



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**

**Monday**  
**June 17, 2024**  
City Center Ballroom  
**7:00 PM**

### **1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

### **2. CONSENT AGENDA**

- A. Approve Minutes of the Regular Meeting of June 3, 2024
- B. Peddler License, Southwestern Advantage, 2451 Atrium Way, Nashville TN 37214  
– Educational Books - \$200 Annual Fee
- C. Go For It, 415 Chandler Avenue, Glencoe, Tobacco License and Off-Sale 3.2 Beer License
- D. Glencoe Smoke, Inc, 716 13<sup>th</sup> Street East, Tobacco License
- E. Presentation of Wood Plaque from the Glencoe Woodworkers shop.

### **3. APPROVE AGENDA**

### **4. PUBLIC COMMENT (agenda items only)**

### **5. PUBLIC HEARINGS - None Scheduled**

### **6. BIDS AND QUOTES**

- A. 2024 Seal Coat Project – Brody Bratsch, SEH

### **7. REQUESTS TO BE HEARD**

- A. Presentation of Feasibility Study for the 2025 Hennepin Avenue Reconstruction Project City/County State Aid – Justin Black, SEH
  - 1. Resolution 2024–08 – Approving the Report and setting a public hearing for July 15, 2024 at 7:00 PM.
- B. Assessment Interest Waiver for 1329 13<sup>th</sup> Street East – Daniel and Renae Peterson, Owners
- C. July 1, 2024 Meeting – Discussion on Cancelling the Meeting – City Administrator

### **8. ITEMS FOR DISCUSSION**

- A. Maintenance of Biscay Water System Agreement Update – Public Works Director Lemen/City Attorney
- B. Update on Hotel Study – Glencoe Area Chamber of Commerce Participation

**9. ROUTINE BUSINESS**

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

**10. CLOSE MEETING FOR UNION NEGOTIATIONS**

**11. ADJOURNMENT**





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## **GLENCOE CITY COUNCIL MEETING MINUTES**

**June 3, 2024 – 7:00 PM**

City Center Ballroom

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

City Staff: Mark Larson, Mark Ostlund, Tony Padilla, Todd Trippel, Mark Lemen, James Voigt

Others: Rich Glennie, Lowell Anderson, Owen Elle, Gary Koch, Donovan Dose, Brian Moisan, Christopher Knopik, Michael Donnay, Dan Peterson, Dennis Schwanke

### **1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

The Meeting was called to order by Mayor Voss.

### **2. CONSENT AGENDA**

A. Approve Minutes of the Regular Meeting of June 3, 2024

**Motion:** Neid, seconded by Lemke. All in favor, the motion carries.

### **3. APPROVE AGENDA**

**Motion:** Lemke, seconded by Neid. All in favor, the motion carries.

### **4. PUBLIC COMMENT (agenda items only)**

None.

### **5. PUBLIC HEARINGS - None Scheduled**

None.

### **6. BIDS AND QUOTES – None Scheduled**

None.

### **7. REQUESTS TO BE HEARD**

A. Presentation of 2023 Audit – Christopher Knopik, CPA with CliftonLarsonAllen

B. Sound Remediation – Revolve Labs

Cody from Revolve Labs gave a brief overview of the results from the Sound Study. Site number 1 needs improvement. The nighttime sound levels came back above the state limit for a residential area. Their goal is to reduce that to be within the state's acceptable limit. The proposed solution is to install a 15 ft high acoustic fence on the north side of the property to block the sound from the residential area. The 15 ft fence

would reduce the sound level by approximately 6 to 11 decibels. Revolve Labs is waiting on a quote from Century fence. The hope is a 45-60 day period of time.

**C. Economic Development Authority Recommendations:**

1. Hotel Study

EDA made a recommendation to enter into an agreement with HVS Division of TC Worldwide, LLC out of Pequot Lakes, MN.

**Motion:** Lemke, seconded by Neid to approve a hotel study agreement proposing to have half funded by the Chamber of Commerce through the lodging tax and the city's EDA budget with HVS Division of TC Worldwide, LLC. All in favor, the motion carries.

2. Rice Companies request for Development Property and Assistance

Michael Donnay, with Rice Companies, gave a brief overview of their development plan.

**Motion:** Neid, seconded by Olson to approve to draft a development agreement with Rice Companies for a land exchange in the Industrial Park for the expansion of their facility. The land exchange would be for \$1.00 with the understanding that any required ponding reconfiguration would be at the cost of Rice Companies. All in favor, the motion carries.

**D. Assistant City Administrator/Public Works Director Position**

1. Appoint City Council Working Group

**Motion:** Lemke, seconded by Rivera. All in favor, the motion carries.

2. Approve Interim Job Description

**Motion:** Hueser, seconded by Lemke. All in favor, the motion carries.

3. Appoint Interim Assistant City/Public Works Director

**Motion:** Rivera, seconded by Olson. All in favor, the motion carries.

**8. ITEMS FOR DISCUSSION**

A. Airport Terminal Dedication – June 7, 2024 - Noon lunch and 1:00 PM Dedication

B. Airport Terminal Open House – June 8, 2024 – 9:00 AM to Noon

C. Maintenance of Biscay Water System Agreement Update – Public Works Director Lemen/City Attorney

D. City Council Workshop – June 10, 2024 - 5:30 PM

**9. ROUTINE BUSINESS**

A. Project Updates

B. Economic Development

C. Public Input

D. Reports

E. City Bills

**Motion:** Neid, seconded by Lemke to pay City Bills. All in favor, the motion carries.

**10. ADJOURNMENT**

**Motion:** Neid, seconded by Olson. All in favor, the motion carries.



SMALL CITY & BIG FUTURE

PEDDLER, SOLICITOR AND TRANSIENT MERCHANT  
PERMIT APPLICATION

LICENSE FEE

☐

\$25 DAILY

☒

\$200 YEARLY

APPLICATION DATE

05/28/2024

SELLING DATES

06/04/2024 - 08/31/2024

BUSINESS INFORMATION

\*ATTACH PROOF OF BUSINESS

NAME

ARTJOMS CASNOVICS SOUTHWESTERN ADVANTAGE

ADDRESS

2451 ATRIUM WAY, NASHVILLE, TN 37214

PHONE

(888)-551-5801

WEBSITE

SOUTHWESTERNADVANTAGE.COM

BUSINESS DESCRIPTION

EDUCATIONAL BOOKS FROM PRESCHOOL PROGRAMS TO ACT/SAT

PERSONAL INFORMATION

\*ATTACH A COPY OF DRIVER'S LICENSE

RESPONSIBLE PERSON

ARTJOMS CASNOVICS

ADDRESS

20536 DODD BLVD, LAKEVILLE, MN 55044

PHONE

852-288-1867

EMAIL

ARTJOMS.CASNOVICS@GMAIL.COM

DRIVERS LICENSE #

JA 241815

REFERENCES

\*ATTACH A LETTER OF REFERENCE (reference must be located in McLeod County)

REFERENCE 1

REFERENCE 2

NAME

ADDRESS

PHONE

EMAIL

I have not been convicted of any felony, misdemeanor or violation of any City Code provision (excluding minor traffic violations).

APPLICANT SIGNATURE

*[Signature]*

DATE

05/28/2024

POLICE CHIEF

☒

APPROVED

☐

DENIED

CITY COUNCIL

☐

APPROVED

☐

DENIED

Signature/Date:

*[Signature]* 6-4-24

Signature/Date:



SMALL CITY & BIG FUTURE

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

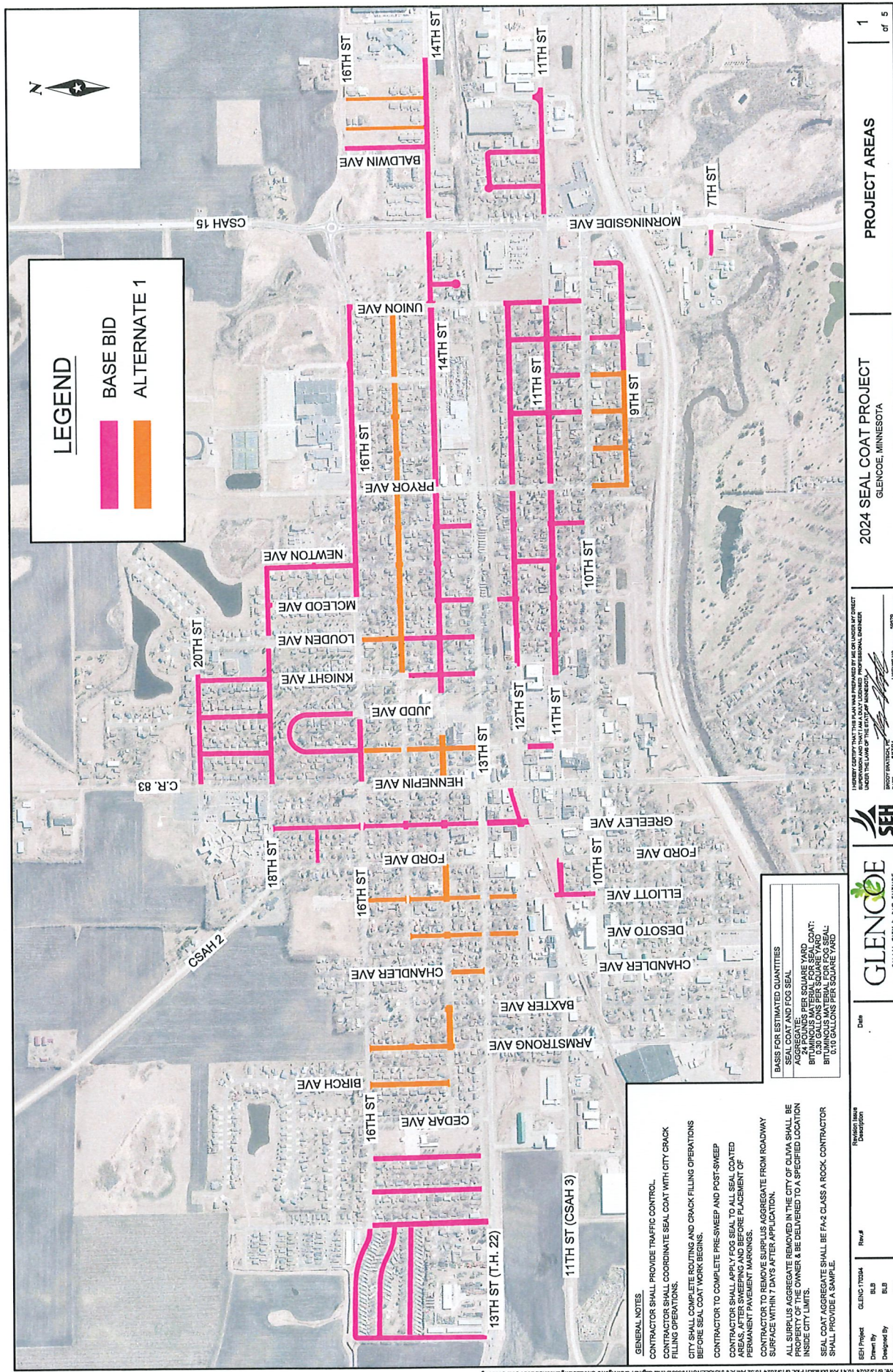
Date: June 17, 2024

Re: 2024 Seal Coat Project

Item 6A – SEH has presented the plans and cost estimates for the 2024 Seal Coat Project. The plans include the base bid as well as several alternates for consideration.

The base bid for the project is estimated at \$410,914.00. The total costs, including alternates 1 & 2, are estimated at \$580,968.75. The city is requesting a motion to approve the base bid or the base bid plus alternates.



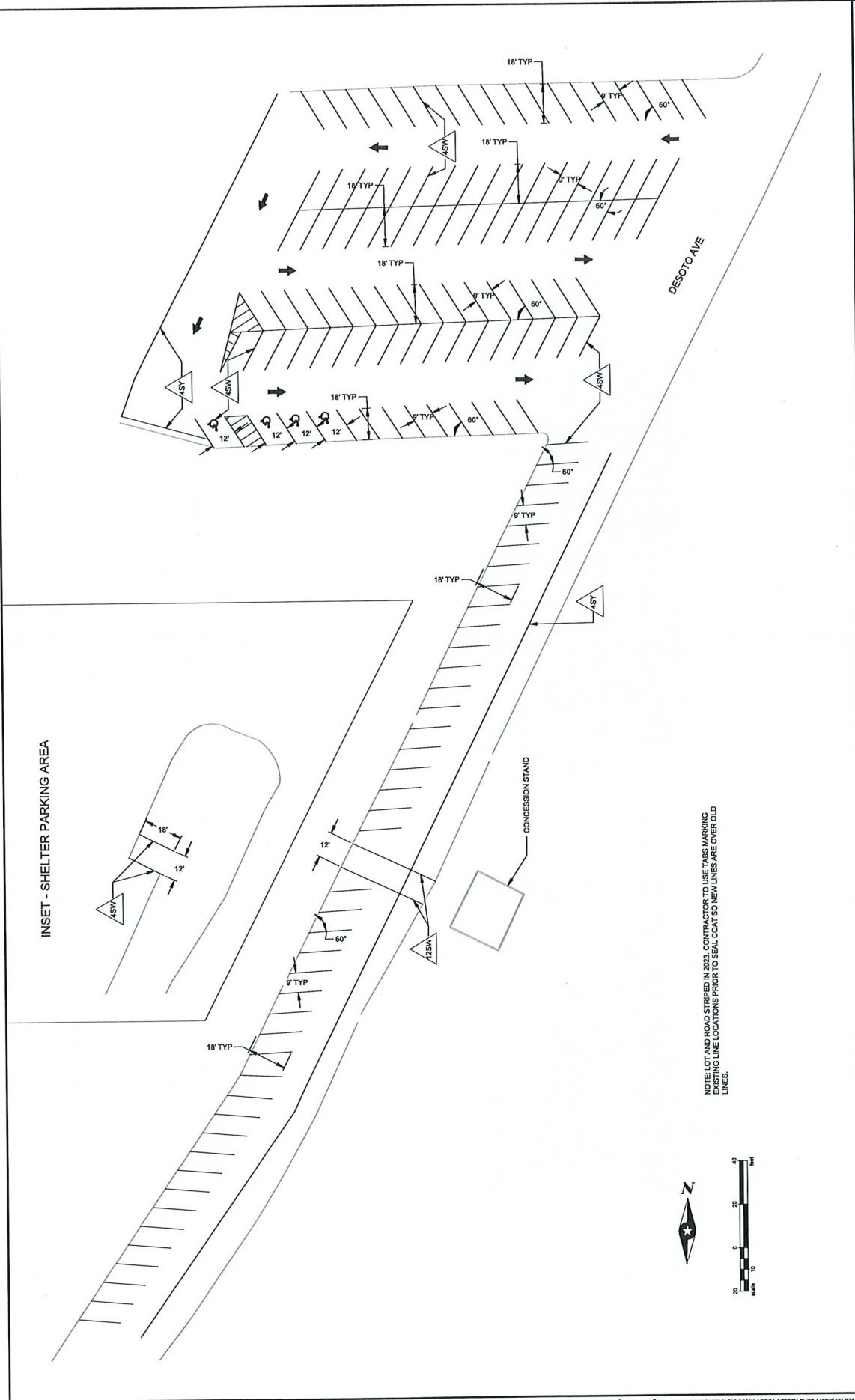








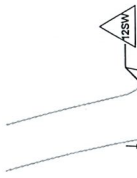




NOTE: LOT AND ROAD STRIPED IN 2023. CONTRACTOR TO USE TABS MARKING EXISTING LINE LOCATIONS PRIOR TO SEAL COAT SO NEW LINES ARE OVER OLD LINES.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 PROJECT NO. 179005  
 DATE 08/20/24  
 LICENSE NO. 98925





NOTE: LOT AND ROAD STRIPED IN 2023. CONTRACTOR TO USE TABS MARKING EXISTING LINE LOCATIONS PRIOR TO SEAL COAT SO NEW LINES ARE OVER OLD LINES.

OAK LEAF ROAD

DESOTO AVE



HENNEPIN AVE (T.H. 22)

OAK LEAF ROAD



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE: 07/2024  
 LICENSE NO.: 39925



2024 Seal Coat Project  
Engineer's Estimate  
Glencoe, Minnesota  
SEH No.: GLENC 179600  
6/17/2024

Item No.	Item	Unit	Unit Price	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost
SEAL COAT & FOG SEAL									
2356.509	Seal Coat Aggregate (FA-2)	Ton	\$50.00	2,332	\$116,604.00	673	\$33,648.00	250	\$12,480.00
2357.506	Bituminous Material for Seal Coat (CRS-2P)	Gal.	\$4.00	58,302	\$233,208.00	16,824	\$67,296.00	6,240	\$24,960.00
2357.506	Bituminous Material for Fog Seal	Gal.	\$3.00	19,434	\$58,302.00	5,608	\$16,824.00	2,080	\$6,240.00
2582.503	4" SOLID LINE PAINT, WHITE	LIN FT	\$1.25	0	\$0.00	0	\$0.00	3,310	\$4,137.50
2582.503	4" SOLID LINE PAINT, YELLOW	LIN FT	\$1.25	0	\$0.00	0	\$0.00	704	\$880.00
2582.503	4" DOUBLE SOLID LINE PAINT, YELLOW	LIN FT	\$1.75	0	\$0.00	0	\$0.00	1,451	\$2,539.25
2582.503	12" SOLID LINE PAINT, WHITE	LIN FT	\$7.00	400	\$2,800.00	0	\$0.00	150	\$1,050.00
ESTIMATED CONSTRUCTION COST					\$410,914.00		\$117,768.00		\$52,286.75

<b>TOTAL ESTIMATED CONSTRUCTION COST BASE BID + ALT. 1 + ALT. 2</b>	<b>\$580,968.75</b>
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To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: June 12, 2024

Re: Item 7A – 2025 -Hennepin Avenue Improvement Project

Item 7A – SEH will review the attached report. I forwarded the full report with appendixes to you by email.

After the report and discussion has been completed, it is recommended for the City Council to approve the Report by **Resolution 2024-08** and set a public hearing for July 15, 2024, at 7:00 PM. No other Action is required.

Now that the report has been concluded, I will review the funding for the project with my administrative staff and provide you with a recommended funding scenario for the project prior to the public hearing

**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 NO. 2024-08  
RECEIVING REPORT AND  
CALLING HEARING ON IMPROVEMENT**

WHEREAS, pursuant to a resolution of the council adopted January 15, 2024, a report has been prepared by Short Elliott Hendrickson Inc. (SEH®) with reference to the improvement of the following streets:

- Hennepin Avenue (CSAH 2) from 13th Street (TH 22) to 18th Street
- Hennepin Avenue (CR 83) from 18th Street to 20th Street
- 18th Street from alley between Ford Avenue and Greeley Avenue to Hennepin Avenue (CSAH 2)
- 15th Street from Hennepin Avenue (CSAH 2) to Judd Avenue

and this report was received by the council on June 17, 2024, and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

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

1. The council will consider the improvement of such streets in accordance with the report and the assessment of abutting property and properties for which benefit can be attributed for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429, at an estimated total cost of the improvement of \$7,900,000.
2. A public hearing shall be held on such proposed improvement on the 15th day of July, 2024, at the Glencoe City Center at 7:15 p.m. and the city administrator shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the council this 17th day of June, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator



Feasibility Report

# 2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project

Glencoe, Minnesota

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GLENC 175513 | June 17, 2024



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists



Building a Better World  
for All of Us®

June 17, 2024

RE: 2025 Hennepin Avenue (CSAH 2) Street  
and Utility Improvement Project  
Feasibility Report  
Glencoe, Minnesota  
SEH No. GLENC 175513 4.00

Honorable Mayor and  
Members of the City Council  
City of Glencoe  
1107 11th Street E, Suite 107  
Glencoe, MN 55336

Dear Mayor and Council Members:

Pursuant to your request, Short Elliott Hendrickson Inc. (SEH®) is submitting this Feasibility Report on the 2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project.

The project includes construction of complete street reconstruction, sanitary sewer, sanitary sewer services, water main, water services, storm sewer, drain tile with sump pump services, concrete curb and gutter, concrete walk, aggregate base, bituminous street surfacing, bituminous trail, turf restoration, and miscellaneous items required to properly complete the improvements. Meetings with City and McLeod County staff were also held to assess the project needs and review the proposed improvements. This report will include a narrative describing the proposed improvements, estimated project costs, estimated assessments, and preliminary drawings showing the project work.

Considering the items included for construction of this project and having discussed the project in detail with City staff and officials, as well as County staff, it is my opinion from an engineering perspective that the proposed improvement project is necessary, cost effective, and feasible. Thank you for the opportunity to work with you on this important project. I am available to answer any questions you may have.

Sincerely,

Justin Black, PE  
Project Manager  
(Lic. MN)

jb  
x:\fj\glenc\175513\4-prelim-dsgn-rpts\47-final-rpt\feas rpt\_draft1.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](http://sehinc.com)

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# Feasibility Report

2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project  
Glencoe, Minnesota

SEH No. GLENC 175513

June 17, 2024

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Justin Black, PE

Date: June 17, 2024

License No.: 43373

Reviewed By: Brody Bratsch, PE

Date: June 17, 2024

Short Elliott Hendrickson Inc.  
1390 Highway 15 South, Suite 200  
P.O. Box 308  
Hutchinson, MN 55350-0308  
320.587.7341





# Executive Summary

This feasibility report outlines recommendations for improvements on:

- Hennepin Avenue (CSAH 2) from 13th Street (TH 22) to 18th Street
- Hennepin Avenue (CR 83) from 18th Street to 20th Street
- 18th Street from alley between Ford Avenue and Greeley Avenue to Hennepin Avenue (CSAH 2)
- 15th Street from Hennepin Avenue (CSAH 2) to Judd Avenue

## Hennepin Avenue

### 13th Street to 20th Street (CSAH 2)

Hennepin Avenue will be re-constructed to meet design standards for a 10-ton street section. The proposed pedestrian safety improvements include construction of a bituminous paved trail 10 feet in width. The trail would be located on the west side of Hennepin Avenue from 13th Street to 20th Street. A partial realignment of Hennepin Avenue at the 16th Street intersection is recommended.

The sanitary sewer, water main and storm sewer systems will be reconstructed and improved in this corridor. The storm drainage flowing north on Hennepin Avenue will flow into a proposed storm water pond (BMP) north of the hospital. This pond will provide both water quality and rate control for the storm system. The storm pond will result in the post-project flow rates being less than pre-project flow rates.

### 20th Street to County Road 3 (County Road 83)

The section of County Road 83 north of 20th Street is proposed to be improved by a bituminous overlay. This work will occur as part of the project.

## 18th Street (CSAH 2)

Options were reviewed for a partial reconstruction of the street, including a reclaim and overlay of the pavement. The existing aggregate base section is not deep enough to support a 10-ton street design, it is recommended to reconstruct the street. The final design will include options for a southbound right turn lane at the intersection of 18th Street and Hennepin Avenue. Sidewalk will be reconstructed along the north side of 18th Street.

The sanitary sewer, water main and storm sewer systems will be reconstructed as part of the project.

## 15th Street

15th Street from Hennepin Avenue to Judd Avenue is a city street. It is not part of the County Road system nor is it part of the City's Municipal State Aid (MSA) system. The street will be reconstructed to a 7-ton design standard. Sidewalk will be reconstructed on the north side of the street.

The sanitary sewer, water main and storm sewer systems will be reconstructed as part of the project.

## Estimated Costs and Funding

This cooperative agreement project includes funding from both the county and city. The cost split between city and county is shown below.

Source	Amount
City Costs	\$4,330,000
County Costs	\$3,570,000
<b>Total Project</b>	<b>\$7,900,000</b>

## Executive Summary (continued)

The City's assessment policy was applied to this project for purposes of preparing the feasibility report and for consideration by the council.

The project will be funded in part through assessments to the benefiting properties, with the balance of the costs paid for by the City's general tax levy, Utility Funds, County State Aid Funding, and other funding sources available to the City.

Source	Amount
Neighborhood Assessments	\$1,371,000
(General Tax Levy, Sanitary Water, and Storm Sewer Utility Funds)	\$2,959,000
<b>Total City Financing</b>	<b>\$4,330,000</b>

### Schedule

The project schedule includes final design during the summer and fall of 2024. Opening bids in the winter of 2025 and construction during the summer of 2025.

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- Figure 4 – 15th Street (Hennepin Avenue to Judd Avenue) and 18th Street (West of Greeley Avenue to Hennepin Avenue)
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- Appendix A      Cost Estimates
- Appendix B      Preliminary Assessment Information
- Appendix C      Geotechnical Report
- Appendix D      BMP Design Memo
- Appendix E      Environmental Investigation



# Feasibility Report

## 2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project

Prepared for City of Glencoe, Minnesota

### 1 Introduction

#### 1.1 Authorization

The Feasibility Report for the 2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project was authorized by the City Council by resolution on January 15, 2024. The resolution ordered a feasibility report to be prepared for improvements on:

- Hennepin Avenue (CSAH 2) from 13th Street (TH 22) to 18th Street
- Hennepin Avenue (CR 83) from 18th Street to 20th Street
- 18th Street from alley between Ford Avenue and Greeley Avenue to Hennepin Avenue (CSAH 2)
- 15th Street from Hennepin Avenue (CSAH 2) to Judd Avenue

As part of the preparation of the feasibility report, a significant amount of information has been gathered, including the following:

- Topographical surveys and a Gopher State One Call utility locate were completed in the project area.
- Meetings were held with representatives of City and County Staff to review the existing conditions and discuss proposed improvements.
- An Open House was held at Glencoe City Center.
- A field review of the project areas was completed.
- Soil borings were taken on the project.
- An environmental site assessment was completed.
- Sanitary sewer and select storm sewer section within the project area were televised.

#### 1.2 Background Information

This street and utility improvement project focuses on the reconstruction of street (including county road segments) and underground City owned utilities in the Hennepin Avenue corridor north of 13th Street. This project has been reviewed and discussed with both City and County stakeholders over the past decade. Recent agreements that have been executed to change the jurisdictional routes (County and City) in Glencoe has moved this project forward into the preliminary design and feasibility stages. This report also outlines proposed improvements to two adjacent streets, 15th Street and 18th Street. Both streets are tied to the overall scope of improvements.

## 2 Existing Conditions and Proposed Improvements

### 2.1 Street

This section outlines the existing conditions and proposed improvements for the streets in the project area. This report refers to roadways as streets; however, it is noted that Hennepin Avenue and 18th Street are both County State Aid Highways (CSAH). Soil borings were completed on all streets in the project area. The geotechnical report is included in the report as an appendix. Existing and proposed street widths are shown in Table 1.

Table 1 – Existing vs. Proposed Street Widths

STREET	EXISTING WIDTH (F-F)	PROPOSED WIDTH (F-F)
Hennepin Avenue (13th St-16th St)	48.0'-49.0'	44.0'
Hennepin Avenue (16th St- 20th St)	45.0'-47.0'	44.0'
Hennepin Avenue (20th St-CSAH 3)	25.0' (Pavement only)	25.0' (Pavement only)
15th Street	40.0'	39.0'
18th Street	41.5'	41.5'

#### 2.1.1 Hennepin Avenue (CSAH 2 and County Road 83)

Hennepin Avenue is a county road segment; CSAH 2 from 13th Street to 18th Street, and County Road 83 from 18th Street to County Road 3. The roadway is an urban section with curb and gutter within the city limits from 13th Street to 20th Street. The roadway switches to a rural section with no curb and gutter and gravel shoulders in the area north of the 20th Street intersection.

The pavement condition on Hennepin Avenue has outlived its design life. The pavement section has severe cracking and areas of pavement loss. Patching and other maintenance efforts have been made in the last decade to help prolong the street life. The street section is beyond a simple repair such as a mill and overlay. Soil borings show existing pavement thickness in the range of 4.5 to 6.5 inches and aggregate base thickness in the range of 9 to 18 inches.

The street width varies from 45 feet to 49 feet face of curb to face of curb. The existing curb and gutter is in fair to poor condition with many panels cracked, heaved or misaligned. In some locations that curb has settled at service line locations and no longer provides a consistent flow line for drainage.

Existing Annual Daily Traffic (ADT) counts are in the range of 3,000 for the road segment. As a comparison, the traffic level on both 10th Street and Morningside Avenue in Glencoe is about 5,000 ADT.

##### 2.1.1.1 Proposed Typical Section

Hennepin Avenue from 13th Street to 20th Street will be re-constructed to meet design standards for a 10-ton street section. The typical section is shown in the Figures. The reconstruction of the street will include replacement of the curb and gutter and installation of drain tile on each side of the street. Sump pump service lines will be extended from the drain tile to allow for connection of sump pump hoses. It is proposed to construct Hennepin Avenue from 13th Street to 20th Street



at a consistent width of 44 feet face of curb to face of curb. This width will meet State Aid Standards and allow for two 12 foot wide driving lanes and two 10 foot wide parking lanes.

The section of County Road 83 north of 20th Street is proposed to be improved by a bituminous overlay. This work will occur as part of the project.

### 2.1.1.2 Hennepin Avenue and 16th Street Intersection

Hennepin Avenue has an offset of 33 feet at the intersection of 16th Street. In reviewing traffic data, there are no records of injury accidents at the intersection and the number of property damage accidents are below average given the traffic levels. During the feasibility report development, several options were reviewed for reducing the offset condition. Each of these options provide varying degrees of improving the offset with corresponding levels of cost impact. A matrix was prepared to rate the cost versus benefit for each improvement. Based on the accident data, traffic levels, and review of the intersection situation with both City and County staff, a recommendation was made to move forward with Partial Realignment. This option reduces the offset as you move through the intersection and also provides improved pedestrian crossing alignment. The option requires securing some right-of-way but does not require the taking of an entire parcel or removal of any in place structures. The next step in moving this partial realignment option forward would be to meet with the property owner and begin the process to secure the necessary right-of-way. If right-of-way acquisition would require eminent domain proceedings, then the project would revert to the no realignment option. See Figures showing a geometric layout of the options.

Table 2 – Cost vs. Benefit Matrix

Category	No Realignment	Full Realignment	Partial Realignment
Traffic Capacity	4	4	4
Traffic Safety	2	4	3.5
Pedestrian Safety	2	4	3.5
Impact to Existing Infrastructure	5	1	4
Cost	4	1	4
Right-of-Way Needs	4	1	3.5
<b>Total</b>	<b>21</b>	<b>15</b>	<b>22.5</b>

### 2.1.1.3 Pedestrian Safety

The existing corridor includes sidewalks on both sides of Hennepin Avenue from 13th Street to 20th Street. During a field review of the sidewalk, many deficiencies were noted, including trip hazards, areas of settlement, and broken panels. None of the pedestrian ramps meet American with Disabilities Act (ADA) accessibility standards.

The proposed pedestrian safety improvements include construction of a bituminous paved trail 10 feet in width. The trail would be located on the west side of Hennepin Avenue from 13th Street to 20th Street. During the summer of 2022 a trail was marked on the street with striping and white delineators. The trail proposed in this project would be different. The trail would be off-street, located in the boulevard behind the curb. In the area south of 16th Street, where Hennepin Avenue is narrowed, the street width reduction would be entirely on the west side, to provide

additional room for the trail. Sidewalk would not be constructed on the east side of Hennepin; the old sidewalk would be removed as part of the project. There are more driveways on the east side of Hennepin Avenue, and removing the sidewalk in this location will help to improve pedestrian safety by reducing conflict points between pedestrians and cars backing out of driveways. All pedestrian ramps would be improved to meet ADA accessibility standards.

A trail segment in this corridor has been discussed during the comprehensive planning process and has been a priority of Glencoe mobility. The trail will connect with the Glencoe Regional Health Trail System at 20th Street.

## 2.1.2 18th Street (CSAH 2)

### 2.1.2.1 Existing Conditions

18th Street from Hennepin Avenue to Ford Avenue is a County Road segment and part of the CSAH 2 road system. The roadway is an urban section with curb and gutter.

The pavement condition on 18th Street has outlived its design life. The pavement section has severe cracking and areas of pavement loss. The street section is beyond a simple repair such as a mill and overlay. Soil borings show existing pavement thickness in the range of 3.5 to 5 inches and aggregate base in the range of 8.5 to 11 inches. The overall existing pavement sections do not meet design standards for a 10-ton roadway. The pavement and aggregate base sections would need to be thicker sections to meet 10-ton standards. This required increase for the roadway section eliminates the option of completing a pavement reclamation and overlay project for this segment. The street will need to be reconstructed including a subcut excavation to increase the overall pavement section to meet 10-ton design standards.

### 2.1.2.2 Proposed Typical Section

18th Street will be re-constructed to meet design standards for a 10-ton street section. The typical section is shown in the Figures. The reconstruction of the street will include replacement of the curb and gutter and installation of drain tile on each side of the street. Sump pump service lines will be extended from the drain tile to allow for connection of sump pump hoses. It is proposed to construct 18th Street to match the existing width of 41.5 feet face of curb to face of curb. This width will meet State Aid Standards and allow for two 12 foot wide driving lanes and two 8.75 foot wide parking lanes.

Options were reviewed for a partial reconstruction of the street, including a reclaim and overlay of the pavement. The existing aggregate base section is not deep enough to support a 10-ton street design. The existing curb and gutter is nearing the end of its life and replacing only the panels in poor condition would have resulted in replacing large sections of the curb. Once you reach a point of replacing 30–40% of the curb, it is more cost effective to completely remove the curb and reconstruct the entire length of curb using a curb machine instead of the hand form spot replacement. Curb placed with a slip form machine typically results in a better end product with more consistent grades and a uniform base material between all areas of the curb. There are also multiple utility connections in the corridor that would result in replacing segments of curb. With a patch work of curb replacement and given the condition of curb on the street, it is recommended to replace all curb on 18th Street. The new curb and gutter will be placed to better accommodate an ADA compliant sidewalk section next to the hospital.



The final design will include options for a southbound right turn lane at the intersection of 18th Street and Hennepin Avenue. Turning movements at this intersection will also be reviewed to accommodate truck turning movements.

Existing Annual Daily Traffic (ADT) counts are in the range of 610 for the road segment.

### 2.1.2.3 Pedestrian Safety

The existing corridor includes sidewalk on the north side of 18th Street. During a field review of the sidewalk, deficiencies were found in the sidewalk, including areas that do not meet ADA (American with Disabilities Act) standards. The existing sidewalk in this area will also be impacted by utility construction, including storm sewer, water main services, and sanitary sewer services. It is proposed to replace the existing sidewalk in this corridor. No sidewalk is proposed for the south side of 18th Street.

## 2.1.3 15th Street

### 2.1.3.1 Existing Conditions

15th Street from Hennepin Avenue to Judd Avenue is a city street. It is not part of the County Road system nor is it part of the City's Municipal State Aid (MSA) system. The segment was included in the project to complete the final upstream connection to the improved Central Storm Sewer system at the intersection of Judd Avenue and 15th Street. Inclusion of these two blocks was primarily stormwater utility related, however the water main and sanitary sewer pipes are nearing the end of their design life and the pavement is in poor condition.

The pavement condition on 15th Street has outlived its design life. The pavement section has severe cracking and areas of pavement loss. There are also several areas of patching in the street from previous utility repairs. The street section is beyond a simple repair such as a mill and overlay. Soil borings show existing pavement thickness in the range of 3 to 3.5 inches and aggregate base in the range of 11 inches.

The street width is 40 feet face of curb to face of curb. The existing curb and gutter is in poor condition with many panels cracked, heaved, settled, or misaligned. Curb panels are showing signs of age with spalling and delamination of the concrete, especially at the panel joints.

Since this street section is neither a MSA nor CSAH route traffic counts were not taken. It is considered a low volume route with local traffic typical of other similar residential streets in Glencoe.

### 2.1.3.2 Proposed Typical Section

15th Street will be re-constructed to meet design standards for a 7-ton street section. The typical section is outlined in the Figures. The reconstruction of the street will include replacement of the curb and gutter and installation of drain tile on each side of the street. Sump pump service lines will be extended from the drain tile to allow for connection of sump pump hoses. It is proposed to construct 15th Street at a width of 39 feet face of curb to face of curb. This width will match the reconstructed street width of 15th Street east of Judd Avenue. As a low volume residential street, this width will accommodate two lanes of traffic and parking on both sides of the street.

### 2.1.3.3 Pedestrian Safety

The existing corridor includes sidewalk on both sides of 15th Street. During a field review of the sidewalk, deficiencies were found in the sidewalk, including areas that do not meet ADA standards. The existing sidewalk in this area will also be impacted by utility construction, including water and sanitary sewer services. It is proposed to replace the existing sidewalk on the north side of the street, aligning with the new sidewalk constructed in 2018 west of Judd Avenue. No sidewalk is proposed for the south side of 15th Street.

## 2.2 City Utilities

The City utilities in the project area consist of water main, sanitary sewer, and storm sewer. These utilities are nearing the end of their design life with most of them over 60 years old. The utilities will not last beyond the life cycle of the new street built on top of them. In addition, some of the pipes are undersized to meet minimum design requirements. Therefore, it is recommended to reconstruct the underground utilities in the project area.

### 2.2.1 Water Main

#### 2.2.1.1 Hennepin Avenue

The water main on Hennepin Avenue consists of 4 inch and 6 inch diameter pipe sizes. The pipe material could not be confirmed, but given the age of the pipe it is likely cast iron. The 4 inch pipe size is smaller than the minimum 6 inch diameter mainline size recommended by the Minnesota Department of Health (MDH). The hydrants in the corridor are the same vintage as the pipe system and do not have the larger 5-inch steamer nozzles. It is recommended that the water main, valves, hydrants, and water service lines be replaced as part of the project. It is recommended to install 8 inch diameter main lines and 1 inch diameter water service lines to residential homes. The service lines to the hospital will be replaced to match existing sizes. The water services will be replaced up to and including the curb stop, which is typically located at the property line.

#### 2.2.1.2 18th Street

The water main on 18th Street is more than 60 years old and consists of a 4 inch diameter pipe size. The water main does not meet minimum design standards and given its age is likely cast iron pipe. It is recommended that the water main, valves, hydrants, and water service lines be replaced as part of the project. It is recommended to install 8 inch diameter main lines and 1 inch diameter water service lines. The water services will be replaced up to and including the curb stop, which is typically located at the property line. During initial discussions of the project, horizontal directional drilling of the water main was asked to be considered when developing the final construction plans. This is an option that will be considered during the final design.

#### 2.2.1.3 15th Street

The water main on 15th Street is more than 60 years old and consists of a 4 inch diameter pipe size. The water main does not meet minimum design standards and given its age is likely cast iron pipe. It is recommended that the water main, valves, hydrants, and water service lines be replaced as part of the project. It is recommended to install 8 inch diameter main lines and 1 inch diameter water service lines. The water services will be replaced up to and including the curb stop, which is typically located at the property line. This new 8 inch water main will connect to the 8 inch stub that was extended at Judd Avenue as part of the 2018 Central Storm Sewer Project.



## 2.2.2 Sanitary Sewer

### 2.2.2.1 Hennepin Avenue

The existing sanitary sewer consists of an 8 inch diameter pipe constructed of vitrified clay pipe. Vitrified clay pipe material has a propensity for leaking joints and is susceptible to cracking and root penetration. The leaking joints can contribute to infiltration as ground water drains into the system. The system varies in depth, with most of the pipe in the 10 to 11 foot depth range. The north end of the system the system is about 5.5 feet deep.

It is proposed to replace the sanitary sewer mainline, manholes, and services. The mainline will be constructed of 8 inch diameter polyvinyl chloride (PVC) pipe, connecting to new precast concrete manholes. During final design, pipe grades will be reviewed to look at options for increasing the depth of the system at the north end. The service laterals will be constructed of 4 inch diameter PVC pipe and will be extended to the property line where a clean out will be installed.

### 2.2.2.2 18th Street

The sanitary sewer on 18th Street extends east approximately 100 feet from the Hennepin Avenue intersection. This sanitary sewer mainlines consist of a vitrified clay pipe and is approximately 9 feet in depth. There are two connections to the north that serve the hospital and one residential connection to the south. There is also a sanitary sewer mainline that cross 18th Street at Greeley Avenue. This sanitary sewer provides a service to the hospital.

It is proposed to replace the sanitary sewer mainline, manholes, and services. The mainline will be constructed of 8 inch diameter PVC pipe, connecting to new precast concrete manholes. The service lateral for the residential home will be constructed of 4 inch diameter PVC pipe and will be extended to the property line where a clean out will be installed. The service laterals for the hospital will match existing size and will be confirmed during the televising of the system.

### 2.2.2.3 15th Street

The sanitary sewer on 15th Street drains east and connects to the mainline system at the Judd Avenue intersection. This sanitary sewer mainline consists of a vitrified clay pipe and is approximately 8 to 9 feet in depth. There are existing service line connections to houses on both sides of the street.

It is proposed to replace the sanitary sewer mainline, manholes, and services. The mainline will be constructed of 8 inch diameter PVC pipe, connecting to new precast concrete manholes. The service laterals will be constructed of 4 inch diameter PVC pipe and will be extended to the property line where a clean out will be installed.

## 2.2.3 Storm Sewer

### 2.2.3.1 Existing Conditions

The storm sewer system on Hennepin Avenue does not serve as a major trunk line for areas outside the road corridor. The contributing watershed area for the corridor is generally contained within a block on either side of Hennepin Avenue. The watershed for the corridor is divided into two major sections. The north watershed area extends from just south of 18th Street north up to 23rd Street and includes most of the hospital campus. The south watershed extends from just



south of 18th Street to the 14th Street intersection. There is a section of Hennepin Avenue from 13th Street to 14th Street that drains into the 13th Street intersection.

Three street areas were identified as having drainage issues during rain events: the southwest quadrant of 16th Street, the low point on Hennepin Avenue directly south of 16th Street, and the area of Hennepin Avenue near the main hospital entrance. Street level flooding has been noted in these areas. The flooding in those areas has not been reported to reach an elevation that would cause property damage, nor has it required street closures.

A general review of the storm sewer system identifies undersized pipes, shallow catch basin inlets, and insufficient catch basin inlet capacity. Partially blocked pipes from root intrusion in the area south of 16th Street also contributes to reduced capacity of the system. The outfall for the north watershed is directed into a wetland north of the hospital parking lot. The outlet pipe was partially blocked by cattails and sediment, also contributing to the reduced capacity of the system.

## 2.2.3.2 Proposed Improvements

### 2.2.3.2.1 Hennepin Avenue

#### **Storm Sewer Improvements**

The project will include replacing the entire storm sewer system on Hennepin Avenue. The change in street width will result in an overall decrease in impervious surface on the project. Even with a reduction in pavement area the existing pipes are still undersized, the proposed system will include larger pipe sizes and increased number of catch basins. The proposed storm sewer system will meet a 10-year design frequency with catch basins installed to meet requirements for the allowable roadway spread as outlined in the MnDOT Drainage Manual. This storm sewer system will meet the drainage requirements for a County State Aid Highway.

#### **Best Management Practices (BMPs) – Stormwater Pond**

The watershed split on Hennepin Avenue, with part of the drainage going north and part of the drainage going south, will remain unchanged. The storm drainage flowing south on Hennepin Avenue will ultimately reach the stormwater pond system (BMP) that was constructed as part of the 2018 Central Storm Sewer Project.

The storm drainage flowing north will flow into a proposed storm water pond (BMP) north of the hospital. This pond will provide both water quality and rate control for the storm system. The water quality will meet the requirements for both Buffalo Creek Watershed District and the City's MS4 Permit. The rate control that the proposed pond north of hospital provides, will result in the post-project flow rates being less than pre-project flow rates.

The pond size will be approximately 0.5 acres. The pond will meet the water quality and rate control requirements for the proposed project. It is not sized to address run-off from agricultural areas north and west of the project area, approximately 70 acres drains to the low point north of the hospital. The proposed pond will not capture the run-off from all 70 acres and drainage patterns and water quality from the land outside of city limits will remain unchanged.

A drainage memo outlining additional details on the Hennepin Avenue BMP is in the appendix.

### **Hennepin Storm Sewer Crossing at 20th Street**

It is proposed to replace the existing storm sewer pipe that crosses Hennepin Avenue at 20th Street. The exact pipe alignment is unknown. Efforts were made during the development of this report to locate the pipe alignment by televising, but pipe condition and restrictions within the pipe prevented televising the entire pipe segment. The pipe does not take a direct route from one side of the road to the other side of the road. It makes several bends and appears to follow the old road ditch in some locations. The pipe was likely constructed in segments over several decades. The pipe is in poor condition and cannot be maintained because of the alignment issues. The pipe was identified for replacement in the 2017 BCWD Flood Management Plan. The final pipe alignment and pipe size will be determined during the final design of the project. The final pipe size and location will be reviewed as part of the BCWD permitting process.

#### **2.2.3.2.2 18th Street**

The storm sewer pipe on 18th Street is undersized for the drainage area, which includes connecting pipes from several roof drains on the hospital. The storm sewer is proposed to be replaced, reconnecting the roof drains from the hospital. This storm sewer system will follow the existing drainage pattern, with storm sewer connecting to the Hennepin Avenue system and draining north to the proposed pond.

#### **2.2.3.2.3 15th Street**

The storm sewer on 15th Street consists of a 24-inch diameter pipe that extends from Hennepin Avenue east to Judd Avenue, where it connects into a 30-inch diameter pipe that was stubbed out as part of the 2018 Central Storm Project. The existing storm sewer pipe on 15th Street serves as the downstream segment of the Hennepin Avenue storm drainage system. The pipe will be increased to a 30-inch diameter pipe and connected into the existing stub. The catch basins on 15th Street will also be replaced as part of the storm sewer improvements.

### **2.2.4 Environmental Investigation**

Soil borings were completed on the project to identify the existing pavement sections and underlying soils. The soil boring located on Hennepin Avenue north of 18th Street contained petroleum-like odors. After this discovery, the city authorized a more detailed environmental investigation be completed for the project area.

SEH first conducted an Environmental Desktop Review followed by additional soil borings. The soil borings were placed along the corridor near the sites that were identified during the Environmental Desktop Review as being a potential environmental concern. Petroleum odors and possible staining were encountered in two locations. One on Hennepin Avenue near 18th Street, the other on 15th Street near Judd Avenue.

Based on the results of this investigation, it is SEH's recommendation that a MPCA-issued Request for Corrective Action be obtained before construction to appropriately manage petroleum impacts that may be encountered during the project.

During construction, we recommend that environmental monitoring be conducted during excavation work in the vicinity of soil borings where petroleum odors and possible staining were encountered in the event corrective actions to manage petroleum impacts are needed.

The Environmental Investigation report is included in the appendix.



### 3 Right-of-Way

Streets within the project area have a right-of-way width of either 66 feet or 82.5 feet, with the exception of Hennepin Avenue from just north of 16th Street to 18th Street where the right-of-way ranges from 115 to 125 feet. It is anticipated that the City will obtain "right of entry" agreements as needed from adjacent properties allowing the improvements to match into their properties and also to connect sanitary sewer and water services at the property line. Typically, there is no cost associated with a right of entry agreement as its nature is to allow the improvements to be installed in the best manner possible thus benefitting the affected property.

Storm sewer and stormwater ponds north of 20th Street are primarily outside public right-of-way and will require easement acquisition.

There is a portion of existing sidewalk that is currently outside of public right-of-way near the church at the intersection of 18th Street and Hennepin Avenue. Options will be reviewed for constructing the project within the right-of-way in this area, but right-of-way acquisition is likely needed.

The existing 18th Street roadway encroaches onto hospital property. Based on research completed, the property is still owned by the City of Glencoe. As part of the project, a right-of-way plat will need to be prepared to dedicate a portion of the city property as county road right-of-way in the 18th Street corridor.

A small area of right-of-way will be needed in the southeast quadrant of Hennepin Avenue and 16th Street for constructing the recommended option for improving the offset intersection at 16th Street.

All other public improvements besides those noted above, including streets and major utilities, will be within the existing or acquired right-of-way, City property, or utility easements.

### 4 Easement Acquisition

The three parcels identified as needing easement acquisition are as follows:

1. Hospital property north of existing wetland area for storm sewer and stormwater pond. Easement area estimated at 28,000 sq. ft.
2. Church property for sidewalk/trail construction. Easement area estimated at 300 sq. ft.
3. Residential property in southeast quadrant of 16th Street and Hennepin Avenue for street offset improvement. Easement area estimated at 450 sq. ft.

All of these easements will only require a portion of the overall property.

It is recommended that discussions with landowners begin immediately upon acceptance of this report to allow time to go through the process of easement acquisition prior to bidding the project in spring of 2025.

## 5 Private Utilities

Utility meetings will be held at the 60% and 90% design level to share details of the project with the private utility companies that are within the construction limits. Anticipated private utilities within the limits are power, gas, fiber optic, and telephone.

Glencoe Light & Power is the owner of the power utility within the construction limits. There are several power poles that will need to be reviewed during final design to determine if they need to be moved to accommodate not only the construction, but also safety of the corridor. The partial realignment at 16th Street and Hennepin Avenue will require a larger pole in the southeast quadrant of the intersection to be relocated. Furthermore, due to the nature of a full reconstruction project any street lights, along with the street light conduits and wires that are shallow and behind the existing curb and gutter, will need to be removed and replaced.

## 6 Required Permits and Approvals

The following permits and agency approvals have been identified for this project:

- Buffalo Creek Watershed District (BWCD) – Permit
- Minnesota Department of Health – Water Main Reconstruction
- Minnesota Pollution Control Agency (MPCA) – NPDES General Stormwater Permit

## 7 Assessments

Special assessments will be levied to the adjoining property owners per the City's assessment policy. Improvements levied will include street, sanitary sewer and water mains, sanitary sewer service, and water service. The special assessments for streets will be applied to both the city streets and county roads on the project. The properties adjacent to both the county road and city street receive a benefit from the improved roadway, therefore the City's assessment policy will be applied to all properties adjacent to the project within city limits.

The estimated assessment for each type of improvement is shown in Appendix B.

The City's current assessment policy was used in determining the estimated assessment rates. The rates shown are approximate based on estimated construction costs. They will be reevaluated after the project has been bid and awarded.

## 8 Estimated Costs

The costs quoted herein are estimates only. The actual cost of the work would be determined through the public bidding process and a reconciliation of all project related costs. A detailed cost estimate has been included in Appendix A. The figures include budget amounts for construction cost and project related costs, such as administrative, engineering, testing, fiscal, and legal. The estimated costs do not include easement acquisition.

This cooperative agreement project includes funding from both the county and city. The cost split between city and county is shown in table 4 below. McLeod County is funding all roadway costs related to Hennepin Avenue and 18th Street (CSAH 2 and County Road 83) The county is also covering the cost of the storm sewer, based on the percentage of drainage area directly contributing to the County roadway.



The city is funding the costs related to 15th Street, the storm sewer costs not covered by the county as outlined above, along with all sanitary sewer and water main improvements.

Table 3 – Total Project Costs

Source	Amount
City Costs	\$4,330,000
County Costs	\$3,570,000
<b>Total Project</b>	<b>\$7,900,000</b>

The estimated City project costs are summarized below.

Table 4 – Estimated City Project Costs

Improvement	Estimated City Cost
Street Improvements	\$1,405,000
Water Main Improvements	\$1,060,000
Sanitary Sewer Improvements	\$825,000
Storm Sewer Improvements	\$1,040,000
<b>Total Estimated City Project Cost</b>	<b>\$4,330,000</b>

## 9 Proposed Project Financing Option

The final financing package for the project will be developed by the City's financial consultant, along with input from City and County staff. The funding scenario outlined in the report section below provides a general breakdown of costs and funding sources that may be used to cover the costs of the various improvements. This information can be used for developing an overall detailed project financial plan to fund the project.

### 9.1 Streets and Utilities

The City's assessment policy was applied to this project for purposes of preparing the feasibility report and for consideration by the council.

The project will be funded in part through assessments to the benefiting properties, with the balance of the costs paid for by the City's general tax levy, Utility Funds, County State Aid Funding and other funding sources available to the City.

Table 5 – Proposed City Financing

Source	Amount
Neighborhood Assessments	\$1,371,000
(General Tax Levy, Sanitary Water, and Storm Sewer Utility Funds)	\$2,959,000
<b>Total City Financing</b>	<b>\$4,330,000</b>

Table 6 – Proposed Project Financing

Source	Amount
City Funding	\$4,330,000
County Funding	\$3,570,000
<b>Total Project</b>	<b>\$7,900,000</b>

## 10 Construction Timeline and Construction Staging

The project would be constructed during the summer of 2025. A tentative project schedule is included below.

A construction staging plan will be included in the Bidding Documents to help minimize the impact of the project to residents, businesses, and the hospital. A meeting has already been held with the hospital to review options for maintaining access to the hospital campus throughout the construction progress. During the project utility and street construction will prevent residents from being able to access their driveways. During this time residents will need to park on adjacent streets or in alleys and walk to their homes. The length of time in which access is not available to residents will depend on both the work occurring adjacent to their homes and the weather.

### 10.1 Project Schedule

Task	Date
Council Authorizes Preparation of Topographic Survey and Soil Borings*	October 16, 2023*
Council Authorizes Preparation of Feasibility Report*	January 15, 2024*
Neighborhood Open House	April 23, 2024
Present Feasibility Report; Council Calls for Hearing on Improvement*	June 17, 2024*
Publish Notice of Hearing on Improvements	Friday June 28 and July 5, 2024 (Submit to paper and mail to property owners Tuesday, June 25, 2024)
Public Hearing; Council Authorizes Preparation of Plans and Specifications*	July 18, 2024*
Final Design	July–December 2024
Agency Review	December 2024–January 2025
Final Agency Submittal	January 2025
Present Final Plans and Specifications; Council Authorizes Advertisement for Bids*	February 3, 2025*
Advertise for Bids	Friday, February 7, 2025 (Submit to paper Tuesday, February 4, 2025)
Bid Opening	Thursday, March 6, 2025
Council Receives Bids, and Considers Award of Bid	March 17, 2025*
Construction Open House	March or April 2025



Task	Date
Construction Begins	Summer 2025
Assessment Hearing	Fall 2025
Final Completion	June 2026

\*Milestones where City Council Actions/Resolutions are required.

## 11 Summary and Recommendations

From the results of the feasibility study and preliminary investigations, it can be concluded that:

1. The project is technically feasible as it relates to general engineering principles, practices and construction procedures as it has been presented in this report.
2. The project is necessary to maintain the City's infrastructure.
3. The project is cost-effective when all related costs are considered both public and private.

We recommend the following:

1. Accept this feasibility report and order a public hearing to be held as soon as possible.
2. After holding the public hearing, the city council should consider ordering the improvement and authorizing the preparation of plans and specifications.

The cost of the improvements will be recovered through assessments to the benefited properties along with both County and City contributions.

## 12 Standard of Care

The conclusions and recommendations contained in this report were arrived at in accordance with generally accepted professional engineering practice at this time and location. Other than this, no warranty is implied or intended.

jb

## Figures

Figure 1 – Hennepin Avenue - 13th Street to 16th Street

Figure 2 – Hennepin Avenue - 16th Street to 20th Street

Figure 3 – Hennepin Avenue - 20th Street north to Proposed Stormwater Pond

Figure 4 – 15th Street (Hennepin Avenue to Judd Avenue) and 18th Street (West of Greeley Avenue to Hennepin Avenue)

Figure 5 – Typical Sections (Hennepin Avenue)

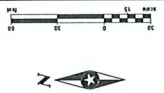
Figure 6 – Typical Sections (15th Street and 18th Street)







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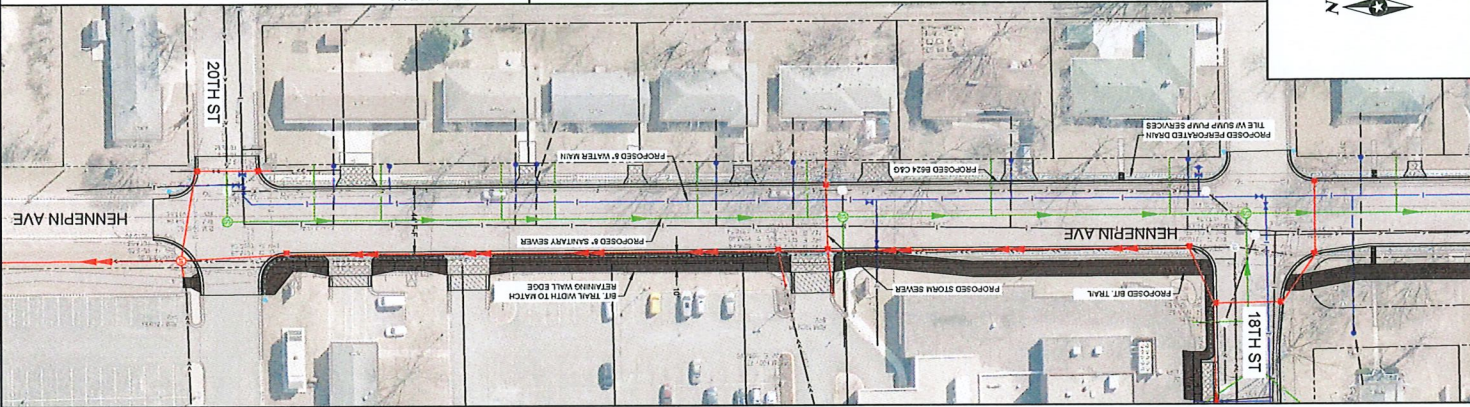
# HENNEPIN AVENUE



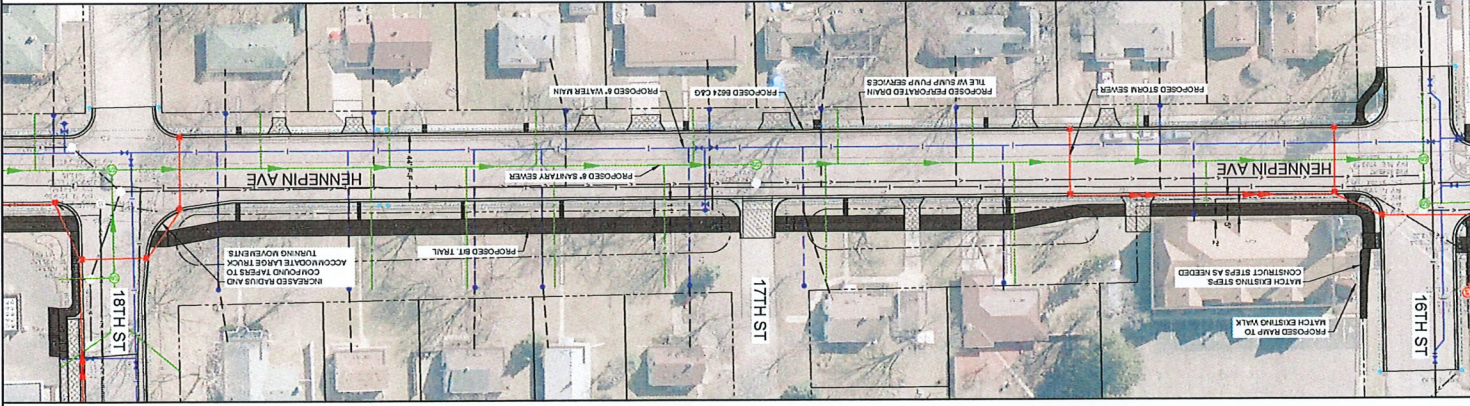
PROJECT NO. 6/17/2024  
DATE: 6/17/2024  
GL 175513

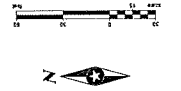
TOTAL RECONSTRUCTION - 44' F-F  
2025 HENNEPIN AVE SUP  
GLENCOE, MINNESOTA

FIGURE NO. 2



# HENNEPIN AVENUE





PROJECT NO.  
GL 175613  
DATE:  
6/17/2024

TOTAL RECONSTRUCTION - 44' F-F  
2025 HENNEPIN AVE SUP  
GLENCOE, MINNESOTA

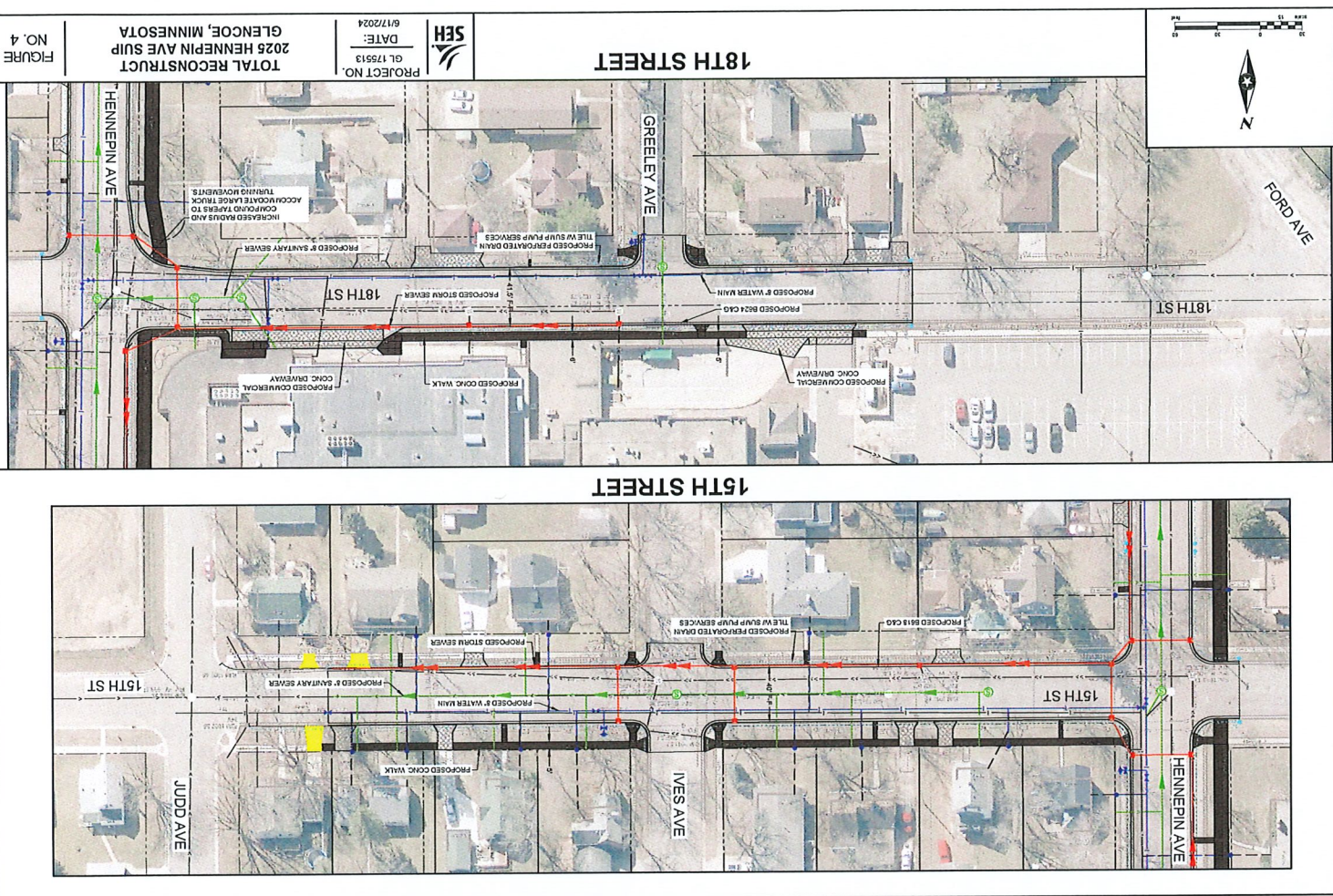
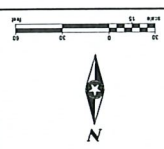
FIGURE  
NO. 3

# HENNEPIN AVENUE

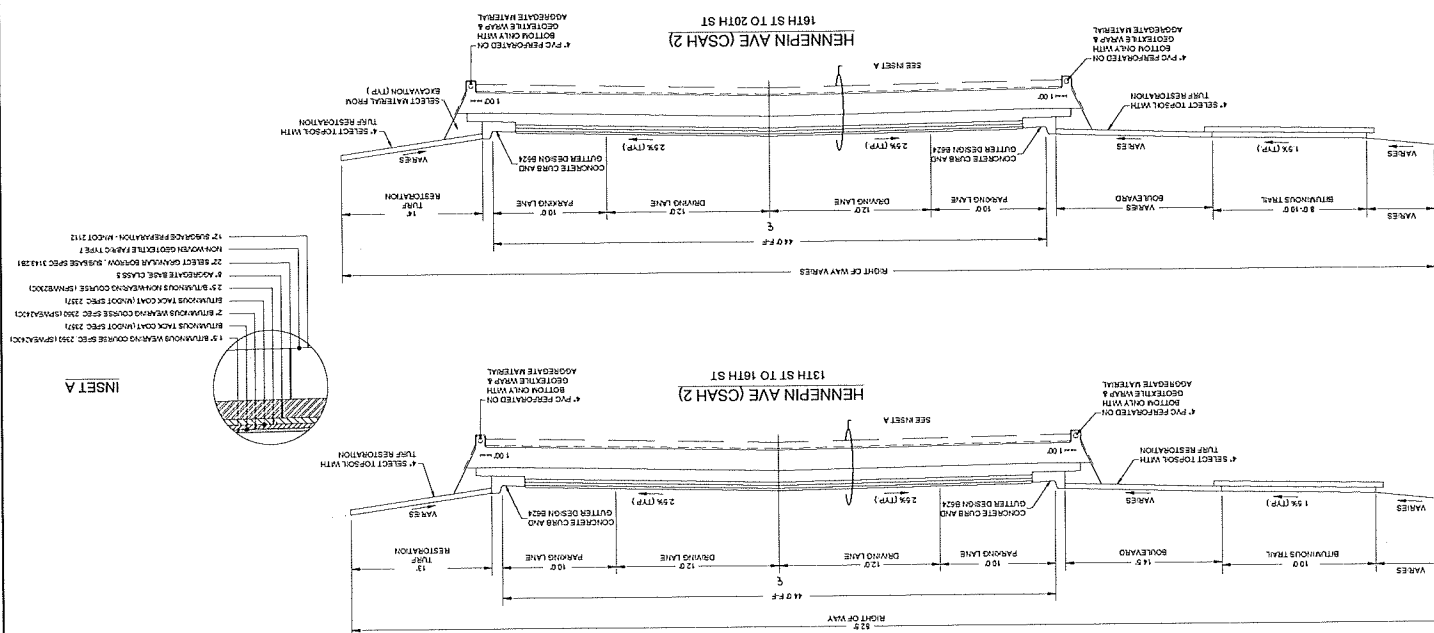




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**SEH**  
PROJECT NO. 175513  
DATE: 6/17/2024  
TOTAL RECONSTRUCT  
2025 HENNEPIN AVE SWP  
GLENCOE, MINNESOTA  
FIGURE NO. 4



- 
1. BRUNNEN'S MATHCOUNTS COURSE (SPRING 2003) (MATHCOUNTS)  
 2. BRUNNEN'S MATHCOUNTS COURSE (FALL 2003)  
 3. BRUNNEN'S MATHCOUNTS COURSE (FALL 2001)  
 4. BRUNNEN'S MATHCOUNTS COURSE (FALL 2002)  
 5. ADVANCED MATHCOUNTS COURSE (SPRING 2003)  
 6. SELECT ADVANCED MATHCOUNTS COURSE (FALL 2001)  
 7. MATHCOUNTS PRESENTATION - WINTER 2012



# Appendix A

## Cost Estimates

A-1 – Cost Estimate Summary

A-2 – Detailed Cost Estimate

ENGINEER'S ESTIMATE  
 2025 HENNEPIN AVE (CSAH 2) SUIP  
 GLENCOE, MINNESOTA  
 SEH NO. GLENC 175513  
 JUNE 17, 2024

	PARTICIPATING	NON-PARTICIPATING	TOTAL ESTIMATED PROJECT COST
	MCLEOD COUNTY	CITY OF GLENCOE	
HENNEPIN AVE (CSAH 2)	\$1,530,000	\$980,000	\$2,510,000
HENNEPIN AVE (CR 83)	\$2,040,000	\$1,290,000	\$3,330,000
18TH ST	\$0	\$960,000	\$960,000
15TH ST	\$0	\$1,100,000	\$1,100,000
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$3,570,000</b>	<b>\$4,330,000</b>	<b>\$7,900,000</b>

ENGINEER'S ESTIMATE  
2825 HENNEPIN AVENUE (CSAH 2) STREET AND UTILITY IMPROVEMENT PROJECT  
GLENCOE, MINNESOTA  
SEHNO, GLENC 175513  
JUNE 17, 2024

PROJECT TOTAL						PARTICIPATING		NON-PARTICIPATING	
						MCLEOD COUNTY		CITY OF GLENCOE	
						HENNEPIN AVE (CSAH 2 & CR 83)		HENNEPIN AVE, 18TH ST, 15TH ST	
Item No.	Item Description	Unit	Est. Qty.	Est. Unit Price	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost
STREET, CURB AND GUTTER, DRAINAGE PIPE, SIDEWALKS									
2021 001	MOBILIZATION	LUMP SUM	1.00	\$280,000.00	\$280,000.00	0.45	\$126,000.00	0.55	\$154,000.00
2101 524	CLEARING (15" TREE OR SMALLER)	TREE	18.0	\$50.00	\$900.00	14.00	\$700.00	4.00	\$1,400.00
2101 524	CLEARING (16" TREE OR GREATER)	TREE	49.0	\$200.00	\$9,800.00	37.00	\$7,400.00	12.00	\$2,400.00
2101 524	GRUBBING (15" TREE OR SMALLER)	TREE	18.0	\$140.00	\$2,520.00	14.00	\$1,960.00	4.00	\$560.00
2101 524	GRUBBING (16" TREE OR GREATER)	TREE	49.0	\$250.00	\$12,250.00	37.00	\$9,250.00	12.00	\$3,000.00
2104 503	REMOVE CONCRETE CURB AND GUTTER	LN FT	7,820.0	\$5.00	\$39,100.00	5,435.00	\$27,175.00	2,335.00	\$11,675.00
2104 504	REMOVE CONCRETE DRIVEWAY PAVEMENT	LN FT	740.0	\$3.25	\$2,410.00	535.00	\$1,738.75	205.00	\$666.25
2104 504	REMOVE BITUMINOUS PAVEMENT	SG YD	20,560.0	\$3.00	\$61,680.00	15,365.00	\$46,095.00	5,225.00	\$15,675.00
2104 504	REMOVE CONCRETE WALK	SG YD	3,275.0	\$3.00	\$9,825.00	2,435.00	\$7,305.00	850.00	\$2,550.00
2106 507	CROWN EXCAVATION (P) (EV)	CU YD	22,635.0	\$20.00	\$452,700.00	16,283.00	\$325,660.00	6,402.00	\$128,040.00
2106 507	CROWN EXCAVATION (CV) (P)	CU YD	2,271.0	\$25.00	\$56,775.00	1,629.00	\$40,725.00	642.00	\$16,050.00
2106 507	SELECT GRAZULAR SUBBASE (CV) (P)	CU YD	14,387.0	\$27.00	\$388,449.00	10,235.00	\$276,345.00	4,152.00	\$112,164.00
2106 507	AGGREGATE (GRAZULAR) BACKFILL (CV)	CU YD	2,271.0	\$30.00	\$68,130.00	1,629.00	\$48,870.00	642.00	\$19,260.00
2106 508	DEGRIND TENSAR 1X7	SG YD	4,600.0	\$8.00	\$36,800.00	3,500.00	\$28,000.00	1,500.00	\$12,000.00
2119 600	AGGREGATE SURFACING CLASS 5 (DRIVEWAYS)	TON	30.0	\$40.00	\$1,200.00	20.00	\$800.00	10.00	\$400.00
2123 610	STREET SWEEPER (WITH BROOM PICKUP)	HR	82.0	\$175.00	\$14,350.00	78.00	\$13,650.00	22.00	\$3,850.00
2121 507	AGGREGATE BASE, CLASS 5 (P) (CV)	CU YD	5,168.0	\$38.00	\$196,384.00	3,721.00	\$141,414.00	1,385.00	\$52,590.00
2331 605	JOINT ADHESIVE (MASTIC)	LN FT	8,811.0	\$1.00	\$8,811.00	6,190.00	\$6,190.00	2,618.00	\$2,618.00
2307 506	BITUMINOUS MATERIAL FOR TACK COAT	SGAL	2,335.0	\$6.00	\$14,010.00	2,010.00	\$12,060.00	370.00	\$2,220.00
2306 504	TYPE SP 9.5 WEARING COURSE MIX (2.8) (SP-WEAR20C) (DRIVEWAYS)	SG YD	21,500.0	\$35.00	\$752,500.00	20,000.00	\$700,000.00	15.00	\$525.00
2306 506	TYPE SP 9.5 WEAR/10 COURSE MIX (2.8) (SP-WEAR20C)	TON	3,720.0	\$95.00	\$353,400.00	2,970.00	\$282,150.00	750.00	\$71,250.00
2306 506	TYPE SP 12.5 HIGHWEARING COURSE MIX (2.8) (SP-HWR20C)	TON	2,900.0	\$95.00	\$275,500.00	2,130.00	\$202,350.00	770.00	\$73,150.00
2411 603	CONCRETE STEPS DESIGN SPECIAL	SG FT	25.0	\$45.00	\$1,125.00	25.00	\$1,125.00	0.00	\$0.00
2411 618	MODULAR BLOCK RETAINING WALL	SG FT	0.00	\$60.00	\$0.00	0.00	\$0.00	0.00	\$0.00
2602 602	SWP PLUMB SERVICE LINE	EACH	58.0	\$160.00	\$9,280.00	44.00	\$7,120.00	14.00	\$2,160.00
2606 503	4" PVC SDR 35 PIPE DRAIN W/ SOCK & AGG MATERIAL	LN FT	7,430.0	\$16.00	\$118,880.00	5,100.00	\$81,600.00	2,330.00	\$37,280.00
2631 618	1" CONCRETE WALK W/ AGGREGATE BASE	SG FT	25,000.0	\$8.00	\$200,000.00	20,945.00	\$167,560.00	4,055.00	\$32,440.00
2631 618	8" CONCRETE WALK W/ AGGREGATE BASE (PED RAMP)	SG FT	5,340.0	\$20.00	\$106,800.00	4,225.00	\$84,500.00	1,115.00	\$22,300.00
2631 604	8" CONCRETE VALLEY GUTTER	SG YD	65.0	\$105.00	\$6,825.00	20.00	\$2,100.00	45.00	\$4,725.00
2631 603	CONCRETE CURB DESIGN B618	LN FT	70.0	\$40.00	\$2,800.00	0.00	\$0.00	70.00	\$2,800.00
2631 603	CONCRETE CURB & GUTTER DESIGN B618	LN FT	1,290.0	\$32.00	\$41,280.00	930.00	\$29,760.00	360.00	\$11,520.00
2631 603	CONCRETE CURB & GUTTER DESIGN B621	LN FT	6,750.0	\$35.00	\$237,375.00	5,645.00	\$197,575.00	1,105.00	\$38,800.00
2631 604	1" CONCRETE DRIVEWAY PAVEMENT W/ 6" AGGREGATE BASE (RESIDENTIAL)	SG YD	840.0	\$105.00	\$88,200.00	660.00	\$69,300.00	180.00	\$18,900.00
2631 604	1" CONCRETE DRIVEWAY PAVEMENT W/ 12" AGGREGATE BASE (COMMERCIAL)	SG YD	470.0	\$115.00	\$54,050.00	380.00	\$43,800.00	90.00	\$10,350.00
2631 618	TRUNCATED DOWNS	SG FT	684.0	\$17.00	\$11,628.00	544.00	\$9,248.00	140.00	\$2,380.00
2661 601	TRAFFIC CONTROL	LUMP SUM	1.00	\$20,000.00	\$20,000.00	0.45	\$9,000.00	0.55	\$11,000.00
2664 618	SGI PANELS TYPE C	SG FT	170.0	\$100.00	\$17,000.00	110.00	\$11,000.00	60.00	\$6,000.00
2671 604	Turf Restoration	SG YD	15,520.0	\$3.50	\$54,320.00	10,820.00	\$37,870.00	4,700.00	\$16,450.00
2671 607	SELECT TOPSOIL BORROW (LV)	CU YD	1,736.0	\$45.00	\$77,820.00	1,203.00	\$54,135.00	533.00	\$23,685.00
2671 603	1" SOLID LINE PAINT, WHITE	LN FT	1,650.0	\$6.00	\$9,900.00	1,250.00	\$7,500.00	400.00	\$2,400.00
2671 603	4" BROWN LINE PAINT, YELLOW	LN FT	2,560.0	\$2.00	\$5,120.00	2,425.00	\$4,850.00	635.00	\$1,270.00
STREET, CURB AND GUTTER, DRAINAGE PIPE, SIDEWALKS SUBTOTAL						\$3,509,909.00	\$2,471,200.00	\$1,818,769.00	
STORM SEWER									
2104 503	REMOVE MAINHOLE (STORM)	EACH	31.0	\$600.00	\$18,600.00	22.00	\$13,200.00	9.00	\$5,400.00
2104 503	REMOVE PIPE SEWER (STORM)	LN FT	3,125.0	\$14.00	\$43,750.00	1,960.00	\$27,440.00	1,165.00	\$16,310.00
2106 601	STORMWATER POND CONSTRUCTION	LUMP SUM	1.00	\$160,000.00	\$160,000.00	1.00	\$160,000.00	0.00	\$0.00
2202 602	CONCRETE TO EXISTING STORM	EACH	12.0	\$2,000.00	\$24,000.00	9.00	\$18,000.00	3.00	\$6,000.00
2202 602	8" PVC CLEAN OUT (RAIN TILE)	EACH	35.0	\$450.00	\$15,750.00	31.00	\$13,950.00	4.00	\$1,800.00
2203 603	12" RC PIPE SEWER DESIGN 3006 CL V	LN FT	5,830.0	\$10.00	\$58,300.00	4,300.00	\$43,000.00	1,530.00	\$15,300.00
2203 603	15" RC PIPE SEWER DESIGN 3006 CL V	LN FT	1,170.0	\$75.00	\$87,750.00	1,450.00	\$108,750.00	325.00	\$24,375.00
2203 604	18" RC PIPE SEWER DESIGN 3006 CL II	LN FT	635.0	\$85.00	\$53,975.00	635.00	\$53,975.00	0.00	\$0.00
2203 603	24" RC PIPE SEWER DESIGN 3006 CL II	LN FT	325.0	\$120.00	\$39,000.00	325.00	\$39,000.00	0.00	\$0.00
2203 603	30" RC PIPE SEWER DESIGN 3006 CL II	LN FT	540.0	\$160.00	\$86,400.00	75.00	\$11,250.00	465.00	\$74,150.00
2206 602	CASTING ASSEMBLY, NEENAH R-1733	EACH	2.0	\$1,200.00	\$2,400.00	2.00	\$2,400.00	0.00	\$0.00
2206 602	CASTING ASSEMBLY, NEENAH R-3057V	EACH	49.0	\$1,200.00	\$58,800.00	49.00	\$58,800.00	0.00	\$0.00
2206 603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4000	LN FT	127.0	\$800.00	\$101,600.00	112.00	\$89,600.00	15.00	\$12,000.00
2206 603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4000	LN FT	105.0	\$1,000.00	\$105,000.00	70.00	\$70,000.00	35.00	\$35,000.00
2206 603	CONSTRUCT DRAINAGE STRUCTURE DESIGN TYPE 2	LN FT	78.0	\$760.00	\$59,280.00	60.00	\$45,600.00	18.00	\$13,680.00
2273 502	STORM DRAIN INLET PROTECTION	EACH	51.0	\$1,600.00	\$81,600.00	39.00	\$62,400.00	12.00	\$19,200.00
STORM SEWER SUBTOTAL						\$938,450.00	\$740,115.00	\$516,335.00	
						ACTUAL SPLIT	\$170,300.00	\$176,300.00	
SANITARY SEWER									
2104 502	REMOVE MAINHOLE (SANITARY)	EACH	14.0	\$625.00	\$8,750.00	0.00	\$0.00	14.00	\$8,750.00
2202 602	CONCRETE TO EXISTING SANITARY SEWER	EACH	11.0	\$2,000.00	\$22,000.00	0.00	\$0.00	11.00	\$22,000.00
2203 601	SANITARY SEWER BYPASS	LUMP SUM	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	1.00	\$5,000.00
2203 602	8" X 4' VYE	EACH	51.0	\$600.00	\$30,600.00	0.00	\$0.00	51.00	\$30,600.00
2203 602	VIDEO INSPECTION SEWER SERVICES (PRELIMINARY)	EACH	55.0	\$250.00	\$13,750.00	0.00	\$0.00	55.00	\$13,750.00
2203 602	VIDEO INSPECTION SEWER SERVICES (POST INSTALLATION)	EACH	55.0	\$250.00	\$13,750.00	0.00	\$0.00	55.00	\$13,750.00
2203 603	VIDEO INSPECTION MAINLINE (POST INSTALLATION)	LN FT	3,000.0	\$2.25	\$6,750.00	0.00	\$0.00	3,000.00	\$6,750.00
2203 603	1" SANITARY SEWER SERVICE PIPE	LN FT	2,315.0	\$50.00	\$115,750.00	0.00	\$0.00	2,315.00	\$115,750.00
2203 603	1" SANITARY SEWER (REGARDLESS OF DEPTH)	LN FT	3,000.0	\$70.00	\$210,000.00	0.00	\$0.00	3,000.00	\$210,000.00
2204 604	4" POLYSTYRENE TUBULATION	SG YD	260.0	\$50.00	\$13,000.00	0.00	\$0.00	260.00	\$13,000.00
2206 602	CASTING ASSEMBLY (SANITARY W/ CONCEALED PICK HOLES)	EACH	14.0	\$1,500.00	\$21,000.00	0.00	\$0.00	14.00	\$21,000.00
2206 602	EXTERNAL MAINHOLE SEAL (SANITARY)	EACH	14.0	\$400.00	\$5,600.00	0.00	\$0.00	14.00	\$5,600.00
2206 603	CONSTRUCT SANITARY MAINHOLE 48" DESIGN 4507	LN FT	168.0	\$400.00	\$67,200.00	0.00	\$0.00	168.00	\$67,200.00
SANITARY SEWER SUBTOTAL						\$607,180.00	\$0.00	\$607,180.00	
WATER MAIN									
2140 502	SALVAGE HYDRANT	EACH	5.0	\$850.00	\$4,250.00	0.00	\$0.00	5.00	\$4,250.00
2140 502	REMOVE HYDRANT	EACH	3.0	\$550.00	\$1,650.00	0.00	\$0.00	3.00	\$1,650.00
2140 502	REMOVE GATE VALVE	EACH	26.0	\$300.00	\$7,800.00	0.00	\$0.00	26.00	\$7,800.00
2104 503	REMOVE WATER MAIN	LN FT	4,105.0	\$5.00	\$20,525.00	0.00	\$0.00	4,105.00	\$20,525.00
2204 601	TEMPORARY WATER	LUMP SUM	1.00	\$25,000.00	\$25,000.00	0.00	\$0.00	1.00	\$25,000.00
2204 602	CONCRETE TO EXISTING WATER MAIN	EACH	9.0	\$2,000.00	\$18,000.00	0.00	\$0.00	9.00	\$18,000.00
2204 602	HYDRANT (WATERLOSS WB97-250)	EACH	8.0	\$9,000.00	\$72,000.00	0.00	\$0.00	8.00	\$72,000.00
2204 602	8" GATE VALVE AND BOX	EACH	11.0	\$3,000.00	\$33,000.00	0.00	\$0.00	11.00	\$33,000.00
2204 602	8" GATE VALVE AND BOX	EACH	23.0	\$4,000.00	\$92,000.00	0.00	\$0.00	23.00	\$92,000.00
2204 602	1" CORPORATION STOP W/ SADDLE	EACH	53.0	\$4,000.00	\$212,000.00	0.00	\$0.00	53.00	\$212,000.00
2204 602	1" CURB STOP AND BOX	EACH	53.0	\$700.00	\$37,100.00	0.00	\$0.00	53.00	\$37,100.00
2204 602	COVER WATER MAIN	EACH	3.0	\$7,000.00	\$21,000.00	0.00	\$0.00	3.00	\$21,000.00
2204 602	12" HYDRANT EXTENSION	EACH	8.0	\$1,200.00	\$9,600.00	0.00	\$0.00	8.00	\$9,600.00
2204 603	1" SERVICE PIPE W/ TRACER WIRE	LN FT	2,155.0	\$33.00	\$71,115.00	0.00	\$0.00	2,155.00	\$71,115.00
2204 603	8" WATER MAIN W/ TRACER WIRE (HYDRANT LEAD)	LN FT	260.0	\$65.00	\$16,900.00	0.00	\$0.00	260.00	\$16,900.00
2204 603	8" WATER MAIN W/ TRACER WIRE	LN FT	3,975.0	\$70.00	\$278,250.00	0.00	\$0.00	3,975.00	\$278,250.00
2204 603	TRACER WIRE BOX	EACH	8.0	\$350.00	\$2,800.00	0.00	\$0.00	8.00	\$2,800.00
2204 608	WATER MAIN FIT TIGES	POUND	1,672.0	\$20.00	\$33,440.00	0.00	\$0.00	1,672.00	\$33,440.00
WATER MAIN SUBTOTAL						\$872,782.00	\$0.00	\$872,782.00	
TOTAL ESTIMATED CONSTRUCTION COST						\$5,814,212.00	\$2,641,300.00	\$1,514,899.00	
10% PROJECT CONTINGENCY						\$581,421.20	\$264,130.00	\$151,489.90	
25% PROJECT RELATED COSTS						\$1,453,553.00	\$710,325.00	\$378,724.75	
TOTAL ESTIMATED PROJECT COST						\$7,800,000.00	\$3,576,000.00	\$4,330,000.00	
TOTAL ESTIMATED PROJECT COST SUMMARY									



## Appendix B

### Preliminary Assessment Information

- B-1 – Assessment Policy
- B-2 – Assessment Rates
- B-3 – Draft Assessment Roll Summary
- B-4 – Draft Assessment Roll
- B-5 – Assessment Parcel Maps

## Glencoe Assessment Policy

Item	Percentage to be Assessed
Sanitary Sewer Main Replacement <sup>1</sup>	25%
Watermain Replacement <sup>1</sup>	25%
Sanitary Sewer Service	100%
Watermain Service	100%
Storm Sewer	35% <sup>2</sup>
Sidewalk Replacement	0%
Street: Rehabilitation	35%
Street: Partial Reconstruction	35%
Street: Full Reconstruction	35%
Corner Lot	50% for each side

### Notes:

*(1) The City share of both Sanitary Sewer and Watermain mains is often funded through monthly utility rates. Corner lots with main line on both sides of the lot are assessed for main line based on the length of the short side of the lot.*

*(2) All catch basins and leads shall be assessed as part of the street assessment*

**ASSESSMENT RATES  
2025 HENNEPIN AVENUE (CSAH 2)  
STREET AND UTILITY IMPROVEMENT PROJECT  
GLENCOE, MINNESOTA  
SEH NO. GLENC 175513  
JUNE 3, 2024**

<b>Item</b>	<b>Estimated Assessment Rate For Front Footage</b>
Residential Reconstructed Street	\$160.00 per L.F.
Commercial Reconstructed Street	\$192.00 per L.F.
Water Main	\$26.00 per L.F.
Water Service Line	\$3,550.00 Each
Sanitary Sewer	\$20.00 per L.F.
Sanitary Sewer Service Line	\$4,200.00 Each



**ASSESSMENT ROLL SUMMARY**  
**2025 HENNEPIN AVENUE (CSAH 2) STREET AND UTILITY IMPROVEMENT PROJECT**  
**GLENCOE, MINNESOTA**

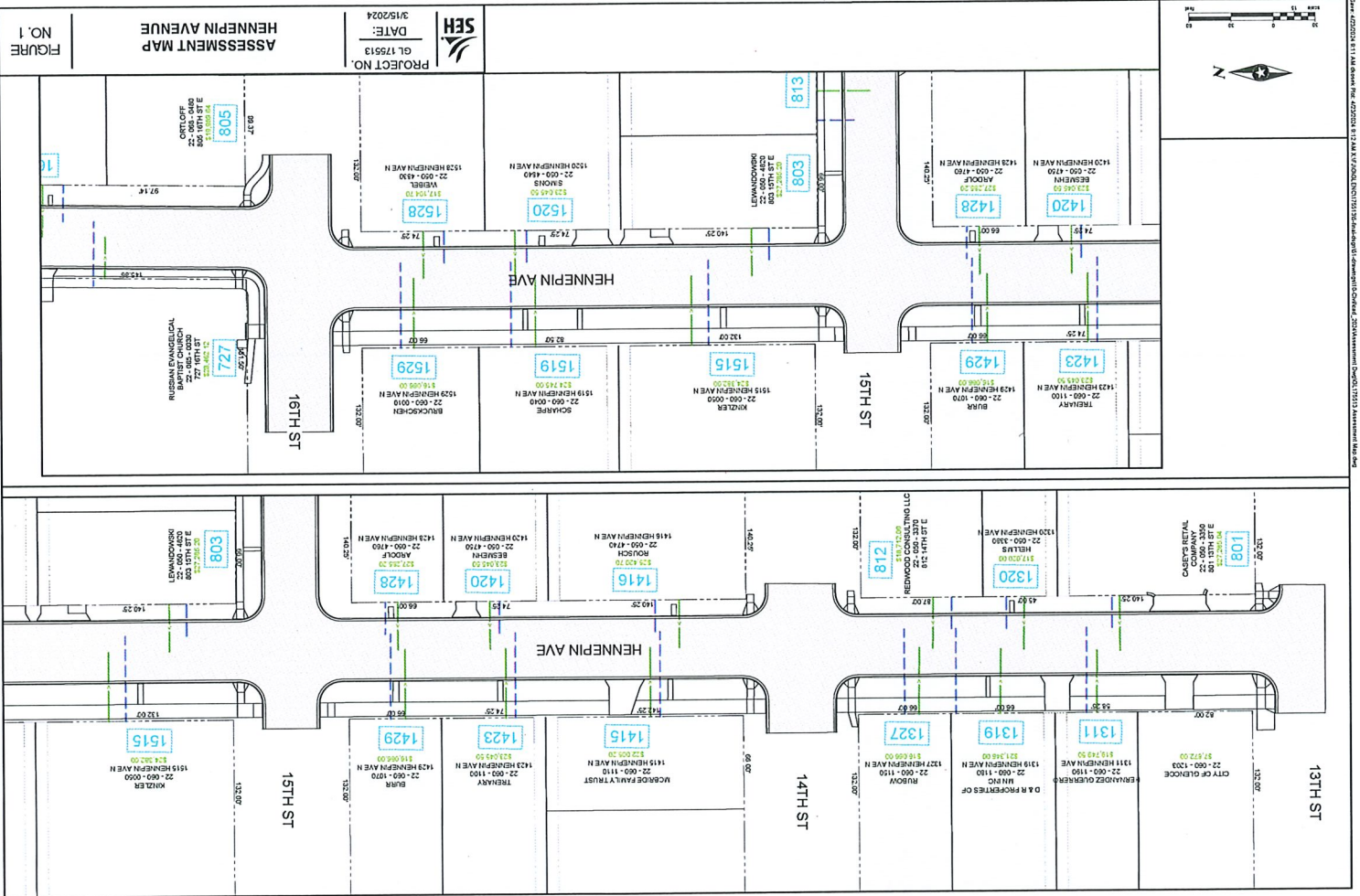
Parcel No.	First Name	Last Name	AddName	Property Address	Total Estimated Assessment Amount
22.050.4760	Mary Ann	Ardolf		1428 Hennepin Ave N	\$27,285.20
22.065.0340	David J	Armstrong		1721 Hennepin Ave N	\$20,110.00
22.050.4810	Gary M	Aul		813 15th St E	\$21,346.00
22.050.4700	Jeffrey	Ballman		922 15th St E	\$23,045.50
22.050.4750	Joseph A & Rachel M	Besmehn		1420 Hennepin Ave N	\$23,045.50
22.071.002	Michael A	Brelje		801 20th St	\$0.00
22.060.0010	Ernie	Bruckschen		1529 Hennepin Ave N	\$16,066.00
22.060.1070	Bryan C	Burr		1429 Hennepin Ave N	\$16,066.00
22.068.0440	Dacoyta	Camp		1616 Hennepin Ave N	\$27,760.84
22.050.3350		Casey's Retail Company		801 13th St E	\$27,285.04
22.068.0470	Taylor & Cassandra	Christensen		1604 Hennepin Ave N	\$27,760.84
22.011.1700		City of Glencoe		GRHS Parking Lot	\$12,672.00
22.011.2200		City of Glencoe		GRHS Parking Lot	\$38,592.00
22.060.1203		City of Glencoe			\$7,872.00
22.087.0010		City of Glencoe		GRHS Parking Lot	\$17,280.00
22.087.0020		City of Glencoe		GRHS Parking Lot	\$16,435.20
22.060.1180		D & R Properties of MN Inc		1319 Hennepin Ave N	\$21,346.00
22.011.0200	Ben	Davis	Glencoe Regional Health Services	1805 Hennepin Ave N	\$113,225.60
22.068.0460	Luz Maria	Duvall		1610 Hennepin Ave N	\$27,760.84
22.050.4790	Mitchell	Fisk		1505 Ives Ave N	\$16,066.00
22.072.0070	Zachary	Gabler		1806 Hennepin Ave N	\$27,938.00
22.068.0410	Valene M	Haag		1708 Hennepin Ave N	\$19,821.50
22.050.3380	Alexander	Hellms		1320 Hennepin Ave N	\$17,020.00
22.060.1190	Martha	Hernandez Guerrero		1311 Hennepin Ave	\$19,749.50
22.072.0080	Adarine L	Hill		1804 Hennepin Ave N	\$28,350.00
22.050.4880	Ashley	Horstmann		927 15th St E	\$0.00
22.050.4710	John	Hudinski		1429 Judd Ave N	\$0.00
22.065.0330	Benito I Sr & Maria L	Iracheta		1723 Hennepin Ave N	\$23,200.00
22.072.0035	Helen M	Jensen		1814 Hennepin Ave N	\$17,761.60
22.060.0050	Michael J	Kinzler		1515 Hennepin Ave N	\$24,382.00
22.072.0060	Alendander & Amenda	Koblitz		1810 Hennepin Ave N	\$22,788.00
22.050.4820	Ronald J	Lewandowski		803 15th St E	\$27,285.20
22.068.0480	Daniel	Litz	Tiffany Engel	1614 Hennepin Ave N	\$27,760.84
22.060.1110		McBride Family Trust		1415 Hennepin Ave N	\$22,005.20
22.065.0350	Kevin	Menzel		1707 Hennepin Ave N	\$16,570.00
22.068.0420	Dennis W	Meyer		1706 Hennepin Ave N	\$27,760.84
22.065.0010	Gerald C	Nelson		1625 Hennepin Ave N	\$17,917.20
22.072.0030	Connie J	Oehler		1816 Hennepin Ave N	\$15,108.40
22.068.0480	Kathryn I	Orloff		805 16th St E	\$19,989.64
22.050.4800	Derek	Overson		819 15th St E	\$21,346.00
22.050.4680	Michelle L	Peterson		904 15th St E	\$22,005.20
22.050.4890	Ruby Anna	Popelka		919 15th St E	\$21,346.00
22.050.3370		Redwood Consulting LLC		812 14th St E	\$18,712.00
22.050.4900	Stephanie L	Rizzio		911 15th St E	\$23,045.50
22.068.0430	Shelby	Roe		1704 Hennepin Ave N	\$27,760.84
22.072.0040	Matthew D	Rolf		1812 Hennepin Ave N	\$22,582.00
22.050.4740	Tiffany L	Rousch		1416 Hennepin Ave N	\$25,420.70
22.060.1150	Brandon & Devora	Rubow		1327 Hennepin Ave N	\$16,066.00
22.065.0020		Russian Evangelical Baptist Church		1623 Hennepin Ave N	\$28,350.00
22.065.0030		Russian Evangelical Baptist Church		727 16th St	\$28,462.12
22.060.0040	Jerry L	Scharpe		1519 Hennepin Ave N	\$24,745.00
22.065.0280	Charles R	Shamla		1724 Ford Ave	\$0.00
22.050.4840	Daniel R	Simons		1520 Hennepin Ave N	\$23,045.50
22.050.4770	Gene H	Smith		826 15th St E	\$22,005.20
22.072.0050	Casey M	Style	Emily M VonBerge	1808 Hennepin Ave N	\$22,170.00
22.065.0290	James R	Tieman		1729 Hennepin Ave N	\$29,965.00
22.060.1100	Kris A	Trenary		1423 Hennepin Ave N	\$23,045.50
22.065.0300	Miguel Angel	Vega	Jaime & Manuel Vega Duran	1728 Greeley Ave N	\$10,560.00
22.050.4830	Brett	Weibel		1528 Hennepin Ave N	\$17,104.70
22.050.4910	Brooke	Wentzlaff		903 15th St E	\$16,066.00
22.068.0090	William & Colleen	Woods		1802 Hennepin Ave N	\$20,061.50
22.065.0190	Thomas L	Yliniemi		1729 Greeley Ave N	\$10,560.00
22.065.0320	Kimberly & Ryan	Zeppelin		1725 Hennepin Ave N	\$20,625.00
	<b>TOTAL</b>				<b>\$1,371,478.24</b>

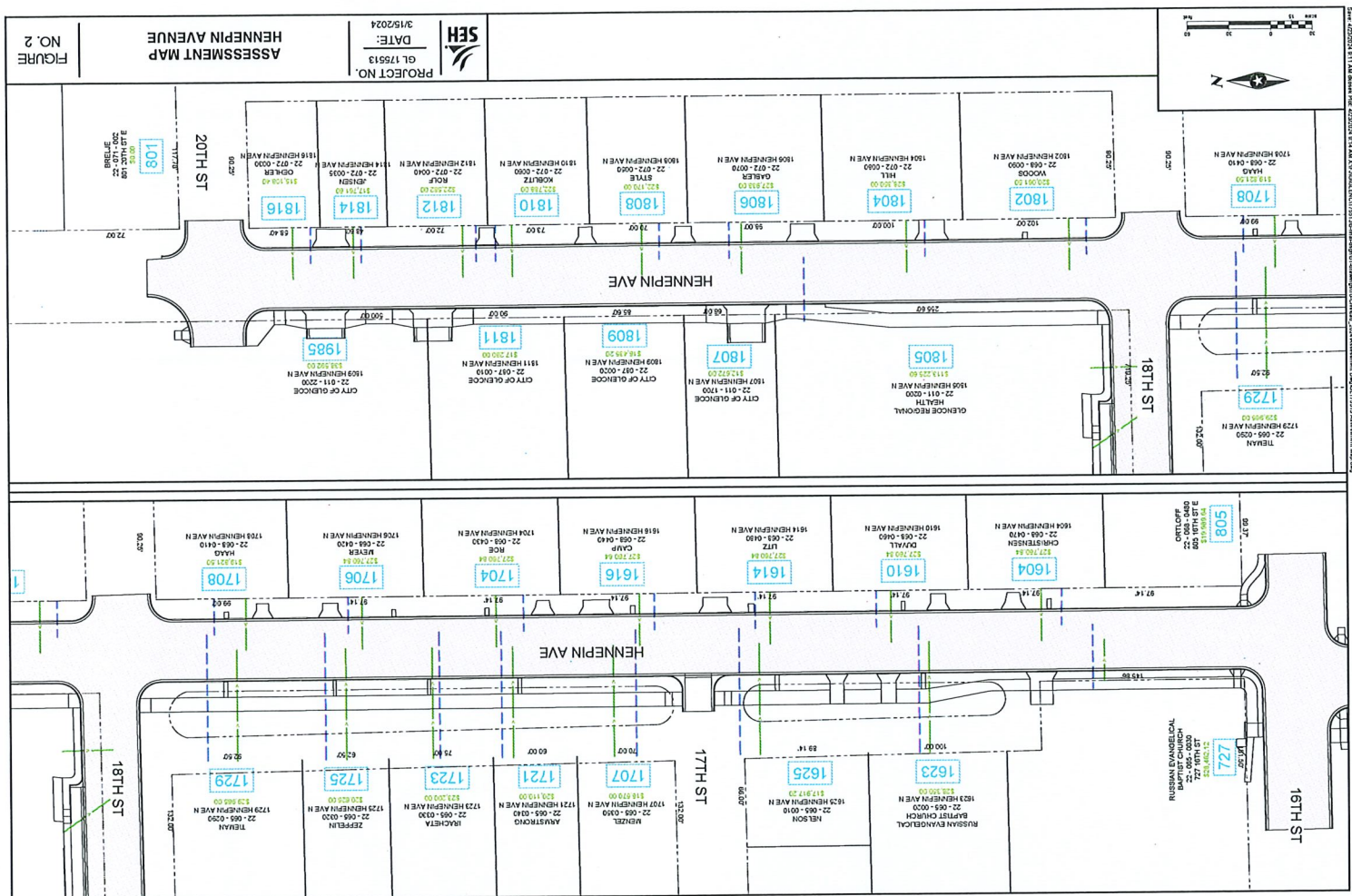


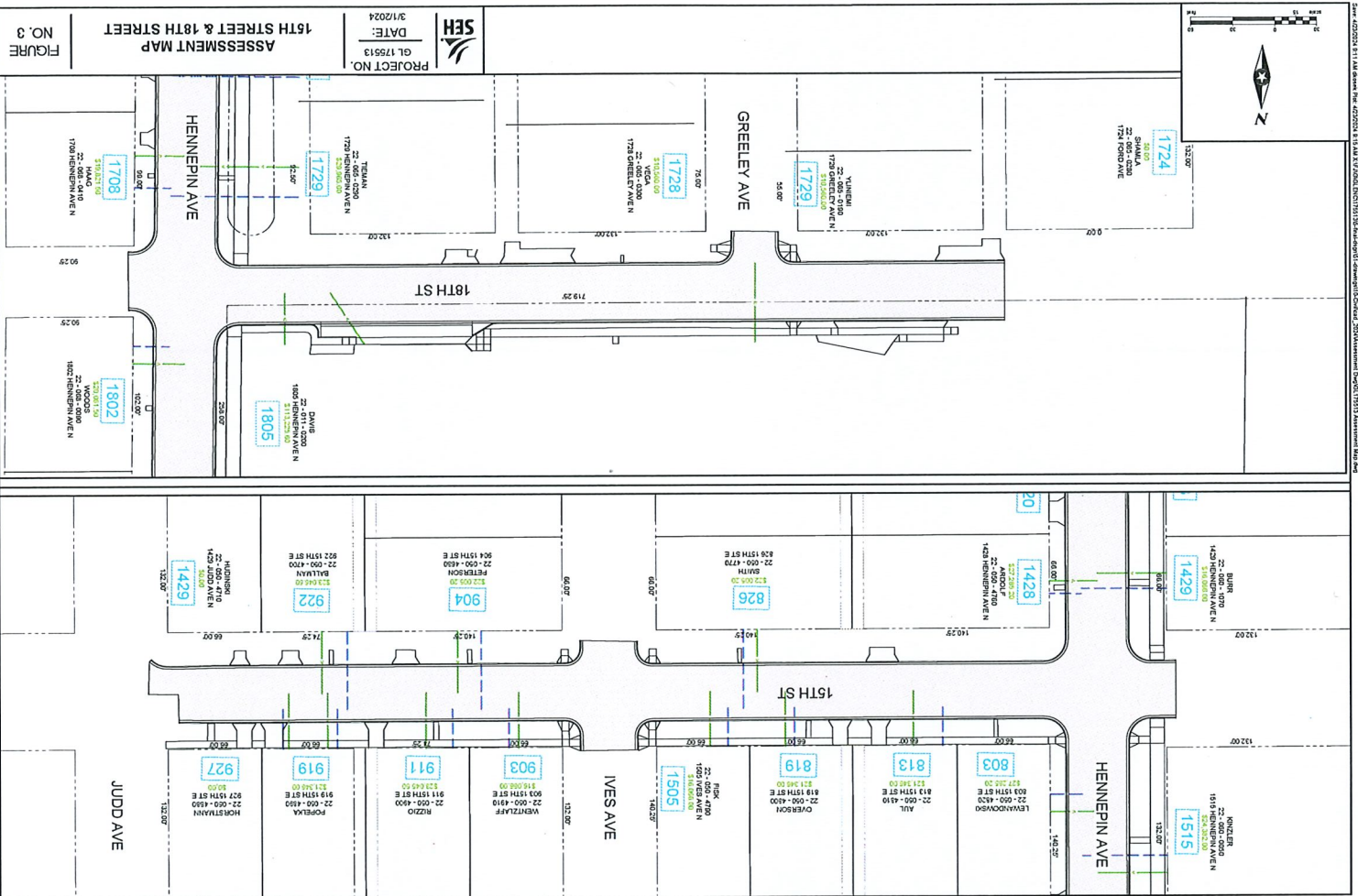
Dr. June 3, 2024  
 Pwll - 5/23/2024

[illegible]













SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11<sup>th</sup> Street East, Suite 107 ♦ Glencoe, Minnesota 55336  
Phone: (320) 864-5586 Website: [www.glencoe.mn.org](http://www.glencoe.mn.org) Email: [info@ci.glencoe.mn.us](mailto: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 Neld



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To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: June 12, 2024

Re: Item 7B – Assessment Interest Waiver

Item 7B – Attached is a copy of the letter sent to McLeod County regarding reassessing the property at 1329 13<sup>th</sup> Street east that was sold to the Peterson for nonpayment of taxes on the property for approximately 10 years.

Also, attached is the email from Peterson requesting to be placed upon the City Council agenda.

I will defer to the City Attorney on Monday night for a recommendation on how to proceed with this request.

**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



SMALL CITY & BIG FUTURE

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

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November 28, 2023

Connie Kurtzweg  
McLeod County Auditor/Treasurer  
520 Chandler Avenue N  
Glencoe, MN 55336

Dear Connie:

Pursuant to the order of the City Council of the City of Glencoe, County of McLeod, State of Minnesota, I hereby transmit with the 2023 taxes duly levied for 2024 this statement of expenses for unpaid accounts and assessments of the year 2023 with interest computed thereon at 8 percent per annum from the date October 2023 was computed to the first day of October, 2023, to be inserted by you in the duplicated state of taxes annually submitted to the County Treasurer for the collection and payment thereof, and to be enforced according to law, viz:

  
\_\_\_\_\_  
Mark D. Larson, City Administrator

<u>NAME &amp; LEGAL DESCRIPTION</u>	<u>TOTAL</u>
Addie Kordell; R22.135.0100 620 1 <sup>st</sup> St E	\$217.14
Pamela Ruble; R22.060.3280 719 9th St E	\$364.83
Pat Nseumen/Redsmoker LLC; R22.060.2270 1234 Greeley Ave N	\$1,257.27
D & R Properties of MN Inc; R22.060.1180 1319 Hennepin Ave N	\$253.18
Mackenzie Thiesfeld; R22.073.0050 1809 Judd Ave	\$68.60
Wesley Weinzierl; R22.050.0990 1905 10 <sup>th</sup> St E	\$56.62
Daniel Peterson; R22.050.3680 1329 13 <sup>th</sup> St E	\$18,230.87

Mayor: Ryan Voss      City Administrator: Mark D. Larson  
Council Members: Yodee Rivera – Sue Olson – Mark Hueser – Paul Lemke – Cory Neid



## Mark Larson

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**From:** Dan Peterson <danrpete@gmail.com>  
**Sent:** Monday, June 10, 2024 7:26 AM  
**To:** Mark Larson; mwo@priorlakelaw.com  
**Subject:** Fwd: 1329 East 13th. Street- Interest being charged  
**Attachments:** Screenshot2properties.png; Screenshot Lotusspecials.png; Screenshot Gigspecials.png

Good morning Mark Larson and Mark Ostlund. Here are two emails I am forwarding to you concerning the lot I purchased for your information.

----- Forwarded message -----

**From:** Dan Peterson <[danrpete@gmail.com](mailto:danrpete@gmail.com)>  
**Date:** Sun, Jun 9, 2024 at 9:15 PM  
**Subject:** Re: 1329 East 13th. Street- Interest being charged  
**To:** <[rvoss@ci.glencoe.mn.us](mailto:rvoss@ci.glencoe.mn.us)>, <[solson@ci.glencoe.mn.us](mailto:solson@ci.glencoe.mn.us)>, <[mhueser@ci.glencoe.mn.us](mailto:mhueser@ci.glencoe.mn.us)>, <[plemke@ci.glencoe.mn.us](mailto:plemke@ci.glencoe.mn.us)>, <[cneid@ci.glencoe.mn.us](mailto:cneid@ci.glencoe.mn.us)>, <[yrivera@ci.glencoe.mn.us](mailto:yrivera@ci.glencoe.mn.us)>

Hello everyone. Here are pages from Mcleod County website showing that the other two buyers of properties on the day of the tax forfeiture auction are not paying any interest on any reassessments. The buyer of the Stewart property has not been reassessed at this point either. I'm not sure whether the Hutchinson property has been reassessed yet either. Connie Kurtzweg, the McLeod County auditor, confirmed this with me over the phone. You can certainly call her to confirm it with her if you wish. Thank you all for your attention to this matter. Looking forward to hearing from you at the next meeting on June 17th.

On Wed, May 15, 2024 at 8:48 AM Dan Peterson <[danrpete@gmail.com](mailto:danrpete@gmail.com)> wrote:  
Here is a statement from the McLeod County website.

On Wed, May 15, 2024 at 8:27 AM Dan Peterson <[danrpete@gmail.com](mailto:danrpete@gmail.com)> wrote:

Hello Mayor and City Council. Dan Peterson here. I met with Mcleod County last Thursday to try and get them to pay the city of Glencoe the \$7670. that is owed to them. That was unsuccessful. Are all of you aware that I am charged over 10% interest on the reassessment although I am not delinquent? Today the \$18,230.87 has grown to \$20,056. I am paying half of that today. I am being charged interest on money that I have already paid to the county namely the \$7670 which is to be paid to the city of Glencoe. There is no explanation as to how I am to be reimbursed. No other buyers of McLeod County tax forfeited property are paying any interest on any reassessments. It looks like they aren't even paying any reassessments at all either except very small portions for utilities.

City Council, I am asking you to waive the interest I am being charged on the reassessment that has been applied to the property I paid for in full. It is on the tax rolls for the first time in over 10 years. Obviously I am covering its maintenance costs as well. Glencoe this year is receiving all of its \$18230.87 from me this year and I am left waiting to be paid back from the county at some point in the future.

Please help me with this. Thank you. Dan and Renae Peterson.

--

Make it a great day! Dan Peterson

D R Peterson Inc - Master Plumber PM#647582  
952-465-2926

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Make it a great day! Dan Peterson  
D R Peterson Inc - Master Plumber PM#647582  
952-465-2926

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## FUND BALANCES

FUND #	2024 CASH BALANCES	MONTH FEBRUARY	MONTH JANUARY	
101	General-Operating	\$ 1,667,324.46	\$ 2,148,738.49	
101	General-Childhood Intervention	\$ 886.55	\$ 886.55	
101	General-Crime Prevention	\$ 10,418.66	\$ 10,418.66	
601	Water-Operating	\$ 2,164,188.95	\$ 2,108,746.85	
601	Water-Water Availability Charge	\$ 586,579.53	\$ 585,969.18	
601	Water-Trunk Water Charge	\$ 25,632.21	\$ 25,605.54	
601	Water-Bonds	\$ 1,946.81	\$ 1,944.78	
601	Water-Construction	\$ -	\$ -	
602	W.W.T.P.-Operating	\$ 1,557,528.54	\$ 1,531,222.01	
602	W.W.T.P.-Sewer Availability Charge	\$ 1,122,779.62	\$ 1,121,611.34	
602	W.W.T.P.-Trunk Sewer Charge	\$ 130,736.62	\$ 130,600.58	
602	W.W.T.P.-Bonds	\$ 83,143.22	\$ 71,578.66	
602	W.W.T.P.-Construction	\$ -	\$ -	
603	Sanitation	\$ 40,758.64	\$ 30,721.25	
604	City Center-Operating	\$ (16,907.80)	\$ (7,644.62)	
604	City Center-Bonds	\$ (554,107.37)	\$ (553,530.81)	
609	Liquor Store	\$ 62,174.39	\$ 42,104.90	
612	Airport	\$ (547,152.00)	\$ (554,208.27)	
651	Storm Water Management	\$ (25,516.05)	\$ (67,185.63)	
213	Park Improvement	\$ 156,259.78	\$ 156,097.19	
223	Aquatic Center	\$ (699.84)	\$ 317.39	
223	Aquatic Center-Lifeguard Training	\$ 2,295.25	\$ 2,295.25	
225	Cable TV	\$ 6,865.07	\$ 6,957.82	
226	Cemetery	\$ (147.26)	\$ (179.42)	
229	Municipal State Aid	\$ 83,630.92	\$ 79,672.93	
230	Engineering/Inspection Services	\$ (112,265.71)	\$ (112,148.89)	
231	Public Safety Aid	\$ 221,453.00	\$ 221,453.00	
300	City Sinking	\$ 404.90	\$ 404.48	
382	2007 Tax Increment Bond-2007 Industrial Park	\$ (58,102.46)	\$ (58,042.00)	
384	2018 Tax Increment Bond-Panther Heights	\$ 72.18	\$ 72.10	
409	Tax Increment #4-Industrial Park	\$ 432,665.50	\$ 432,215.30	
424	Tax Increment #17-Miller Manufacturing	\$ 23,794.13	\$ 23,769.37	
426	Tax Increment #19-Panther Heights	\$ 1,571.34	\$ 1,569.70	
427	Tax Increment #20-Bus Garage	\$ (9,366.48)	\$ (9,356.73)	
466	2023 Street Improvement	\$ (27,499.25)	\$ (27,470.64)	
523	2008 11th Street/Morningside Bond	\$ 11,510.83	\$ 11,746.10	
524	2014 Street Improvement Bond	\$ (213,447.89)	\$ (213,225.79)	
525	2015 Street Improvement Bond-Lincoln Park	\$ (49,027.96)	\$ (48,976.95)	
526	2016 Street Improvement Bond-Armstrong Avenue	\$ 95,510.17	\$ 95,410.79	
527	2017 Street Improvement Bond-Baxter Avenue	\$ 87,226.13	\$ 87,135.37	
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ 78,643.01	\$ 78,561.18	
529	2021 Street Improvement Bond-10th Street	\$ 65,914.74	\$ 65,846.15	
530	2023 Street Improvement Bond	\$ (35,168.20)	\$ (35,131.61)	
<b>TOTALS</b>		<b>\$ 7,072,506.88</b>	<b>\$ 7,386,571.55</b>	<b>\$ -</b>

**Glencoe Municipal Liquor Store**  
**Profit & Loss Statement for February 2024**

<b>Sales</b>	
Liquor	66,148.68
Beer	92,933.13
Wine	18,236.88
Other Merchandise	3,159.31
THC	250.71
<b>Total Sales</b>	<u>180,728.71</u>

<b>Cost of Sales</b>	
Beginning Inventory	430,656.10
Purchases	132,725.58
<b>Total Merch. Avail. for Sale</b>	<u>563,381.68</u>
Less Inventory Ending	446,305.49
<b>Cost of Sales</b>	<u>117,076.19</u>
<b>Gross Profit on Sales</b>	63,652.52
	<u>35.22%</u>

<b>Operating Expenses</b>	
Sales Tax (Use tax)	5.00
Full-Time Employees	6,405.00
Full-Time Employees- Overtime	0.00
Part-Time Employees	5,685.35
PERA Contributions	828.46
FICA Contributions	742.06
Medicare Contributions	173.55
Health & Life Insurance	3,742.98
Operating Supplies	3,635.16
Cleaning Supplies	0.00
Repair & Maintenance	581.35
Professional Services	0.00
Training	0.00
Computer Repair/Equipment	3,213.28
Telephone	115.49
Travel Expense	0.00
Advertising	434.00
Printing & Binding	0.00
Electricity	946.16
Natural Gas	465.36
Uniforms	0.00
Miscellaneous	0.00
<b>Sub-total</b>	<u>26,973.20</u>
Insurance- Liquor, Property, Gen'l Liability	888.12
Depreciation	3,504.41
Audit	250.00
Worker's Comp	450.91
Bond Interest	841.04
<b>Total Operating Expenses</b>	<u>32,907.68</u>

<b>Non-Operating Expenses/Income</b>	
Interest Income	43.86
Miscellaneous	165.00
Sales Tax Variance	0.43
Cash Drawer +/-	(75.45)
Bad/Collected Checks	0.00
<b>Total Non-Operating Exp./Inc.</b>	<u>133.84</u>

<b>Net Income</b>	30,878.68
<b>Year-To-Date Income</b>	52,888.75

<b>Comparative Figures</b>	
<u>Previous Year (2023)</u>	
Total Sales	172,305.78
Gross Profit on Sales	47,341.23
Total Operating Expenses	30,098.60
Total Non-Operating Exp./Inc.	95.25
Net Income	17,337.88
Year-To-Date Income	31,213.03

Current YTD Cash Balance	62,174.39
Last Month YTD Income	22,010.07

CITY OF GLENCOE BILLS

JUNE 17, 2024

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

VENDOR	DEPARTMENT: DESCRIPTION	TOTAL
CITY OF GLENCOE EMPLOYEES	MULTIPLE DEPTS.: CITY OF GLENCOE PAYROLL 3-20-24	\$80,862.61
WIRE TRANSFER	MULT DEPTS:EMP/CITY PAYROLL TAXES,HSA,PERA,D COMP,CAFE	\$50,450.60
TOTAL PREPAID BILLS ----->		<u>\$131,313.21</u>



## INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

JUNE 17, 2024 - PREPAID BILLS

Date: 06/13/2024

Time: 8:24 am

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
A.H. HERMEL CO.	0573	LIQUOR: MERCH FOR RESALE	180756	03/22/2024	273.52
				Vendor Total:	273.52
ARCTIC GLACIER USA, INC	0495	LIQUOR: MERCH FOR RESALE	180757	03/22/2024	150.00
				Vendor Total:	150.00
ARTISAN BEER COMPANY	1258	LIQUOR: MERCH FOR RESALE	180758	03/22/2024	741.50
				Vendor Total:	741.50
BOBBING BOBBER BREWING COM	1802	LIQUOR: MERCH FOR RESALE	180764	03/22/2024	125.92
				Vendor Total:	125.92
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	180765	03/22/2024	6,670.54
				Vendor Total:	6,670.54
C & L DISTRIBUTING	0492	LIQUOR: MERCH FOR RESALE	180759	03/22/2024	15,126.15
C & L DISTRIBUTING	0492	LIQUOR: MERCH FOR RESALE	180766	03/22/2024	14,557.07
				Vendor Total:	29,683.22
DAHLHEIMER BEVERAGE	0003	LIQUOR: MERCH FOR RESALE	180760	03/22/2024	15,178.74
DAHLHEIMER BEVERAGE	0003	LIQUOR: MERCH FOR RESALE	180767	03/22/2024	12,075.99
				Vendor Total:	27,254.73
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	180768	03/22/2024	5,865.08
				Vendor Total:	5,865.08
MARLIN'S TRUCKING	1387	LIQUOR: MERCH FOR RESALE	180761	03/22/2024	630.00
MARLIN'S TRUCKING	1387	LIQUOR: MERCH FOR RESALE	180769	03/22/2024	696.50
				Vendor Total:	1,326.50
MINNESOTA CHILD SUPPORT	1646	POLICE: CHILD SUPPORT PAYMENT	180770	03/22/2024	279.18
				Vendor Total:	279.18
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	180771	03/22/2024	88.60
				Vendor Total:	88.60
NCPERS GROUP LIFE INS	1619	ADMIN: INS PREMIUM	180772	03/22/2024	16.00
				Vendor Total:	16.00
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	180773	03/22/2024	3,487.67
				Vendor Total:	3,487.67
PPLSI	0485	MULT DEPTS: INS PREMIUMS	180774	03/22/2024	112.60
				Vendor Total:	112.60
RELIANCE STANDARD LIFE INS CC	1915	MULT DEPT: INS PREMIUMS	180775	03/22/2024	1,075.12
				Vendor Total:	1,075.12
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	180776	03/22/2024	8,180.82
				Vendor Total:	8,180.82
TRUIST GOVERNMENTAL FINANCIAL	0809	CITY CENTER: BOND PRINCIPAL & INTEREST	180777	03/22/2024	125,935.00
				Vendor Total:	125,935.00
VIKING BEVERAGES	0973	LIQUOR: MERCH FOR RESALE	180762	03/22/2024	6,528.40
VIKING BEVERAGES	0973	LIQUOR: MERCH FOR RESALE	180778	03/22/2024	5,737.50
				Vendor Total:	12,265.90
VIKING COCA-COLA BOTTLING CC	0494	LIQUOR: MERCH FOR RESALE	180763	03/22/2024	421.25
				Vendor Total:	421.25
WINE MERCHANTS	0667	LIQUOR: MERCH FOR RESALE	180779	03/22/2024	132.50
				Vendor Total:	132.50

# INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

JUNE 17, 2024 - PREPAID BILLS

Date: 06/13/2024

Time: 8:24 am

Page: 2

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
Grand Total:					224,085.65
Less Credit Memos:					0.00
Net Total:					224,085.65
Less Hand Check Total:					0.00
Outstanding Invoice Total :					224,085.65
Total Invoices:	24				

# INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

JUNE 17, 2024 - REGULAR BILLS

Date: 06/13/2024

Time: 11:51 am

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
1ST LINE-LEEWES VENTURES LLC	0509	AQUATIC: MERCH FOR RESALE	0	00/00/0000	1,644.75
				Vendor Total:	1,644.75
A & K REPAIR	0001	LIQUOR: BELT	0	00/00/0000	7.45
				Vendor Total:	7.45
A.H. HERMEL CO.	0573	STREET, AQUATIC: MERCH FOR RESALE, POPCORN	0	00/00/0000	4,527.47
				Vendor Total:	4,527.47
AMERICAN RED CROSS	1732	AQUATIC: LIFEGUARD TRAINING	0	00/00/0000	2,900.00
				Vendor Total:	2,900.00
AQUA PRO	1475	ADMIN: SPRINKLER SYSTEM START UP & REPAIR	0	00/00/0000	793.00
				Vendor Total:	793.00
AT&T MOBILITY	1205	MULT DEPT: CELL PHONE BILL	0	00/00/0000	696.82
				Vendor Total:	696.82
BLUE CROSS BLUE SHIELD OF MII	1254	MULT DEPT: INSURANCE PREMIUMS	0	00/00/0000	41,448.85
				Vendor Total:	41,448.85
BORDER STATES INDUSTRIES INC	0852	POLICE: LIGHT BULBS	0	00/00/0000	93.16
				Vendor Total:	93.16
CARD SERVICES	0330	COUNCIL, AQUATIC, WWTP: WATER, CONCESSION SUPPLIES	0	00/00/0000	113.51
				Vendor Total:	113.51
CARGILL, INC	1636	WATER: SALT	0	00/00/0000	5,974.15
				Vendor Total:	5,974.15
CENTERPOINT ENERGY	0204	MULT DEPT: NATURAL GAS BILL	0	00/00/0000	5,653.42
				Vendor Total:	5,653.42
CHERRYROAD MEDIA, INC	0877	AQUATIC: ADVERTISING	0	00/00/0000	155.00
				Vendor Total:	155.00
CLIFTONLARSONALLEN LLP	2090	ADMIN: AUDITING FEES	0	00/00/0000	17,115.00
				Vendor Total:	17,115.00
CONTROLOGIX SERVICES, LLC	1993	ADMIN: MECHANICAL SYSTEM REPAIR	0	00/00/0000	2,247.40
				Vendor Total:	2,247.40
DUININCK INC.	0317	AIRPORT: PARKING STOPS	0	00/00/0000	780.00
				Vendor Total:	780.00
FLAHERTY & HOOD, P.A.	0441	ADMIN: LEGAL FEES	0	00/00/0000	635.00
				Vendor Total:	635.00
FRANKLIN PRINTING INC.	0085	AQUATIC: OFFICE SUPPLIES	0	00/00/0000	293.98
				Vendor Total:	293.98
FRED HOLASEK & SON, INC	2257	STREET: FLOWER BASKETS	0	00/00/0000	4,037.02
				Vendor Total:	4,037.02
GACC TOURISM	0168	REIM: LODGING TAX	0	00/00/0000	127.75
				Vendor Total:	127.75
GALLS, LLC	0452	PUBLIC SAFETY: UNIFORMS	0	00/00/0000	2,463.31
				Vendor Total:	2,463.31
GILLETTE PEPSI COMPANIES, INC	0496	AQUATIC: MERCH FOR RESALE	0	00/00/0000	2,956.40
				Vendor Total:	2,956.40
GLENCOE CO-OP ASSN.	1842	MULT DEPTS: FUEL, PROPANE	0	00/00/0000	5,598.28
				Vendor Total:	5,598.28
GLENCOE FIRE RELIEF ASS'N.	0455	FIRE: FIRST HALF FIRE PENSION CONTRIBUTIONS	0	00/00/0000	23,794.00
				Vendor Total:	23,794.00



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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
GLENCOE FLEET SUPPLY	2074	MULT DEPTS: VALVES, PAINT, WEED CONTROL, DEHUMIDIFIER	0	00/00/0000	1,527.02
				Vendor Total:	1,527.02
GOPHER STATE ONE CALL	0482	WATER, WWTP, STORM: LOCATE TICKETS	0	00/00/0000	187.65
				Vendor Total:	187.65
HAWKINS, INC.	1133	AQUATIC: CHEMICALS	0	00/00/0000	3,089.07
				Vendor Total:	3,089.07
HERALD JOURNAL PUBLISHING	1442	MULT DEPTS: ADVERTISING AND PUBLISHING	0	00/00/0000	841.35
				Vendor Total:	841.35
HILLYARD HUTCHINSON	0122	MULT DEPTS: CLEANING SUPPLIES, SCRUBBER REPAIR	0	00/00/0000	2,308.84
				Vendor Total:	2,308.84
HOME SOLUTIONS OF GLENCOE	1947	AQUATIC: FREEZER	0	00/00/0000	1,294.96
				Vendor Total:	1,294.96
HUEMOELLER, GONTAREK &	1800	ADMIN: LEGAL FEES	0	00/00/0000	9,356.25
				Vendor Total:	9,356.25
JOHN DEERE FINANCIAL	1299	STREET: HOSE FITTINGS	0	00/00/0000	212.79
				Vendor Total:	212.79
JOHNSON CONTROLS FIRE	0874	MULT DEPTS: ANNUAL INSPECTION	0	00/00/0000	785.48
				Vendor Total:	785.48
KDUZ - KARP - KGLB	2248	ADMIN, LIQUOR: ADVERTISING	0	00/00/0000	1,315.00
				Vendor Total:	1,315.00
KWIK TRIP	1653	POLICE: FUEL	0	00/00/0000	2,193.51
				Vendor Total:	2,193.51
LARAWAY ROOFING, INC.	0755	LIQUOR: ROOF REPAIR	0	00/00/0000	671.00
				Vendor Total:	671.00
LIGHT & POWER COMMISSION	1484	MULT DEPTS: ELECTRICITY, CREDIT CARD & BILLING FEES	0	00/00/0000	26,410.86
				Vendor Total:	26,410.86
MARTIN-MCALLISTER	0360	PUBLIC SAFETY: ASSESSMENT	0	00/00/0000	625.00
				Vendor Total:	625.00
MCLEOD COOP. POWER ASS'N.	0201	ADMIN, AIRPORT: ELECTRICITY	0	00/00/0000	748.30
				Vendor Total:	748.30
MINI BIFF	0177	PARK, SANITATION: WASTE REMOVAL	0	00/00/0000	718.61
				Vendor Total:	718.61
MVTL , INC.	0353	WATER, WWTP: LAB TESTING	0	00/00/0000	330.50
				Vendor Total:	330.50
NORTH AMERICAN SAFETY INC	0903	PARK: SAFETY CLOTHING	0	00/00/0000	175.06
				Vendor Total:	175.06
NORTH CENTRAL LABORATORIES	0631	WWTP: LAB SUPPLIES	0	00/00/0000	1,904.33
				Vendor Total:	1,904.33
NUVERA	2120	MULT DEPTS: INTERNET, PHONE, IT SUPPORT	0	00/00/0000	6,171.64
				Vendor Total:	6,171.64
OCCUPATIONAL HEALTH CENTER	2197	PUBLIC SAFETY: PHYSICALS	0	00/00/0000	628.00
				Vendor Total:	628.00
OEM SERVICE CO, LLC	0937	WWTP: TRUCK REPAIR	0	00/00/0000	119.21
				Vendor Total:	119.21
OFFICE OF MN. IT SERVICES	1423	POLICE: INTERNET SERVICE	0	00/00/0000	362.76

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
Vendor Total:					362.76
O'REILLY AUTOMOTIVE, INC	1982	WATER: PARTS	0	00/00/0000	70.96
Vendor Total:					70.96
OXYGEN SERVICE COMPANY	0653	STREET: WELDING SUPPLIES	0	00/00/0000	17.36
Vendor Total:					17.36
PIONEER RESEARCH CORPORATI	1261	WWTP: PRODUCT SUPPLIES	0	00/00/0000	849.00
Vendor Total:					849.00
PLUNKETT'S PEST CONTROL, INC	0446	MULT DEPTS: PEST CONTROL	0	00/00/0000	267.86
Vendor Total:					267.86
PREMIUM WATERS, INC.	1081	MULT DEPTS: WATER	0	00/00/0000	191.43
Vendor Total:					191.43
REVIER WELDING	1509	STREET: EQUIPMENT REPAIR	0	00/00/0000	40.32
Vendor Total:					40.32
RUNNING'S SUPPLY, INC.	1616	WWTP: BOOTS, UNIFORM	0	00/00/0000	204.98
Vendor Total:					204.98
SAM'S TIRE SERVICE INC.	0250	POLICE: TIRE REPAIR	0	00/00/0000	173.90
Vendor Total:					173.90
SCR, INC - ST. CLOUD	0738	ADMIN: COOLER REPAIR	0	00/00/0000	995.91
Vendor Total:					995.91
SEH	1757	ADMIN: ENGINEERING SERVICES	0	00/00/0000	6,040.80
Vendor Total:					6,040.80
SEWER SEPTIC GREASE SERVICE	0442	STORM WATER: HENNEPIN AVE PROJECT	0	00/00/0000	4,756.65
Vendor Total:					4,756.65
SOUTHWEST EYE CARE	0038	PARK: SAFETY GLASSES	0	00/00/0000	734.99
Vendor Total:					734.99
STAR GROUP, L.L.C.	0972	MULT DEPT: WIPES, OIL, FILTERS, CART, BATTERY	0	00/00/0000	157.31
Vendor Total:					157.31
THOMSON REUTERS	1260	POLICE: INVESTIGATION SERVICES	0	00/00/0000	182.00
Vendor Total:					182.00
TRI-COUNTY WATER	1016	STREET, REIMB: WATER	0	00/00/0000	54.25
Vendor Total:					54.25
VANDAMME, MYRANDA	0028	LIQUOR, AIRPORT: MERCH FOR RESALE, OPEN HOUSE	0	00/00/0000	102.21
Vendor Total:					102.21
WM. MUELLER & SONS, INC.	0206	STREET: '22 STREET IMPROVMENT	0	00/00/0000	4,980.04
Vendor Total:					4,980.04
Grand Total:					205,852.88
Less Credit Memos:					0.00
Net Total:					205,852.88
Less Hand Check Total:					0.00
Outstanding Invoice Total :					205,852.88
Total Invoices:	64				