Jesus & Miriam	Castillo		1423 15th St E	\$0.00
220505380	Aimee	Sonsalla		1503 15th St E	\$0.00
220505370	Ella	Hanson	Ashton Hlavac	1511 15th St E	\$0.00
220505360	Keith & Brenda	Ruble		1521 15th St E	\$0.00
220505350	Jeffrey	Papke		1527 15th St E	\$0.00
220504590	Bernie & Helen	Neu		1428 Knight Ave	\$0.00
220504600	John	Abraham		1110 15th St E	\$0.00
220504610	Dale	Duenow	Linda Gerde	1120 15th St E	\$0.00
220504620	Anthony & Carolyn	Hausladen		1128 15th St E	\$0.00
220504510	Dean & Cindy	Dahlke		1204 15th St E	\$0.00
220504520	Isauro & Elde	Guerrero Gomez		1212 15th St E	\$0.00
220504530	Anthony & Tessina	Mancino		1220 15th St E	\$0.00
220504540	Cesar & Sirenia	Ramirez		1228 15th St E	\$0.00
220504430	Daniel	Mercado Lara		1314 15th St E	\$0.00
220504450	Jesus	Castillo	Maria Dejesus Estrada	1318 15th St E	\$0.00
220504460	Carrington & Vivian	Johnson		1429 Newton Ave	\$0.00
220504350	Duane & Martha	Hanke		1404 15th St E	\$0.00
220504360	Randy	Scrivner		1412 15th St E	\$0.00
220504370	Matthew	Vinkemeier		1414 15th St E	\$0.00
220504380	Steven	Evenson		1427 Owen Ave N	\$0.00
220504270	Jose	Amaya Argueta		1430 Owen Ave N	\$0.00
220504290	Kurt	Johnson	Jamiee Frye	1520 15th St E	\$0.00
220504300	Carrie	Lewis		1528 15th St E	\$0.00
220504630		First Evan Luth Church		1015 14th St E	\$0.00
220504580		Tall Oak Properties LLC		1103 14th St E	\$0.00
220504570	Shannon	Heywood		1109 14th St E	\$0.00
220504560	Scott	Telthoester		1115 14th St E	\$0.00
220504550	Joseph & Stacy	Schuch		1129 14th St E	\$0.00
220504500	Kenneth	Lenzen		1201 14th St E	\$0.00
220504490	Gene & Leah	Roush		1209 14th St E	\$0.00

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220504480	Thomas	Krepky Jr		1219 14th St E	\$0.00
220504470	Nykolas	Taylor	Satin Krippner	1227 14th St E	\$0.00
220504420	Israel	Chimal Figueroa	Briana Jo Chimal Sondergaard	1311 14th St E	\$0.00
220504410	Paul & Charity	Florin		1315 14th St E	\$0.00
220504400	Ronald & Diann	Karg		1325 14th St E	\$0.00
220504390	Justin	Polo		1331 14th St E	\$0.00
220504340	Joseph	Flasch		1405 14th St E	\$0.00
220504330	Matthew	Troska		1411 14th St E	\$0.00
220504320	Bruce & Carol	Beltz		1421 14th St E	\$0.00
220504310	Sherrylee	Jones		1429 14th St E	\$0.00
220504250	Joshua	Jewett		1509 14th St E	\$0.00
220504240	Mark & Sheila	Schmitz		1517 14th St E	\$0.00
220504230	Mark	Forcier	Amy Sindelar Smith	1415 Pryor Ave	\$0.00
220503500	Robert & Barbara	Campbell		1018 14th St E	\$0.00
220503510	Aracely	Mendoza		1329 Knight Ave	\$0.00
220503560	Nancy	Arandia		1322 Knight Ave	\$0.00
220503570	Kermit & Kathleen	Terlinden		1112 14th St E	\$0.00
220503580	Loren	Alfaro		1120 14th St E	\$0.00
220503590	Dong	Xiao Shou		1126 14th St E	\$0.00
220503640	Jamie	Hoffman		1328 Loudon Ave N	\$0.00
220503650	Suzann	Adams		1210 14th St E	\$0.00
220503660	Nicholas	Adrian		1220 14th St E	\$0.00
220503670	Roger & Gloria	Hilgers		1329 McLeod Ave	\$0.00
220503720	William	Gouette		1308 14th St E	\$0.00
220503730	Bonnie	Weltsch		1312 14th St E	\$0.00
220503740	Jordan & Rachel	Mullenbach		1320 14th St E	\$0.00
220503750	Bruce	Buska		1328 14th St E	\$0.00
220503800	Jan & Danette	Crenshaw		1408 14th St E	\$0.00
220503810	Tyler	Brands		1412 14th St E	\$0.00
220503820	Loren & Sharon	Maresh		1420 14th St E	\$0.00
220503830	Mathew	Rhode		1327 Owen Ave N	\$0.00
220503855	Lawson & Mary	Cline		1320 Owen Ave	\$0.00
220503853	Oswaldo	Ramirez	Maria De La Luz Escareno Ayala	1510 15th St E	\$0.00
220503850	Justin	Schimmelpfennig		1522 14th St E	\$0.00
220503842	Robert & Jean	Allison		1329 Pryor Ave	\$0.00
220503520	L & L	Ranzau Trust		1311 Loudon Ave N	\$0.00
220505110	Amy	Polifka		1529 Loudon Ave N	\$0.00
220503630	Jose & Patricia	Villarreal		1205 13th St E	\$0.00
220505160	Angelo & Sydney	Tuccitto		1522 Loudon Ave N	\$0.00
220505170	Duane	Schirro		1202 16th St E	\$0.00
220503760	Kevin & Nina	Pedersen		1315 Owen Ave N	\$0.00
220503841	David & Caryl	Washburn		1310 Owen Ave N	\$0.00
220505720	Richard	Cohrs		1506 Stevens Ave N	\$0.00
220505710	Alba	Pamias-Cortes		1921 15th St E	\$0.00
220505700	Rebekah	Behrens		1925 15th St E	\$0.00
220505690	Marvin & Gloria	Gustafson		1929 15th St E	\$0.00
220505800	Paul & Amy	Lemke		2009 15th St E	\$0.00
220505790	Marlin & Elizabeth	Kiefert		2013 15th St E	\$0.00
220505780	Nichole	Howell		2015 15th St E	\$0.00
220505770	Gerard & Kathy	Strobel		2019 15th St E	\$0.00
22050080	Cesar	Loto		1424 Stevens Ave N	\$0.00
22050090	Josh	Goetz		1904 15th St E	\$0.00
22050100	Lisa	Uselman		1906 15th St E	\$0.00
22050110	Brian	Lewis		2002 15th St E	\$0.00
22050120	Thomas & Karol	Cullen		2004 15th St E	\$0.00
22050130	Heather	Decasas		2006 15th St E	\$0.00
22050140	Lee & Susan	Terlinden		1407 Union Ave	\$0.00
221570060		Ryan Voss Construction Inc			\$0.00
221570050		Ryan Voss Construction Inc			\$0.00
221570040		Ryan Voss Construction Inc			\$0.00
221570030		Ryan Voss Construction Inc			\$0.00
221570020		Ryan Voss Construction Inc			\$0.00
221570010		Ryan Voss Construction Inc			\$0.00
221420110	James	Weckman		1401 Elsie Dr	\$0.00
221420100	Cindy	Lilienthal		1405 Elsie Dr	\$0.00

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddlName	Property Address	Total Estimated Assessment Amount
221420070	Beth	Johnson		1409 Elsie Dr	\$0.00
221420060	Kimberly	Jerabek		1413 Elsie Dr	\$0.00
221420030	Kenneth & Susan	Thurk		1417 Elsie Dr	\$0.00
221420020	Molly	Anderson		1421 Elsie Dr	\$0.00
221400310	David	Style	Lisa Style	1402 Elsie Dr	\$0.00
221400290	Lavon & Janet	Lamberty		1406 Elsie Dr N	\$0.00
221400270		Ryan Voss Construction Inc			\$0.00
221400250		Ryan Voss Construction Inc			\$0.00
221400230		Ryan Voss Construction Inc			\$0.00
221400210		Ryan Voss Construction Inc			\$0.00
221400190		Ryan Voss Construction Inc			\$0.00
221400170		Ryan Voss Construction Inc			\$0.00
221400150		Ryan Voss Construction Inc			\$0.00
221400130		Ryan Voss Construction Inc			\$0.00
221400110	Terry	Jossart			\$0.00
221400090	Mary	Pfeiffer		1518 Elsie Dr	\$0.00
221400070	James & Karen	Benson		1522 Elsie Dr	\$0.00
221400050	Barbara	Buska		1526 Elsie Dr	\$0.00
221400320	Gregory & Marilyn	Troska		1403 Ranger Dr	\$0.00
221400300	August & Irene	Makovsky Trust		1407 Ranger Dr	\$0.00
221400280	Gloria	McGuire		1411 Ranger Dr NW	\$0.00
221400260	Mary M	Hayes Revocable Trust		1415 Ranger Dr	\$0.00
221400240	Cheryl	Voelz		1419 Ranger Dr	\$0.00
221400220	Catherine	Werth		1423 Ranger Dr	\$0.00
221400200		Ryan Voss Construction Inc			\$0.00
221400180		Ryan Voss Construction Inc			\$0.00
221400160		Ryan Voss Construction Inc			\$0.00
221400140		Ryan Voss Construction Inc			\$0.00
221400120		Ryan Voss Construction Inc			\$0.00
221400100		Ryan Voss Construction Inc			\$0.00
221400080		Ryan Voss Construction Inc			\$0.00
221400060		Ryan Voss Construction Inc			\$0.00
221400600	Duran & Annette	Koester		1404 Ranger Dr	\$0.00
221400580	Lawrence & Patti Jo	Olson		1408 Ranger Dr	\$0.00
221400560	Robert & Donna	Enneking		1412 Ranger Dr	\$0.00
221400540	Leslie & Marcla	Torgerson		1416 Ranger Dr	\$0.00
221400520	Kay	Nielsen		1420 Ranger Dr	\$0.00
221400500	Loren & Diane	Lange		1424 Ranger Dr	\$0.00
221400480		Ryan Voss Construction Inc			\$0.00
221400460		Ryan Voss Construction Inc			\$0.00
221400440		Ryan Voss Construction Inc			\$0.00
221400420		Ryan Voss Construction Inc			\$0.00
221400400	Suzanne	Bacon		1516 Ranger Dr	\$0.00
221400380		Blasing Living Trust	c/o Marjorie Blasing	1520 Ranger Dr	\$0.00
221400360	Marvin & Frances	Huwe		1524 Ranger Dr	\$0.00
221400340	James & Evon	Draeger		1528 Ranger Dr	\$0.00
220602460	Willard	Exsted		703 11th St E	\$14,926.50
220602450		Security Bank & Trust Co			\$4,174.50
220602440		Security Bank & Trust Co			\$6,550.50
220602410		Security Bank & Trust Co		735 11th St E	\$13,612.50
220501820		R & R Enterprises LLC		1102 Hennepin Ave	\$4,950.00
220501790	Francisco	Alejandro Lopez	Marco A Arandia	815 11th St E	\$9,900.00
220501780		City of Glencoe			\$8,700.00
220501770	Scott	Nokes		821 11th St E	\$6,750.00
220501760	Steven	Krueger		831 11th St E	\$2,175.00
220501910		Glencoe Development Association Inc		905 11th St E	\$10,518.00
220501900		City of Glencoe			\$14,850.00
220603130	Sang	Nguyen		702 11th St E	\$7,125.00
220603120	Cris & Michele	Eckenrode		708 11th St E	\$3,750.00
220603110		RPI Group Inc		710 11th St E	\$9,093.00
220603100		Smedley Fitness LLC		712 11th St E	\$9,499.50
220603090	Ting	Yong Zheng		714 11th St E	\$5,400.00
220603080		Beech Properties LLC		722 11th St E	\$4,500.00
220603070	Maria	Vazquez	Mauro Soto	740 11th St E	\$3,750.00
220501750		McLeod County		804 11th St E	\$8,793.00
220501740		McLeod County		830 11th St E	\$13,480.50

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220501700		McLeod County		906 11th St E	\$24,750.00
220501710		McLeod County		920 11th St E	\$9,900.00
220501720		McLeod County		928 11th St E	\$4,950.00
220603050		City of Glencoe			\$2,250.00
220603040		City of Glencoe			\$2,250.00
220603020		City of Glencoe			\$5,850.00
220603010		Werth Commercial Properties LLC		1015 Greeley Ave	\$4,950.00
220602950		City of Glencoe			\$9,900.00
220602470		City of Glencoe		615 11th St E	\$13,875.00
220603180		MidCountry Bank		1002 Greeley Ave N	\$5,250.00
220603170		RPI Group Inc		1008 Greeley Ave N	\$4,800.00
220603160		Werth Commercial Properties LLC		1010 Greeley Ave N	\$2,250.00
220602430		Embarq	c/o CenturyLink Property Tax	1120 Greeley Ave	\$5,400.00
220602380		Embarq	c/o CenturyLink Property Tax		\$5,400.00
229890070		Twin Cities & Western Railroad Co			\$3,300.00
220500010	Allan	Kellermann		827 9th St E	\$3,498.00
220500100		McLeod County		828 10th St	\$4,224.00
220500130		City of Glencoe			\$2,112.00
220500120		City of Glencoe			\$4,752.00
220500140		Windschitl-Gulden Etner Inc		910 10th St	\$4,487.68
220503170	Otto	Klopp	Patricia Zebell	1103 12th St E	\$0.00
220503160		Ryan Voss Construction Inc		1203 12th St E	\$0.00
220503110		Ryan Voss Construction Inc			\$0.00
220503100		LSF9 Master Participation Trst		1213 12th St E	\$0.00
220503090	Candace	Podratz		1223 12th St E	\$0.00
220503080	Rylie	Frauendienst		1231 12th St E	\$0.00
220503040	Lindsey	Kelzer		1305 12th St E	\$0.00
220503030	Timothy	Kaczmarek		1313 12th St E	\$0.00
220503020	Laura & Troy	Engstrand		132112th St E	\$0.00
220503010	Tamara	Tankersley		1331 12th St E	\$0.00
220502990	Debra	Bemis	David Janke	1403 12th St E	\$0.00
220502980		Sunrise Park LLC			\$0.00
220502970		Sunrise Park LLC			\$0.00
220502940		Sunrise Park LLC		1511 12th St E	\$0.00
220502930	Zachery	Hinze		1605 12th St E	\$0.00
220502920	Douglas	Lind Jr		1611 12th St E	\$0.00
220502910	Roy & Kimberly	Vorlicek		1615 12th St E	\$0.00
220502900	Denise	Hanes		1619 12th St E	\$0.00
220502850	Jane	Lillenthal		1627 12th St E	\$0.00
220502890	Mikayla	Guttsen		1705 12th St E	\$0.00
220502880	Shaun & Lisa	Plotnik		1709 12th St E	\$0.00
220502870	Mitchell	Jewett		1713 12th St E	\$0.00
220502860	David & Lori	Fillbrandt		171 12th St E	\$0.00
220502840	Eyone	Tupa		1805 12th St E	\$0.00
220502830	Dale & Sharel	Hoops		1815 12th St E	\$0.00
220502820	Michael & Linda	Tassinari		1819 12th St E	\$0.00
220502810	Melissa	Witthus		1903 12th St E	\$0.00
220502800	Chad	Stern		1905 12th St E	\$0.00
220502780	Ronald & Carol	Maresh		1907 12th St E	\$0.00
220502790	Eric	Arandia		1909 12th St E	\$0.00
220502760	Andrew & Teresa	Giesen		2005 12th St E	\$0.00
220502750	Stephanie	Gonzalez	Gerardo Gonzalez Castro	2011 12th St E	\$0.00
220502740	Jennie	Tempel		2015 12th St E	\$0.00
220502730	Jean	Boock		1203 Union Ave N	\$0.00
220501960		City of Glencoe		1103 11th St E	\$0.00
220501970	Sarah	Lundberg		1129 Loudon Ave N	\$0.00
220502050	Tristan	Wirtz		1130 Loudon Ave N	\$0.00
220502140	Charles & Dona	Collins		1318 12th St E	\$0.00
220502150	David	Judd		1131 Newton Ave N	\$0.00
220502200	Adam	Jopp		1120 Newton Ave N	\$0.00
220502210	Jose	Flores		1406 12th St E	\$0.00
220502220	Trerry & Laurel	Jones		1410 12th St E	\$0.00
220502230		Harpel Bros Inc			\$0.00

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2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddlName	Property Address	Total Estimated Assessment Amount
220502290	Bradley	Klitzke		1520 12th St E	\$0.00
220502310	Nicholas	Nagan		1524 12th St E	\$0.00
220502370	Martin	Pacheco-Dorantes		1608 12th St E	\$0.00
220502380	James & Dawn	Peterson		1612 12th St E	\$0.00
220502390	Andrew	Jasken		1620 12th St E	\$0.00
220502400	Leah	Saugen		1630 12th St E	\$0.00
220502320	Carsten & Kelsey	Proehl		1640 12th St E	\$0.00
220502450	Ervin & Delores	Sickmann		1708 12th St E	\$0.00
220502460	Nathan	Yeager		1712 12th St E	\$0.00
220502470	Jerrold	Dammann		1716 12th St E	\$0.00
220502480	Gary	Zencius		1121 Russell Ave	\$0.00
220502550	Alan & Lynea	Godel		1122 Russell Ave N	\$0.00
220502560	Eric	Thalmann		1812 12th St E	\$0.00
220502570	Randell & Kari	Warner		1822 12th St E	\$0.00
220502580	Kimberly	Mueller		1830 12th St E	\$0.00
220502490	David & Lisa	Ulrich		1840 12th St E	\$0.00
220502620	Joshua	Schilling		1910 12th St E	\$0.00
220502630	Lowell & Sherry	Rickheim		1916 12th St E	\$0.00
220502640	Damien	Amberg		1125 Taylor Ave N	\$0.00
220502690	Raymond & Lisa	Howell		2004 12th St E	\$0.00
220502700	Edgar & Charleen	Brelje		2012 12th St E	\$0.00
220502710	Debra & Walter	Penn		1127 Union Ave	\$0.00
220502350	Nicholas	Phelps		1607 11th St E	\$0.00
220502360	Colin & Carrie	Overby		1611 11th St E	\$0.00
220502340	Domininc	Christensen	Megan Coffman	1615 11th St E	\$0.00
220502330	Chad	Christensen	Tonya Haus	1619 11th St E	\$0.00
220502440	Jeanne	Pagel		1707 11th St E	\$0.00
220502430	Janina	Oslund-Landgraff	Chad Voelz	1711 11th St E	\$0.00
220502420	Fred & Mary	Stoltenburg		1721 11th St E	\$0.00
220502410	Duane & Norene	Schuette		1723 11th St E	\$0.00
220502540	Jessyca	Ramirez		1807 11th St E	\$0.00
220502520	Amy	San Miguel		1811 11th St E	\$0.00
220502510	Seth	Schuette	Hannah Lemke	1819 11th St E	\$0.00
220502505	Samuel & Linda	Hoehne		1825 11th St E	\$0.00
220502500	Cynthia	Schacht		1829 11th St E	\$0.00
220502610	Thomas & Cyanna	Barry		1907 11th St E	\$0.00
220502600	Bridget	Essen		1909 11th St E	\$0.00
220502590	Bernice	Knick		1927 11th St E	\$0.00
220502680	Gergory	Grace		2005 11th St E	\$0.00
220502670	Lillian	Palacios		2011 11th St E	\$0.00
220502660	Matthew & Michelle	Saeger		2015 11th St E	\$0.00
220502650	Ronny & Glenda	Schuft		1103 Union Ave N	\$0.00
220501220	Miguel	Cruz Manzano	Brenda Cruz	1026 Pryor Ave	\$0.00
220501230	Travis	Jacques		1612 11th St E	\$0.00
220501240	Robert & Brian	Thurn		1624 11th St E	\$0.00
220501250	Jennifer	Gellerman		1636 11th St E	\$0.00
220501140	Troy	Anderson		1710 11th St E	\$0.00
220501150	Eldon & Marilyn	Hantge		1716 11th St E	\$0.00
220501160	Thomas	Rasmussen		1722 11th St E	\$0.00
220501170	Stephanie	Rassier		1027 Russell Ave N	\$0.00
220501060	Rosalinda & Jesus	Cruz		1804 11th St E	\$0.00
220501070	Susan	Nord		1814 11th St E	\$0.00
220501080	LeRoy	Sauter		1820 11th St E	\$0.00
220501090	Callie	Bohlman		1830 11th St E	\$0.00
220501000	Xavier	Strong		1906 11th St E	\$0.00
220501010	Todd	Towne	Janell Sanchez	1914 11th St E	\$0.00
220501020	Tanner	Rosckes		1922 11th St E	\$0.00
220501030	Timothy & Becky	Farrell		1930 11th St E	\$0.00
220500920	Laura	Torrini		2006 11th St E	\$0.00
220500930	Brandon	Leifermann		2014 11th St E	\$0.00
220500940	Keith	Montgomery		2020 11th St E	\$0.00
220500950	Joseph & Megan	Pint		2024 11th St E	\$0.00
220830050		Valley View Townhouse Association		1603 9th St E	\$0.00
220830040	Roberta L	Downing etal		914 Pryor Ave	\$0.00
220830030	Joan	Proehl		1601 9th St E	\$0.00

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220830020	Annette J	Zimmerman Trust		1603 9th St E	\$0.00
220830010		Lorence Revocable Trust		1605 9th St E	\$0.00
220500510	Wendy	Kauff		1627 9th St E	\$0.00
220880190	Joann	Lipke		1616 9th St E	\$0.00
220880180	Michael	Oman		1618 9th St E	\$0.00
220880160	Dennis & Denise	Scharpe		1620 9th St E	\$0.00
220880205	Ronald & Linda	Schrempp		1622 9th St E	\$0.00
220880200	Ronald & Linda	Schrempp		1624 9th St E	\$0.00
220500420		J T Enterprises LLC		905 Pryor Ave	\$0.00
220500500	Kevin	Bulau	Patricia Polzin		\$0.00
220500530	John	Francis		1604 10th St E	\$0.00
221370070		DFC Properties		2725 11th St E	\$12,124.80
221370080		SMS Properties LLC		2825 11th St E	\$13,928.32
221370100		Starkey Laboratories Inc		2915 10th St E	\$10,976.00
221530025		Harpel Properties	c/o Harpel Brothers Inc		\$46,867.20
220180800		TLC Properties Inc	c/o Lamar Advertising #157		\$7,776.00
221330160		City of Glencoe			\$0.00
220920180		City of Glencoe		300 Desoto Ave S	\$0.00
220920170		City of Glencoe		200 Desoto Ave S	\$0.00
220500860		City of Glencoe		Welcome Park	\$0.00
220550310		City of Glencoe		1400 Union Ave (S1/2 Oscar Olson Park)	\$0.00
220550150		City of Glencoe		N1/2 Oscar Olson Park	\$0.00
220670220		City of Glencoe			\$0.00
220670230		City of Glencoe			\$0.00
40530015		City of Glencoe		(Parcel representing all Cemetery roads)	\$0.00
229890090		Twin Cities & Western Railroad Co			\$2,062.50
220150400		Seneca Foods Corporation			\$0.00
220990070		City of Glencoe			\$0.00
221000030		Glen Knoll Properties LLC			\$0.00
220600610	Steven	Davis		1411 Armstrong Ave N	\$0.00
220600600	Sarah	Lilienthal		1421 Armstrong Ave N	\$0.00
220600590	Catherine	Haakenson		1427 Armstrong Ave N	\$0.00
220600595	Patricia	Fasching		1429 Armstrong Ave N	\$0.00
220600580	Marjorie	Landkammer		1507 Armstrong Ave	\$0.00
220600570	David	Hemerick	Michelle Woodford	1513 Armstrong Ave	\$0.00
220600560	Brian	Schlegel		1521 Armstrong Ave	\$0.00
220600550	Kyle	Sherrard		1529 Armstrong Ave N	\$0.00
220600680	Lisa	Aisleben		1412 Armstrong Ave	\$0.00
220600650	Charles & Amy	Oakley		1420 Armstrong Ave	\$0.00
220600640	Randall	Everding		1428 Armstrong Ave N	\$0.00
220600540	Robert & Clarine	Stepien		1506 Armstrong Ave N	\$0.00
220600510	Rolando	Lopez Castillo		1518 Armstrong Ave N	\$0.00
220600500		1526 Armstrong Ave N Trust		1526 Armstrong Ave	\$0.00
220600490	Daniel	Johnson		1530 Armstrong Ave N	\$0.00
220601570	Kelly	Berry		1305 Chandler Ave N	\$0.00
220601540	Benjamin	Evenson		1311 Chandler Ave N	\$0.00
220601530	Judith	Bulau		1319 Chandler Ave N	\$0.00
220601500	Keith	Hardel		1327 Chandler Ave N	\$0.00
220601470	Stacy	Simonson		307th 13th St E	\$0.00
220601440	Susan	Follett		1324 Chandler Ave N	\$0.00
220601430	Katherine	Terlinden	Adam Grimm	1330 Chandler Ave	\$0.00
220503460	Ronnie	Schwanke	Katherine Bartels	1029 13th St E	\$0.00

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddlName	Property Address	Total Estimated Assessment Amount
220503550	Sally	Zoeya Galena		1105 13th St E	\$0.00
220503600	Debora & Michael	Shand		1225 13th St E	\$0.00
220503710	Jorge & Silvia	Espinoza		1305 13th St E	\$0.00
220505460	Irene	Gormley		1605 15th St E	\$0.00
220505450	Robert	Schwanke		1613 15th St E	\$0.00
220505440	Ted	Collins	Pamela Becker	1621 15th St E	\$0.00
220505430	Kaden	Lilienthal		1623 15th St E	\$0.00
220505540	Christina	Laney		1705 15th St E	\$0.00
220505530	Ruby	Popelka		1713 15th St E	\$0.00
220505520	Julie & Brian	Malady		1721 15th St E	\$0.00
220505510	Charles & Lana	Goff		1511 Russell Ave	\$0.00
220505620	Derrick	Dobrava	Roger Martin	1805 15th St E	\$0.00
220505610	Dale	Dobrava	Juliann Kuse	1821 15th St E	\$0.00
220505600	Marcus	Lhotka		1827 15th St E	\$0.00
220504190	Wade & Jennifer	Drew		1414 Pryor Ave N	\$0.00
220504200	Adam	Prehn	Kaylie Peterson	1612 15th St E	\$0.00
220504210	Jeffrey & Linda	Mullenbach		1616 15th St E	\$0.00
220504220	Margaret	Farrell		1620 E 15th St	\$0.00
220504110	Sally	Schultz		1424 Queen Ave	\$0.00
220504120	James & Melba	Carlson		1710 15th St E	\$0.00
220504130	Rodolfo	Lopez Castillo	Yesenia Hernandez De Lopez	1720 15th St E	\$0.00
220504140	Nicholas	Hamersma		1429 Russell Ave N	\$0.00
220504030	Uriah	Renno		1804 15th St E	\$0.00
220504040	Kyle	Kraft		1810 15th St E	\$0.00
220504050	Samantha-Marie Ann	Beehler		1820 15th St E	\$0.00
220504060	Roland & Dorothy	Schwarzrock		1425 Stevens Ave N	\$0.00
220500580	Thomas & Eva	Warnen		1705 9th St E	\$0.00
220500570		At Home Enterprises LLC		1713 9th St E	\$0.00
220500560	Daniel	Kottke		1719 9th St E	\$0.00
220500550	Karen	Lucht		1727 9th St E	\$0.00
220500640	Tyler	Eckenrode		1805 9th St E	\$0.00
220500630	Howard & Doris	Ackerson		1811 9th St E	\$0.00
220500610	Kristine	Weber		1817 9th St E	\$0.00
220500700	Mervin & Virginia	Gifferson		1913 9th St E	\$0.00
220500680	Ronald & Debra	Ondrachek		1917 9th St E	\$0.00
220500670	Nancy	Nugent		915 Taylor Ave N	\$0.00
220500760	Megan	Hahn		908 Taylor Ave N	\$0.00
220500750	Ida	Slawson		2015 9th St E	\$0.00
220500740	Jerry & Monica	Voight		2019 9th St E	\$0.00
220500730	David & Sharol	Ernst		2025 9th St E	\$0.00
220500800	Roger	Kleman		2103 9th St E	\$0.00
220570060		Vinton Court Townhouse Association			\$0.00
220570050	Randy & Tamara	Lange		2105 9th St E	\$0.00
220570040	Loren & Lamane	Mueller		2107 9th St E	\$0.00
220570030	Brian	Sommers		2109 9th St E	\$0.00
220880150	Chris & Laverne	Eurich		1704 9th St E	\$0.00
221320010	Jerilyn	Shearer		1708 9th St E	\$0.00
221320050	Paul	Perschau		1712 9th St E	\$0.00
220820010	Ronald & Linda	Schrempp		1804 9th St E	\$0.00
221320090		Extrada Properties LLC			\$0.00
220880230		Extrada Properties LLC		1904 9th St E	\$0.00
220880220		Markt Place Entertainment LLC		1908 9th St E	\$0.00
220880210		Minneagen Real Estate Co			\$0.00
220880250		Minneagen Real Estate Co		830 Taylor Ave N	\$0.00
220880270		LMB Halbert Properties		2020 9th St E	\$0.00
221060020	Louise A	Carlson Rev Trust		2102 9th St E	\$0.00
221060030	Debra	Blazinski		2104 9th St E	\$0.00
221060010	Lisa	Brouwer		2108 9th St E	\$0.00
221060040	Ronald	Mathison		2106 9th St E	\$0.00
220880260		2110 9th Street LLC		2110 9th St E	\$0.00
220500720	Timothy & Michaellee	Jennkins		1930 10th St E	\$0.00
220500770	Deborah	Somerville		2006 10th St E	\$0.00
220890020		Seneca Foods Corporation			\$0.00
220890030		Seneca Foods Corporation			\$0.00

**ATTACHMENT B
ASSESSMENT ROLL SUMMARY
2023 STREET IMPROVEMENT PROJECT
GLENCOE, MINNESOTA**

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220890040		Seneca Foods Corporation			\$0.00
220890050		Seneca Foods Corporation			\$0.00
220890142		Seneca Foods Corporation			\$0.00
220890145		Seneca Foods Corporation			\$0.00
220890150		Seneca Foods Corporation	Attn: Accounting	400 11th St W	\$0.00
220890160		Seneca Foods Corporation	Attn: Accounting	400 11th St W	\$0.00
220890170		Seneca Foods Corporation		300 11th St	\$0.00
220890180		Seneca Foods Corporation		210 11th St	\$0.00
220890103		City of Glencoe			\$0.00
220890104		McLeod County Highway Dept			\$0.00
220890105		Trailblazer Joint Power Board			\$0.00
220890140	Wayne & Sandra	Olson			\$0.00
220602740	Wayne & Sandra	Olson		1121 Armstrong Ave	\$0.00
220602750		Glencoe Light & Power		1019 Armstrong Ave	\$0.00
220140200		Glencoe Light & Power			\$0.00
220504830	Brett	Weibel		1528 Hennepin Ave N	\$0.00
220503730	Bonnie	Weltsch		1312 14th St E	\$0.00
221400220	Catherine	Werth		1423 Ranger Dr	\$0.00
221420080		Werth Investment Trust		1408 Baldwin Ave	\$0.00
220680380	Shirley	Westall		1709 Ives Ave N	\$0.00
220850090	Brent	Williams		1120 18th St E	\$0.00
220601390	Jason	Wills		419 13th St E	\$0.00
220502050	Tristan	Wirtz		1130 Loudon Ave N	\$0.00
220502810	Melissa	Witthus		1903 12th St E	\$0.00
220504910	Orville & Bernice	Wolter		903 15th St E	\$0.00
220505130	Dennis	Wolter		1219 15th St E	\$0.00
220720090	William & Colleen	Woods		1802 Hennepin Ave N	\$0.00
220600230	Brian & Wendy	Wosmek		505 15th St E	\$0.00
220730060	Garrett	Wosmek		1811 Judd Ave N	\$0.00
220503590	Dong	Xiao Shou		1126 14th St E	\$0.00
220504670	Peter	XiaoShou Dong		903 14th St E	\$0.00
220502460	Nathan	Yeager		1712 12th St E	\$0.00
220502480	Gary	Zencius		1121 Russell Ave	\$0.00
220830020	Annette J	Zimmerman Trust		1603 9th St E	\$0.00
220504940	Mark & Joyann	Zuehl		920 16th St E	\$0.00
TOTAL					\$659,229.48

ATTACHMENT A
 ASSESSMENT ROLL SUMMARY
 2023 STREET IMPROVEMENT PROJECT
 GLENCOE, MINNESOTA

Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
220502070	Joseph	Fimon		1127 McLeod Ave	\$4,235.00
220502120	Ricardo & Julie	Stiles		1130 McLeod Ave	\$6,246.80
220502010	Roger & Margaret	Neubarth		1227 11th St E	\$20,374.00
220502000	Carrie	Herrmann		1121 McLeod Ave	\$16,095.00
220502110	Joan	Schmeling		1110 McLeod Ave	\$9,240.00
220502130	Scott & Wendy	Scheidt		1120 McLeod Ave	\$15,379.00
	TOTAL				\$71,569.80



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

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SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoemn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: **Item 5B – Assessment hearing for the 2023 Pavement Project**

Item 5B – It is recommended to approve Resolution 2023 – 30 to set the public hearing on the 2023 Pavement Project.

The terms of the assessment will be 15 years for 4.5 percent interest for the McLeod Avenue properties that had total reconstruction done and the terms of the assessment for the rest of the project will be for 5 years at 4.5 percent interest.

SEH and Mark Ostlund are trying to determine if this will be one resolution or two.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



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Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: **Item 5C – Resolution 2023 – 27 to Set Preliminary Levy**

Item 5C – It is recommended to approve Resolution 2023 – 27 to set the preliminary levy for 2024 and to set the public hearing for Truth-in-Taxation for December 4, 2023 at 7:00 PM. This needs to be completed by September 30th.

Once the County Auditor/Treasurer has the property valuations set for 2024, we will know the impact of the levy on the taxpayers based upon the growth in the community. This will happen prior to approving the final levy in December.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

RESOLUTION 2023-027

RESOLUTION SETTING PRELIMINARY 2024 TAX LEVY

WHEREAS, the Department of Revenue has set September 30th, 2023 as the deadline for certifying 2024 Preliminary tax levies; and,

WHEREAS, the City Administrator has provided the City Council with the preliminary 2024 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 2024, upon taxable property in the City of Glencoe, for the following purposes:

GENERAL

General Fund/Ad Valorem Levy \$1,717,000.00

DEBT SERVICE/SPECIAL LEVY

Street Overlay	\$ 700,000.00
11 th Street/Morningside	\$ 115,000.00
2010 City Center	\$ 150,000.00
2014 Street Improvement	\$ 179,000.00
2015 Lincoln Park Project	\$ 155,000.00
2016 Armstrong Ave Project	\$ 32,000.00
2017 Baxter Avenue Project	\$ 140,000.00
2018 Central Storm	\$ 145,000.00
2021 10 th Street Improvement	\$ 25,000.00
	<u>\$1,641,000.00</u>

TOTAL \$3,358,000.00

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 September 30, 2023.
3. This is an increase over the 2023 tax levy.
4. That the Truth in Taxation hearing is set for December 4, 2023 at 7:00 p.m.; continuation hearing is set for December 18, 2023 at 7:00 p.m.

Adopted and approved this 18th day of September, 2023.

Vote _____ to _____

Ryan Voss, Mayor

Yodee Rivera _____

Sue Olson _____

ATTEST:

Mark Hueser _____

Paul Lemke _____

Mark D. Larson, City Administrator

Cory Neid _____



SMALL CITY & BIG FUTURE

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Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoemn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: **Item 6A – Move of existing Terminal Building**

Item 4 – Since the City was unable to sell the existing Terminal Building (24 X 36) at the Airport, the City has two options. 1. Demolish the building and have the FAA pay for 90% of that cost. 2. Move the building and have the FAA pay 90% of the moving cost if less than the Demolition cost.

If we move the building, the cost to the City would be about \$800 or 10% of the move cost (\$8,000). The moving contractor has asked the City to assist in the preparation of the building for moving as the contractor has a very tight window to move the building. The City will approach the FAA to pay the City of the cost for preparation at 90% of the City personnel costs.

Jamie has identified a couple of sites near the park shop in Oak Leaf Park for the location of the Terminal/Storage building. He is proposing to put 5 rows of Cinder Block on a slab and install a 10-foot X 12-foot overhead door into the Gable end of the building (the City has the door). We are waiting on a quote from Schauer Construction for the Slab and the block work. We would look at residing the building in 2024. I will have more information on Monday.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

Estimate

Schauer and Sons Construction, Inc.
11344 180th Street
Glencoe, MN 55336
320/327-3170
LIC# BC230114
Schauerandsons03@gmail.com

September 15, 2023

City of Glencoe
Jamie Voight
PWD streets and parks

Bid
24'x36' floating slab

Set 12" forms around perimeter
Grade gravel off at 5" thick
Dig a 12"x12" deep edge around floating slab
Install 6 mil poly under slab
Install 2-#4 rebar continuous around perimeter
Tie #4 rebar every 2'sq. through out the middle
Pour with 4,000 psi and trowel finish
Saw cut expansion joints when set

Install 5-courses of 8" block around perimeter
Core fill every 4' and put a bond beam around top

Total=\$19,368.00

Due to the rapid changes in current pricing any new changes will be passed on to our customers.

Any foreseen obstructions will be done on a T&M basis.
Please let us know if you have any questions, or if you want to schedule this.
Thank You
Joey Schauer
320-212-3097



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: **Item 6A – Move of existing Terminal Building**

Item 4 – Since the City was unable to sell the existing Terminal Building (24 X 36) at the Airport, the City has two options. 1. Demolish the building and have the FAA pay for 90% of that cost. 2. Move the building and have the FAA pay 90% of the moving cost if less than the Demolition cost.

If we move the building, the cost to the City would be about \$800 or 10% of the move cost (\$8,000). The moving contractor has asked the City to assist in the preparation of the building for moving as the contractor has a very tight window to move the building. The City will approach the FAA to pay the City of the cost for preparation at 90% of the City personnel costs.

Jamie has identified a couple of sites near the park shop in Oak Leaf Park for the location of the Terminal/Storage building. He is proposing to put 5 rows of Cinder Block on a slab and install a 10-foot X 12-foot overhead door into the Gable end of the building (the City has the door). We have one quote from Schauer Construction for the Slab and the block work and have reached out to a couple other concrete companies. We will send those when they are received.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

Anderson Building Movers
19079 263rd Ave
Paynesville, MN 56362 US
office@andersonbuildingmovers.com
www.andersonbuildingmovers.com



Estimate

ADDRESS

Jaime Voight
City of Glencoe

ESTIMATE # 1310

DATE 09/06/2023

EXPIRATION 05/01/2024

DATE

DATE	DESCRIPTION	INVOICE AMOUNT
	Move structure from Glencoe Airport to Oak Leaf Park. -City will be removing interior walls and exposing interior studs -Setting on 24'x36' foundation	8,000.00

TOTAL **\$8,000.00**

Accepted By

Accepted Date



SMALL CITY & BIG FUTURE

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Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

**This page is
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agenda items.**

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

GLENCOE



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Planning and Industrial Commission

Date: September 15, 2023

Re: **Item 7B – Rezoning Request of Overland Group for Dollar General**

Item 2 – Attached is the rezoning application for the construction of a Dollar General (DG) store on the south side of Highway 22 at approximately Elm Avenue. The application is to rezone property zone R1-Single Family to B1-Commercial. A Public Hearing will be held at 7:00 PM. Property owners within 500 feet of the proposed location were provided notice. Dollar General is represented by Overland Group, which is proposing to develop the property and lease the property back to DG.

Overland Group has requested access to the property from MNDOT. Access has not been granted at this time. Attached is a letter from MNDOT stating some concerns. They are awaiting the results of the rezoning prior to making a decision on access. MNDOT is meeting next week to review Access.

The City of Glencoe received the Building Permit Application for Dollar General on September 14, 2023.

CONCERNS

1. The major concern with this location is vehicle safety entering and exiting the store with a new access required on Trunk Highway (TH) 22, as the current speed limit at this location is 60-miles an hour. The City of Glencoe had previously requested a speed reduction from MNDOT to 30-Miles an hour beginning at Glen Knoll Avenue. MNDOT Denied the request.
2. A second concern is that the access is between a Eastbound right passing lane and a right turn lane to the City/County/State Maintenance Site.
3. There is currently no pedestrian access to the site from the north or west.
4. There is a strong concern that the pedestrian access to the store from the south will walk or ride bike through the City/County/State Maintenance site. We already have vehicles cutting through the site from CSAH 3 to TH 22.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neld



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RECOMMENDATION

The Planning and Industrial Commission held a public hearing on September 14, 2023, at 7:00 PM. They noted all of the concerns raised above and voted to approve the rezoning to B1, as the best used of the property and to leave the access issue to MNDOT. They further recommended that the City Council request a new speed study from MNDOT and to work with MNDOT on Pedestrian access to the DG.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



1107 11th St E #107, Glencoe, MN 55336 (320) 864-5586 www.glencoemn.org

OFFICE USE	
Permit Fee:	\$100.00
Date Paid:	8/24/23
<input type="checkbox"/> Cash	
<input type="checkbox"/> Check #	
<input checked="" type="checkbox"/> Credit Card	
2.5% cc fee =	\$2.50
Staff Initials:	Dah

REZONING PERMIT APPLICATION

Date August 22, 2023

Applicant DGO Glencoemn06282023, LLC Phone 417-256-4790

Owner (if different than applicant) Seneca Foods Corporation

Address Parcel 220890040

Legal Description See attached survey.

Rezoning Request Rezone from R-1 to B-1

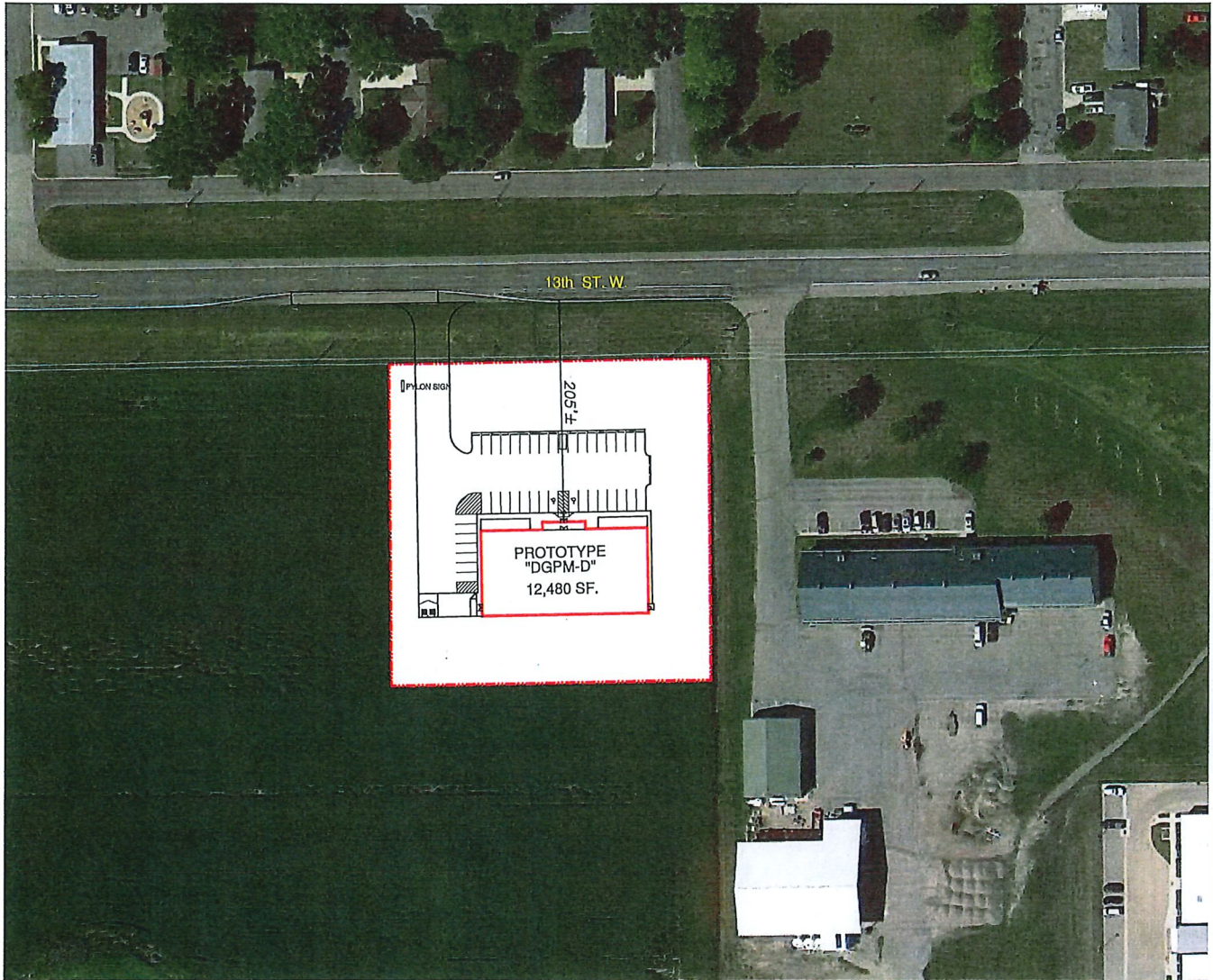
Reason for Request Development of property as a Dollar General retail store.

[Signature]
 Owner Signature General Counsel & Secretary
Seneca Foods Corporation

[Signature]
 Applicant Signature (if different from Owner)

PLANNING & INDUSTRIAL COMMISSION ACTION	CITY COUNCIL ACTION
<p>The Glencoe Planning & Industrial Commission has <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED this rezoning application on <u>September 14, 2023</u>. This recommendation will be brought to the Glencoe City Council on <u>September 18, 2023</u>.</p> <p>_____ Planning Commission Signature</p>	<p>The Glencoe City Council has <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED this rezoning application on _____, 20__ by a vote of _____ to _____.</p> <p>_____ City Council or Administrator Signature</p>

AERIAL OVERLAY GLENCOE, MN



SCALE = NTS

PRELIMINARY SITE PLAN

CITY, STATE - STREET:

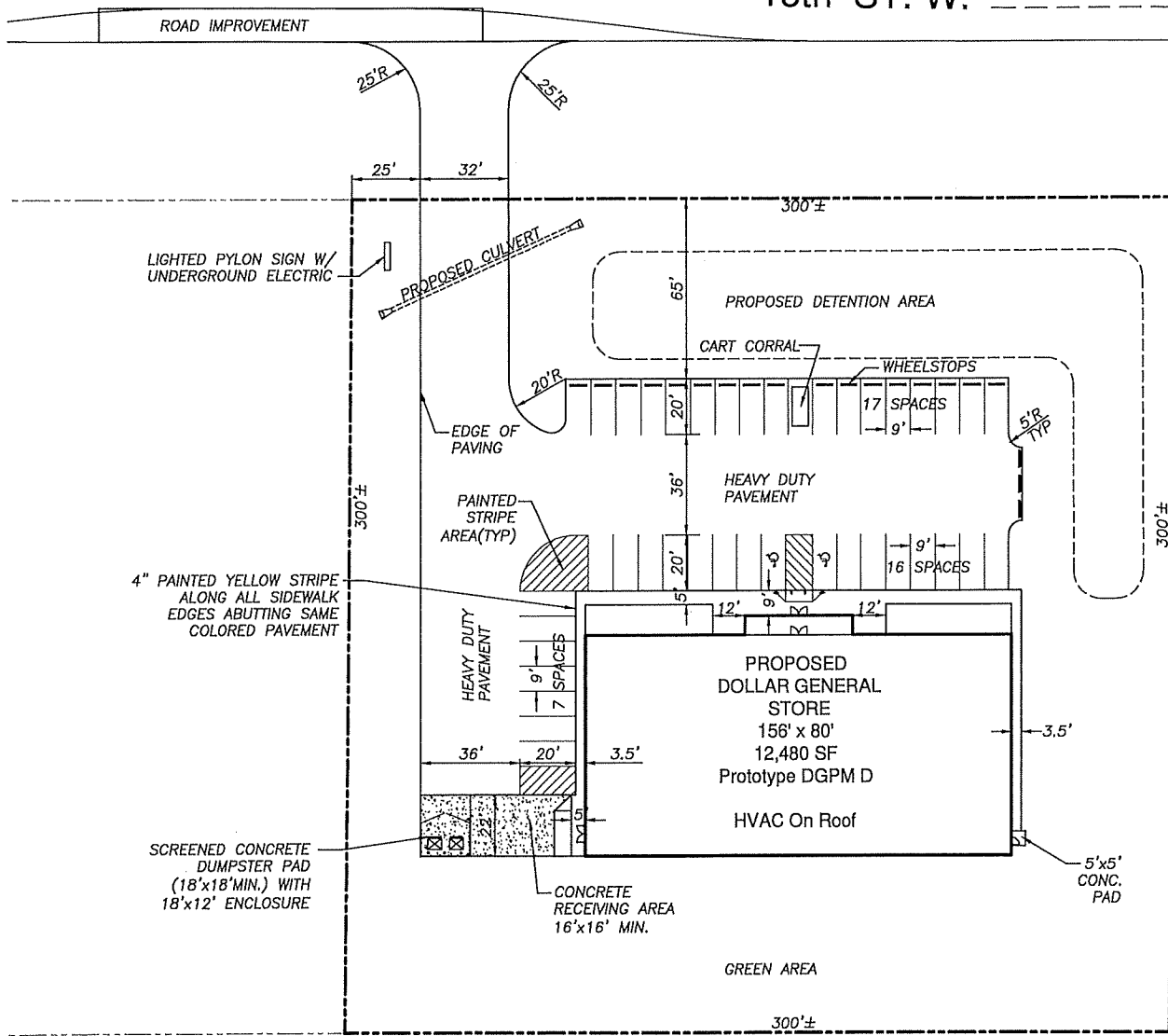
GLENCOE, MN

PROTOTYPE:	DGPM-D	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	12,668 / 10,387	COMPANY: OVERLAND GROUP, LLC	COMPANY: OVERLAND ENGINEERING, LLC	6/19/23
ACREAGE:	±2.07	NAME: SID AULTMAN	NAME: ERIC OBERDORF	
PARKING SPACES:	40	PHONE #: 205-995-2990	PHONE #: 417-256-8150	

PARKING SPACES REQUIRED BY CODE: NO CODE REQUIREMENT

CONCRETE AREA:	23,510 SF
SIDEWALK AREA:	1,900 SF
DRIVEWAY APRON:	2,080 SF
RETAINING WALL:	0 LF
PRIVACY FENCE:	0 LF
PARKING OVER 40 SP:	0 SF
ASPHALT AREA:	0 SF
ROAD IMPROVEMENT:	1,685 SF

13th ST. W.



SCALE = NTS

© 2023 Overland Engineering, LLC.

AFFIDAVIT OF MAILING HEARING NOTICE

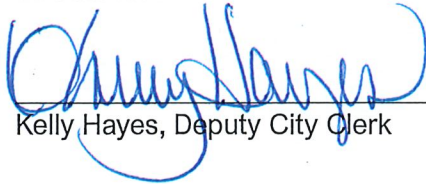
State of Minnesota)
County of McLeod)
Council of Glencoe)

Kelly Hayes, being duly sworn, deposes and says:

I am a United States citizen, over 21 years of age, and an employee of the City of Glencoe.

On Monday, August 14, 2023, acting on behalf of the City of Glencoe, I mailed stamped notices regarding the Public Hearing to rezone the property PID 22.0890040 from R-1 Single Family to B-1 Commercial in Glencoe, Minnesota. The notices were picked up by the United States Postal Carrier at the City Center of Glencoe, Minnesota.

There is delivery service by the United States mail between the place of mailing and the places so addressed.

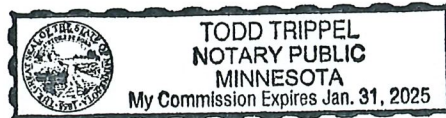


Kelly Hayes, Deputy City Clerk

Subscribed and sworn to me this 14th day of August 2023.



NOTARY PUBLIC



GLENCOE

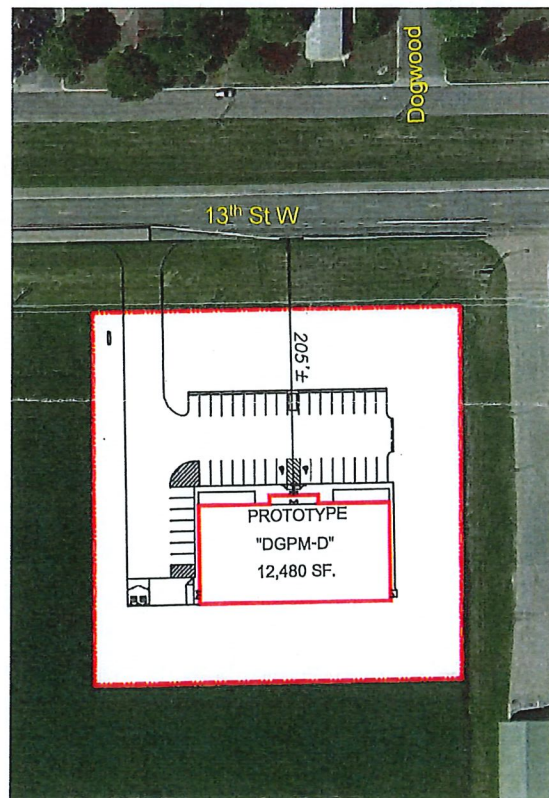
SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoemn.org Email: info@ci.glencoe.mn.us

Public Hearing

The Glencoe Planning and Industrial Commission will hold a public hearing on the rezoning request of DGOGlencoemn06282023, LLC to rezone property from R-1, Single Family to B-1, Commercial for the development of the property as a Dollar General retail Store. The Public Hearing will be held on September 14, 2023, at 7:00 PM at the Glencoe City Center, 1107 11th Street East, Glencoe, MN.

By Order of the Planning Commission
Wesley Olson, Chairperson



Mayor: Ryan Voss

City Administrator: Mark D. Larson

Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

GOOD SHEPHERD LUTHERAN CHURCH
1407 CEDAR AVE N
GLENCOE MN 55336

SHAUN M GILDEA
1406 ELM AVE N
GLENCOE MN 55336

DENNIS E & BEVERLY A BREDE
1406 FIR AVE N
GLENCOE MN 55336

GOOD SHEPHERD LUTHERAN CHURCH
1407 CEDAR AVE N
GLENCOE MN 55336

JOSHUA METCALF
1404 ELM AVE N
GLENCOE MN 55336

SANDRA ZIEGLER
1404 FIR AVE N
GLENCOE MN 55336

ST JOHNS EVANG LUTH CHURCH
4505 80TH ST
GLENCOE MN 55336

ADAM R & JAMIE L MAASS
1402 ELM AVE N
GLENCOE MN 55336

JOSHUA B & JENNIFER K MAXWELL
1402 FIR AVE N
GLENCOE MN 55336

TRAVIS & SHERILYN LAFOUNTAINE
1303 ELM AVE N
GLENCOE MN 55336

JANET M BIELKE
1304 ELM AVE N
GLENCOE MN 55336-0254

ROBERT A & DIANNE J VONBERGE
1308 FIR AVE N
GLENCOE MN 55336

ROGER & DEBRA SCHLUETER
1405 DOGWOOD AVE N
GLENCOE MN 55336

TAMMY J BULLOCK
1306 ELM AVE N
GLENCOE MN 55336

NORBERT & DELORES A HEMMANN J
1306 FIR AVE
GLENCOE MN 55336

MARK & CATHERINE HUESER
1403 DOGWOOD AVE N
GLENCOE MN 55336

JOHN G & DANIELLE C SCOTT
1407 ELM AVE N
GLENCOE MN 55336

MCLEOD COUNTY HIGHWAY DEPT
1400 ADAMS ST SE
HUTCHINSON MN 55350

ANDREW C & JESSICA LARSON
5154 90TH ST
GLENCOE MN 55336

GENE BECKER
1405 ELM AVE
GLENCOE MN 55336

GLEN KNOLL PROPERTIES LLC
707 13TH ST W
GLENCOE MN 55336

BRINKMANN FAMILY REV TRUST
1305 DOGWOOD AVE
GLENCOE MN 55336

GREGORY S SYLWESTER
1403 ELM AVE
GLENCOE MN 55336

STEVEN J MEIER
1305 FIR AVE N
GLENCOE MN 55336

JESUS OTERO
1303 DOGWOOD AVE N
GLENCOE MN 55336

ELROY & BETTY MAHNKE TRUST
1307 ELM AVE
GLENCOE MN 55336

BARRY A & SANDRA L BOESCHE
1307 FIR AVE
GLENCOE MN 55336

TERESA BETH GIESEN ETAL
1302 ELM AVE
GLENCOE MN 55336

DEBRA L OBER
1305 ELM AVE N
GLENCOE MN 55336

THOMAS J KUBE
1403 FIR AVE N
GLENCOE MN 55336

MICHAEL T HAHN
604 FIR CIR N
GLENCOE MN 55336

KEITH C & WENDY L ANDERSON
602 FIR CIR
GLENCOE MN 55336

YOUNG AMERICA MUTUAL FIRE INS
615 13TH ST W
GLENCOE MN 55336

DOUGLAS C ANDERSON
21150 401ST AVE
ARLINGTON MN 55307

DANIEL WILLIAMS
1303 FIR AVE N
GLENCOE MN 55336

JOHN & KAREN THELL
605 13TH ST
GLENCOE MN 55336

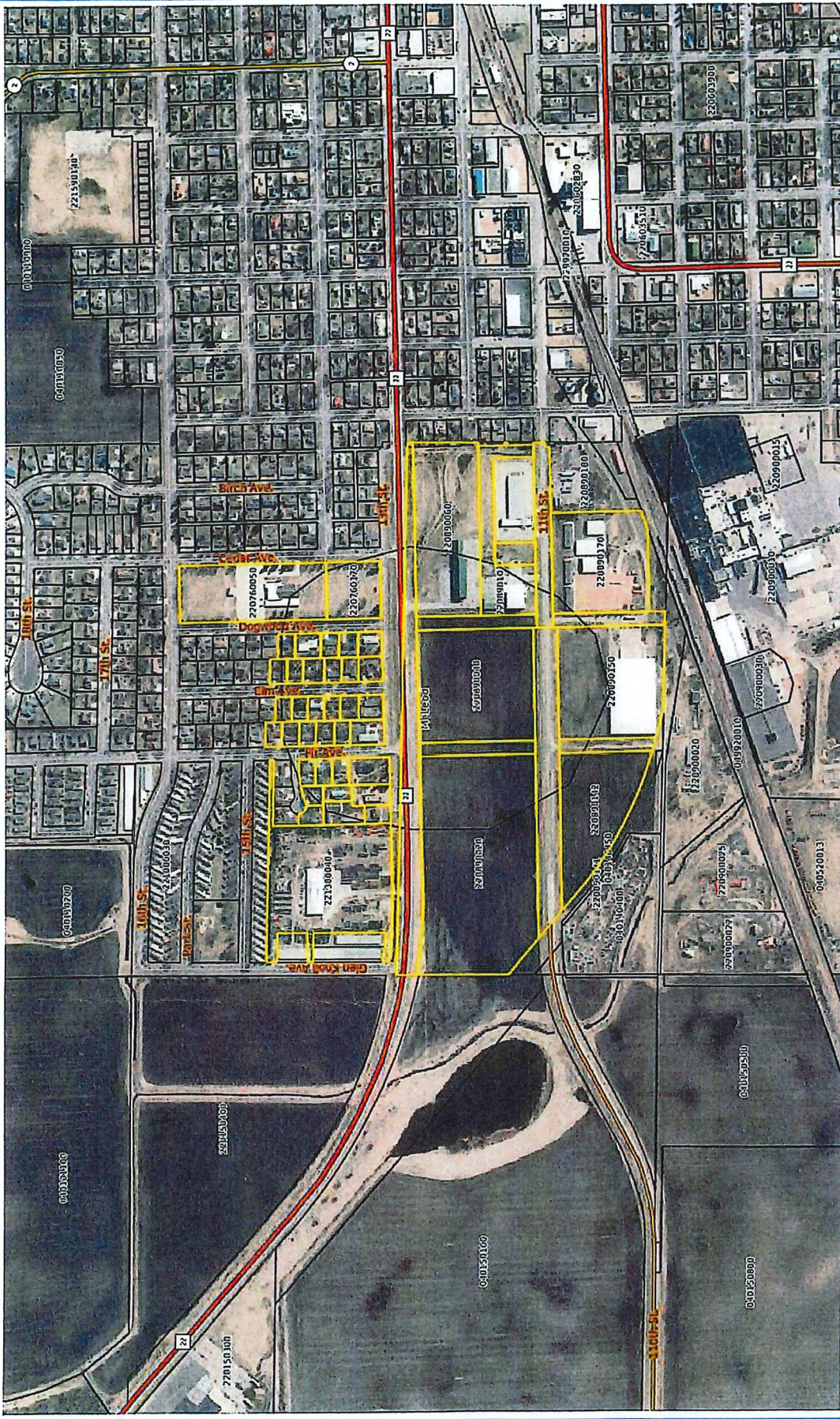
JOEL D HARTELT
577 PROSPECT ST NE
HUTCHINSON MN 55350

SENECA FOODS CORPORATION
101 W 8TH ST
GLENCOE MN 55336

SENECA FOODS CORPORATION 101
8TH ST W
GLENCOE MN 55336-2704

STATE OF MINNESOTA 395
JOHN IRELAND BLVD ST
PAUL MN 55155

Dollar General Mailing Area



Disclaimer: McLeod County does not warrant or guarantee the accuracy of the data. The data is meant for reference purposes only and should not be used for official decisions. If you have questions regarding the data presented in this map, please contact the McLeod County GIS Department. This information is to be used for reference purposes only.

Dollar General



Disclaimer: McLeod County does not warrant or guarantee the accuracy of the data.
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If you have questions regarding the data presented in this map, please contact the McLeod County GIS Department.

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Building a Better World
for All of Us[®]

MEMORANDUM

TO: City of Glencoe

FROM: Tom Sohrweide, SEH (Sr. Traffic Engineer)
John Rodeberg, SEH (Sr. Civil Engineer)

DATE: September 6, 2023

RE: Dollar General Traffic/Site Review
SEH No. 171828 14.00

SEH has reviewed the site plan for a proposed Dollar General store on the south side of Hwy 22 immediately west of the Glencoe Area Transportation Services (City/County/State) maintenance/operations facility. We recommend against this proposal for the following reasons.

1. The site access would be in a 60 mph speed limit zone. The majority of the site traffic would be left turn in and right turn out, which are both in conflict with the 60 mph zone and the 5,700 vehicles per day on Hwy 22.
2. Based on projected traffic generation at the site, site access would require an eastbound right turn lane. This would create traffic safety operational issues with the existing eastbound bypass lane at Fir Avenue (west of the site) which would overlap with the site right turn lane. Also, the existing right turn lane for the maintenance facility would extend west past the proposed site access. Due to the existing and site traffic volumes a westbound bypass lane at the site would likely be required.
3. Undoubtedly, pedestrians will access this site from the residential areas to the north and northwest, having to cross the 60 mph Hwy 22. Also, this site will attract workers from businesses to the south. These pedestrians would likely use private properties that do not have pedestrian accommodations to access the site, thereby creating unacceptable liability concerns for these property owners.

It is not known if the 60 mph speed limit on Hwy 22 can be lowered. It is anticipated that lowering the speed limit in this area would have a minor effect on vehicle speeds and the above-described issues. If the speed limit were lowered, the proposed site would still not be recommended due to the noted safety issues.

Please let us know if you have any questions.

X:\FJ\GLENCO\Common\Developments\Dollar General\Dollar General Memo 09-06-2023 Draft 1.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

Mark Larson

From: DeSchepper, Megan (DOT) <megan.deschepper@state.mn.us>
Sent: Friday, September 8, 2023 9:59 AM
To: Mark Larson
Subject: Public Hearing comments- Glencoe Dollar General TH 22
Attachments: 1644_001.pdf

Hi Mark,

Regarding the public hearing notice for a rezone of property for development of a Dollar General store MnDOT District 8 has the following comments at this time:

- A change of use/access permit would be required, please work with Jeff Illies (jeff.illies@statemn.us) in the permit office.
- Internal review is underway there are concerns about access as follows:
 - Existing speed limit
 - Adjacent accesses and land uses
 - Proximity to existing turn lanes/bypass lanes
 - Frontage road or left turn lane may be required to accommodate access from Hwy. 22 at the proposed location.
- Any conditions of the permit, if approved, would be at the cost of the developer.

Thank you for the opportunity to review and comment on this matter, please let me know if you have any questions.

Megan M. DeSchepper- AICP
Planning Director | District 8- Willmar

Minnesota Department of Transportation
2505 Transportation Road
Willmar, MN 56201
320-212-9291
mndot.gov/



Mark Larson

From: Brand, Cody (DOT) <cody.brand@state.mn.us>
Sent: Thursday, August 31, 2023 1:02 PM
To: Mark Larson
Cc: Illies, Jeff (DOT); Kack, Corey (DOT)
Subject: RE: Glencoe Dollar General

Hi Mark,

I wanted to provide some additional background regarding speed limits.

Per Statute, speed limits are set by the Commissioner, that responsibility has been transferred to MnDOT Central Office. The District reviews roadway conditions and recommends speed limits to Central Office, and they make the final determination.

With that said, MnDOT doesn't really "choose" the speed limit, speed limits are not set arbitrarily based on opinion. Speed limits are recommended based on a traffic study, which aims to set a speed limit that is deemed reasonable by most drivers. The reason behind this is, speed differential can result in an increase in crashes (some examples, drivers attempting to enter the highway have a hard time judging appropriate gaps in traffic if drivers on the highway are traveling at different speeds, drivers on the highway have a difficult time judging appropriate gaps for passing, etc). The speed limit sign has little influence on drivers travel speed, so setting a speed limit lower than what is considered reasonable by most drivers can cause speed differential – some drivers will abide by the speed limit, and some will drive as a speed that they deem reasonable / comfortable.

I understand that it's frustrating that we are not able to choose a speed limit to reflect what we feel is "best/safest" for drivers, unfortunately, doing so would likely decrease safety.

Drivers select a "reasonable" speed limit based on the roadway context, such as – number of driveways and amount of development near the road (rural / industrial / downtown / etc), presence of curb and gutter, presence of sidewalk and number of users on the sidewalk, presence of trees, curves, etc. A change in roadway context is what results in a change in travel speed (not a speed limit sign). At this time, I do not see roadway characteristics that would warrant a 30 mph speed limit in this zone.

Cody Brand, P.E.

Traffic Engineer | District 8
Cell Phone (320) 979-4720

Minnesota Department of Transportation
2505 Transportation Road
Willmar, MN 56201



From: Kack, Corey (DOT) <corey.kack@state.mn.us>
Sent: Wednesday, August 30, 2023 1:23 PM
To: Mark Larson <mlarson@ci.glencoe.mn.us>
Cc: Illies, Jeff (DOT) <jeff.illies@state.mn.us>; Brand, Cody (DOT) <cody.brand@state.mn.us>
Subject: RE: Glencoe Dollar General

Mark,



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

**This page is
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agenda items.**

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

RESOLUTION 2023 - 029

A RESOLUTION REQUESTING A MNDOT SPEED STUDY ON TH HWY 22

WHEREAS, The City of Glencoe must balance the need for public safety with the efficient operation of State Trunk Highway 22 (TH22) which passes through the City; and

WHEREAS, the City of the Glencoe has increased hours spent patrolling the portion of TH 22 on the Western entrance from Glencoe from Miller Manufacturing to Armstrong Avenue enforcing traffic regulations, most namely speed control; and

WHEREAS, The City of Glencoe Planning and Industrial Commission recognized the need to slow traffic along TH 22 while traveling westbound through the City of Glencoe by moving the existing 60 MPH signage from Cedar Avenue North west to Glen Knoll North. For eastbound traffic through the City of Glencoe by moving the existing 30 MPH signage to Glen Knoll Avenue North from Cedar Avenue North; and

WHEREAS, The City of Glencoe Council has rezoned property west of the Joint City/McLeod County/State of Minnesota Department of Transportation Maintenance Site to B1- Commercial for the construction of a Dollar General Store assuming that their request for new access on the TH 22 is approved; and

WHEREAS, the City of Glencoe anticipates increased pedestrian traffic from the North; and,

WHEREAS, The City of Glencoe has expanded its West boundaries, much of which lie outside of the 30 MPH zone; and

WHEREAS, The City of Glencoe recognizes the effectiveness and importance of controlling traffic speeds through this area.

THEREFORE BE IT RESOLVED that the City Council of the City of Glencoe hereby requests the Minnesota Department of Transportation conduct a traffic and speed control study of TH 22, with the recommendation that the 30 MPH zone be extended to the West from Cedar Avenue North to Glen Knoll Avenue North. The City Council also asks for participation in designating pedestrian traffic from the North to the new Dollar General Store on TH 22.

Adopted and approved this 18th day of September, 2023.

Ryan Voss, Mayor

ATTEST:

Mark D. Larson, City Administrator

Vote _____ to _____

Yodee Rivera _____

Sue Olson _____

Mark Hueser _____

Paul Lemke _____

Cory Neid _____



SMALL CITY & BIG FUTURE

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Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

GLENCOE



SMALL CITY  BIG FUTURE

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Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Planning and Industrial Commission

Date: September 15, 2023

Re: **Item 7C – Rezoning Request of Divine Grace, LLC**

Item 3 – Attached is the Rezoning Application of Divine Grace, LCC to Rezone Property at 1801 Pryor Avenue at 1801 Pryor Avenue North currently zoned R-1 Single Family to R-2 Multifamily for the construction of Duplexes and Quadplexes. The Planning Commission will hold a Public Hearing on this rezoning request immediately after the Dollar General Hearing.

Property to the West is zoned R-2, Property to the South is zoned R-2, property to the East is the GSL Schools Campus.

This proposed use of the property would compliment the other properties in the neighborhood. The use of shared driveways will increase safety by allowing multiple properties to enter Pryor Avenue without backing into the street.

RECOMMENDATION

The Planning and Industrial Commission held a public hearing on September 14, 2023 and is recommending the Request of Divine Grace to rezone the property to R-2 for the construction of Duplexes and Quadplexes

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



OFFICE USE	
Permit Fee:	\$100.00
Date Paid:	8/7/2023
<input type="checkbox"/> Cash	
<input type="checkbox"/> Check #	
<input checked="" type="checkbox"/> Credit Card	
2.5% cc fee = \$2.50	
Staff Initials:	Ken

1107 11th St E #107, Glencoe, MN 55336 (320) 864-5586 www.glencoe.mn.org

REZONING PERMIT APPLICATION

Date 08/07/2023

Applicant Divine Grace LLC Phone 320-310-2631

Owner (if different than applicant) Robert Scheidt

Address P.O 5162 St Cloud MN 56302

Legal Description 1801 Pryor Avenue N, Glencoe, MN 55336 Tax ID: 040750010

Rezoning Request Rezone to multifamily

Reason for Request Rezone to multifamily to accommodate building plan

Robert Scheidt
Owner Signature

[Signature]
Applicant Signature (if different from Owner)

PLANNING & INDUSTRIAL COMMISSION ACTION	CITY COUNCIL ACTION
<p>The Glencoe Planning & Industrial Commission has <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED this rezoning application on <u>September 18</u>, 20<u>23</u></p> <p>This recommendation will be brought to the Glencoe City Council on <u>September 18</u>, 20<u>23</u>.</p> <p>_____ Planning Commission Signature</p>	<p>The Glencoe City Council has <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED this rezoning application on _____, 20____ by a vote of _____ to _____.</p> <p>_____ City Council or Administrator Signature</p>

AFFIDAVIT OF MAILING HEARING NOTICE

State of Minnesota)
County of McLeod)
Council of Glencoe)

Kelly Hayes, being duly sworn, deposes and says:

I am a United States citizen, over 21 years of age, and an employee of the City of Glencoe.

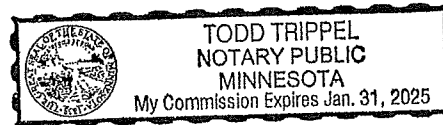
On Monday, August 14, 2023, acting on behalf of the City of Glencoe, I handed copies of the attached notice of hearing on "Divine Grace LLC Rezoning Property at 1801 Pryor Avenue North in Glencoe, Minnesota" in enclosed envelopes with postage thereon fully prepaid, addressed to the persons at the addresses appearing opposite their respective names on the attached sheets to the United States postal carrier at the City Center of Glencoe, Minnesota.

There is delivery service by the United States mail between the place of mailing and the places so addressed.

Subscribed and sworn to me this 14th day of August 2023.



NOTARY PUBLIC



GLENCOE

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City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

Notice of Public Hearing



The Planning and Industrial Commission of the City of Glencoe will hold a public hearing to consider the request of Divine Grace LLC to Rezone Property at 1801 Pryor Avenue North, glencoe currently zoned R-1 Single Family to R-2 Multifamily for the construction of Duplexes and Quadplexes. This property is currently bare land on the west side of Pryor Avenue across from the Lincoln School Playground. The Public Hearing will be held on September 14, 2023 at 7:00 PM at the Glencoe City Center 1107 11th Street East, Glencoe, MN 55336. All interested parties are encouraged to attend.

By Order of the Planning and Industrial Commission
Wesley, Olson Chairperson

Mayor: Ryan Voss **City Administrator:** Mark D. Larson
Councillors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

BRYAN ANTHONY MICHAELIS
1713 NEWTON AVE N
GLENCOE MN 55336

GLENCOE APARTMENTS LLC
6179 45TH AVE SE
SAINT CLOUD MN 56304

MCLEOD COUNTY HRA
2200 23RD ST NE # 2090
WILLMAR MN 56201

EUGENE M & BRENDA M ROTHSTEIN
1709 NEWTON AVE
GLENCOE MN 55336

JOHN H SCHEIDT ETAL
1811 KNIGHT AVE N
GLENCOE MN 55336

SUSAN T MIELKE REVOCABLE TRUST U
17095 DAIRY AVE
LESTER PRAIRIE MN 55354

SABAS & GISELA RANGEL
1705 NEWTON AVE
GLENCOE MN 55336

JOHN H SCHEIDT ETAL
1811 KNIGHT AVE N
GLENCOE MN 55336

CRYSTAL & MICHAEL DAHLKE
1509 16TH ST E
GLENCOE MN 55336

KURT E & DENISE A LANDIN
1701 NEWTON AVE N
GLENCOE MN 55336

MATTHEW D HORSTEAD
1521 PRYOR AVE N
GLENCOE MN 55336

KEITH O & JANE M TONGEN
1442 DIVISION ST E
BROWNTON MN 55312

KATHRYN A FOX
1613 NEWTON AVE N
GLENCOE MN 55336-0006

TRISTAN WEBER
1612 16TH ST E
GLENCOE MN 55336

GLENCOE CITY
1107 11TH ST E # 107
GLENCOE MN 55336

BENJAMIN & HANNAH WROBLEWSKI
1611 NEWTON AVE
GLENCOE MN 55336

STEVEN J & LOIS E RUDER
1510 16TH ST E
GLENCOE MN 55336

GLENCOE CITY
1107 11TH ST E # 107
GLENCOE MN 55336

COLIN J HOFFMAN
1605 NEWTON AVE N
GLENCOE MN 55336

JON E CUTLAR &
1620 16TH ST E
GLENCOE MN 55336

GLENCOE CITY
1107 11TH ST E # 107
GLENCOE MN 55336

TODD C & JULIE A SCHMIDT
1603 NEWTON AVE
GLENCOE MN 55336

ILA R GRAMS FAMILY TRUST
1628 16TH ST E
GLENCOE MN 55336

LUDMILA PALKOVA
1526 NEWTON AVE N
GLENCOE MN 55336

IRVAN F & MARGARET F POSUSTA
1601 NEWTON AVE N
GLENCOE MN 55336

GERARDO JOSE CRUZ GARCIA &
1704 16TH ST E
GLENCOE MN 55336

FREDERIC KOTTKE
1326 16TH ST E
GLENCOE MN 55336

NORTHWOOD GLENCOE LLC
5713 GRAND AVE SUITE B
DULUTH MN 55807

WENDY A BARGMANN
1527 PRYOR AVE
GLENCOE MN 55336

RONALD J & LINDA A SCHREMP
1804 9TH ST E
GLENCOE MN 55336

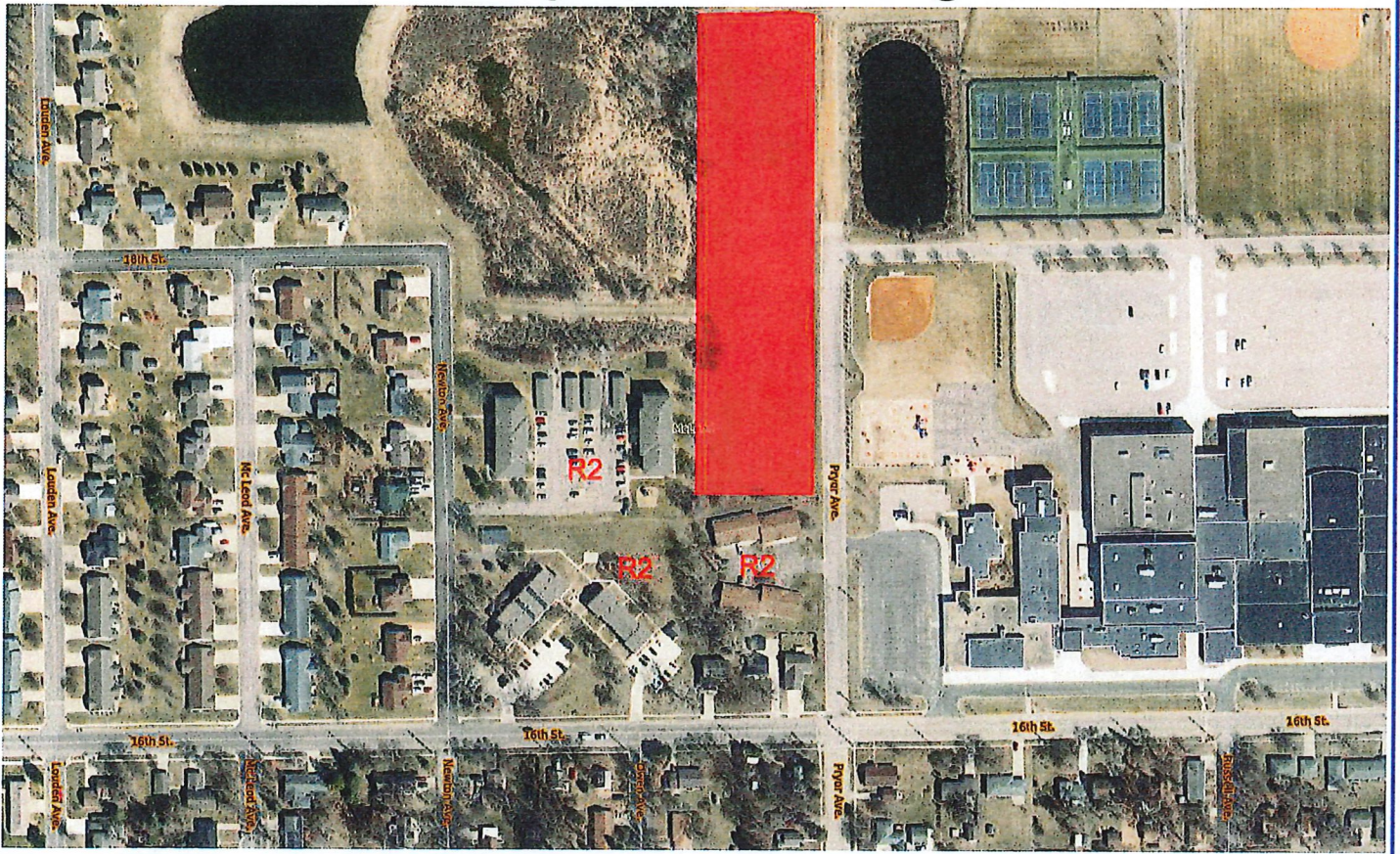
IND SCHOOL DISTRICT #2859
1621 16TH ST E
GLENCOE MN 55336

IND SCHOOL DISTRICT #2859
1621 16TH ST E
GLENCOE MN 55336

GLENCOE CITY
1107 11TH ST E # 107
GLENCOE MN 55336

GLENCOE CITY
1107 11TH ST E # 107
GLENCOE MN 55336

Divine Grace - Adjacent Zoning



Disclaimer: McLeod County does not warrant or guarantee the accuracy of the data.
The data is meant for reference purposes only and should not be used for official decisions.
If you have questions regarding the data presented in this map, please contact the McLeod County GIS Department.

This information is to be used for reference purposes only.



PRYOR DUPLEX
SITE PLAN



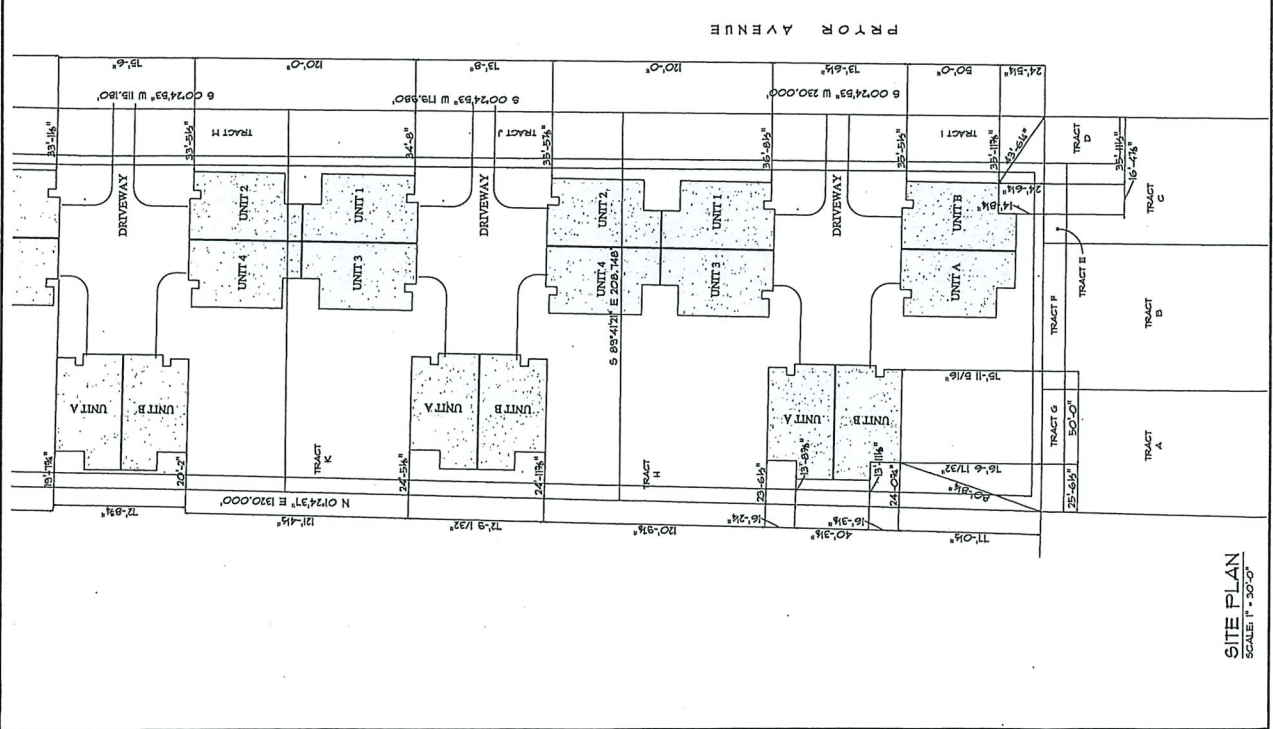
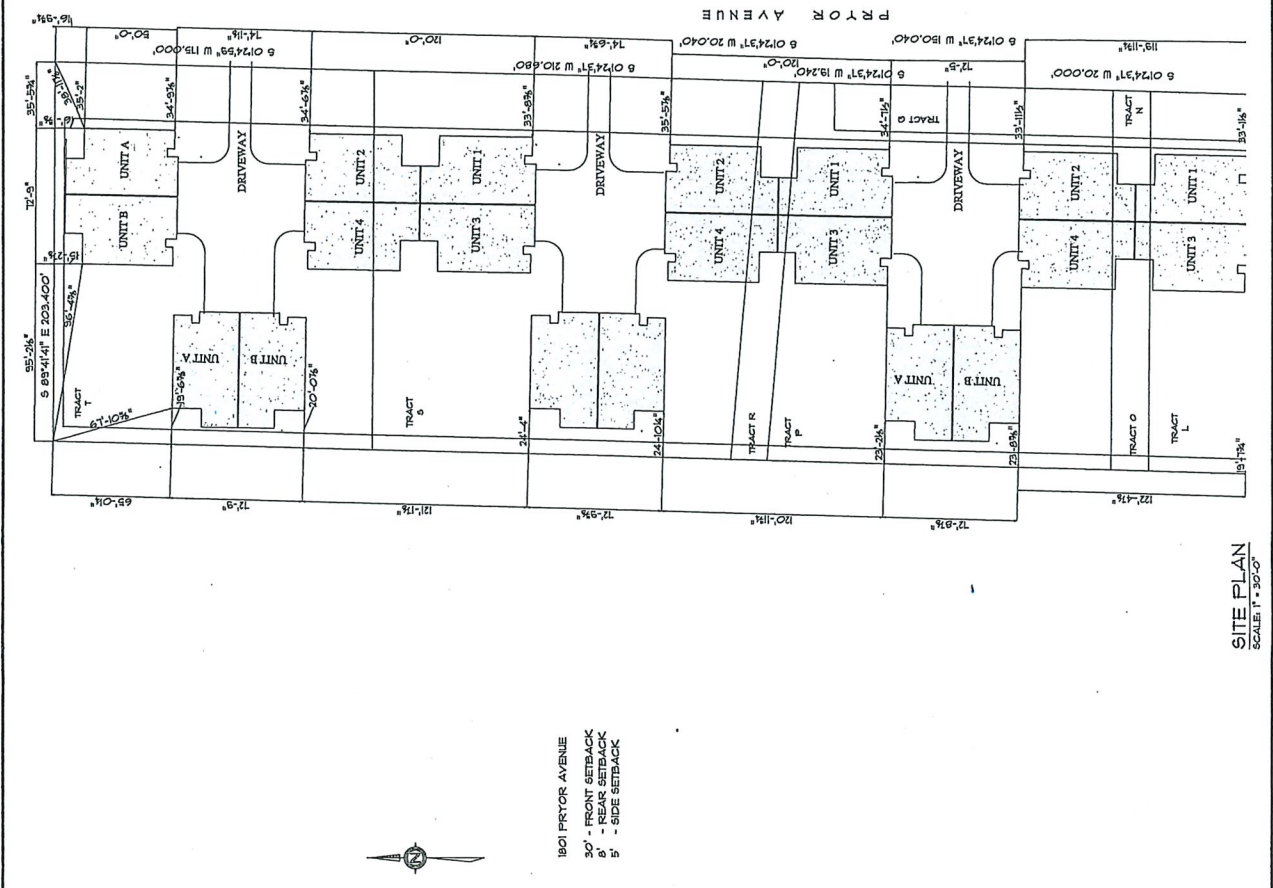
© 2022 Steven W. Kretzschmar



DATE: 7/8/2023
DRAWN BY: SLK
JOB #: 41182-22

STEVEN W. KRETZSCHMAR
YOUR RESIDENTIAL DESIGNER
skretzschmar@gmail.com
312-310-1158
www.stevewkretzschmar.com

DISCLAIMER OF WARRANTIES
Plans provided by Steven W. Kretzschmar are provided for informational purposes only. Steven W. Kretzschmar does not warrant, represent or guarantee that the information contained herein is accurate, complete, or correct. The user of these plans shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Steven W. Kretzschmar shall not be held liable for any damages, including but not limited to, consequential or special damages, arising from the use of these plans. The user of these plans shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Steven W. Kretzschmar shall not be held liable for any damages, including but not limited to, consequential or special damages, arising from the use of these plans.



SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN
SCALE: 1" = 30'-0"



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

**This page is
left blank to separate
agenda items.**

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: Item 7D – Buffalo Creek Watershed District (BCWD) Recommendation

Item 7D – It is recommended to request that the BCWD proceed with the Task Order with Houston Engineering to continue to study the Central and East Ditch Systems.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



Maple Grove Office P 763.493.4522 F 763.493.5572

7550 Meridian Circle North, Suite 120 | Maple Grove, MN 55369

August 11, 2023

Buffalo Creek Watershed District
PO Box 55
Glencoe, MN 55336

Subject: Glencoe Central Ditch Project

Dear Board of Managers:

Houston Engineering, Inc. (HEI) is providing the attached proposal for engineering assistance related to the Glencoe Central Ditch Project. This proposal anticipates several tasks, including conceptual cost estimates and a landowner meeting. The estimated cost to complete these tasks is **\$8,000**.

Attachment A describes our intended scope of work and the estimated compensation based on the proposed scope of services for completing the project. Your final product will consist of a concept level engineer's estimate of probable construction cost for three alternatives along three areas of the central ditch and presentation of the results to the Buffalo Creek Watershed District (BCWD), landowners, and Project Partners.

It is our understanding that the District may pursue project design, easement acquisition, bidding, and construction management, dependent on the feedback of landowners and project partners. These additional tasks have been conceptually described, but are not included in the scope of this task order.

We look forward to the opportunity to serve the BCWD on another successful project. Please contact me directly if you have any questions regarding our proposal.

Sincerely,

HOUSTON ENGINEERING, INC.

A blue ink signature of Chris Otterness, consisting of a stylized 'C' and 'O' followed by a horizontal line.

Chris Otterness, PE
Principal-in-charge
Direct: 763.493.6665
cotterness@houstoneng.com

A blue ink signature of Lisa Odens, written in a cursive style.

Lisa Odens, PE
Project Engineer
Direct: 763.493.6667
lodens@houstoneng.com

TASK ORDER NO. 2023-001.

PROJECT NAME: Glencoe Central Ditch Project
HOUSTON JOB NO.: 6234 0030 HOUSTON PROJ. MGR.: Lisa Odens
CLIENT/OWNER NAME: Buffalo Creek Watershed District
CLIENT/OWNER ADDRESS: PO Box 55, Glencoe MN, 55336
CLIENT/OWNER PHONE NO.: NA CLIENT/OWNER CONTACT: Larry Philips (District Staff)

This Task Order is issued pursuant to the Client/Owner Master Services Agreement (“Agreement”) dated April 26, 2013, by and between **HOUSTON ENGINEERING, INC.** (“Houston”) and (“Client”).

In consideration of the mutual covenants and promises contained therein, the parties agree as follows:

Recitals

- A. Client requests Houston to perform certain professional services on Glencoe Central Ditch Project, the “Project”, as described below:
See Attachment A
- B. Houston desires to perform such services in accordance with the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Houston and Client agree as follows:


1. Services. Houston has attached to this Task Order as Attachment “A”, a scope of services (“Services”), budget, and schedule to complete the Project. Upon Houston’s receipt of a fully executed copy of this Task Order, Houston shall perform the Services in accordance with the Agreement.
2. Term. The Services contemplated by this Task Order shall be completed per the schedule set forth in Attachment “A”.

IN WITNESS WHEREOF, the parties have caused this Task Order to be executed as of the dates written below:

CLIENT

HOUSTON ENGINEERING, INC.

BY: _____
AUTHORIZED REPRESENTATIVE
Date: _____

BY: 
AUTHORIZED REPRESENTATIVE
Date: 8-11-2023

TITLE: _____

TITLE: Principal-in-Charge

PLEASE SIGN AND RETURN ONE COPY TO HOUSTON AT THE ADDRESS ABOVE

ATTACHMENT A – SCOPE OF SERVICES

SCOPE OF SERVICES TO BE COMPLETED BY HEI

The Glencoe Central and East Basic Water Management Plan was developed in 2017-2020 and included feedback on problems and solutions to resolve flooding, water quality, and drainage issues within the Central and East private drainage system watersheds and outlets to Buffalo Creek. A Water Management District was established in 2019 as one of several mechanisms for funding the proposed solutions.

Several solutions to resolve downstream flooding issues have been constructed; however, project components to resolve drainage and flooding issues along the Central Ditch north of Glencoe have not yet been pursued. It is our understanding that the BCWD wishes to develop conceptual cost estimates for several conceptual alternatives for the purpose of soliciting feedback from the landowners in the Water Management District to develop a future project.

Task 1: Conceptual Cost Estimates, Landowner Meeting, and Field Survey

HEI will review project assumptions and cost estimates made during the development of the Glencoe Central and East Basic Water Management Plan and utilize all previously developed relevant data. HEI will develop a concept-level opinion of probable construction cost for three alternatives:

- a) traditional ditch clean out and culvert replacement
- b) realigning the ditch; and
- c) replacing the ditch with tile.

The concepts will be broken into three segments: North Central ponds to Hennepin Avenue, Hennepin Avenue to County Road 3, and County Road 3 to the upper end of the private system.

HEI will perform culvert sizing calculations on 23rd Street and Hennepin Avenue.

HEI will then prepare a presentation to solicit feedback from Landowners, the BCWD Board, and Project Partners and present at a BCWD meeting.

Task 2: Project Design

This task will be described in greater detail in a future addendum based on instructions from the BCWD Board. We anticipate this task will include field survey, development of a proposed cross section (or tile size) and grade for central ditch, as well as culvert sizing calculations for the remaining culvert crossings, an evaluation of project costs, a summary of regulatory requirements associated with the project, and a set of plans. We will also attend a BCWD board meeting to present the design.

Task 3: Easement Acquisition Assistance

This task will be described in greater detail in a future addendum based on instructions from the BCWD Board. We anticipate this task will include coordination with the District Attorney, development of certificate of survey and easement descriptions and field work.

Task 4: Complete Design, Project Manual, Bidding

This task will be described in greater detail in a future addendum based on instructions from the BCWD Board. We anticipate this task will include development of draft and final plans and specifications, permit

applications, and bidding assistance.

Task 5: Construction Management and Staking

This task will be described in greater detail in a future addendum based on instructions from the BCWD Board. We anticipate this task will include project construction staking and assistance with construction management and observation.

PROJECT TEAM MEETINGS AND PRESENTATIONS

Our project scope includes one meeting:

1. Presentation at BCWD Board Meeting

DELIVERABLES

Our project scope and cost estimate will allow to provide the following services and deliverables:

1. Engineer's estimate of probable construction cost for three alternatives.
2. Email description of the alternatives

SERVICES BY OTHERS

1. NA

ASSUMPTIONS

The estimated compensation associated with completing the scope of work is based on the following assumptions:

1. No site visits, modeling, CAD work, regulatory, easement descriptions, or coordination with landowners will occur during this task.

COST ESTIMATE

HEI will complete the scope of work described herein on a time and materials basis. Estimated costs for individual task are as follows:

Task	Cost
Task 1: Conceptual Cost Estimates and Landowner Meeting	\$8,000
Task 2: Project Design	TBD
Task 3: Easement Acquisition Assistance	TBD
Task 4: Complete Design, Project Manual, Bidding	TBD
Task 5: Construction Management and Staking	TBD

HEI will not exceed the scope and budget for the completion of Phase 1 of this work without prior authorization from the BCWD. The estimated cost is based upon the project approach and the assumptions. Invoices will be submitted periodically (customarily on a monthly basis) and are due and payable upon receipt. Invoices will include the amount of work currently performed of the total project costs for that given period. HEI will not complete the tasks identified as future phases, unless authorized in writing by a BCWD Manager or Staff.

TIME SCHEDULE

HEI will begin work on the project once a signed contract between HEI and BCWD is executed. HEI will complete cost estimates within three months after authorization to begin.



City of Glencoe
1107 11th Street East, Suite 107
Glencoe, MN 55336

Website: www.glencoe.mn.us
Phone: (320) 864-5586
Email: info@ci.glencoe.mn.us

TO: Mayor Voss and City Council Commissioners
FROM: Kelly Hayes
DATE: September 18, 2023
RE: Minutes of the August 21, 2023 Meeting

As I was reviewing minutes for the newspaper regarding the Council Meeting on August 21, 2023, I noticed an oversight. A motion was made and approved for Ordinance 622, a resolution prohibiting the use of cannabis in public places or on public property, however, a motion was not made (nor a vote was taken) for Ordinance 621 imposing a Moratorium on the Operation of a Cannabis Business in the City of Glencoe.

Recommendation:

To approve Ordinance 621, imposing a moratorium on the operation of a cannabis business in the City of Glencoe.

ORDINANCE 621

Second Reading

AN INTERIM ORDINANCE AUTHORIZING A STUDY AND IMPOSING A MORATORIUM ON THE OPERATION OF CANNABIS BUSINESSES IN THE CITY

The City Council of the City of Glencoe, McLeod County, State of Minnesota, does hereby ordain:

SECTION 1. BACKGROUND.

- A. The Minnesota Legislature recently enacted, and the Governor signed, 2023 Minnesota Session Laws, Chapter 63 — H.F. No. 100 ("Act"), which is comprehensive legislation relating to Cannabis including, but not limited to, the establishment of the Office of Cannabis Management ("OCM"); legalizing and limiting the possession and use of cannabis and certain hemp products by adults; providing for the licensing, inspection, and regulation of Cannabis Businesses and hemp businesses; taxing the sale of cannabis flower, cannabis products, and certain hemp products; establishing grant and loan programs; amending criminal penalties; providing for expungement of certain convictions and providing for the temporary regulation of certain edible cannabinoid products.
- B. The Act requires that on or before October 1, 2023, every person or entity selling edible cannabinoid products to consumers must register with the commissioner in a form and manner established by the commissioner. After October 1, 2023, the sale of edible cannabinoid products by a person or entity that is not registered is prohibited.
- C. With respect to Cannabis Businesses, which, under the Act, does not include lower-potency hemp edible manufacturer or lower-potency hemp edible retailer, the Act provides local units of government certain authority related to Cannabis Businesses, including the authority to (1) require local registration of certain Cannabis Businesses operating retail establishments, (2) adopt reasonable restrictions on the time, place, and manner of the operation of Cannabis Businesses, provided that such restrictions do not prohibit the establishment or operation of a Cannabis Businesses, (3) limit the number of certain Cannabis Businesses based on the population of the community, and (4) prohibit the operation of a Cannabis Businesses within 1,000 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.
- D. The Act requires the OCM, which will be established effective July 1, 2023, to work with local governments to develop model ordinances for reasonable restrictions on the time, place, and manner of the operation of Cannabis Businesses. The Act also requires the OCM to establish additional rules and regulations relating to the operation of Cannabis Businesses. The City will benefit from reviewing and analyzing the OCM's model ordinances, rules and regulations before making any decisions related to the regulation of Cannabis Businesses in the City.
- E. Section 342.02 et. seq. established by the Act directs the OCM to make rules, establish policy and exercise its regulatory authority over both the cannabis industry, as well as the lower potency hemp products and the hemp consumer products.
- F. Section 342.06 established by the Act requires to OCM to create and approve product categories of cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for retail sale.

- G. Section 342.06 established by the Act requires the OCM to establish limits on the total THC allowed of cannabis flower, in cannabis products, and in hemp-derived consumer products and prohibits approval of certain forms of cannabis product, lower-potency hemp edible, or hemp-derived consumer product.
- H. Section 342.07 established by the Act requires the OCM to establish certification, testing, and labeling requirements for the methods used to grow new cannabis plants or hemp plants, including but not limited to growth from seed, clone, cutting, or tissue culture.
- I. Section 342.07 established by the Act requires the OCM to establish best practices for: (1) the cultivation and preparation of cannabis plants; and (2) the use of pesticides, fertilizers, soil amendments, and plant amendments in relation to growing cannabis plants.
- J. Section 342.07 established by the Act requires the OCM to regulate businesses that manufacture, process, sell, handle, or store an edible cannabis product or lower-potency hemp edible and will require, for most of those businesses to obtain an edible cannabinoid product handler endorsement.
- K. Section 342.08 established by the Act requires the OCM to provide regulations establishing energy standards, disposal of waste and addressing odor.
- L. The Act amended Minnesota Statutes §340A.412, subd. 14 to allow, effective the day after the final enactment of the bill (the governor's signature), exclusive liquor stores to sell edible cannabinoid products as that term is defined in current statute, 151.72, . . . subd. 1.
- M. Section 342.13 established by the Act contains a provision that allows for a City Council that plans to conduct studies that has held or is considering adoption or amendment of reasonable restrictions on the time, place, and manner of the operation of a cannabis business, to hold a hearing on and adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety, and welfare of its citizens until January 1, 2025. This provision only relates to the Cannabis Businesses, which does not include having the ability to study the lower potency hemp business or hemp consumer products, even though the newly created OCM will be issuing licenses related to the lower potency hemp products, as well as engaging in rule making related to both the lower potency hemp products and the hemp consumer products.
- N. Given the uncertainty regarding the model ordinances to be developed by the OCM and the broad scope of the changes to Minnesota law brought about by the Act, the City desires to adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and welfare of its citizens and to conduct a study for the purpose of considering the adoption or amendment of reasonable restrictions on the time, place and manner of the operation of Cannabis Businesses as well as the other regulations local units of government may adopt under the Act.
- O. On August 7, 2023, the City Council held a properly noticed public hearing regarding the consideration and adoption of an interim ordinance prohibiting the operation of Cannabis Businesses within the City for up to one year.

SECTION 2. DEFINITIONS.

For purposes of this Ordinance, the following terms shall have the meaning given them in this section.

- (a) "Act" means 2023 Minnesota Session Laws, Chapter 63 (H.F. No. 100).

- (b) "Cannabis Business" has the meaning given the term in Minnesota Statutes, section 342.01, subdivision 14.
- (c) "City" means the City of Glencoe, Minnesota.
- (d) "Edible Cannabinoid Product" has the meaning given the term in Minnesota Statutes, section 151.72, subdivision 1(f).
- (e) "OCM" means the Office of Cannabis Management, established as set forth in Minnesota Statutes, section 342.02, subd. 1.
- (f) "Ordinance" means this interim ordinance, which is adopted pursuant to Minnesota Statutes, section 462 and 342.13(e).

SECTION 3. FINDINGS.

- A. The City Council finds there is a need to study (i) Cannabis Businesses and (ii) the impact of those businesses, as related to allowed land uses and zoning, in order to assess the necessity for and efficacy of regulation and restrictions in order to protect the public health, safety, and welfares of its residents.
- B. The study will allow the City Council to determine the appropriate changes, if any, that it should make to the City Code, including any necessary zoning changes.
- C. The time will allow for any state agency rulemaking related to licensing Cannabis Businesses; and to create its model ordinances which will further aid the Council in studying and considering restrictions on the operation of Cannabis Businesses and any changes to the City's current provisions related to THC Specialty Providers, identified as Lower Potency Hemp Businesses in the Act.
- D. The City Council therefore finds that there is a need to adopt a city-wide moratorium on Cannabis Businesses while City staff studies the issue.
- E. The City Council finds that ordinance 353 of the City Code remains in effect until otherwise preempted by the Act.

SECTION 4. MORATORIUM.

- A. Moratorium. A moratorium is hereby imposed regarding the operation of a Cannabis Business within the City. During the term of this Ordinance, no business, person, or entity may establish or operate a Cannabis Business within the jurisdictional boundaries of the City. The City shall not accept, process, or act on any application, site plan, building permit, zoning request, or other approval, including any requested confirmation, certification, approval, or other request from the OCM or other governmental entity requesting City review of any application or proposal for a business proposing to engage in the operation of a Cannabis Business.
- B. This moratorium does not apply to the selling, testing, manufacturing, or distributing of products related to the Medical Cannabis Program as administered by the Minnesota Department of Health, provided that such activity is done in accordance with the regulations and laws of Minnesota regarding Medical Cannabis.

SECTION 5. STUDY.

The City Council hereby authorizes and directs the City Administer to have City staff conduct a study regarding the adoption or amendment of reasonable restrictions on the time, place, and manner of the operation of Cannabis Businesses, as well as the other potential local regulations allowed under the Act, and report to the City Council on the potential regulation of Cannabis Businesses. The study must include a review of the model ordinances the OCM is directed to draft under Minnesota Statutes, section 342.13(d), an analysis of potential setback regulations allowed under Minnesota Statues, section 342.13(c), and such other matters as staff may determine are relevant to the City Council's consideration of this matter. The report shall include the City staff's recommendations on whether the City Council should adopt regulations and, if so, the recommended types of regulations.

SECTION 6. ENFORCEMENT.

The City may enforce this Ordinance by mandamus, injunctive relief, or other appropriate civil remedy in any court of competent jurisdiction. The City Council hereby authorizes the City Administrator, in consultation with the City Attorney, to initiate any legal action deemed necessary to secure compliance with this Ordinance. A violation of this Ordinance is also subject to the City's general penalty in City Code and may result in the City reporting the violation to the OCM if relevant to OCM licensing. During the term of the moratorium, it is a violation of this Ordinance for any business, person, or entity to establish or operate a Cannabis Business within the City.

SECTION 7. TERM.

Unless earlier rescinded by the City Council, this Ordinance shall become effective on the effective date and after adoption and publication and shall remain in effect until January 1, 2025. This Ordinance may be repealed earlier upon the effective date of an ordinance adopting or amending reasonable restrictions on the time, place and manner of the operation of a Cannabis Business within the City or by resolution of the City Council terminating this Ordinance prior to the expiration date.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on August 9, 2023, and after its passage and publication according to law.

SECTION 9. SEVERABILITY.

Every section, provision, and part of this Ordinance is declared severable from every other section, provision, and part thereof. If any section, provision, or part of this Ordinance is held to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other section, provision, or part of this Ordinance.

Passed and adopted by the City Council of the City of Glencoe this 7th day of August, 2023.

By: _____
Ryan Voss, Mayor

Attest: _____
Mark Larson, City Administrator



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

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Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



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To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 8, 2023

Re: Item 7A – Limited Use with MNDOT for Highway 212 Trail

Item 7A – In March, the City Council approved the Limited Use Permit with MNDOT for the Highway 212 Trail. They have revised the permit to include the yellow bollards in front of speedway and have asked the City to pass a resolution and sign a new agreement.

Attached is resolution 2023-27 and it is recommended to approve.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

Mark Larson

From: May, Corey (DOT) <corey.may@state.mn.us>
Sent: Tuesday, September 12, 2023 7:42 AM
To: Mark Larson
Cc: Kelly Hayes
Subject: RE: Signed Limited Use Permit
Attachments: 2022-06-01 011526 PM - STANDARDIZED LUP FORM (8).docx; 2022-06-01 012106 PM - EXHIBIT B CITY RESOLUTION (6).docx

Hey Mark,

We updated this LUP to include the bollards on the south side of the trail at the intersection of 212 and Morningstar drive.

Sorry about the inconvenience but I attached a new copy of the Standardized LUP and the Exhibit B City Resolution for signature.

Let me know if you have any questions,

Thanks,

Corey

From: Mark Larson <mlarson@ci.glencoe.mn.us>
Sent: Tuesday, March 21, 2023 9:24 AM
To: May, Corey (DOT) <corey.may@state.mn.us>
Cc: Kelly Hayes <KHayes@ci.glencoe.mn.us>
Subject: Signed Limited Use Permit

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Corey,

Please find attached the limited use permit for the Buffalo Highlands Trail for the City of Glencoe.

Let me know if you have any questions.

Thanks,
Mark

Mark D. Larson
City Administrator

1107 11th Street East, Suite 107
City of Glencoe, MN 55336

RESOLUTION 2023-028

RESOLUTION APPROVING LIMITED USE PERMIT No. 4310-0008 WITH THE STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION

IT IS RESOLVED that the City of Glencoe enter into Limited Use Permit No. 4310-0008 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for maintenance and use by the City of Glencoe upon, along and adjacent to Trunk Highway No. 212 and the limits of which are defined in said Limited Use Permit.

IT IS FURTHER RESOLVED by the City of Glencoe, Minnesota that the Mayor and the City Council are authorized to execute the Limited Use Permit.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the City Council of the City of Glencoe, Minnesota at an authorized meeting held on the 18th day of September, 2023, as shown by the minutes of the meeting in my possession.

Ryan Voss, Mayor
City of Glencoe Minnesota

Mark Larson, City Administrator
City of Glencoe Minnesota

Vote _____ to _____

Yodee Rivera _____

Sue Olson _____

Mark Hueser _____

Paul Lemke _____

Cory Neid _____

<p>Subscribed and sworn to before me this _____ day of _____, 2023.</p> <p>Notary Public _____</p> <p>My Commission Expires _____</p> <p style="text-align: center;">NOTARY STAMP</p>
--

**STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION**

LIMITED USE PERMIT

C.S. 4310 (T.H. 212)
County of McLeod
LUP # 4310-0008
Permittee: City of Glencoe
Expiration Date: 06/01/2032
Coop./Const. Agmt # N/A

In accordance with Minnesota Statutes Section 161.434, the State of Minnesota, through its Commissioner of Transportation, ("MnDOT"), hereby grants a Limited Use Permit (the "LUP") to City of Glencoe, ("Permittee"), to use the area within the right of way of Trunk Highway No. 212 as shown in blue on Exhibit "A", (the "Area") attached hereto and incorporated herein by reference. This Limited Use Permit is executed by the Permittee pursuant to resolution, a certified copy of which is attached hereto as Exhibit B.

Non-Motorized Trail

The Permittee's use of the Area is limited to only the constructing, maintaining, and operating a nonmotorized trail ("Facility") and the use thereof may be further limited by 23 C.F.R. 652 also published as the Federal-Aid Policy Guide.

The permittee agrees that this permit totally replaces and supersedes the previously issued Limited Use permit affecting the Area, specifically: The first permit, #4310-0004, was issued on 06/14/2011 on CS 4310 (TH 212). Upon issuance of this permit the earlier issued permit is cancelled.

In addition, the following special provisions shall apply:

SPECIAL PROVISIONS

1. TERM. This LUP terminates at 11:59PM on 06/01/2032 ("Expiration Date") subject to the right of cancellation by MnDOT, with or without cause, by giving the Permittee ninety (90) days written notice of such cancellation. This LUP will not be renewed except as provided below.

Provided this LUP has not expired or terminated, MnDOT may renew this LUP for a period of up to ten (10) years, provided Permittee delivers to MnDOT, not later than ninety (90) days prior to

the Expiration Date, a written request to extend the term. Any extension of the LUP term will be under the same terms and conditions in this LUP, provided:

- (a) At the time of renewal, MnDOT will review the Facility and Area to ensure the Facility and Area are compatible with the safe and efficient operation of the highway and the Facility and Area are in good condition and repair. If, in MnDOT's sole determination, modifications and repairs to the Facility and Area are needed, Permittee will perform such work as outlined in writing in an amendment of this LUP; and
- (b) Permittee will provide to MnDOT a certified copy of the resolution from the applicable governmental body authorizing the Permittee's use of the Facility and Area for the additional term.

If Permittee's written request to extend the term is not timely given, the LUP will expire on the Expiration Date.

Permittee hereby voluntarily releases and waives any and all claims and causes of action for damages, costs, expenses, losses, fees and compensation arising from or related to any cancellation or termination of this LUP by MnDOT. Permittee agrees that it will not make or assert any claims for damages, costs, expenses, losses, fees and compensation based upon the existence, cancellation or termination of the LUP. Permittee agrees not to sue or institute any legal action against MnDOT based upon any of the claims released in this paragraph.

2. REMOVAL. Upon the Expiration Date or earlier termination, at the Permittee's sole cost and expense Permittee will:

- (a) Remove the Facility and restore the Area to a condition satisfactory to the MnDOT District Engineer; and
- (b) Surrender possession of the Area to MnDOT.

If, without MnDOT's written consent, Permittee continues to occupy the Area after the Expiration Date or earlier termination, Permittee will remain subject to all conditions, provisions, and obligations of this LUP, and further, Permittee will pay all costs and expenses, including attorney's fees, in any action brought by MnDOT to remove the Facility and the Permittee from the Area.

3. CONSTRUCTION. The construction, maintenance, and supervision of the Facility shall be at no cost or expense to MnDOT.

Before construction of any kind, the plans for such construction shall be approved in writing by the MnDOT's District Engineer. Approval in writing from MnDOT District Engineer shall be required for any changes from the approved plan.

The Permittee will construct the Facility at the location shown in the attached Exhibit "A", and in accordance with MnDOT-approved plans and specifications. Further, Permittee will construct

the Facility using construction procedures compatible with the safe and efficient operation of the highway.

Upon completion of the construction of the Facility, the Permittee shall restore all disturbed slopes and ditches in such manner that drainage, erosion control and aesthetics are perpetuated.

The Permittee shall preserve and protect all utilities located on the lands covered by this LUP at no expense to MnDOT and it shall be the responsibility of the Permittee to call the Gopher State One Call System at 1-800-252-1166 at least 48 hours prior to performing any excavation.

Any crossings of the Facility over the trunk highway shall be perpendicular to the centerline of the highway and shall provide and ensure reasonable and adequate stopping sight distance.

4. MAINTENANCE. Any and all maintenance of the Facility shall be provided by the Permittee at its sole cost and expense, including, but not limited to, plowing and removal of snow, vertical in-place bollards and installation and removal of regulatory signs, No signs shall be placed on any MnDOT or other governmental agency sign post within the Area. MnDOT will not mark obstacles for users on trunk highway right of way.
5. USE. Other than as identified and approved by MnDOT, no permanent structures or no advertising devices in any manner, form or size shall be allowed on the Area. No commercial activities shall be allowed to operate upon the Area.

Any use permitted by this LUP shall remain subordinate to the right of MnDOT to use the property for highway and transportation purposes. This LUP does not grant any interest whatsoever in land, nor does it establish a permanent park, recreation area or wildlife or waterfowl refuge. No rights to relocation benefits are established by this LUP.

This LUP is non-exclusive and is granted subject to the rights of others, including, but not limited to public utilities which may occupy the Area.

6. APPLICABLE LAWS. This LUP does not release the Permittee from any liability or obligation imposed by federal law, Minnesota Statutes, local ordinances, or other agency regulations relating thereto and any necessary permits relating thereto shall be applied for and obtained by the Permittee.

Permittee at its sole cost and expense, agrees to comply with, and provide and maintain the Area, Facilities in compliance with all applicable laws, rules, ordinances and regulations issued by any federal, state or local political subdivision having jurisdiction and authority in connection with said Area including the Americans with Disabilities Act ("ADA"). If the Area and Facilities are not in compliance with the ADA or other applicable laws MnDOT may enter the Area and perform such obligation without liability to Permittee for any loss or damage to Permittee thereby

incurred, and Permittee shall reimburse MnDOT for the cost thereof, plus 10% of such cost for overhead and supervision within 30 days of receipt of MnDOT's invoice.

7. CIVIL RIGHTS. The Permittee for itself, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that in the event improvements are constructed, maintained, or otherwise operated on the Property described in this Limited Use Permit for a purpose for which a MnDOT activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the Permittee will maintain and operate such improvements and services in compliance with all requirements imposed by the Acts and Regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation, Federal Highway Administration, (as may be amended) such that no person on the grounds of race, color, national origin, sex, age, disability, income-level, or limited English proficiency will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said improvements.
8. SAFETY. MnDOT shall retain the right to limit and/or restrict any activity, including the parking of vehicles and assemblage of Facility users, on the highway right of way over which this LUP is granted, so as to maintain the safety of both the motoring public and Facility users.
9. ASSIGNMENT. No assignment of this LUP is allowed.
10. IN WRITING. Except for those which are set forth in this LUP, no representations, warranties, or agreements have been made by MnDOT or Permittee to one another with respect to this LUP.
11. ENVIRONMENTAL. The Permittee shall not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's right of way. In the event of spillage of regulated materials, the Permittee shall notify in writing MnDOT's District Engineer and shall provide for cleanup of the spilled material and of materials contaminated by the spillage in accordance with all applicable federal, state and local laws and regulations, at the sole expense of the Permittee.
12. MECHANIC'S LIENS. The Permittee (for itself, its contractors, subcontractors, its materialmen, and all other persons acting for, through or under it or any of them), covenants that no laborers', mechanics', or materialmens' liens or other liens or claims of any kind whatsoever shall be filed or maintained by it or by any subcontractor, materialmen or other person or persons acting for, through or under it or any of them against the work and/or against said lands, for or on account of any work done or materials furnished by it or any of them under any agreement or any amendment or supplement thereto.

13. NOTICES. All notices which may be given, by either party to the other, will be deemed to have been fully given when served personally on MnDOT or Permittee or when made in writing addressed as follows: to Permittee at:

1107 11th St E, Suite 107
Glencoe, MN 55336

and to MnDOT at:

State of Minnesota
Department of Transportation
District 8 Right of Way
2505 Transportation Rd
Willmar, MN 56201

The address to which notices are mailed may be changed by written notice given by either party to the other.

14. INDEMNITY. Permittee shall indemnify, defend to the extent authorized by the Minnesota Attorney General's Office, hold harmless and release the State of Minnesota, its Commissioner of Transportation and employees and any successors and assigns of the foregoing, from and against:
- (a) all claims, demands, and causes of action for injury to or death of persons or loss of or damages to property (including Permittee's property) occurring on the Facility or connected with Permittee's use and occupancy of the Area, except when such injury, death, loss or damage is caused solely by the negligence of State of Minnesota, but including those instances where the State of Minnesota is deemed to be negligent because of its failure to supervise, inspect or control the operations of Permittee or otherwise discover or prevent actions or operations of Permittee giving rise to liability to any person;
 - (b) claims arising or resulting from the temporary or permanent termination of Facility user rights on any portion of highway right of way over which this LUP is granted;
 - (c) claims resulting from temporary or permanent changes in drainage patterns resulting in flood damages;
 - (d) any laborers', mechanics', or materialmen's liens or other liens or claims of any kind whatsoever filed or maintained for or on account of any work done or materials furnished; and
 - (e) any damages, testing costs and clean-up costs arising from spillage of regulated materials attributable to the construction, maintenance or operation of the Facility.

MINNESOTA DEPARTMENT
OF TRANSPORTATION
RECOMMENDED FOR APPROVAL

By: _____
District Engineer

Date _____

CITY OF GLENCOE

By _____

Its _____

And _____

Its _____

APPROVED BY:
COMMISSIONER OF TRANSPORTATION

By: _____
Director, Office of Land Management

Date _____

The Commissioner of Transportation
by the execution of this permit
certifies that this permit is
necessary in the public interest
and that the use intended is for
public purposes.

Exhibit "A"

LEGEND

EXISTING

- STREET CENTERLINE
- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- STORM SEWER AND MANHOLE
- SAWTOOTH COVER SERVICE
- WATERMAIN, HYDRANT AND VALVE
- WATER SUPPLY AND CARE STEP BOX
- WATER MAIN BARBOLE
- SEWER MANHOLE AND CATCH BASIN
- CONDUIT
- UNDERGROUND ELECTRIC CABLE OR CONDUIT
- GAS MAIN
- UNDERGROUND TELEPHONE CABLE OR CONDUIT
- UNDERGROUND TELEVISION CABLE OR CONDUIT
- ELECTRIC SIGN, ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER/REGULATOR
- PUMP HOUSE & OFF VAC-HOP
- SEWER PILE
- GAS VALVE, GAS SIGN & GAS VENT
- IRVING SIGNAL, STANDARD
- REVEREND PRESTAL
- CABLE TV SIGN, CHAIR BY PLECELA, SIGN BOARDS
- FRAMING SIGN
- CONCRETE CURB AND GUTTER

PROPOSED

- NEW RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- LEANS SECTION LINES
- STORM SEWER, KATCH BASIN & MANHOLE
- CULVERT
- UNDERGROUND
- CONSTRUCTION LINES
- CONCRETE CURB AND GUTTER
- SAW FENCE
- SCALE (DRY PARK, SIGNS, ETC.)
- REMOVE TREE

MINNESOTA DEPARTMENT OF TRANSPORTATION

CITY OF GLENCOE MINNESOTA

CONSTRUCTION PLANS

FOR

BUFFALO HIGHLANDS TRAIL SECTIONS 1A & 1B

GLENCOE, MINNESOTA

(AGGREGATE BASE, BITUMINOUS PAVEMENT, GRADING, CULVERTS)

DESCRIPTION

FROM: CSAM NO. 15 (WINDHURST CR.)
71.65 FEET SOUTH AND 14.28 FEET EAST OF THE 1/4 CORNER SEC. 10-115-28

TO: CSAM NO. 1 (DARY AVE.)
87.00 FEET SOUTH AND 21.28 FEET WEST OF THE 1/4 CORNER OF SEC. 17-115-28

S.P. 226-090-01
SECTION 17 & 18, T115, R28

STATE PROJ. NO. 226-090-01

GROSS LENGTH: 10,825.26 FEET 2.092 MILES
BRIDGE-LENGTH: 0.00 FEET 0.000 MILES
UNDERPASS-LENGTH: 0.00 FEET 0.000 MILES
NET LENGTH: 10,825.26 FEET 2.092 MILES

DESIGNATION

STOPPING SIGHT DISTANCE BASED ON:
33' HEIGHT OF EYE 1.0' HEIGHT OF OBJECT
BUFFALO HIGHLANDS TRAIL
SLUR: 226-090-01
GROSS LENGTH: 10,825.26 FT
DESIGN SPEED: 20 MPH
FUNCTIONAL CLASSIFICATION: SHARED USE TRAIL

GOVERNING SPECIFICATIONS

THE 2003 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS SPECIFIED IN THESE PLANS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL, INCLUDING FIELD MANUAL FOR PLANNING PUBLIC SAFETY, 2010 LATEST EDITION, 2008.

THE SURFACE VELOCITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL 0. THE QUALITY LEVEL HAS DETERMINED ACCORDING TO THE SURFACE VELOCITY CHART. THE CONTRACTOR SHALL CONDUCT SURVEYS FOR THE COLLECTION AND DETECTION OF EXISTING SURFACE VELOCITY DATA.

NOTE: THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, TELEVISION, CABLE TV, AND OTHER LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT GLENCOE STATE AND LOCAL GOVERNMENT ORGANIZATION, GLENCOE STATE ONE CALL SYSTEM... 1-800-252-1155

SHEET NO.	INDEX DESCRIPTION
1	FILE SHEET
2	CONSTRUCTION NOTES
3-4	ESTIMATED QUANTITIES & SCHEDULES
5	TYPICAL SECTIONS
6-10	ALIGNMENT PLAN
11	TRAFFIC CONTROL PLAN
12-24	TRAIL PLAN & PROFILE
25-30	STORM WATER POLLUTION PREVENTION PLAN
31-44	CROSS SECTIONS

THIS PLAN CONTAINS 44 SHEETS.

RECOMMENDED FOR APPROVAL:

GLENCOE COUNTY ENGINEER: _____ 2011
DATE: _____

RECOMMENDED FOR APPROVAL:

DISTRICT STATE AND ENGINEER: _____ 2011
RECOMMENDED FOR CONSTRUCTION WITH STATE AID ALLOCATION: _____ DATE: _____

APPROVED:

APPROVED FOR STATE AID AND FEDERAL AID FUNDING: _____ 2011
SLATE AND ENDORSE: _____ DATE: _____

GLENCOE, MINNESOTA

310 DUNDY AVENUE NE 31
P.O. BOX 176
GAY, MN 55334
PH: 620.833.8338

SEH

PLC NO. _____
ELECTR. 110437

Signature: _____ Date: 10/27/11

Project Name: BUFFALO HIGHLANDS TRAIL Date: 10/27/11

S.P. 226-090-01

CITY OF GLENCOE

PROJECT LOCATION

US HWY 212

END PHASE III STA 108+23.20

BUFFALO CREEK

TO GLENCOE MUNICIPAL AIRPORT

SECTION 1A STA 0+00.00

SCALE: PLAN 1"=20', PROFILE 1"=20', INDEX MAP 1"=600'



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

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agenda items.**



SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoemn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: September 15, 2023

Re: Item 8A – US 212 Update

Item 8A – I attended the US 212 Coalition meeting in Victoria on September 14, 2023 and I will update the City Council on the next phase of the project.

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



HIGHWAY 212 PROJECT

Cologne to Norwood
Young America

co.carver.mn.us/hwy212projectbenton

 @Hwy212Project

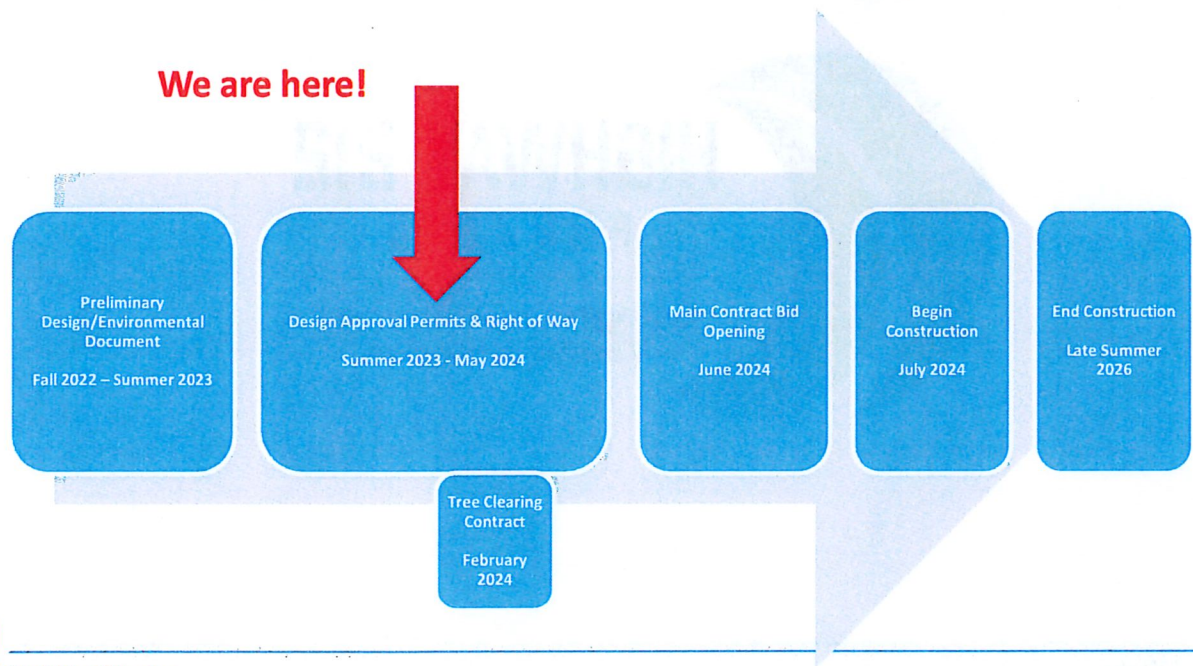


Public Works

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Phase 2 (Benton Township) Schedule





HIGHWAY 212 PROJECT

Cologne to Norwood
Young America

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Public Works

Phase 2 (Benton Township) Cost Estimate

<u>Project Tasks</u>	<u>Amount</u>
Preliminary Design & Environmental	\$1,600,000
Final Design	\$2,250,000
Right of Way Acquisition	\$2,850,000
<i>Construction</i>	<i>\$61,300,000</i>
Risk for Unknown Costs	\$3,900,000
<u>Construction Administration (In Kind)</u>	*
Total	\$71,900,000

*The MnDOT Eden Prairie construction office has indicated a willingness to perform this work.



Public Works

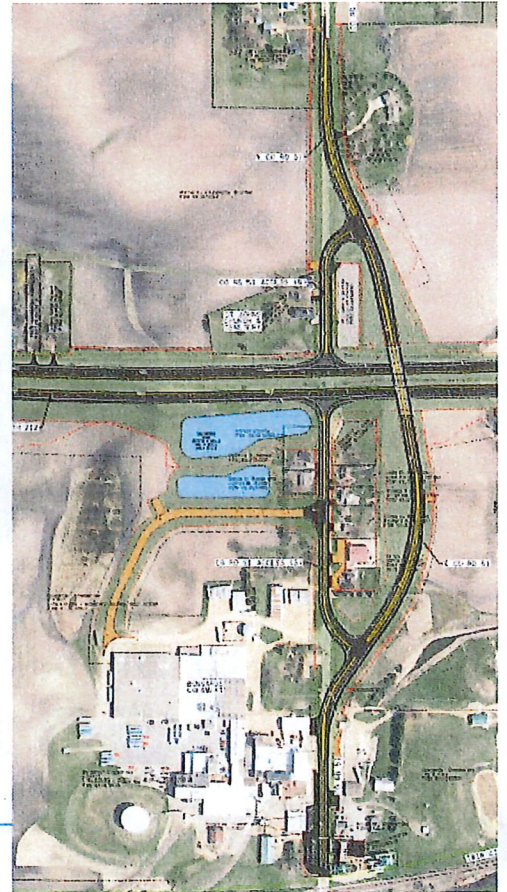
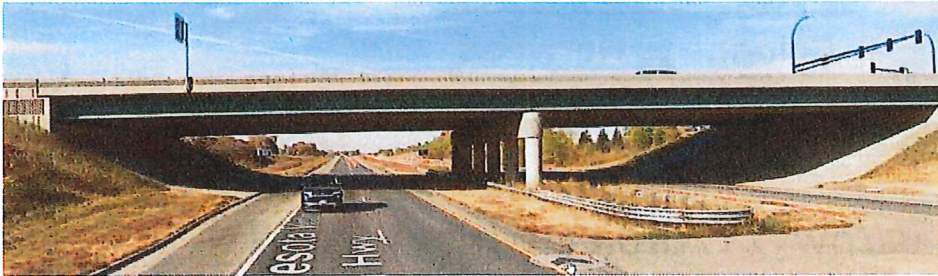
Phase 2 (Benton Township) Funding Splits

<u>Funding Source</u>	<u>Amount</u>
Regional Solicitation Federal Funds	\$3,500,000
Federal Freight Funds	\$7,500,000
<i>Federal INFRA Funds</i>	<i>\$10,000,000</i>
Federal Community Project Funds (2022)	\$2,500,000
Federal Community Project Funds (2023)	\$4,000,000
State of Minnesota Funds (2020)	\$3,920,000
State of Minnesota Bond Funds (2021)	\$25,000,000
MnDOT SRC Federal Funds	\$9,000,000
MnDOT SRC Right of Way Funds	\$850,000
MnDOT Construction Admin (In Kind)	
<u>Carver County CSAH & Sales Tax Funds</u>	<u>\$5,630,000</u>
Total	\$71,900,000



Public Works

Hwy 51 Interchange at Bongards



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Public Works



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11th Street East, Suite 107 ♦ Glencoe, Minnesota 55336
Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

**This page is
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agenda items.**

Mayor: Ryan Voss **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Sue Olson, Precinct 2 Mark Hueser, Precinct 3 Paul Lemke, Precinct 4 Cory Neid

CITY OF GLENCOE BILLS

SEPTEMBER 18, 2023

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

<u>VENDOR</u>	<u>DEPARTMENT: DESCRIPTION</u>	<u>TOTAL</u>
CITY OF GLENCOE EMPLOYEES	MULTIPLE DEPTS.: CITY OF GLENCOE PAYROLL 5-31-23	\$72,670.48
WIRE TRANSFER	MULT DEPTS:EMP/CITY PAYROLL TAXES,HSA,PERA,D COMP,CAFE	\$49,621.96
	TOTAL PREPAID BILLS ----->	<u><u>\$122,292.44</u></u>

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

SEPT 18, 2023 - PREPAID BILLS

Date: 09/14/2023

Time: 2:15 pm

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BELLBOY CORPORATION	1113	LIQUOR STORE: MERCH FOR RESALE	177572	05/26/2023	<u>2,977.96</u>
				Vendor Total:	2,977.96
BRASS FOUNDRY BREWING CO	0823	LIQUOR STORE: MERCH FOR RESALE	177579	06/02/2023	<u>65.94</u>
				Vendor Total:	65.94
BREAKTHRU BEVERAGE	0513	LIQUOR STORE: MERCH FOR RESALE	177573	05/26/2023	<u>2,382.13</u>
BREAKTHRU BEVERAGE	0513	LIQUOR STORE: MERCH FOR RESALE	177580	06/02/2023	<u>2,024.00</u>
				Vendor Total:	4,406.13
C & L DISTRIBUTING	0492	LIQUOR STORE: MERCH FOR RESALE	177581	06/02/2023	<u>10,449.39</u>
				Vendor Total:	10,449.39
CITY OF GLENCOE	0035	AQUATIC CENTER: START UP CASH	177574	05/26/2023	<u>575.00</u>
				Vendor Total:	575.00
COLONIAL LIFE	0735	MULT DEPTS: INS PREMIUMS	177582	06/02/2023	<u>263.70</u>
				Vendor Total:	263.70
DAHLHEIMER BEVERAGE	0003	LIQUOR STORE: MERCH FOR RESALE	177583	06/02/2023	<u>29,470.50</u>
				Vendor Total:	29,470.50
EBERT CONSTRUCTION	0223	AIRPORT: TERMINAL BUILDING PAYMENT	177584	06/02/2023	<u>73,801.91</u>
				Vendor Total:	73,801.91
JOHNSON BROS - ST PAUL	0504	LIQUOR STORE: MERCH FOR RESALE	177575	05/26/2023	<u>6,438.50</u>
JOHNSON BROS - ST PAUL	0504	LIQUOR STORE: MERCH FOR RESALE	177585	06/02/2023	<u>4,112.71</u>
				Vendor Total:	10,551.21
MARLIN'S TRUCKING	1387	LIQUOR STORE: MERCH FOR RESALE	177586	06/02/2023	<u>414.75</u>
				Vendor Total:	414.75
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	177587	06/02/2023	<u>110.75</u>
				Vendor Total:	110.75
NCPERS GROUP LIFE INS	1619	ADMIN: INS PREMIUMS	177588	06/02/2023	<u>16.00</u>
				Vendor Total:	16.00
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR STORE: MERCH FOR RESALE	177576	05/26/2023	<u>4,813.00</u>
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR STORE: MERCH FOR RESALE	177589	06/02/2023	<u>1,667.50</u>
				Vendor Total:	6,480.50
PPLSI	0485	MULT DETPS: INS PREMIUMS	177590	06/02/2023	<u>112.60</u>
				Vendor Total:	112.60
SOUTHERN GLAZER'S OF MN	1429	LIQUOR STORE: MERCH FOR RESALE	177577	05/26/2023	<u>1,297.94</u>
				Vendor Total:	1,297.94
VIKING BEVERAGES	0973	LIQUOR STORE: MERCH FOR RESALE	177591	06/02/2023	<u>5,818.30</u>
				Vendor Total:	5,818.30
VINOCOPIA, INC.	1353	LIQUOR STORE: MERCH FOR RESALE	177578	05/26/2023	<u>696.50</u>
				Vendor Total:	696.50
VISA	0350	MULT DEPTS: TRAINING/TRAVEL EXP, OFFICE/OPERATING SUPPLIES	177592	06/02/2023	<u>5,636.70</u>
				Vendor Total:	5,636.70
				Grand Total:	153,145.78
				Less Credit Memos:	0.00
				Net Total:	<u>153,145.78</u>
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	<u>153,145.78</u>
Total Invoices:	21				

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

SEPT 18, 2023 - REGULAR BILLS

Date: 09/15/2023

Time: 1:28 pm

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
A.H. HERMEL CO.	0573	AQUATIC CENTER, LIQUOR STORE: MERCH FOR RESALE	0	00/00/0000	732.50
				Vendor Total:	<u>732.50</u>
AKO ELECTRIC INC	1468	PARK:BASEBALL FIELD LIGHT REPAIR	0	00/00/0000	490.50
				Vendor Total:	<u>490.50</u>
AQUA LOGIC INC.	0844	AQUATIC CENTER: POOL RETURN LINE REPAIR	0	00/00/0000	1,089.67
				Vendor Total:	<u>1,089.67</u>
AT&T MOBILITY	1205	MULT DEPTS: CELL PHONE BILL	0	00/00/0000	807.09
				Vendor Total:	<u>807.09</u>
AUTO VALUE GLENCOE	0214	STREET, WWTP: BATTERY, LAMP	0	00/00/0000	134.98
				Vendor Total:	<u>134.98</u>
BORDER STATES INDUSTRIES INC	0852	ADMIN: BULBS	0	00/00/0000	191.80
				Vendor Total:	<u>191.80</u>
BRADLEY SECURITY, LLC	0209	POLICE: LOAD PD CAMERAS SOFTWARE ON COMPUTER	0	00/00/0000	225.00
				Vendor Total:	<u>225.00</u>
BRAUN INTERTEC CORPORATION	0796	'23 ST IMPROVE: CONSTRUCTION MATERIALS TESTING	0	00/00/0000	5,896.00
				Vendor Total:	<u>5,896.00</u>
CARD SERVICES	0330	AQ CENTER, WATER, WWTP, LIQUOR STORE: FUEL, MERCH FOR RESALE	0	00/00/0000	289.72
				Vendor Total:	<u>289.72</u>
CENTERPOINT ENERGY	0204	MULT DEPTS: NATURAL GAS	0	00/00/0000	3,582.33
				Vendor Total:	<u>3,582.33</u>
DAKOTA SUPPLY GROUP	0523	WATER: METER ADAPTER	0	00/00/0000	338.64
				Vendor Total:	<u>338.64</u>
DIAMOND VOGEL PAINTS	1590	STREET: STRIPING PAINT	0	00/00/0000	1,340.40
				Vendor Total:	<u>1,340.40</u>
EBERT CONSTRUCTION	0223	AIRPORT: TERMINAL BUILDING PAYMENT	0	00/00/0000	108,596.40
				Vendor Total:	<u>108,596.40</u>
EMI AUDIO	1703	CABLE TV: VIDEO/RECORDING SYSTEM UPGRADES	0	00/00/0000	12,344.86
				Vendor Total:	<u>12,344.86</u>
FASTENAL COMPANY	1075	WATER: SECURITY CABLES	0	00/00/0000	105.60
				Vendor Total:	<u>105.60</u>
FLAHERTY & HOOD, P.A.	0441	WATER, WWTP: LEGAL FEES	0	00/00/0000	4,423.75
				Vendor Total:	<u>4,423.75</u>
FRANKLIN PRINTING INC.	0085	WWTP: OFFICE SUPPLIES	0	00/00/0000	101.48
				Vendor Total:	<u>101.48</u>
GAVIN, JANSSEN, STABENOW &	0087	POLICE: LEGAL SERVICES	0	00/00/0000	6,507.25
				Vendor Total:	<u>6,507.25</u>
GLENCOE CO-OP ASSN.	1842	MULT DEPTS: FUEL	0	00/00/0000	5,732.59
				Vendor Total:	<u>5,732.59</u>
GLENCOE FLEET SUPPLY	2074	MULT DEPTS: SM TOOLS, REPAIR, MAINTENANCE & CLEANING SUPP'S	0	00/00/0000	866.14
				Vendor Total:	<u>866.14</u>
GOPHER STATE ONE CALL	0482	WATER, WWTP, STORM WATER: LOCATE TICKETS	0	00/00/0000	125.55
				Vendor Total:	<u>125.55</u>
GRAINGER	0544	WWTP: WIRED RELAY	0	00/00/0000	18.05

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Vendor Total:	<u>18.05</u>
GREAT NORTHERN ENVIRONMEN	1601	WWTP: UV LAMPS	0	00/00/0000	<u>661.88</u>
				Vendor Total:	<u>661.88</u>
HAWKINS, INC.	1133	WWTP: CHEMICALS	0	00/00/0000	<u>13,208.64</u>
				Vendor Total:	<u>13,208.64</u>
HIPERLINE	1738	WWTP: APPLY SPECTARSHIELD LINER TO MANHOLES	0	00/00/0000	<u>55,440.20</u>
				Vendor Total:	<u>55,440.20</u>
HUEMOELLER, GONTAREK &	1800	ADMIN: LEGAL SERVICES	0	00/00/0000	<u>5,872.87</u>
				Vendor Total:	<u>5,872.87</u>
ITRON, INC	0500	WATER, WWTP: SOFTWARE MAINTENANCE	0	00/00/0000	<u>2,250.67</u>
				Vendor Total:	<u>2,250.67</u>
K & M DIESEL	0768	STREET: DOT INSPECTION	0	00/00/0000	<u>75.00</u>
				Vendor Total:	<u>75.00</u>
KDUZ - KARP - KGLB	2248	AQUATIC CENTER, LIQUOR STORE: ADVERTISING	0	00/00/0000	<u>1,511.00</u>
				Vendor Total:	<u>1,511.00</u>
KEVIN'S TOWING & RECOVERY	0438	REIMB: TOWING	0	00/00/0000	<u>457.43</u>
				Vendor Total:	<u>457.43</u>
KWIK TRIP	1653	POLICE: FUEL	0	00/00/0000	<u>2,482.77</u>
				Vendor Total:	<u>2,482.77</u>
LEAGUE OF MINNESOTA CITIES	0154	COUNCIL, ADMIN: MEMBERSHIP DUES	0	00/00/0000	<u>6,919.00</u>
				Vendor Total:	<u>6,919.00</u>
LIGHT & POWER COMMISSION	1484	MULT DEPTS: ELECTRICITY, CREDIT CARD & BILLING FEES	0	00/00/0000	<u>30,419.95</u>
				Vendor Total:	<u>30,419.95</u>
MCLEOD COOP. POWER ASS'N.	0201	ADMIN, AIRPORT: ELECTRICITY	0	00/00/0000	<u>520.52</u>
				Vendor Total:	<u>520.52</u>
MCLEOD PUBLISHING, INC.	0339	ADMIN, LIQUOR STORE: ADVERTISING & PUBLISHING	0	00/00/0000	<u>1,321.59</u>
				Vendor Total:	<u>1,321.59</u>
MENARDS - HUTCHINSON	2184	WATER, WWTP: FLEX COUPLINGS, COUNTER TOP	0	00/00/0000	<u>191.04</u>
				Vendor Total:	<u>191.04</u>
METERING & TECHNOLOGY	1050	WATER: WATER METERS & PARTS	0	00/00/0000	<u>4,629.85</u>
				Vendor Total:	<u>4,629.85</u>
MIDWEST PLAYSCAPES, INC.	2295	PARK: PLAYGROUND CRAWL TUBE REPLACEMENT	0	00/00/0000	<u>898.21</u>
				Vendor Total:	<u>898.21</u>
MINI BIFF	0177	PARK, SANITATION: WASTE REMOVAL	0	00/00/0000	<u>632.40</u>
				Vendor Total:	<u>632.40</u>
MNSPECT	0722	CODE ENFORCE: BUILDING & RENTAL INSPECTIONS	0	00/00/0000	<u>9,215.20</u>
				Vendor Total:	<u>9,215.20</u>
MORRIS ELECTRONICS INC	1372	POLICE: IT SERVICE	0	00/00/0000	<u>250.00</u>
				Vendor Total:	<u>250.00</u>
MVTL, INC.	0353	WATER WWTP: LAB TESTING	0	00/00/0000	<u>807.30</u>
				Vendor Total:	<u>807.30</u>
NAC BUILDING SOLUTIONS	1502	WWTP: BOILER REPAIR	0	00/00/0000	<u>1,865.93</u>
				Vendor Total:	<u>1,865.93</u>
NORTH CENTRAL LABORATORIES	0631	WWTP: LAB SUPPLIES & TESTING	0	00/00/0000	<u>1,184.02</u>

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Vendor Total:	<u>1,184.02</u>
NUVERA	2120	MULT DEPTS: INTERNET, PHONE, IT SUPPORT	0	00/00/0000	6,276.56
				Vendor Total:	<u>6,276.56</u>
OXYGEN SERVICE COMPANY	0653	STREET: WELDING SUPPLIES	0	00/00/0000	16.12
				Vendor Total:	<u>16.12</u>
PIONEERLAND LIBRARY SYSTEMS	0227	REIMB: CARDS & FINES	0	00/00/0000	31.30
				Vendor Total:	<u>31.30</u>
PITNEY BOWES GLOBAL	1714	ADMIN: POSTAGE MACHINE LEASE	0	00/00/0000	142.53
				Vendor Total:	<u>142.53</u>
PITNEY BOWES, INC	1686	ADMIN: POSTAGE MACHINE SUPPLIES	0	00/00/0000	165.98
				Vendor Total:	<u>165.98</u>
PLUNKETT'S PEST CONTROL, INC	0446	ADMIN, AQUATIC CENTER, WWTP: PEST CONTROL	0	00/00/0000	259.76
				Vendor Total:	<u>259.76</u>
PREMIUM WATERS, INC.	1081	MULT DEPTS: WATER	0	00/00/0000	195.97
				Vendor Total:	<u>195.97</u>
PRO AUTO GLENCOE, INC	0527	STREET: TRUCK MAINTENANCE	0	00/00/0000	59.69
				Vendor Total:	<u>59.69</u>
READY WATT ELECTRIC	1040	POLICE: TORNADO SIREN REPAIR	0	00/00/0000	1,290.00
				Vendor Total:	<u>1,290.00</u>
SCHIROO ELECTRICAL REBUILDIN	1059	WATER: BATTERY	0	00/00/0000	224.95
				Vendor Total:	<u>224.95</u>
SHRED-N-GO, INC	0032	FINANCE, POLICE: PAPER SHREDDING SERVICE	0	00/00/0000	91.89
				Vendor Total:	<u>91.89</u>
STAR GROUP, L.L.C.	0972	MULT DEPTS: LUBRICANTS, BATTERY, REPAIR PARTS	0	00/00/0000	205.99
				Vendor Total:	<u>205.99</u>
TEMPLE SERVICE CENTER	0381	POLICE: SEW PATCHES ON UNIFORMS, HEM REPAIR	0	00/00/0000	19.23
				Vendor Total:	<u>19.23</u>
THOMSON REUTERS	1260	POLICE: INVESTIGATION SUPPLIES	0	00/00/0000	176.70
				Vendor Total:	<u>176.70</u>
TIMECLOCK PLUS, LLC	1896	POLICE: SOFTWARE & TRAINING	0	00/00/0000	1,790.00
				Vendor Total:	<u>1,790.00</u>
TRI-COUNTY CONTRACTOR'S SUF	0815	STREET: FRONT FLAIL KNIVES & PARTS	0	00/00/0000	1,215.25
				Vendor Total:	<u>1,215.25</u>
TRI-COUNTY WATER	1016	STREET, REIMB: WATER	0	00/00/0000	49.00
				Vendor Total:	<u>49.00</u>
VIVID IMAGE, INC.	0436	CITY CENTER: WEBSITE HOSTING	0	00/00/0000	600.00
				Vendor Total:	<u>600.00</u>
WM. MUELLER & SONS, INC.	0206	STREET: BLACKTOP	0	00/00/0000	329.22
				Vendor Total:	<u>329.22</u>
				Grand Total:	307,895.91
				Less Credit Memos:	0.00
				Net Total:	<u>307,895.91</u>
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	<u>307,895.91</u>
	Total Invoices:	63			