



Mayor: Mark Hueser
Precinct 1 Councilor: Jon Dahlke
Precinct 2 Councilor: Scott Maynard
Precinct 3 Councilor: Paul Lemke
Precinct 4 Councilor: Cory Neid
At-Large Councilor: Yodee Rivera

GLENCOE CITY COUNCIL MEETING AGENDA

Monday, March 3, 2025

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 February 18, 2025
 - B. Glencoe Softball Association, 3.2 On-Sale, 300 Desoto Ave. N.
- 3. APPROVE AGENDA**
- 4. PUBLIC COMMENT (agenda items only)**
- 5. PUBLIC HEARINGS**
 - A. Public Hearing on MS4 (Municipal Separate Storm Sewer System) – Mark Lemen, Assistant City Administrator
 - B. Public Hearing on Ordinance No. 627, an Ordinance amending the City of Glencoe Charter – City Attorney Ostlund
- 6. BIDS AND QUOTES**
 - A. Controls for HVAC System at the Glencoe PD – City Administrator
- 7. REQUESTS TO BE HEARD**
 - A. Approve Permanent and Construction Easements and Fee Purchase of Land for Holding Pond with Glencoe Regional Health – Mark Larson, City Administrator and Mark Ostlund, City Attorney
 - B. Appoint 2 members to the Glencoe Library Board – City Administrator
- 8. ITEMS FOR DISCUSSION**
 - A. Update on Nuvera Contract – Assistant City Administrator
 - B. Update on Park Siding Projects – Assistant City Administrator
- 9. ROUTINE BUSINESS**
 - A. Project Updates
 - B. Economic Development
 - C. Public Input
 - D. Reports
 - E. City Bills
- 10. ADJOURN**



SMALL CITY & BIG FUTURE

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

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Mayor: Mark Hueser **City Administrator:** Mark D. Larson
Councillors: At-Large - Yodee Rivera, Precinct 1 - Jon Dahlke, Precinct 2 - Scott Maynard,
Precinct 3 - Paul Lemke, Precinct 4 - Cory Neld



SMALL CITY & BIG FUTURE

GLENCOE CITY COUNCIL MEETING MINUTES

February 18, 2025 – 7:00 PM

City Center Ballroom

Attendees: Mark Hueser, Jon Dahlke, Scott Maynard, Paul Lemke, Cory Neid, Yodee Rivera

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

Others: Rich Glennie, Gary Ziemer

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Meeting was called to order by Mayor Mark Hueser

2. CONSENT AGENDA

A. Approve Minutes of the Regular Meeting of February 3, 2025

Motion: Lemke, seconded by Neid to approve the consent agenda. All in favor, the motion carries.

3. APPROVE AGENDA

Motion: Dahlke, seconded by Neid to approve the agenda. All in favor, the motion carries.

4. PUBLIC COMMENT (agenda items only)

None.

5. PUBLIC HEARINGS

None.

6. BIDS AND QUOTES

A. Siding for Park Shed – Assistant City Administrator Lemen

The City of Glencoe moved the old airport arrival and departure building to Oak Leaf Park to utilize as an additional equipment storage and repair facility. City staff were able to complete most of the site prep work and complete the task of setting the building in place. There are a few final items left to do for the project to be complete. City staff received quotes for installation of soffit and fascia as well as the completion of the overhead door. There will be insulation installed around the entire building. All Aspects Builders provided the lowest quote of \$11,000.00. Assistant City Administrator Lemen is recommending a motion to approve the quote from All Aspects Builders.

Motion: Lemke, seconded by Maynard to approve the quote from All Aspects Builders for \$11,000.00. All in favor, the motion carries.

B. Park Shelter Repairs and Siding – Assistant City Administrator Lemen

Shelter 4 at Oak Leaf Park sustained storm damage from a falling tree. The damage is covered by the City insurance policy, however, the replacement of just the damaged area would present an unsightly finish. Therefore, City staff obtained quotes for the additional repairs to maintain aesthetic cohesion. All Aspects Builders provided the lowest bid. The complete quote including the entirety of the shelter is \$17,400.00. The City insurance is providing \$11,900.00 in coverage leaving \$5,500.00 for the City's portion. Assistant City Administrator Lemen is recommending a motion to approve the overall project for Oak Leaf Park Shelter 4 to All Aspects Builders, whereas the City's portion of the expense is \$5,500.00. They will be lumping the bathroom in with Park Shelter 4 all in one.

Motion: Maynard, seconded by Dahlke to approve the overall project for Oak Leaf Park Shelter 4 to All Aspects Builders, whereas the City's portion of the expense is \$5,500.00. All in favor, the motion carries.

C. IT Management Contract with Nuvera – Assistant City Administrator Lemen

Late in 2024, City staff began a cooperative with the City of Glencoe IT provider Nuvera, to audit our IT systems for security and functionality. The audit outlined areas for improvement and efficiency. The results were discussed at multiple council workshops that included representatives from Nuvera. After reviewing and discussing the results, Assistant City Administrator Lemen requested Nuvera provide the City with a quote for updated services. Lemen then reached out to other cities and the League of MN Cities IT representative, Christian Torkelson, to discuss the proposal Nuvera provided the City of Glencoe. The feedback received gave confidence in recommending that the City move forward with the proposal that Nuvera provided. This process will help navigate cybersecurity concerns and operating software efficiency. Assistant City Administrator Lemen is recommending a motion to approve the quote of \$5,624.60 for updated IT services from Nuvera. Council would like the option to exit the contract if we are not getting the services that are provided. Council would like the verbiage specifically added to the contract. They would like Nuvera to bring the contract forward with the requirements that were just set.

Motion: Lemke, seconded by Rivera to approve the quote of \$5,624.60 for updated IT services from Nuvera with a six-month, one year, and a yearly review in person with the options to be removed from the contract if expectations are not being met. All in favor, the motion carries.

D. Tree Removal Quotes for Hennepin Avenue – Brody Bratsch, SEH

Brody Bratsch, with SEH, received three quotes for the Tree Removal on the 2025 Hennepin Avenue Project on February 14, 2025, at 10:00 AM. The bids ranged from a high of \$74,260.00 to a low of \$26,000.00. There are 48 trees that need to be removed. With how close to the curb and gutter or sidewalk, the roadway cannot be rebuilt. Of the 48 trees being removed, 17 of them are Emerald Ash Borer infested.

Brody Bratsch is recommending a motion to approve the low quote of \$26,000.00 from TreeStory Inc of Dassel, MN.

Motion: Neid, seconded by Dahlke to approve the low quote of \$26,000.00 from TreeStory Inc of Dassel, MN. All in favor, the motion carries.

7. REQUESTS TO BE HEARD

- A.** First Reading of Ordinance No. 627 an Ordinance amending the City of Glencoe Charter – City Attorney Ostlund

It is the recommendation of the Charter Commission to approve Ordinance Number 627 which amends the City of Glencoe Charter. A public hearing will be held on the Ordinance on March 3, 2025, at 7:00 PM. Ordinance on file with the City Administrator.

Motion: Lemke, seconded by Dahlke to approve the First Reading of Ordinance No. 627 amending the City of Glencoe Charter. All in favor, the motion carries. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, Lemke, and Neid. The following voted Nay, none. Whereupon the First Reading of Ordinance No. 627 was approved.

- B.** Waiver of Monetary Limits on Municipal Tort Liability, established by MN Statute 466.04 to the extent of the limits of the liability coverage obtained from the League of MN Cities Insurance Trust – City Administrator Larson

It is recommended to waive tort liability limits established by statute and purchase excess liability coverage from the League of MN Cities Insurance Trust. This has been done annually and provides additional coverage for a potential claimant in excess of the established law.

Motion: Neid, seconded by Lemke to waive tort liability limits established by statute and purchase excess liability coverage from the League of MN Cities Insurance Trust. All in favor, the motion carries.

- C.** Planning Commission Membership – Planning Commission Recommendation

It is the recommendation of the Planning and Industrial Commission to appoint Josh Miller to the Commission to replace Scott Maynard.

Motion: Neid, seconded by Maynard to appoint Josh Miller to the Planning and Industrial Commission. All in favor, the motion carries.

8. ITEMS FOR DISCUSSION

- A.** Coalition of Greater MN Legislative Priorities – City Administrator Larson

The major concern is the deficit of about \$5.7 billion. There are no anticipated changes in local government aid due to that. It is set in statute now of the amount of money that we would receive for local government aid. A couple issues we should support is a bonding bill that would include money for the public facilities authority for water and wastewater infrastructure projects. One thing I think we should promote is eliminating the income restriction for housing tax increment finance districts. Right now, for a housing district to be established, 20% of that housing district has to be low to moderate income, which makes no sense in a new subdivision because they probably wouldn't get financing.

9. ROUTINE BUSINESS

- A. Project Updates – 12 water meters left to be replaced.
- B. Economic Development – EDA meeting next Monday.
- C. Public Input
- D. Reports – it would be beneficial to have someone from various departments come to Council once in awhile to give a report of their point of view of what's going down at the water plant, wastewater plant, etc. Give them a chance to address whatever it is they find necessary.
- E. City Bills

Motion: Neid, seconded by Dahlke to pay City bills. All in favor, the motion carries.

10. ADJOURN

Motion: Neid, seconded by Rivera to adjourn the meeting. All in favor, the motion carries.



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To: Mayor & City Council

From: Mark Lemen, Assistant City Administrator/Public Works Director

Date: March 3, 2025

RE: **Item 5A** - Annual Public Hearing of Municipal Separate Storm Sewer System (MS4)

Item 5A - This public hearing is mandated by federal regulations under the Clean Water Act and administered by the Minnesota Pollution Control Agency (MPCA).

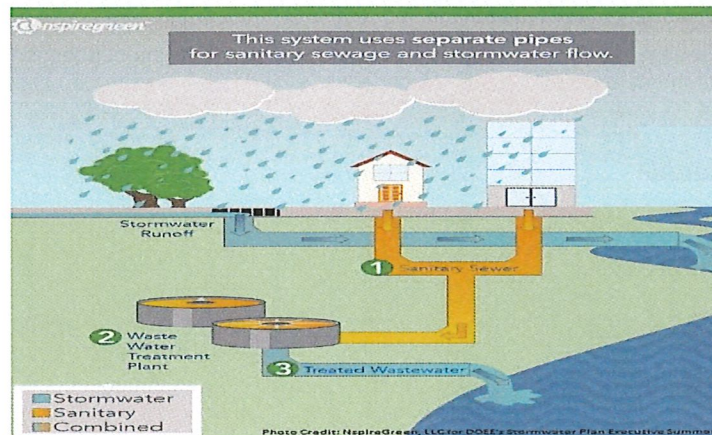
The following topics will be discussed and then the **Public** will have an opportunity to comment or ask questions.

- Environmental harm
- Defining MS4
- Public process
- MS4 general permit
- Reducing storm water
- Simple steps to better water quality

Documentation of this public hearing and comments will be implemented in the 2024 MS4 Annual Report, due by June 1, 2025, to the MPCA.

City of Glencoe MS4 Public Hearing

MS4 MUNICIPAL SEPARATE STORM SEWER SYSTEM



1

What is MS4?

A municipal separate storm sewer system (MS4) is a conveyance or system of conveyances (roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, storm drains, etc.) that is also:

- Owned or operated by a public entity (which can include cities, townships, counties, military bases, hospitals, prison complexes, highway departments, universities, sewer districts, etc.)
- Designed or used for collecting or conveying stormwater
- Not a combined sewer
- Not part of a publicly owned treatment works (MPCA)

2

Glencoe MS4 Permit and SWPPP (Stormwater Pollution Prevention Plan)

The MS4 general permit is **designed to reduce the amount of sediment and other pollutants entering state waters from stormwater systems**. Entities regulated by the MS4 general permit must develop a stormwater pollution prevention program and adopt best practices

The Stormwater Pollution Prevention Plan (SWPPP) is your plan and guide to understanding and managing stormwater runoff

Access to the SWPPP and MS4 permit can be found at the City Offices and Public Works Director's office at the Glencoe City Center – 1107 11th St E Glencoe, MN 55336



MINNESOTA POLLUTION CONTROL AGENCY
1000 UNIVERSITY AVENUE, SUITE 1000, ST. PAUL, MN 55102-2000
(612) 296-6000

Permit No. MS4-0000000000
Entity Name City of Glencoe
Permit Type MS4 General Permit
Effective Date 10/1/2019
Expiration Date 9/30/2024
Entity Address 1107 11th St E, Glencoe, MN 55336
Entity Contact [Redacted]
Entity Phone [Redacted]
Entity Email [Redacted]
Entity Website [Redacted]
Entity Description The City of Glencoe is a city located in Hennepin County, Minnesota. It is a part of the Minneapolis-St. Paul metropolitan area. The city is known for its historic architecture and its proximity to Lake Superior. The city's population is approximately 10,000. The city is a member of the Metropolitan Council, a regional government agency that provides services to the seven counties in the Minneapolis-St. Paul area. The city is also a member of the Hennepin County Board of Commissioners. The city is a part of the Minneapolis-St. Paul metropolitan area, which is one of the largest metropolitan areas in the United States. The city is a part of the Hennepin County, which is one of the seven counties in the Minneapolis-St. Paul area. The city is a part of the Minneapolis-St. Paul metropolitan area, which is one of the largest metropolitan areas in the United States. The city is a part of the Hennepin County, which is one of the seven counties in the Minneapolis-St. Paul area. The city is a part of the Minneapolis-St. Paul metropolitan area, which is one of the largest metropolitan areas in the United States.

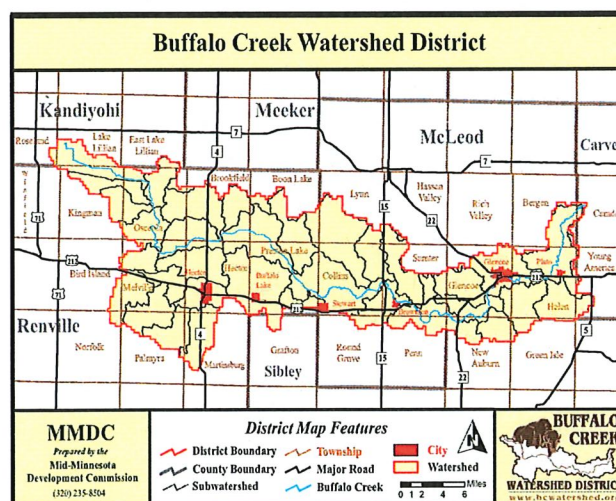
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3

Why does Glencoe require an MS4 Permit?

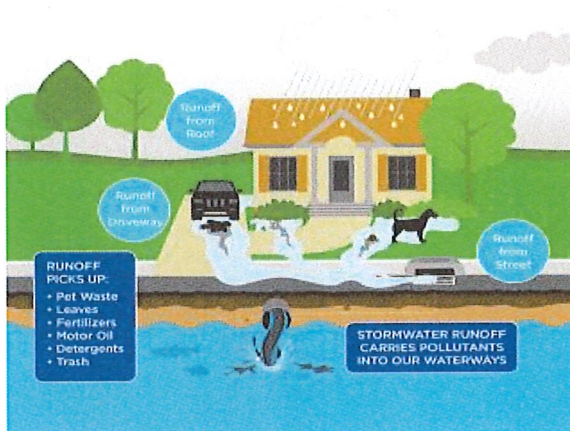
MS4s in Minnesota must satisfy the requirements of the MS4 general permit if they are at least one of the following:

- Located in an urbanized area and used by a population of 1,000 or more
- Owned by a municipality with a population of 10,000 or more
- Have a population of at least 5,000 and the system discharges to specially classified bodies of water.



4

Environmental Harm



- Storm Sewers deliver rain and pollution directly to our lakes and rivers.
- Excess amounts of chlorides from salt, heavy metals, nitrogen and phosphorus from fertilizer runoff can create dangerous algae blooms, fish kills, and dangerously negative effects to the biodiversity of the ecosystem.
- Erosion can occur from the destruction of shoreline plant life and flooding.

5

Reducing Storm Water

- Glencoe participates in a rain barrel program along with the cities of Hutchinson and Wilmar.
- The program consists of residents purchasing a rain barrel from the city at a charge of \$30. The barrel comes with hardware to attach to the downspout to catch the rainwater from the roof and gutter system
- In addition, the City implemented an Adopt-A-Catch Basin program in 2024

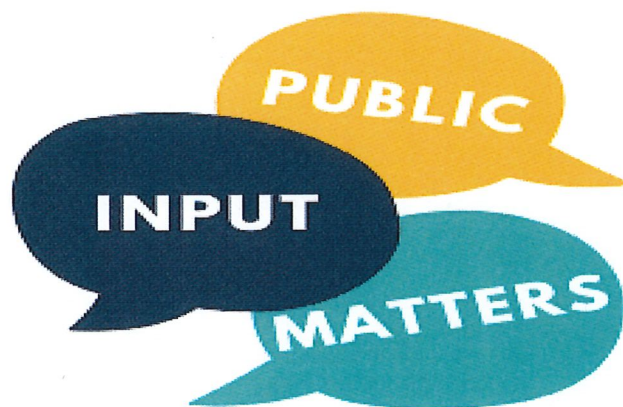
6

Simple Steps To Better Water Quality

- Reduce salt usage on driveways and roadways in the winter
- Pick up and dispose of pet waste into trash bins or designated pet waste disposal containers
- Utilize the Rain barrel program
- Implement a bioinfiltration (rain garden) along impervious surfaces
- Reduce fertilizer usage or be mindful of applications near impervious surfaces

7

Questions or Public Input



8



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ORDINANCE NO. 627

**AN ORDINANCE AMENDING THE CITY OF GLENCOE
CHARTER**

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

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

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

THE CITY COUNCIL OF THE CITY OF GLENCOE ORDAINS:

Section 1:

A. Section 2.05 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 2.05 Term of Office. The term of office of the Mayor and Council members shall be four years as established by Chapter 646 of Minnesota state code, as amended ~~laws of 1994~~. The Mayor and the Council members for the first and fourth wards shall be elected together in nongubernatorial year election and the Council member at large and Council members from the second and third wards shall be elected in the gubernatorial year election. The term of office of each officer elected hereunder shall commence at the organizational meeting of the council which is established at the first regular meeting of the City Council after January 1st next following the election in which such officer was elected. All elected officers shall hold office until their successors are elected or appointed and qualified.

B. Section 2.06 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 2.06 Vacancies. Whenever ~~any~~ vacancy shall occur in any elective office of said City and the remaining term of that elective office is more than two years, such vacancy shall be filled by appointment by the City Council, and such incumbent so appointed shall hold the Council member's office ~~for the unexpired term~~ until the next regularly scheduled election, and until the Council member's successor is elected and

qualified. An elected council member's successor shall serve for the remaining two years of the unexpired term of the vacant office.- Vacancies in appointive offices shall be filled in the same manner as the original appointment was made, and for the unexpired term. Any appointment shall be made from the same ward as the original elected office, or in the case of the at-large appointment, from any registered voter of the City. In the case where the remaining term of the vacated elective office is less than two years, then council shall fill said vacant office by appointment under this section for the remainder of the unexpired term. Vacancies in appointive offices shall be filled in the same manner as the original appointment was made.

C. Section 2.07 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 2.07 Removal. Elective officers may be removed from office in the manner and for the causes provided by Statute and herein. Appointive officers, except commission members, may be removed for cause upon the affirmative vote of the majority of the Council, ~~subject only to any civil service rules or procedures which may be provided.~~ Employees may be discharged according to the policy procedures established by the City Council and amended from time to time. Commission members may be removed only upon the four-fifths vote of the Council. Before any officer or commission member shall be removed, the charges against the officer or commission member shall be reduced to writing and filed with the City Administrator and a copy furnished the accused if the accused can be found within the City. Any accused officer or commission members shall be given a reasonable opportunity to be heard in person, and by counsel, to answer such charges and to present the accused's defense thereto. Continued failure or refusal of any elective or appointive officer to make or file reports required by this Charter or the Statutes shall be adequate cause for removal of such officer. Any officer or commission members so removed shall be removed only after written Findings of Fact are adopted by the Council upon the votes as above described, setting forth specific charges against such officer which the Council has determined to be true and the factual basis for which the Council has found to exist to support such charges.

D. Section 2.09 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 2.09 Veto Powers. All ordinances and resolutions shall be presented to the Mayor before they take effect. If the Mayor approves such ordinance or resolution the Mayor shall sign the same. Such ordinances and resolutions as the Mayor shall not approve the Mayor shall not sign but shall return to the City Council, by depositing the same with the City Administrator, with the Mayor's objections in writing attached thereto, and which shall be presented to the City Council at their next regular meeting thereafter. Upon the return of any resolution or ordinance not approved by the Mayor the same may be reconsidered, and if after such reconsideration, the Council shall pass the

same by a four-fifths vote of its members, it shall have the same effect as if approved by the Mayor. If any ordinance or resolution shall not be returned to the City Administrator by the Mayor within five business days ~~(Sundays excepted)~~ after it shall have been presented to the Mayor, the same shall have the same effect as if approved by the Mayor.

- E. Section 2.10 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 2.10 Vice President. The Council shall annually, at the organization meeting, elect one council member as Vice President of the Council, who shall act in the place of the Mayor during the Mayor's absence or inability to discharge the Mayor's duties. If the Vice President of the Council is acting in the place of the Mayor at a City Council meeting, then the Vice President shall recuse themselves from any votes in case a mayoral tie-breaker vote is necessary under Section 2.08. The Vice President of the Council serving in the place of the Mayor shall not count towards the quorum requirements of Section 3.02.

- F. Section 2.14 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 2.14 Incompatible Offices. No member of the Council or the Mayor, ~~shall be appointed to, or~~ shall hold, any paid municipal office or employment under the City; and until one year after expiration of the term as Mayor or Council member, no former member shall be appointed to any appointive office or employment under the City which was created, or for which the compensation is increased, during such individual's term as Mayor or Council member. This ~~section latter provision~~ however shall not apply to a former ex mayor or councilmember ex alderman serving upon any of the City's commissions, and shall not apply to those current Councilmembers and the Mayor serving upon the City's Economic Development Committee.

- G. Section 3.01 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 3.01 General Powers. The legislative power and authority of the City of Glencoe shall be vested in the City Council as provided by this Charter and by the laws and Constitution of the State of Minnesota. The City Council shall have charge of the care, control and supervision of all public streets, alleys, buildings, and grounds of the city, the care and supervision of which are not by this Charter vested in any other board or officer of the city. The City Council, except as in this Charter otherwise provided, shall have the general management and control of the finances and all the property of the city, and shall have full power and authority to make, amend or repeal all such ordinances

or resolutions as it shall deem expedient for the government and good order of the city, for the protection of the public and public health, comfort, and safety, for the suppression of vice and for the prevention of crime. It shall have power and authority to declare and impose penalties and punishments for the violation of ordinances and resolutions and to enforce the same against any person who may violate the same, and all such ordinances and resolutions, not inconsistent with laws and Constitution of this state or of the United States, of this Charter, are hereby declared to have full force and effect as the law of the city. In addition the Council shall have the specific powers as now provided by Minnesota Statutes Annotated Section 411.40, and as the same may hereafter from time to time be amended, together with such other specific powers as are from time to time granted by the Constitution and laws of the State of Minnesota to city councils of cities of the class of the City of Glencoe. ~~The City Council shall have the power and authority, to be exercised by the four-fifths vote of the Council, to establish a nursing home and home for the aged, the establishment and operation of which is hereby specifically declared to be a public purpose. In the event the Council so elects to establish such a home, it shall thereafter be constructed, acquired, operated and maintained by the Glencoe Area Health-Center Commission.~~

H. Section 4.09 of the City of Glencoe Charter shall be amended to read in its entirety as follows:

Section 4.09 Assessments for Services. The City Council may provide by ordinance that the cost of sprinkling, snow or rubbish removal, or of any other service to streets, sidewalks, or other public property, or the cost of any service, fine or the like to other property undertaken by the City of Glencoe or any of its Boards or Commissions, may be either assessed against the property benefited and collected in like manner as are special assessments or certified to the property taxes of the property benefited and collected in like manner as are property taxes.

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

Section 9.02 Appointment, Qualification and By Whom Made. GLPC shall consist of five members, four of whom shall be registeredqualified voters of the City of Glencoe, one member may reside in the GLPC service territory, all must be residential customers of the GLPC and who shall be appointed by the City Council for the terms and the times of herein set forth.

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

[REMAINDER OF PAGE LEFT BLANK]

Adopted this _____ day of _____, 2025.

CITY OF GLENCOE

By _____
Mark Hueser, Its Mayor

ATTEST:

By _____
Mark D. Larson, Its City Administrator



SMALL CITY & BIG FUTURE

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To: Mayor & City Council

From: Mark Larson, City Administrator

Date: March 3, 2025

RE: **Item 6A – Controls for Police HVAC System**

Item 6A – We have received two quotes for the Controls for the Police HVAC system that was awarded in January.

ARI Mechanical

Bloomington, MN

A. Controls \$5,990.00

B. Low voltage Reconnection of HVAC - \$5,150.00

Total - **\$11,140.00**

UHL

Maple Grove, MN

Total - **\$26,945.00**

(Quote is higher due to equipment needed to Communicate with Johnson controls system)

It is recommended to approve the quote of ARI Mechanical for **\$11,140.00**

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ARI
Mechanical Services, Inc.

9201 EAST BLOOMINGTON FREEWAY • SUITE A • BLOOMINGTON, MN 55420 • 952/884-7140 • FAX: 952/884-7143

February 28, 2025

Sent Via E-Mail
eggsgluess@ci.glencoe.mn.us

Glencoe Police Department
1107-11th St., Suite 107
Glencoe, MN 55336

Attn: Brad Eggsgluess

Re: Building Manager System Replacement and
Low Voltage Control Wiring to New HVAC System for Police Department

Dear Brad and Tony:

ARI Mechanical Services, Inc. proposes the following control work.

- A) Replace the old non-supported HVAC Building Manager.
Includes the following:
- 1) Provide and install one (1) new FX9000 Series Building Manager (JACE)
 - 2) Provide 5-year software maintenance
 - 3) Programming
 - 4) Graphics
 - 5) Customer training

Quoted Price: \$5,990.00 (Five Thousand Nine Hundred Ninety and no/100)

- B) Low voltage control reconnection of new HVAC system.
Includes:
- 1) New cables to condensing unit
 - 2) New heating valve and motor
 - 3) Removal of sensors from existing system for re-installation
 - 4) Assist with start up and testing of new system

Quoted Price: \$5,150.00 (Five Thousand One Hundred Fifty and no/100)

Glencoe Police Department
Brad Eggersgluess
February 28, 2025
Page 2

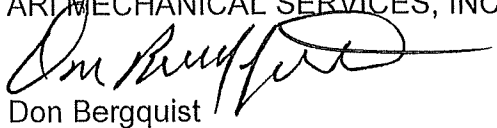
Please note the following:

- 1) HVAC equipment supplied and installed by Foster Mechanical
- 2) All conduits and high voltage wiring by others
- 3) No overtime or weekend hours

Please give me a call at 952-884-7140 with any questions you may have on this proposal.

Thank you,

ARI MECHANICAL SERVICES, INC.


Don Bergquist
DB:hs

ACCEPTED BY: _____

Date: _____



9065 Zachary Lane N
Maple Grove, MN 55369

PROPOSAL

Proposal #:CJ25015

Date: 02/13/2025

To: Glencoe Police Station
630 10th Street East Suite 101
Glencoe, MN 55336

Project: Glencoe Police Station-Liquor Store

Attention: Mark Larson

We propose to furnish the materials and/or perform the labor necessary to:

- Provide and install new Jace9025 network controller with N2 driver to communicate to existing Johnson field controllers, and 5 year software maintenance agreement
- Provide and install Schneider Electric DDC controller for (1) new AHU; Includes controller, temp sensors, Low limit sensor, Start/Stop/Status of supply fan, and DX staging, refrigerant monitor
- Provide complete DDC programming and checkout
- Electrical wire, conduit and miscellaneous electrical material for the DDC system
- Provide asbuilt control drawings for new AHU controller

All material is guaranteed to be as specified, and the above work to be completed in a substantial workmanlike manner for the sum of: **\$26,945.00.**

Exclusions:

- 1) UHL will not replace/fix any existing mechanical/control equipment issues other than those mentioned above. If other items need to be replaced and/or fixed, a price will be given to owner for approval.
- 2) This contract will be completed during normal business hours Monday – Friday from 7:00 am – 3:30 pm.
- 3) Existing HW control valve will be reused

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. This proposal is valid for 30days.

Respectfully submitted: Chris Jilek
Account Manager

ACCEPTANCE OF PROPOSAL

The prices, specifications and other Terms set forth on the last page of this proposal are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined herein.

Accepted by:

Name (print):

Title:

Company Name:

Date:

Uhl Company, Inc. – Terms and Conditions of Service

1. Customer's signature on the attached Proposal forms a binding agreement between Customer and Uhl Company, Inc. ("UHL") for the work described in the Proposal according to the Terms and Conditions contained herein (hereinafter the "Agreement").
2. UHL agrees to use competent personnel and industry standards to perform its work in a timely and professional manner.
3. All labor is to be performed during UHL's normal working hours, unless specified elsewhere in the Proposal.
4. The prices contained in the Proposal are good for 30 days. If at any time the materials, equipment or parts contained in the Proposal become subject to a tariff, levy or other price increase of more than 5% due to action by the U.S. or a foreign government, then UHL shall be entitled to an increase in the price of this Agreement equal to increase in the price of the materials, equipment or parts.
5. UHL represents that it carries Worker's Compensation, general liability, automobile liability, and excess liability insurance policies. Customer shall carry any other insurance necessary for the protection of the project or Customer's interests.
6. Payment is due within 30 days of UHL's invoice date. Interest shall accrue on any unpaid balance at a rate of 1.5% per month. Acceptance by UHL of partial payments shall not constitute any release of collection or lien rights that may exist.
7. In the event of Customer's default of its obligations under this Agreement, other than its payment obligations, UHL will give 10 days' notice to cure. If Customer remains in default after the 10 day cure period, UHL may terminate this Agreement and recover the balance due, in addition to all expenses, damages and costs, including reasonable attorney's fees, incurred by UHL in collecting the outstanding balance owed. In the event Customer fails to make payment within 30 days of being invoiced, UHL may immediately cease all work under this Agreement without notice and cancel this Agreement, at which time the entire Agreement amount shall become due and payable immediately without notice or demand. In addition, Customer shall pay all expenses, damages and costs, including reasonable attorney's fees, incurred by UHL in collecting the outstanding balance owed.
8. If, for any reason, Customer directs a cessation of the work on all or any part of the project, UHL shall be paid for the portion of its work completed at the time of cancellation, including all expenses incurred by UHL in securing the project and ceasing work.
9. Unless otherwise specified in the Proposal, UHL will not furnish any performance or material payment bond. If a bond is requested, Customer agrees to reimburse UHL for the cost of the bond.
10. All labor is warranted for 90 days (except in the case of compressor replacements, which carry a 30 day warranty), while materials, equipment and parts are warranted according to manufacturer specifications. UHL's warranty obligations do not arise if the failure is the result of faulty installation or abuse by others, incorrect electrical connections or alterations made by others, or use under abnormal operating conditions or misapplication of the materials, equipment or parts. Manufacturer warranties may include an allowance for the cost of labor and related costs such as crane rental, refrigerant, etc., for correcting defects in material and workmanship. If the standard manufacturer's warranty does not provide for this additional coverage, Customer shall be responsible for payment of these costs to UHL.
11. UHL MAKES NO OTHER WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY SUCH WARRANTY IS HEREBY DISCLAIMED BY UHL AND EXCLUDED FROM THIS AGREEMENT. UHL's WARRANTY SPECIFICALLY EXCLUDES COVERAGE FOR ENVIRONMENTAL CONDITIONS, SUCH AS MOLD. UHL HAS MADE NO INSPECTION FOR, NOR MADE ANY REPRESENTATION REGARDING THE EXISTENCE OR NON-EXISTENCE OF MOLD ON THE CUSTOMER'S PREMISES. UHL HAS FURTHER MADE NO PROMISE OR AFFIRMATION THAT THE MATERIALS AND LABOR PROVIDED WILL ASSIST IN THE PREVENTION OR REMEDIATION OF MOLD OR OTHER ENVIRONMENTAL CONCERNS.
12. ANY AND ALL CLAIMS AGAINST UHL MUST BE BROUGHT WITHIN ONE YEAR OF PERFORMANCE OF THE WORK UNDER THIS AGREEMENT. UHL'S LIABILITY FOR ANY AND ALL CLAIMS ARISING FROM OR IN ANY WAY CONNECTED TO UHL'S WORK UNDER THIS AGREEMENT SHALL NOT EXCEED THE TOTAL AMOUNT OF THIS AGREEMENT. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL UHL BE RESPONSIBLE FOR ANY CLAIMS FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM OR IN ANY WAY CONNECTED TO UHL'S WORK UNDER THIS AGREEMENT.
13. UHL's pricing does not include any cost that may be incurred due to the existence of hazardous material or its removal or disposal, unless specifically provided for in the Agreement. If costs are incurred by UHL due to the existence of hazardous material, those costs will be paid by Customer without the need for written approval.
14. This Agreement, including these Terms and Conditions and the Proposal, constitutes the entire agreement and complete understanding between the parties. No verbal representations shall be binding on either party and Customer agrees that it is not relying on any representation made by UHL that is not contained herein.
15. These Terms and Conditions may in some instances conflict with terms and conditions or other documents issued by Customer. In such case, the Terms and Conditions contained herein shall govern and Customer acknowledges and agrees that acceptance of this Proposal is conditioned upon Customer's acceptance of the Terms and Conditions herein.
16. UHL shall not be liable for any penalty or damage, delay or injury, or for failure to give notice of delay, or to perform, when such damage, delay, injury or failure is due to the elements, acts of god, acts of the owner, act of civil or military authority, war, riots, terrorism, concerted labor action, strikes, shortages of materials, accidents or any causes beyond the reasonable control of UHL. If such a delay occurs, the completion date shall be deemed extended for a period of time equal to the time lost due to any delay excusable under this provision.



SMALL CITY & BIG FUTURE

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

Page is Blank to Separate Agenda Items

Mayor: Mark Hueser **City Administrator:** Mark D. Larson
Councilors: At-Large - Yodee Rivera, Precinct 1 - Jon Dahlke, Precinct 2 - Scott Maynard,
Precinct 3 - Paul Lemke, Precinct 4 - Cory Neld



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

To: Mayor & City Council

From: Mark Larson, City Administrator

Date: March 3, 2025

RE: **Item 7A – Fee Purchase and Easements for Glencoe Regional Health for Hennepin Avenue Project**

Item 7A – The City Engineer, City Attorney and City Administration has met with Glencoe Regional Health in regard to the needed easements for the 2025 Hennepin Avenue Project.

City Engineer Justin Black will review the property needed, both in Fee and easement.

FEE Purchase

The Hennepin Avenue project requires the need to purchase, in fee, 3 acres of property north of the GRH campus for the construction of a holding pond for the project. GRH had an appraisal conducted for the sale of the property. The appraisal valued the property at \$15,000 per acre or \$45,000, but the GRH Board has authorized the purchase by the City and the County for \$12,000 per acre or a total of \$36,000. The land is currently farmed and is marginal in nature. It is recommended to approve the purchase of the land from GRH.

The cost of the land purchase is being split jointly between the City of Glencoe and McLeod County, per the joint powers agreement. McLeod County Engineer, Adam Engel, has us the green light to purchase the property.

Easements

GRH has agreed to the easements required for the project, at no cost to the City and McLeod County.

GRH should be commended for responding quickly and positively to keep the project on schedule.

GRH Appraisal

Patrick Lambert Appraisal Services
220 Edgewood Drive
Glencoe, MN 55336

02/17/2025

Glencoe Regional Health Services
1805 Hennepin Ave N
Glencoe, MN 55336

Re: Property: XXX Hennepin Ave N
Glencoe, MN 55336
Borrower: N/A
File No.: 2517144

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Patrick A. Lambert
Patrick Lambert Appraisal Services
MN License #4001032

LAND APPRAISAL REPORT

File No.: 2517144

SUBJECT	Property Address: XXX Hennepin Ave N		City: Glencoe		State: MN		Zip Code: 55336																																																																																										
	County: McLeod		Legal Description: SECT-11 TWP-115 RANGE-028 REGISTERED LAND SURVEY #31 34.10 AC REGISTERED LAND SURVEY #31 TRACT B																																																																																														
	Assessor's Parcel #: 04,069,0020		Tax Year: 2024		R.E. Taxes: \$ 1,712		Special Assessments: \$ 0																																																																																										
	Market Area Name: McLeod County		Map Reference: 26780		Census Tract: 9507.00																																																																																												
ASSIGNMENT	Current Owner of Record: Glencoe Regional Health Services		Borrower (if applicable): N/A		HOA: \$ _____ per year _____ per month																																																																																												
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																												
	If Yes, give a brief description: Not Applicable																																																																																																
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) Intended Use: The intended use of this appraisal report is to develop an opinion of value, as of the effective date, for current market value. Intended User(s) (by name or type): The intended user of this appraisal report is the Glencoe Regional Health Services. No other intended user is recognized by this appraiser. Client: Glencoe Regional Health Services Address: 1805 Hennepin Ave N, Glencoe, MN 55336 Appraiser: Patrick A. Lambert Address: 220 Edgewood Drive, Glencoe, MN 55336																																																																																																
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Market Area Comments: The subject is located in Glencoe Township in McLeod County, on the northern border of the City of Glencoe. The area to the north and west of the subject is primarily agricultural in nature with the area south and east being a hospital and clinic along with residential development. School, shopping and access to major traffic arteries are in close proximity. Glencoe is a small, semi-rural community of approximately 5,700 population. there is a good mix of residential, multi-family and commercial development in the area. Prospects for growth are very good.																																																																																																	
SITE DESCRIPTION	Dimensions: Irregular Site Area: 34.10 acres Zoning Classification: Agricultural Description: Agricultural with future potential for residential development. Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements Uses allowed under current zoning: Current use under its current zoning is for agricultural purposes. Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ / _____ Comments: Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____ Actual Use as of Effective Date: Agricultural Use as appraised in this report: Agricultural Summary of Highest & Best Use: The Highest & Best Use of the subject property is it's current use for agricultural purposes with future development in the distant future.																																																																																																
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Average</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street</td> <td>Bituminous</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Mostly Level</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Width</td> <td>Adequate</td> <td></td> <td></td> <td>Size</td> <td>Competitive</td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Surface</td> <td>Bituminous</td> <td></td> <td></td> <td>Shape</td> <td>Irregular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Curb/Gutter</td> <td></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Appears Adequate</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Mix of Ag, comm and Resid</td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street Lights</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Average	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Bituminous	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly Level	Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width	Adequate			Size	Competitive	Water	<input type="checkbox"/>	<input type="checkbox"/>		Surface	Bituminous			Shape	Irregular	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>	View	Mix of Ag, comm and Resid	Telephone	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>											
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Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) _____ FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 27085C0170E FEMA Map Date 7/7/2014 Site Comments: No apparent adverse easements or encroachments noted.																																																																																																	

LAND APPRAISAL REPORT

File No.: 2517144

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Data Source(s): McLeod County Records				
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: None Noted			
	Date:				
	Price:				
	Source(s):				
	2nd Prior Subject Sale/Transfer				
	Date:				
	Price:				
	Source(s):				
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address XXX Hennepin Ave N Glencoe, MN 55336	XXX 85th St Glencoe, MN 55336	XXX Co. Rd. 33 Glencoe, MN 55336	XXX Imperial Ave Glencoe, MN 55336	
	Proximity to Subject	3.37 miles SW	1.72 miles SE	2.96 miles SW	
	Sale Price	\$ 503,848	\$ 775,000	\$ 1,137,960	
	Price/	\$ 11,883.21	\$ 10,980.45	\$ 14,472.34	
	Data Source(s)	CRV	CRV	CRV	
	Verification Source(s)	McLeod County Records	McLeod County Records	McLeod County Records	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	Sales or Financing	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.	
	Concessions				
	Date of Sale/Time	05/24	11/21	08/24	
	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	
	Location	Semi-Rural	Rural	Rural	
	Site Area	34.1	42.4	78.63	
	Topography	Mostly Level	Mostly Level	Mostly Level	
	Net Adjustment (Total, in \$)	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 283,700	<input type="checkbox"/> + <input type="checkbox"/> - \$	
	Adjusted Sale Price (in \$)	Net % 503,848	Net 36.6 % 1,058,700	Net % 1,137,960	
PUD	Summary of Sales Comparison Approach				
	Comparable #1 is a recent sale and is somewhat similar in size and topography. No adjustments are considered necessary. Comparable #2 is located on the southern border of Glencoe but is a dated sale. The time adjustment reflects a general value increase from the date of the comparable sale to the effective date of this appraisal. Comparable #3 represents the sale of 2 contiguous parcels and is a recent sale. Overall, after adjustments, all comparables would be considered adequate substitutes for the subject property. The city is proposing to purchase a 3 acre tract on the northeast corner of the subject property for a stormwater retention pond. Based on the data above, the opinion of value is \$15,000 per acre. Therefore, the opinion of value for the 3 acre parcel is \$45,000.00. Since comparable #2 is located on the border of Glencoe, similar to the subject property, it has been given slightly more weight.				
PROJECT INFORMATION FOR PUDs (if applicable)	<input type="checkbox"/> The Subject is part of a Planned Unit Development.				
	Legal Name of Project:				
RECONCILIATION	Describe common elements and recreational facilities:				
	Indicated Value by: Sales Comparison Approach \$ 511,500				
ATTACH.	Final Reconciliation All comparables are considered to be the best available. Due to the unavailability of rental data, the income approach was not developed. Although the cost approach was developed, due to current market conditions, it's reliability is minimal since the cost to construct This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: It is assumed the county will allow the partial split of 3 acres from the subject property. A hypothetical condition is being utilized that the future use of the subject is property is residential development.				
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
SIGNATURES	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 511,500, as of: 02/14/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
	A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions				
SIGNATURES	Client Contact:		Client Name: Glencoe Regional Health Services		
	E-Mail:		Address: 1805 Hennepin Ave N, Glencoe, MN 55336		
SIGNATURES	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)		
	Appraiser Name: Patrick A. Lambert Company: Patrick Lambert Appraisal Services Phone: (952) 210-8809 Fax: E-Mail: info@plambertappraisals.com Date of Report (Signature): 02/17/2025 License or Certification #: 4001032 State: MN Designation: Expiration Date of License or Certification: 08/31/2025 Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 02/14/2025		Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date of Report (Signature): License or Certification #: State: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection:		

USPAP ADDENDUM

File No. 2517144

Borrower	N/A		
Property Address	XXX Hennepin Ave N		
City	Glencoe	County	McLeod
		State	MN
		Zip Code	55336
Lender	Glencoe Regional Health Services		

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 90 to 120 days.

Additional Certifications

I certify that, to the best of my knowledge and belief:

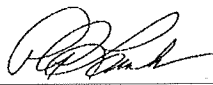
☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Patrick A. Lambert

Date Signed: 02/17/2025

State Certification #: 4001032

or State License #: _____

State: MN

Expiration Date of Certification or License: 08/31/2025

Effective Date of Appraisal: 02/14/2025

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Assumptions, Limiting Conditions & Scope of Work

File No.: 2517144

Property Address: XXX Hennepin Ave N	City: Glencoe	State: MN	Zip Code: 55336
Client: Glencoe Regional Health Services	Address: 1805 Hennepin Ave N, Glencoe, MN 55336		
Appraiser: Patrick A. Lambert	Address: 220 Edgewood Drive, Glencoe, MN 55336		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Extraordinary Assumptions: It is assumed the subject, as some future date, will be developed into residential dwelling units and the county will allow a minor split of 3 acres for a stormwater retention pond.

Certifications

File No.: 2517144

Property Address: XXX Hennepin Ave N City: Glencoe State: MN Zip Code: 55336
 Client: Glencoe Regional Health Services Address: 1805 Hennepin Ave N, Glencoe, MN 55336
 Appraiser: Patrick A. Lambert Address: 220 Edgewood Drive, Glencoe, MN 55336

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

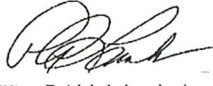
DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: _____ E-Mail: _____ APPRAISER  Appraiser Name: Patrick A. Lambert Company: Patrick Lambert Appraisals Services Phone: (952) 210-8809 Fax: _____ E-Mail: info@plambertappraisals.com Date Report Signed: 02/17/2025 License or Certification #: 4001032 State: MN Designation: _____ Expiration Date of License or Certification: 08/31/2025 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 02/14/2025	Client Name: Glencoe Regional Health Services Address: 1805 Hennepin Ave N, Glencoe, MN 55336 SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
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Subject Photo Page

Borrower	N/A				
Property Address	XXX Hennepin Ave N				
City	Glencoe	County	McLeod	State	MN Zip Code 55336
Lender/Client	Glencoe Regional Health Services				



Subject View Looking NW

XXX Hennepin Ave N

Sales Price

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location Semi-Rural

View

Site 34.1

Quality

Age



Subject View Looking SE



Subject Street

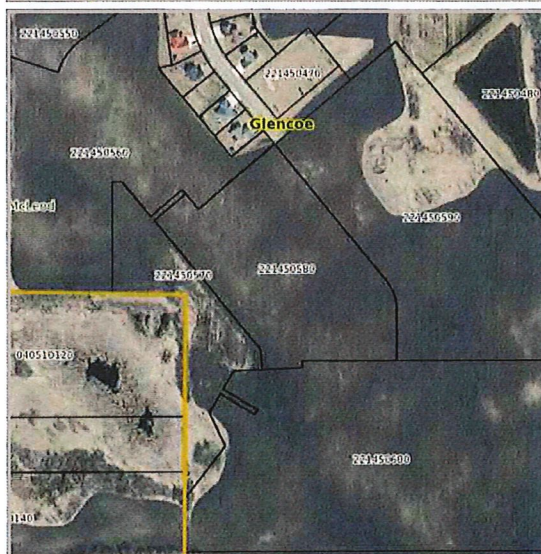
Comparable Photo Page

Borrower	N/A					
Property Address	XXX Hennepin Ave N					
City	Glencoe	County	McLeod	State	MN	Zip Code 55336
Lender/Client	Glencoe Regional Health Services					



Comparable 1

XXX 85th St	
Prox. to Subject	3.37 miles SW
Sales Price	503,848
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Rural
View	
Site	42.4
Quality	
Age	



Comparable 2

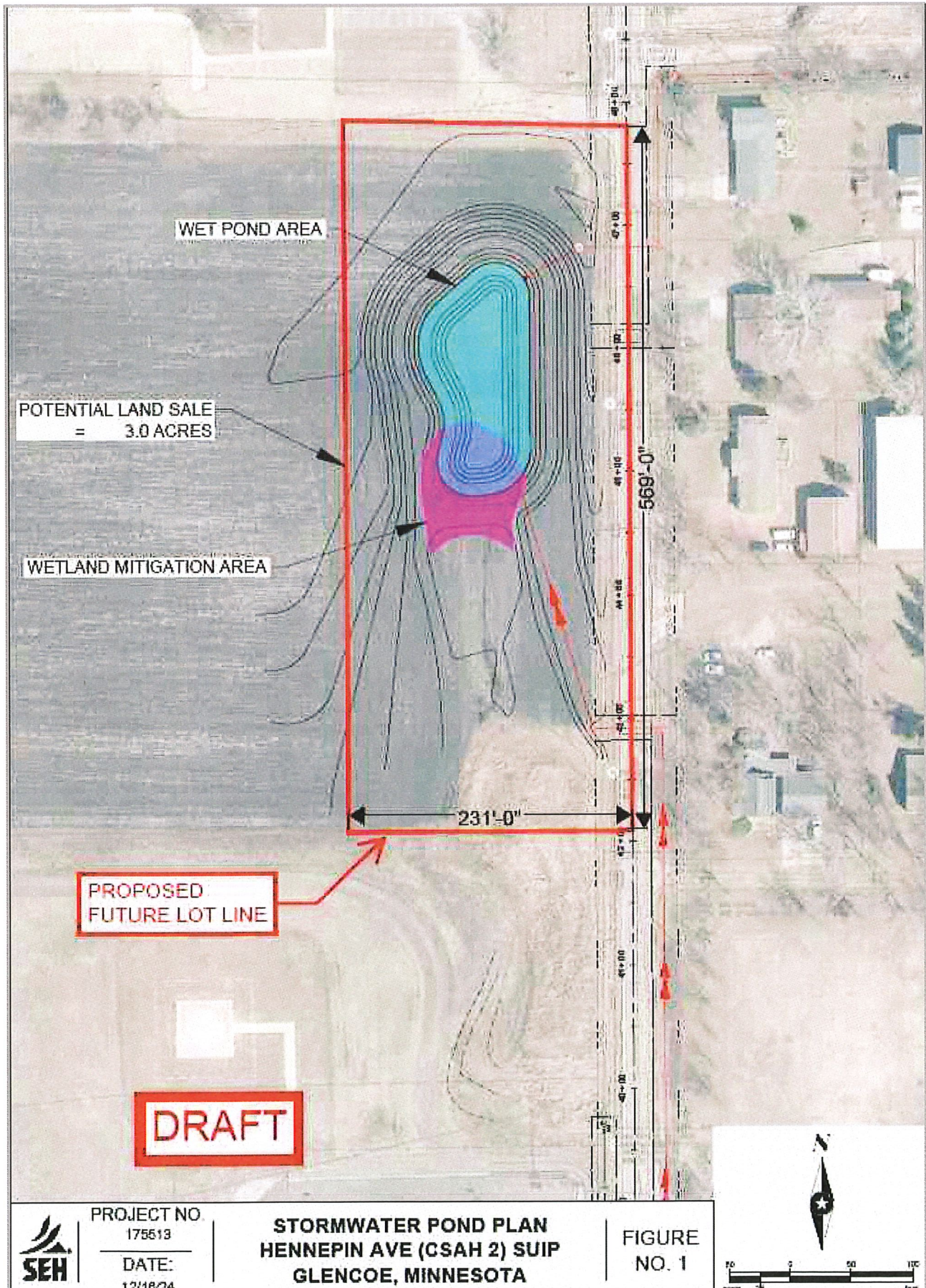
XXX Co. Rd. 33	
Prox. to Subject	1.72 miles SE
Sales Price	775,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Semi-Rural
View	
Site	70.58
Quality	
Age	



Comparable 3

XXX Imperial Ave	
Prox. to Subject	2.96 miles SW
Sales Price	1,137,960
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Rural
View	
Site	78.63
Quality	
Age	

Area Being Acquired



Location Map

Borrower	N/A				
Property Address	XXX Hennepin Ave N				
City	Glencoe	County	McLeod	State	MN Zip Code 55336
Lender/Client	Glencoe Regional Health Services				



License

STATE OF MINNESOTA



Department of Commerce

PATRICK A LAMBERT
230 EDGEWOOD DRIVE
GLENCOE MN 55336

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
PATRICK A LAMBERT

230 EDGEWOOD DRIVE
GLENCOE MN 55336

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser - Certified Residential

License Number: 4001032

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 02, 2023.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 010

St. Paul, MN 55101-3165

Telephone: (612) 539-1009

Email: licensing.commerce@state.mn.us

Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 20 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a Licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally insured transactions. **Trainees do not qualify.** For further details, please visit the website at commerce.state.mn.us.

Errors & Omissions Insurance Declaration Page

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company

Policy Number: **RAP4116150-25**

Renewal of: **RAP4116150-24**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: **Patrick A. Lambert**

Item 2. Address: **220 Edgewood Drive**
City, State, Zip Code: **Glencoe, MN 55336**

Item 3. Policy Period From **02/22/2025** To **02/22/2026**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ **1,000,000** Damages Limit of Liability - Each Claim
B. \$ **1,000,000** Claim Expenses Limit of Liability - Each Claim
C. \$ **1,000,000** Damages Limit of Liability - Policy Aggregate
D. \$ **1,000,000** Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ **0.00** Each Claim
B. \$ **0.00** Aggregate

Item 6. Premium: \$ **644.00**

Item 7. Retroactive Date (if applicable): **02/22/2006**

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 MN (03/15) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Rebecca H. Haggman
Authorized Representative

D42101 (03/15)

Page 1 of 1

GRH FEE Purchase

3 Acres - Pond

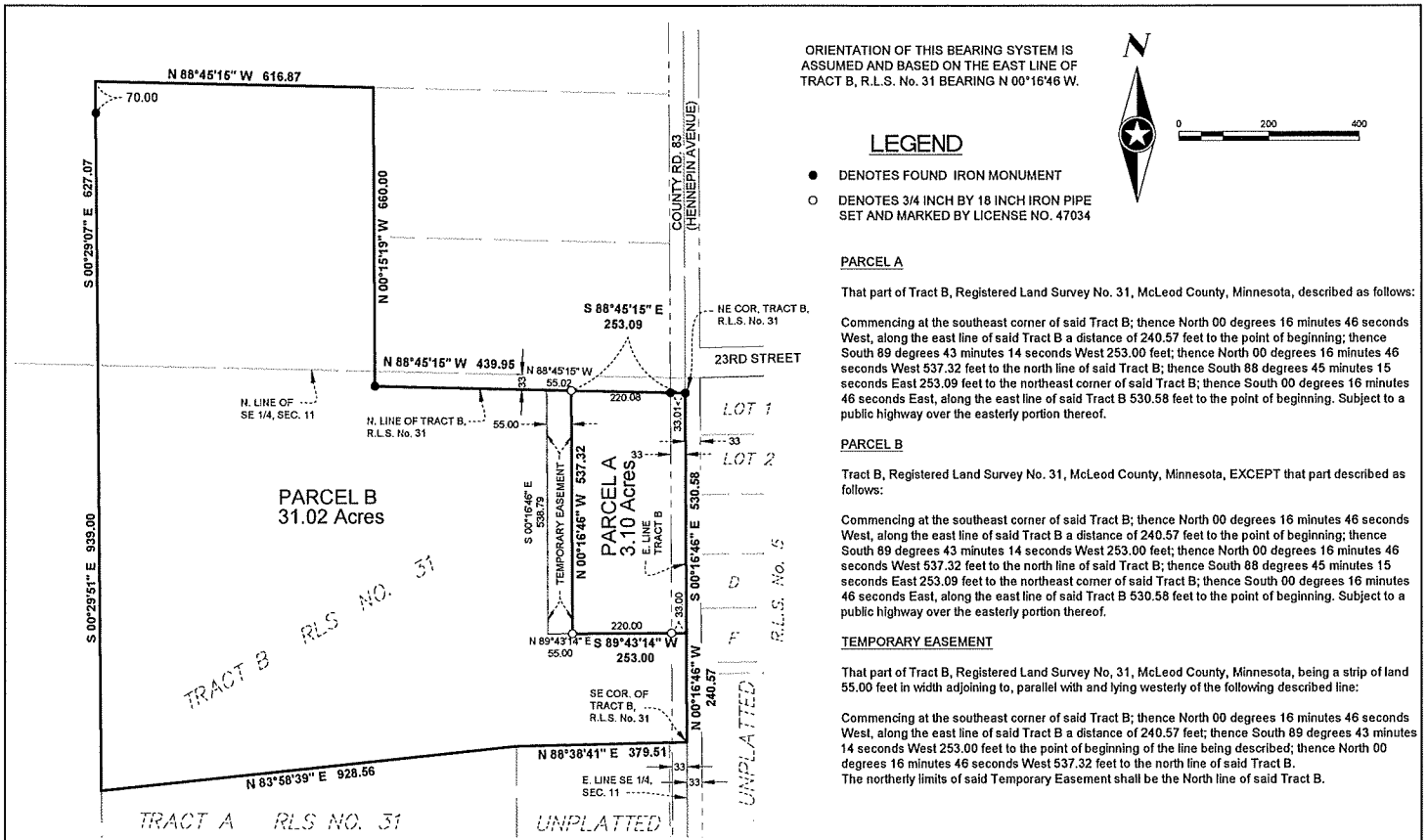
GRH Fee Purchase - 3 Acres



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

This information is to be used for reference purposes only.





SEH Project 175513
 Drawn By MJH
 Surveyed By MSS
 Checked By MJH

SEH
 PHONE: 800.838.8666
 1390 HWY. 15 S.
 SUITE 200, PO BOX 308
 HUTCHINSON, MN 55350
 www.sehinc.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark J. Haselius
 MARK J. HASELIUS, LS
 DATE 2/21/2025 LICENSE NO. 47034

**CERTIFICATE OF SURVEY
 FOR
 CITY OF GLENCOE**

1
 of 1

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this "Agreement") is made as of this 24th day of February, 2025 (the "Effective Date") between Glencoe Regional Health Services, a Minnesota non-profit corporation (the "Seller") and City of Glencoe, a Minnesota municipal corporation, or permitted assigns (the "Buyer").

RECITALS

WHEREAS, Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the real property described in Parcel A of Exhibit "A" (hereinafter referred to as the "Property") pursuant to the terms and conditions of this Agreement;

WHEREAS, Buyer intends to use the Property for the development of municipal drainage infrastructure (the "Intended Use");

WHEREAS, Seller currently owns a fee simple interest in the Property and is willing to sell the Property for the Purchase Price;

NOW THEREFORE, in consideration of the covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, Seller and Buyer hereby agree as follows:

AGREEMENT

1. **Sale of Property.** Subject to compliance with the terms of this Agreement, Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property.
2. **Purchase Price and Payment of Purchase Price.** The "Purchase Price" for the Property shall be **\$36,000**. The Purchase Price shall be paid as follows:
 - a. Buyer shall deposit at the office of the title company of its choice, within three business days of execution of this Agreement, the sum of **\$ 0.00** as "Earnest Money" which shall be credited towards the purchase price and shall be nonrefundable except as specifically provided herein; and
 - b. The balance of the purchase price shall be paid by Buyer to Seller at closing by and through an escrowed account at Buyer's expense, per the terms and conditions of Exhibit "B."
3. **Closing.** The date of closing of this transaction shall be on or before **April 4, 2025** (the "Date of Closing") at a mutually agreed upon location by the Buyer and Seller. The closing of this transaction shall be deemed a waiver of any outstanding obligations, contingencies, or the like as contemplated herein.
4. **Examination of Title.**
 - a. **Title Commitment.** Buyer shall have 5 days from the Effective Date to request a title commitment for an owner's title insurance policy insuring title to the Property for an amount equal to the purchase price hereunder (the "Title Commitment") and providing coverage which includes the Standard Exception Waiver Endorsement (ALTA Owner's Policy). Buyer may have twenty (5) days after the Effective Date to obtain a survey of the Property certified to Buyer (the "Survey").
 - b. **Title Evidence.** The Title Commitment and Survey, collectively, constitute the "Title Evidence."

- c. **Examination and Objections.** Within the later of: (i) thirty (15) days after the Effective Date, (ii) three (3) days after Buyer's receipt of the Title Commitment, Buyer shall give Seller written notice of all Title Defects found by Buyer ("Objections"). The term "Title Defect" means any defect to title, encumbrance to title, encroachment or other item affecting title that Buyer is unwilling to accept. Any defects in the marketability of Seller's title to the Property which Buyer does not object to, in writing, within the time period set forth above, will be deemed Permitted Encumbrances (defined below).
- d. **Permitted Encumbrances.** As used herein, "Permitted Encumbrances" shall mean:
- i. All building, zoning and subdivision statutes, laws, ordinances and regulations;
 - ii. Reservations of minerals or of mineral rights in favor of the State of Minnesota, if any;
 - iii. The lien of real estate taxes and special assessments not yet due and payable;
 - iv. Those leases, easements, and other agreements and documents that are disclosed on Exhibit "B" attached hereto and incorporated herein.
 - v. Any defects in the insurability of Seller's actual or record title to the Property which exist as of the Date of Closing and which Buyer does not object to (or has otherwise waived such objection) pursuant to the provisions of this Agreement, and otherwise contained as the certain exceptions listed to the Title Commitment not otherwise objected to by the Buyer as provided as part of this Agreement.
5. **Buyer's Contingencies.** Buyer's obligation to close on the transaction contemplated herein is contingent upon the occurrence of the events described below:
- a. Buyer determining, in Buyer's sole discretion, that the condition of the Property is acceptable to Buyer.
 - b. Buyer determining, in Buyer's sole discretion, that it is satisfied with the results of all matters disclosed by hazardous waste and environmental reviews of the Property, including any wetland delineation and Phase I reports. Buyer, in its sole discretion and at its cost, may elect to obtain wetland delineation and Phase I reports and Seller shall cooperate with any related investigation. All tests, inspections and reviews ordered by Buyer, will be obtained at Buyer's sole cost and expense. Buyer shall not commence any Phase II testing or any other intrusive testing without the prior written consent of the Seller. If Buyer fails to exercise this contingency on or before the end of the Contingency Period, Buyer's right to exercise this contingency and terminate this Agreement will automatically expire.
 - c. Buyer determining, in Buyer's sole discretion, that the Property complies with all subdivision ordinances applicable thereto, and that the Property and Buyer's Intended Use thereof are in compliance with all other state, federal, and local laws and regulations.
 - d. Buyer obtaining all required authorizations, approvals, and licenses for the Intended Use of the Property from all applicable and required Watershed/water authority, Municipal, County and State entities or any adjacent landowners.
 - e. Seller conveying insurable title to the Property to Buyer at the Closing, subject only to Permitted Encumbrances.
 - f. Buyer shall cause the Property to be split and/or subdivided into a suitable separate lot for Buyer's Intended Use.

If any Contingency is not satisfied on or before the time period set forth for such Contingency, Buyer may terminate this Agreement and shall immediately be refunded the Earnest Money by delivering written notice to Seller of such termination. Failure of Buyer to give Seller written notice of termination on or before such date or within such time period constitutes Buyer's waiver of such Contingency.

6. **Seller's Contingencies.** Seller's obligation to close on the transaction contemplated herein is contingent upon the occurrence of the events described below:
 - a. Buyer shall have performed and satisfied all agreements, covenants and conditions required pursuant to this Agreement to be performed and satisfied by the dates required by this Agreement.
7. **Contingency Period.** Upon the execution of this Agreement by both parties, and until thirty (30) days prior to the last day to close under this Agreement or unless otherwise waived by both parties (the "Contingency Period"), Buyer, its employees, agents, representatives, contractors, architects, engineers and consultants shall have the right and license to enter upon the Property for the sole purpose of conducting any tests, surveys, environmental studies, investigations, or analyses as Buyer may deem appropriate, including inspecting and testing the condition of soils, but subject to the remaining terms and conditions of this Agreement. Buyer agrees to indemnify and defend Seller from and to hold Seller harmless against any and all claims, causes of action or expenses, including attorneys' fees, relating to or arising from Buyer's or Buyer's employee's, owner's, agent's, officer's, or invitee's presence on the Property prior to the Date of Closing and to provide Seller with evidence that Buyer maintains reasonably adequate liability insurance, including contractual liability endorsement or provisions insuring Buyer's potential liability's under this Section 7. Buyer agrees to repair any damage to the Property caused by such inspections and to return the Property to substantially the same condition as existed prior to Buyer's inspection.
8. **Seller's Closing Obligations.** On or before the Date of Closing, Seller shall execute and/or deliver the following items, which are referred to as "Seller's Closing Documents". Seller's Closing Documents shall be duly executed and, where appropriate, be in recordable form.
 - a. Execute and deliver a Limited Warranty Deed for the Property (the "Deed") conveying marketable fee title to the Property to Buyer, subject only to Permitted Encumbrances.
 - b. Seller and Buyer agree to prorate all of 2025 or thereafter real estate taxes as of the Date of Closing, if any.
 - c. Any other documents reasonably required by the closing agent to close the transaction contemplated herein.
9. **Buyer's Closing Obligations.** On or before the Date of Closing, Buyer will execute and/or deliver to the Title Company the following, which (in the case of documents) are referred to as "Buyer's Closing Documents". Buyer's Closing Documents shall be duly executed and, where appropriate, be in recordable form.
 - a. Buyer shall pay all of Buyer's closing costs, Buyer's attorney fees related to this transaction, the cost of a survey if Buyer desires a survey, costs associated with Buyer's investigation of the Property including any soil testing or remediation, costs required to address land use, zoning, or planning issues and related approvals necessary for intended use, the cost of recording all documents necessary to make title insurable, the cost of the title commitment and title insurance premium.

- b. Seller and Buyer agree to prorate all real estate taxes in the year of closing, as of the Date of Closing, if any.
 - c. Any other documents reasonably required by the Closer to close the transaction contemplated herein.
10. **Assignability.** This agreement or any agreement contemplated herein shall not be assigned by either party without the express written consent of the other, unless the parties hereto are the Assignor and/or Assignee, and such assignment would materially accomplish an obligation contemplated herein.
11. **Default.** If either party to this Agreement defaults in the performance of any of such party's obligations under this Agreement, the non-defaulting party may, after written notice to the defaulting party, suspend performance of its obligations under this Agreement, and the rights of the non-defaulting party shall be as follows:
- a. **Buyer's Default.** If Buyer defaults in the performance of any of Buyer's obligations under this Agreement, or if any of Buyer's representations are inaccurate when made, Seller may cancel this agreement pursuant to Minnesota Statutes §559.21 and retain the Earnest Money to compensate Seller for any damages it incurred. The remedies set forth in this Section are Seller's sole and exclusive remedies. Under no circumstance shall Buyer be liable to Seller for any other damages of any nature, whether direct, indirect, consequential, special or otherwise.
 - b. **Seller's Default.** If Seller defaults in the performance of any of Seller's obligations under this Agreement or if any of Seller's representations or warranties are inaccurate, Buyer may:
 - i. Terminate this Agreement; or
 - ii. Initiate a civil action to compel Seller's specific performance of Seller's obligations under this Agreement provided that Buyer commences such action within twelve (12) months of the date of Seller's default.

In either case, if Seller has breached any representation or warranty contained in this Agreement, Buyer may also seek damages. The remedies set forth in this Section are Buyer's sole and exclusive remedies in the event of Seller's default. Under no circumstance shall Seller be liable to Buyer for consequential or special damages. Notwithstanding anything to the contrary in the preceding provisions of this section, if Seller is required to pay any sum to Buyer and Seller fails to promptly make such payment, Buyer shall have the right to commence an action in a court of competent jurisdiction seeking a judgment awarding Buyer the sum due. If any action is brought by Buyer for specific performance or to obtain a sum due Buyer, Buyer may also recover Buyer's attorneys' fees and costs.

12. **Termination of this Agreement.** Various sections of this agreement allow Seller and Buyer to terminate this Agreement under certain conditions. The following procedures will govern either party's exercise of its termination rights:
- a. A party intending to terminate this agreement (the "Terminating Party") shall notify the non-terminating party (the "Non-Terminating Party") in writing of the Terminating Party's intent to terminate this Agreement.
13. **Brokers Commissions.** Seller and Buyer represent that have incurred no brokerage commissions.
14. **Notices.** All written notices and objections to title to be given pursuant hereto:

Buyer: City of Glencoe
Attn: Mark Larson

1107 11th Street,
Glencoe, MN 55372
mlarson@ci.glencoe.mn.us

Copy to Buyer's Attorney:

Mark W. Ostlund
Huemoeller, Gontarek & Cheskis, PLC
16670 Franklin Trail, Suite 210
Prior Lake, MN 55372
mwo@priorlakelaw.com

Seller:

Glencoe Regional Health Services
Attn: Ben Davis
1805 Hennepin Avenue North
Glencoe, MN 55336
Ben.davis@grhsonline.org

15. **Captions.** The paragraph headings or captions appearing in this agreement are for convenience only, are not a part of this agreement, and are not to be considered interpreting this agreement.
16. **Entire Agreement.** This agreement constitutes the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreements
17. **Counterparts.** This agreement may be signed in one or more counterparts, through signed originals, photocopies, email scanned copies, facsimile or the like, all of which taken together shall be deemed one original.
18. **Severability.** If any provision of this agreement, or any application thereof, shall be invalid or unenforceable, the remainder of this agreement and any other application of such provision shall not be affected thereby and shall not be rendered invalid or unenforceable.
19. **Choice of Law.** This agreement is governed by and shall be construed according to Minnesota law, exclusive of choice of law rules.
20. **Time.** Time is of the essence.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on the dates indicated by the below signatures.

“Buyer”

City of Glencoe, a Minnesota municipal corporation

Dated: _____

By _____
Mark Larson, Is City Administrator

Dated: _____

By _____
Mark Hueser, Its Mayor

“Seller”

Glencoe Regional Health Services, a Minnesota nonprofit corporation

Dated: 02/25/2025

By 
Ben Davis, President & CEO

Dated: 2/27/2025

By 
Angela Erickson, Chief Financial Officer

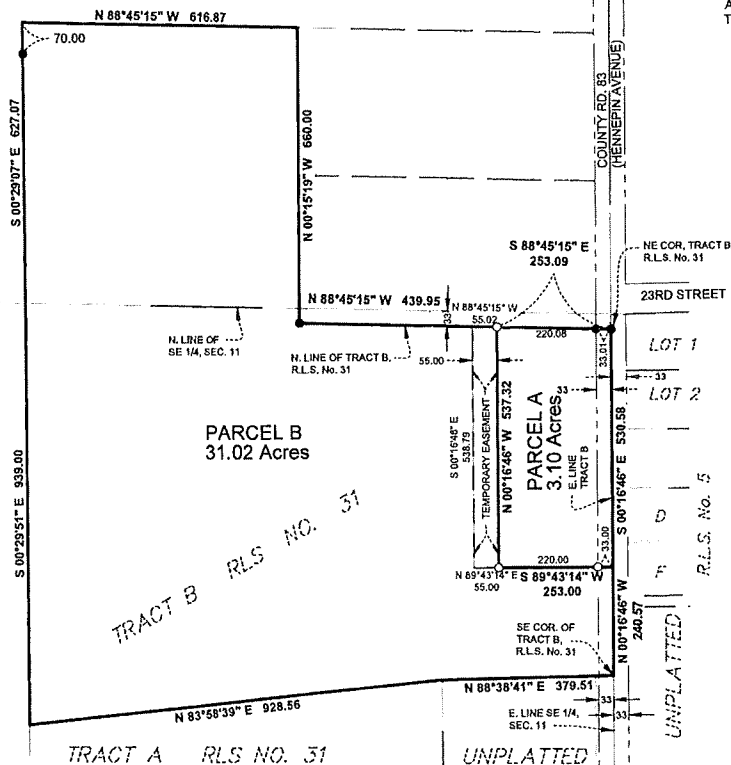
Exhibit "A"
Legal Description

[Insert Survey and Legal Description]

Exhibit “B”

PERMITTED DISCLOSURES

Exhibit "A"



ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED AND BASED ON THE EAST LINE OF TRACT B, R.L.S. No. 31 BEARING N 00°16'46" W.



LEGEND

- DENOTES FOUND IRON MONUMENT
- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034

PARCEL A

That part of Tract B, Registered Land Survey No. 31, McLeod County, Minnesota, described as follows:

Commencing at the southeast corner of said Tract B; thence North 00 degrees 16 minutes 46 seconds West, along the east line of said Tract B a distance of 240.57 feet to the point of beginning; thence South 89 degrees 43 minutes 14 seconds West 253.00 feet; thence North 00 degrees 16 minutes 46 seconds West 537.32 feet to the north line of said Tract B; thence South 88 degrees 45 minutes 15 seconds East 253.09 feet to the northeast corner of said Tract B; thence South 00 degrees 16 minutes 46 seconds East, along the east line of said Tract B 530.58 feet to the point of beginning. Subject to a public highway over the easterly portion thereof.

PARCEL B

Tract B, Registered Land Survey No. 31, McLeod County, Minnesota, EXCEPT that part described as follows:

Commencing at the southeast corner of said Tract B; thence North 00 degrees 16 minutes 46 seconds West, along the east line of said Tract B a distance of 240.57 feet to the point of beginning; thence South 89 degrees 43 minutes 14 seconds West 253.00 feet; thence North 00 degrees 16 minutes 46 seconds West 537.32 feet to the north line of said Tract B; thence South 88 degrees 45 minutes 15 seconds East 253.09 feet to the northeast corner of said Tract B; thence South 00 degrees 16 minutes 46 seconds East, along the east line of said Tract B 530.58 feet to the point of beginning. Subject to a public highway over the easterly portion thereof.

TEMPORARY EASEMENT

That part of Tract B, Registered Land Survey No. 31, McLeod County, Minnesota, being a strip of land 55.00 feet in width adjoining to, parallel with and lying westerly of the following described line:

Commencing at the southeast corner of said Tract B; thence North 00 degrees 16 minutes 46 seconds West, along the east line of said Tract B a distance of 240.57 feet; thence South 89 degrees 43 minutes 14 seconds West 253.00 feet to the point of beginning of the line being described; thence North 00 degrees 16 minutes 46 seconds West 537.32 feet to the north line of said Tract B.

The northerly limits of said Temporary Easement shall be the North line of said Tract B.

SEH Project 175513
 Drawn By MJH
 Surveyed By MSS
 Checked By MJH

PHONE: 800.838.8666
 1390 HWY. 15 S.
 SUITE 200, P.O. BOX 308
 HUTCHINSON, MN 55350
 www.sehinc.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK J. HARELUB, L.S.
 DATE 2/21/2025

LICENSE NO. 47034

CERTIFICATE OF SURVEY
 FOR
 CITY OF GLENCOE

1
 of 1

GRH Permanent Easement

PERPETUAL RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This indenture made and entered into this 24th day of February, 2025, by and between Glencoe Regional Health Services, a Minnesota non-profit corporation ("Grantors"), and the City of Glencoe, a Minnesota municipal corporation, hereinafter ("Grantee").

WHEREAS, the Grantor is the owner of real property in McLeod County, Minnesota at 1805 Hennepin Avenue North, Glencoe, MN (the "Property").

WHEREAS, The Grantee intends to construct and make improvements to a certain roadway and/or trails adjacent to Grantors' above-mentioned property and upon Grantors' property, and the Grantee requires a Perpetual Right of Way Easement and a Temporary Construction Easement.

NOW THEREFORE,

For good and valuable consideration which both parties acknowledge to be sufficient as just compensation, Grantors hereby irrevocably dedicate to the public, and grant, convey and quit claim to Grantee and the Public in perpetuity an appurtenant easement not in gross for municipal right-of-way and utility purposes as a dedicated public property right or otherwise as a burden upon the Property (hereinafter "Perpetual Easement") running over, under, along and across the following described property:

That part of the East Half of the Southeast Quarter of Section 11, Township 115 North, Range 28 West, McLeod County, Minnesota, described as follows:

Beginning at a point 147.8 feet West of a point 50 feet North of a point 33 feet East of the Northeast corner of Lot 1 in Block 3, Rearrangement of Richardson's Park Addition to Glencoe, according to the plat thereof on file and of record in the Office of the Register of Deeds, McLeod County, Minnesota, thence West along the north line of Reed Street in said Addition 284.63 feet, more or less, to a point 432.4 feet West of a point 50 feet North of a point 33 feet East of the Northeast corner of said Lot 1 in Block 3; thence North at right angles to the north line of said Reed Street, 18.00 feet to a line 68.00 feet north of and parallel with the south line of said Reed Street; thence East along said parallel line 284.63 feet more or less, to a line extending North from the point of beginning, said line being at right angles to the north line of said Reed Street; thence South along said line 18.00 feet to the point of beginning.

(the "Perpetual Easement Parcel")

For further good and valuable consideration which both parties acknowledge to be sufficient as just compensation, Grantors hereby irrevocably dedicate to the public, and grant, convey and quit claim to Grantee for the temporary term contained herein an appurtenant easement not in gross for municipal construction purposes as a burden upon the Property hereinafter "Temporary Construction Easement") running over, under, along and across the following described property:

See portion of boundary survey attached hereto as Exhibit "A" denoted as "Temporary Easement"

(the "Temporary Easement Parcel")

The Perpetual Easement shall operate as an exclusive and perpetual grant of conveyance and a public dedication for the uses as referenced above. The Temporary Construction Easement shall operate as an exclusive grant of conveyance and a public dedication for the uses as referenced above for the fixed term of May 1, 2025 to December 1, 2025. Grantor shall not utilize either Easement Parcel in a manner inconsistent with or that otherwise interfere with Grantee's or the public's uses as referenced above or as otherwise stated in City

ordinance(s). Any future use of the Easement Parcel shall otherwise comply at all times with City ordinances. This Agreement shall allow Grantee, its employees, agents and contractors exclusive access to the Easement parcel as needed for the roadway and municipal utility construction purposes. Grantee or its contractors shall maintain liability insurance covering the project and shall hold grantor harmless for any injuries, accidents, claims or causes of action that may arise during the construction on the Easement Parcel. Grantors agree to release Grantee from any condemnation and/or eminent domain claims with regard to this Agreement. The City shall be obligated pay those expenses related to recording this Agreement with McLeod County and any other reasonable expenses customary to municipal easements, with the exception of Grantor's own attorney costs or professional services so retained by Grantor.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHERE OF, said Grantors and Grantees here unto have set their hands to this instrument on the day and year first above written.

Glencoe Regional Health Services, a Minnesota
non-profit corporation ("Grantor")

By B. D.

By Am. Gier

City of Glencoe,
A Minnesota Municipal Corporation
("Grantees")

By _____
Mark Hueser, Its Mayor

By _____
Mark Larson, Its City Administrator

State of Minnesota)

County of Mcleod)ss.

On this 27 of February, 2025, before me, a notary public within and for said County, personally appeared Mark Hueser and Mark Larson, to me personally known, who, being by me duly sworn did say that they are respectively Mayor and the City Administrator of the municipal corporation named in the foregoing instrument, and that said instrument was signed on behalf of said corporation and said Mayor and City Administrator acknowledged said instrument to be the free act and deed of said corporation.



Donna J. Trebelhorn
Notary Public-State of Minnesota

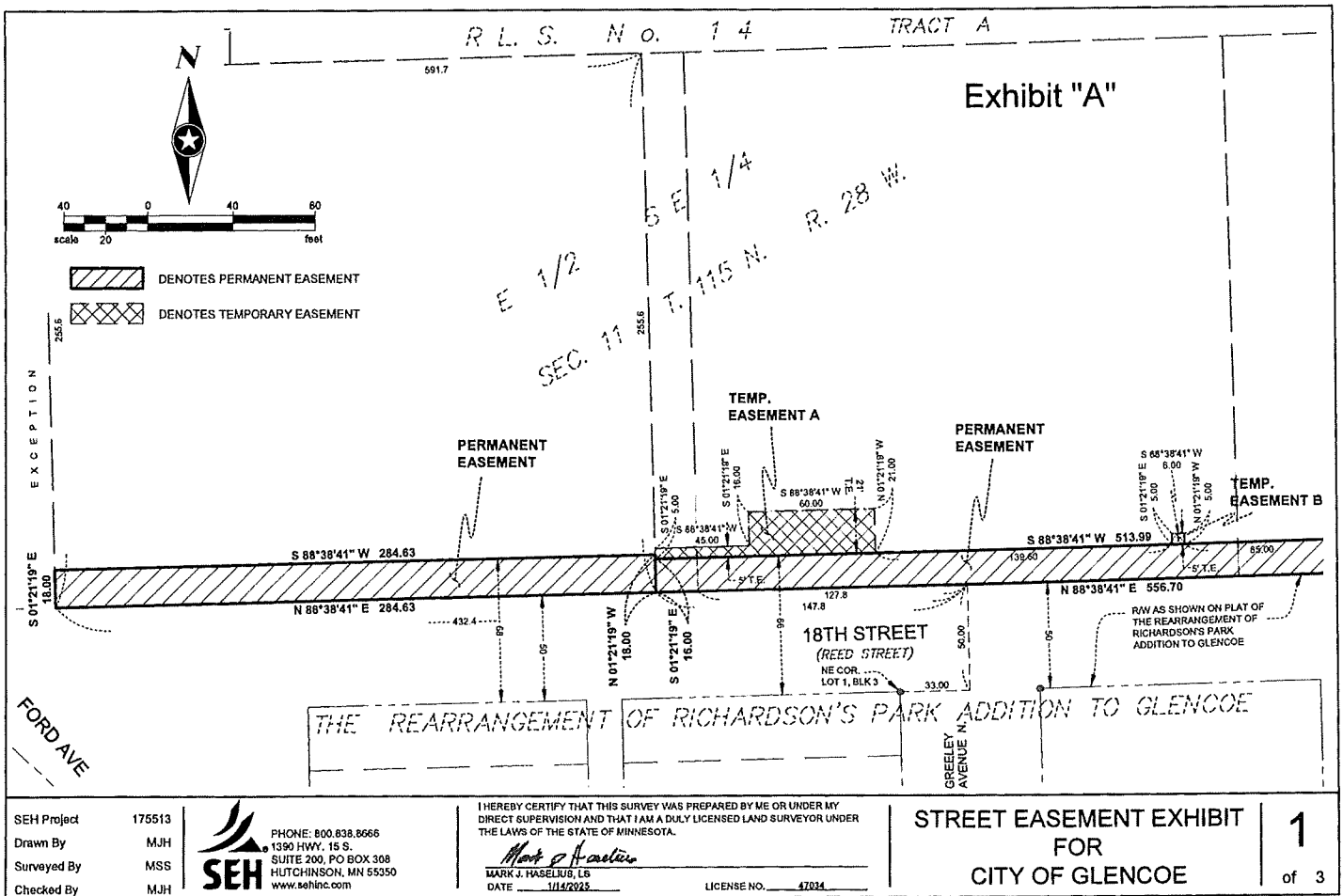
State of Minnesota)

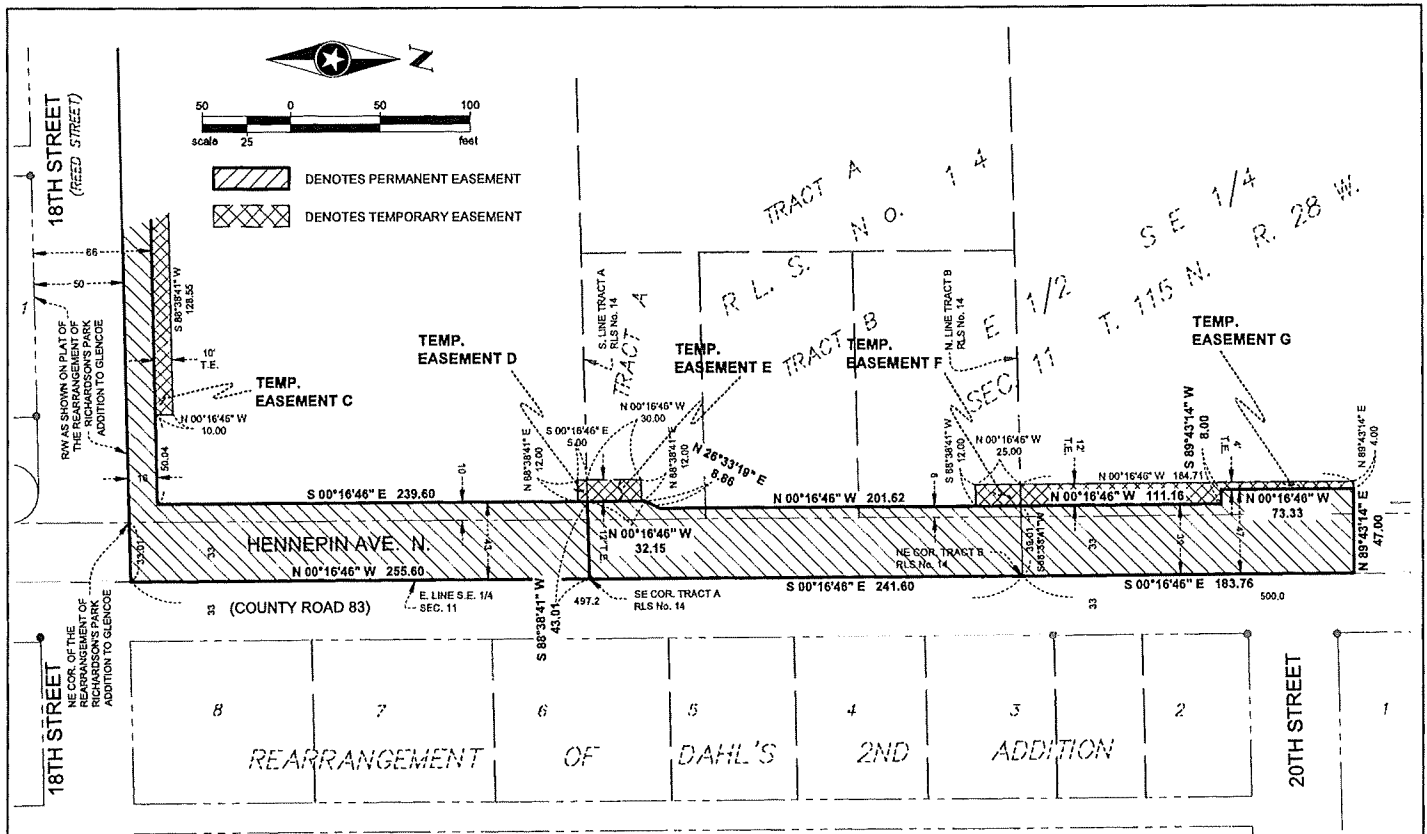
County of _____)ss.

On this _____ of _____, 2025, before me, a notary public within and for said County, personally appeared _____ and _____, to me personally known, who, being by me duly sworn did say that they are respectively _____ and the _____ of the Grantor named in the foregoing instrument, and that said instrument was signed on behalf of said entity and said parties acknowledged said instrument to be the free act and deed of said corporation.

Notary Public-State of Minnesota

THIS INSTRUMENT DRAFTED BY:
HUEMOELLER, CHESKIS & OSTLUND, PLC
Mark W. Ostlund,
City Attorney – City of Glencoe
16670 Franklin Trail, #210
Prior Lake, MN 55372





GRH Temporary Construction Easement

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This indenture made and entered into this 24th day of February, 2025, by and between Glencoe Regional Health Services, a Minnesota non-profit corporation ("Grantors"), and the City of Glencoe, a Minnesota municipal corporation, hereinafter ("Grantee").

WHEREAS, the Grantor is the owner of real property in McLeod County, Minnesota (the "Property").

WHEREAS, The Grantee intends to construct and make certain drainage and retention pond improvements upon certain property adjacent to Grantors' property and the Grantee requires a Temporary Construction Easement, ("Use")

NOW THEREFORE,

For good and valuable consideration of \$500 which both parties acknowledge to be sufficient as just compensation, Grantors hereby convey to the public, and grant, convey and quit claim to Grantee for the temporary term contained herein an appurtenant easement not in gross for municipal construction purposes as a burden upon the Property running over, under, along and across the following described property:

See Legal Description for Temporary Easement contained in Exhibit "A" attached hereto and incorporated by reference

(the "Easement Parcel")

The Easement shall operate as an exclusive grant of conveyance for the uses as referenced above for the fixed term of May 1, 2025 to December 1, 2025. Grantor shall not utilize Easement Parcel in a manner inconsistent with or that otherwise interfere with Grantee's uses as referenced above or as otherwise stated in City ordinance(s). Any future use of the Easement Parcel shall otherwise comply at all times with City ordinances. This Agreement shall allow Grantee, its employees, agents and contractors exclusive access to the Easement parcel as needed for the drainage and retention pond construction purposes. Grantee or its contractors shall maintain liability insurance covering the project and shall hold grantor harmless for any injuries, accidents, claims or causes of action that may arise during the construction on the Easement Parcel. Grantors agree to release Grantee from any condemnation and/or eminent domain claims with regard to this Agreement. The City shall be obligated pay those expenses related to recording this Agreement with McLeod County and any other reasonable expenses customary to municipal easements, with the exception of Grantor's own attorney costs or professional services so retained by Grantor.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHERE OF, said Grantors and Grantees here unto have set their hands to this instrument on the day and year first above written.

Glencoe Regional Health Services, a Minnesota
non-profit corporation ("Grantor")

By [Signature]
Its: CEO

By [Signature]
Its: CEO

City of Glencoe,
A Minnesota Municipal Corporation
("Grantees")

By _____
Mark Hueser, Its Mayor

By _____
Mark Larson, Its City Administrator

State of Minnesota)

County of McLeod)ss.

On this 27 of February, 2025, before me, a notary public within and for said County, personally appeared Mark Hueser and Mark Larson, to me personally known, who, being by me duly sworn did say that they are respectively Mayor and the City Administrator of the municipal corporation named in the foregoing instrument, and that said instrument was signed on behalf of said corporation and said Mayor and City Administrator acknowledged said instrument to be the free act and deed of said corporation.



[Signature]
Notary Public-State of Minnesota

State of Minnesota)

County of _____)ss.

On this _____ of _____, 2025, before me, a notary public within and for said County, personally appeared _____ and _____, to me personally known, who, being by me duly sworn did say that they are respectively _____ and the _____ of the Grantor named in the foregoing instrument, and that said instrument was signed on behalf of said entity and said parties acknowledged said instrument to be the free act and deed of said corporation.

Notary Public-State of Minnesota

THIS INSTRUMENT DRAFTED BY:
HUEMOELLER, CHESKIS & OSTLUND, PLC
Mark W. Ostlund,
City Attorney - City of Glencoe
16670 Franklin Trail, #210
Prior Lake, MN 55372

[illegible]

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED AND BASED ON THE EAST LINE OF TRACT B, R.L.S. No. 31 BEARING N 00°16'46" W.



LEGEND

- DENOTES FOUND IRON MONUMENT
○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034

PARCEL A

That part of Tract B, Registered Land Survey No. 31, McLeod County, Minnesota, described as follows:

Commencing at the southeast corner of said Tract B; thence North 00 degrees 16 minutes 46 seconds West, along the east line of said Tract B a distance of 240.57 feet to the point of beginning; thence South 89 degrees 43 minutes 14 seconds West 253.00 feet; thence North 00 degrees 16 minutes 46 seconds West 537.32 feet to the north line of said Tract B; thence South 88 degrees 45 minutes 15 seconds East 253.69 feet to the northeast corner of said Tract B; thence South 00 degrees 16 minutes 46 seconds East, along the east line of said Tract B 530.58 feet to the point of beginning. Subject to a public highway over the easterly portion thereof.

PARCEL B

Tract B, Registered Land Survey No. 31, McLeod County, Minnesota, EXCEPT that part described as follows:

Commencing at the southeast corner of said Tract B, thence North 00 degrees 16 minutes 46 seconds West, along the east line of said Tract B a distance of 240.57 feet to the point of beginning; thence South 89 degrees 43 minutes 14 seconds West 253.00 feet; thence North 00 degrees 16 minutes 46 seconds West 537.32 feet to the north line of said Tract B; thence South 88 degrees 45 minutes 15 seconds East 253.09 feet to the northeast corner of said Tract B; thence South 00 degrees 16 minutes 46 seconds East, along the east line of said Tract B 530.58 feet to the point of beginning. Subject to a public highway over the easterly portion thereof.

TEMPORARY EASEMENT

That part of Tract B, Registered Land Survey No. 31, McLeod County, Minnesota, being a strip of land 55.00 feet in width adjoining to, parallel with and lying westerly of the following described line:

Commencing at the southeast corner of said Tract B; thence North 00 degrees 16 minutes 46 seconds West, along the east line of said Tract B a distance of 240.57 feet; thence South 89 degrees 43 minutes 14 seconds West 253.00 feet to the point of beginning of the line being described; thence North 00 degrees 16 minutes 46 seconds West 537.32 feet to the north line of said Tract B.

The northerly limits of said Temporary Easement shall be the North line of said Tract B.

SEH Project
Drawn By
Surveyed By
Checked By

175513
MJH
MSS
MJH



PHONE: 800.838.8666
1390 HWY. 15 S.
SUITE 200, PO BOX 308
HUTCHINSON, MN 55350
www.sahinc.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK J. HASELIUS, LS
DATE 2/21/2025

LICENSE NO. 47034

CERTIFICATE OF SURVEY
FOR
CITY OF GLENCOE

1
of 1



SMALL CITY & BIG FUTURE

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

Page is Blank to Separate Agenda Items

Mayor: Mark Hueser **City Administrator:** Mark D. Larson
Councilors: At-Large - Yodee Rivera, Precinct 1 - Jon Dahlke, Precinct 2 - Scott Maynard,
Precinct 3 - Paul Lemke, Precinct 4 - Cory Neld



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To: Mayor & City Council

From: Mark Larson, City Administrator

Date: March 3, 2025

RE: **Item 7B – Library Board Members**

Item 7B – It is recommended to appoint Evon Drager and Paula Bulau to the Glencoe Library Board. Both had previously served on the Cemetery Commission.

Mayor: Mark Hueser **City Administrator:** Mark D. Larson

Councilors: At-Large Yodee Rivera, Precinct 1 Jon Dahlke, Precinct 2 Scott Maynard, Precinct 3 Paul Lemke, Precinct 4 Cory Neid



SMALL CITY & BIG FUTURE

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

NAME Evon Draeger DATE 1-28-25
ADDRESS 1528 Ranger Dr TELEPHONE 320-864-3621
EMAIL evonregardemburgmail.com EMPLOYER Retired
YEARS AS GLENCOE RESIDENT Life OCCUPATION _____

I am interested in serving on the following City Board or Commission (descriptions on next page):

- | | |
|---|---|
| <input type="checkbox"/> AIRPORT COMMISSION | <input type="checkbox"/> LIGHT & POWER COMMISSION |
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> PARK BOARD |
| <input type="checkbox"/> CEMETERY BOARD | <input type="checkbox"/> PLANNING & INDUSTRIAL COMMISSION |
| <input type="checkbox"/> CHARTER COMMISSION | <input type="checkbox"/> ECONOMIC DEVELOPMENT AUTHORITY |
| <input checked="" type="checkbox"/> LIBRARY BOARD | |

Why you are interested in serving on this board/commission: _____

To learn more about the city

Describe any prior/current experience that may relate to serving on this board/commission: _____

Cemetery Bd.

List other municipal boards/commissions you have served on:

1. Cemetery Bd. Served from _____ to _____
2. _____ Served from _____ to _____
3. _____ Served from _____ to _____

Evon Draeger
Signature of Applicant

1-28-25
Date



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

NAME PAULA BULAU

DATE 1.29.25

ADDRESS 211 20th St. W Glencoe

TELEPHONE 320-864-10510

EMAIL p.bulau@yahoo.com

EMPLOYER _____

YEARS AS GLENCOE RESIDENT 59 yrs.

OCCUPATION Retire d

I am interested in serving on the following City Board or Commission (descriptions on next page):

☐

AIRPORT COMMISSION

☐

LIGHT & POWER COMMISSION

☐

CITY COUNCIL

☐

PARK BOARD

☐

CEMETERY BOARD

☐

PLANNING & INDUSTRIAL COMMISSION

☐

CHARTER COMMISSION

☐

ECONOMIC DEVELOPMENT AUTHORITY

☒

LIBRARY BOARD

Why you are interested in serving on this board/commission: I like being on boards to gain information About our City & get involved in things to help out with.

Describe any prior/current experience that may relate to serving on this board/commission: I WAS on this board previously then Cemetery board.

List other municipal boards/commissions you have served on:

1. Cemetery board Served from _____ to _____
2. _____ Served from _____ to _____
3. _____ Served from _____ to _____

Paula Bulau

Signature of Applicant

1/29/2025

Date



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Precinct 3 - Paul Lemke, Precinct 4 - Cory Neld

FUND BALANCES

FUND #	2024 CASH BALANCES	MONTH OCTOBER	MONTH SEPTEMBER	MONTH AUGUST
101	General-Operating	\$ 794,078.43	\$ 1,856,888.18	\$ 2,045,527.81
101	General-Childhood Intervention	\$ 886.55	\$ 886.55	\$ 886.55
101	General-Crime Prevention	\$ 11,245.19	\$ 11,059.42	\$ 11,059.42
601	Water-Operating	\$ 2,519,174.75	\$ 2,447,467.43	\$ 2,405,682.55
601	Water-Water Availability Charge	\$ 596,930.42	\$ 596,278.04	\$ 595,606.35
601	Water-Trunk Water Charge	\$ 25,863.21	\$ 25,834.94	\$ 25,805.84
601	Water-Bonds	\$ 1,964.35	\$ 1,962.20	\$ 1,959.99
601	Water-Construction	\$ -	\$ -	\$ -
602	W.W.T.P.-Operating	\$ 1,851,796.19	\$ 1,789,060.28	\$ 1,761,574.47
602	W.W.T.P.-Sewer Availability Charge	\$ 1,136,989.29	\$ 1,135,746.68	\$ 1,134,467.30
602	W.W.T.P.-Trunk Sewer Charge	\$ 131,914.82	\$ 131,770.65	\$ 131,622.21
602	W.W.T.P.-Bonds	\$ (132,006.35)	\$ (200,097.42)	\$ (268,105.07)
602	W.W.T.P.-Construction	\$ -	\$ -	\$ -
603	Sanitation	\$ 47,595.08	\$ 47,156.93	\$ 46,522.12
604	City Center-Operating	\$ (65,608.20)	\$ (58,547.15)	\$ (52,376.41)
604	City Center-Bonds	\$ (702,350.90)	\$ (701,583.30)	\$ (700,792.99)
609	Liquor Store	\$ 218,746.09	\$ 226,371.38	\$ 191,563.22
612	Airport	\$ (138,277.08)	\$ (122,566.96)	\$ (135,752.72)
651	Storm Water Management	\$ 287,998.03	\$ 237,648.62	\$ 201,815.41
213	Park Improvement	\$ 188,078.41	\$ 187,822.91	\$ 185,863.31
223	Aquatic Center	\$ (92,708.00)	\$ (91,828.92)	\$ (72,273.85)
223	Aquatic Center-Lifeguard Training	\$ 997.90	\$ 997.90	\$ 997.90
225	Cable TV	\$ 21,633.00	\$ 15,336.80	\$ 15,419.41
226	Cemetery	\$ (21,482.15)	\$ (18,664.22)	\$ (17,870.99)
229	Municipal State Aid	\$ 142,732.64	\$ 146,035.86	\$ 153,240.54
230	Engineering/Inspection Services	\$ (113,277.44)	\$ (113,153.64)	\$ (113,026.18)
231	Public Safety Aid	\$ 185,366.85	\$ 185,366.85	\$ 197,553.15
300	City Sinking	\$ 412.14	\$ 411.69	\$ 411.23
382	2007 Tax Increment Bond-2007 Industrial Park	\$ (59,545.34)	\$ (59,480.26)	\$ (59,413.26)
384	2018 Tax Increment Bond-Panther Heights	\$ (32,672.08)	\$ (32,636.37)	\$ (32,599.61)
409	Tax Increment #4-Industrial Park	\$ 436,564.67	\$ 436,087.55	\$ 435,596.31
424	Tax Increment #17-Miller Manufacturing	\$ 14,245.00	\$ 14,229.43	\$ 14,213.40
426	Tax Increment #19-Panther Heights	\$ 73,398.34	\$ 73,318.12	\$ 73,235.53
427	Tax Increment #20-Bus Garage	\$ (9,764.75)	\$ (9,754.08)	\$ (9,743.09)
466	2023 Street Improvement	\$ (208,785.55)	\$ (13,957.90)	\$ (11,440.50)
523	2008 11th Street/Morningside Bond	\$ (52,547.48)	\$ (52,490.05)	\$ (52,430.92)
524	2014 Street Improvement Bond	\$ (111,453.79)	\$ (111,331.98)	\$ (111,206.57)
525	2015 Street Improvement Bond-Lincoln Park	\$ (449,602.37)	\$ (449,111.00)	\$ (448,605.09)
526	2016 Street Improvement Bond-Armstrong Avenue	\$ (154,686.30)	\$ (154,517.24)	\$ (154,343.18)
527	2017 Street Improvement Bond-Baxter Avenue	\$ (177,239.58)	\$ (177,045.88)	\$ (176,846.44)
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ (235,089.37)	\$ (234,832.44)	\$ (234,567.91)
529	2021 Street Improvement Bond-10th Street	\$ 87,954.36	\$ 87,858.23	\$ 87,759.26
530	2023 Street Improvement Bond	\$ (67,217.69)	\$ (67,144.23)	\$ (67,068.59)
TOTALS		\$ 5,952,251.29	\$ 6,986,853.60	\$ 6,999,919.91

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

Sales	
Liquor	72,709.84
Beer	116,432.74
Wine	16,478.88
Other Merchandise	4,106.90
THC	634.97
Total Sales	<u>210,363.33</u>

Cost of Sales	
Beginning Inventory	480,605.66
Purchases	184,329.13
Total Merch. Avail. for Sale	<u>664,934.79</u>
Less Inventory Ending	512,005.40
Cost of Sales	<u>152,929.39</u>
Gross Profit on Sales	<u>57,433.94</u>
	27.30%

Operating Expenses	
Sales Tax (Use tax)	123.00
Full-Time Employees	9,603.00
Full-Time Employees- Overtime	0.00
Part-Time Employees	8,451.33
PERA Contributions	867.16
FICA Contributions	1,108.05
Medicare Contributions	259.16
Health & Life Insurance	2,449.69
Operating Supplies	4,363.73
Cleaning Supplies	0.00
Repair & Maintenance	0.00
Professional Services	0.00
Training	0.00
Computer Repair/Equipment	1,803.90
Telephone	109.22
Travel Expense	0.00
Advertising	1,469.00
Printing & Binding	0.00
Electricity	1,253.61
Natural Gas	286.75
Uniforms	200.00
Miscellaneous	0.00
Building & Structures (not fixed assets)	0.00
Sub-total	<u>32,347.60</u>
Insurance- Liquor, Property, Gen'l Liability	766.04
Depreciation	3,504.41
Audit	250.00
Worker's Comp	308.62
Bond Interest	841.04
Total Operating Expenses	<u>38,017.71</u>

Non-Operating Expenses/Income	
Interest Income	247.67
Miscellaneous	139.57
Sales Tax Variance	(3.97)
Cash Drawer +/-	(263.16)
Bad/Collected Checks	0.00
Total Non-Operating Exp./Inc.	<u>120.11</u>

Net Income 19,536.34
Year-To-Date Income 269,154.54

Comparative Figures

Previous Year (2023)

Total Sales	203,308.83
Gross Profit on Sales	50,590.97
Total Operating Expenses	32,108.48
Total Non-Operating Exp./Inc.	75.97
Net Income	18,558.46
Year-To-Date Income	210,945.50

Current YTD Cash Balance 218,746.09
Last Month YTD Income 249,618.20



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CITY OF GLENCOE BILLS

MARCH 3, 2025

** PREPAID PAYROLL & WIRE TRANSFER BILLS **

VENDOR	DEPARTMENT: DESCRIPTION	TOTAL
CITY OF GLENCOE EMPLOYEES	MULTIPLE DEPTS.: CITY OF GLENCOE PAYROLL 12-11-24	\$144,402.65
WIRE TRANSFER	MULT DEPTS: STATE SALES TAX	\$23,604.00
WIRE TRANSFER	MULT DEPTS:EMP/CITY PAYROLL TAXES,HSA,PERA,D COMP,CAFE	\$101,043.29
	TOTAL PREPAID BILLS ----->	<u>\$269,049.94</u>

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MARCH 3, 2025 - PREPAID BILLS

Date: 02/28/2025
Time: 12:46 pm
Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
AMERICAN EXPRESS	1536	MULT DEPTS: BACKDROP, PARTS, LIGHTS, EASELS, SAFETY EQUIP	183621	12/06/2024	1,911.41
				Vendor Total:	1,911.41
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	183622	12/06/2024	2,738.49
				Vendor Total:	2,738.49
INDIAN ISLAND WINERY	1512	LIQUOR: MERCH FOR RESALE	183623	12/06/2024	1,283.52
				Vendor Total:	1,283.52
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	183624	12/06/2024	3,127.50
				Vendor Total:	3,127.50
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	183625	12/06/2024	3,533.11
				Vendor Total:	3,533.11
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	183626	12/06/2024	2,062.20
				Vendor Total:	2,062.20
VINOCOPIA, INC.	1353	LIQUOR: MERCH FOR RESALE	183627	12/06/2024	940.00
				Vendor Total:	940.00
				Grand Total:	15,596.23
				Less Credit Memos:	0.00
				Net Total:	15,596.23
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	15,596.23
Total Invoices:		7			

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MARCH 3, 2025 - PREPAID BILLS

Date: 02/28/2025

Time: 12:47 pm

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	183775	12/17/2024	696.85
				Vendor Total:	696.85
AMERICAN EXPRESS	1536	MULT DEPTS: MONITORS, STAND, BAGS, PARTS, DECOR, BATTERIES	183791	12/20/2024	2,178.16
				Vendor Total:	2,178.16
BELLBOY CORPORATION	1113	LIQUOR: MERCH FOR RESALE	183792	12/20/2024	429.00
				Vendor Total:	429.00
BOBBING BOBBER BREWING COM	1802	LIQUOR: MERCH FOR RESALE	183776	12/17/2024	65.94
BOBBING BOBBER BREWING COM	1802	LIQUOR: MERCH FOR RESALE	183793	12/20/2024	155.91
				Vendor Total:	221.85
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	183783	12/17/2024	1,306.08
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	183794	12/20/2024	3,766.12
				Vendor Total:	5,072.20
BUMPS FAMILY RESTAURANT	0961	ADMIN: HOLIDAY LUNCH	183795	12/20/2024	1,300.93
				Vendor Total:	1,300.93
C & L DISTRIBUTING	0492	LIQUOR: MERCH FOR RESALE	183777	12/17/2024	16,583.75
C & L DISTRIBUTING	0492	LIQUOR: MERCH FOR RESALE	183796	12/20/2024	10,997.15
				Vendor Total:	27,580.90
COLONIAL LIFE	0735	MULT DEPTS: INS PREMIUMS	183784	12/17/2024	263.70
				Vendor Total:	263.70
CROW RIVER WINERY	2067	LIQUOR: MERCH FOR RESALE	183797	12/20/2024	1,016.40
				Vendor Total:	1,016.40
DAHLHEIMER BEVERAGE	0003	LIQUOR: MERCH FOR RESALE	183778	12/17/2024	18,482.79
DAHLHEIMER BEVERAGE	0003	LIQUOR: MERCH FOR RESALE	183798	12/20/2024	12,289.25
				Vendor Total:	30,772.04
FORESTEDGE WINERY	0499	LIQUOR: MERCH FOR RESALE	183799	12/20/2024	276.00
				Vendor Total:	276.00
HOME CITY ICE COMPANY	1761	LIQUOR: MERCH FOR RESALE	183779	12/17/2024	143.64
				Vendor Total:	143.64
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	183785	12/17/2024	981.80
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	183800	12/20/2024	1,664.55
				Vendor Total:	2,646.35
MAILE ENTERPRISES INC	0178	STREET, WATER, WWTP: BARRICADES	183786	12/17/2024	3,560.91
				Vendor Total:	3,560.91
MARLIN'S TRUCKING	1387	LIQUOR: MERCH FOR RESALE	183780	12/17/2024	446.25
MARLIN'S TRUCKING	1387	LIQUOR: MERCH FOR RESALE	183801	12/20/2024	437.50
				Vendor Total:	883.75
MINNESOTA CHILD SUPPORT	1646	POLICE: CHILD SUPPORT PAYMENT	183787	12/17/2024	249.65
				Vendor Total:	249.65
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	183788	12/17/2024	155.05
				Vendor Total:	155.05
NOTHING BUT HEMP	0275	LIQUOR: MERCH FOR RESALE	183802	12/20/2024	75.00
				Vendor Total:	75.00
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	183789	12/17/2024	6,693.15
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	183803	12/20/2024	3,206.84
				Vendor Total:	9,899.99
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	183790	12/17/2024	2,491.67
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	183804	12/20/2024	6,555.58
				Vendor Total:	9,047.25
VIKING BEVERAGES	0973	LIQUOR: MERCH FOR RESALE	183781	12/17/2024	4,646.70

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MARCH 3, 2025 - PREPAID BILLS

Date: 02/28/2025
Time: 12:47 pm
Page: 2

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
VIKING BEVERAGES	0973	LIQUOR: MERCH FOR RESALE	183805	12/20/2024	5,431.20
				Vendor Total:	10,077.90
VIKING COCA-COLA BOTTLING CC	0494	LIQUOR: MERCH FOR RESALE	183782	12/17/2024	616.90
				Vendor Total:	616.90
VINOCOPIA, INC.	1353	LIQUOR: MERCH FOR RESALE	183806	12/20/2024	205.00
				Vendor Total:	205.00
				Grand Total:	107,369.42
				Less Credit Memos:	0.00
Total Invoices:	32			Net Total:	107,369.42
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	107,369.42

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MAR 3, 2025 - REGULAR BILLS

Date: 02/28/2025

Time: 12:25 pm

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
ADVANCED GRAPHIX, INC.	1701	POLICE: BADGE GRAPHIC UPDATE	0	00/00/0000	250.00
				Vendor Total:	250.00
ARI MECHANICAL SERVICES, INC	1683	POLICE: REPLACE CONTROLLER	0	00/00/0000	6,494.00
				Vendor Total:	6,494.00
AXON ENTERPRISE, INC	0439	POLICE: TRAINING EQUIPMENT	0	00/00/0000	498.00
				Vendor Total:	498.00
BRADLEY SECURITY & ELECTRIC	0209	ADMIN: EXTERIOR LOCK REPAIR	0	00/00/0000	210.00
				Vendor Total:	210.00
CARS ON PATROL SHOP LLC &	1365	POLICE: SQUAD DECOMMISSION & SETUP	0	00/00/0000	7,050.38
				Vendor Total:	7,050.38
CENTURYLINK (CHARLOTTE, NC)	1880	AQUATIC: PHONE BILL	0	00/00/0000	60.00
				Vendor Total:	60.00
CENTURYLINK	1394	MULT DEPTS: PHONE BILL	0	00/00/0000	862.00
				Vendor Total:	862.00
COALITION OF GREATER MN CITIE	1514	ADMIN: TRAINING	0	00/00/0000	85.00
				Vendor Total:	85.00
COMPANION LIFE INSURANCE	1859	MULT DEPTS: INS PREMIUMS	0	00/00/0000	3,367.71
				Vendor Total:	3,367.71
CRADICK GUNWORKS	1342	POLICE: GUN CLEANING & INSPECTION	0	00/00/0000	2,000.00
				Vendor Total:	2,000.00
CROW RIVER SIGNS	0883	POLICE: SQUAD GRAPHICS	0	00/00/0000	1,780.00
				Vendor Total:	1,780.00
DAHLKE, JON	1072	COUNCIL: MILEAGE REIMB	0	00/00/0000	74.90
				Vendor Total:	74.90
DAKOTA SUPPLY GROUP	0523	WATER: WATERMAIN PARTS, COUPLINGS, FLANGES	0	00/00/0000	3,304.62
				Vendor Total:	3,304.62
DONNAY, MITCH & MADISON	0888	CITY CENTER: DAMAGE DEPOSIT	0	00/00/0000	200.00
				Vendor Total:	200.00
EGGERSGLUESS, BRAD	0869	ADMIN: MONTHLY CELL PHONE REIMB	0	00/00/0000	50.00
				Vendor Total:	50.00
FLEET SERVICES DIVISION	2144	POLICE: MONTHLY SQUAD CAR LEASE	0	00/00/0000	5,486.79
				Vendor Total:	5,486.79
FRANKLIN PRINTING INC.	0085	LIQUOR: RECEIPT PAPER	0	00/00/0000	53.64
				Vendor Total:	53.64
FREITAG, BENTON	0659	CABLE TV: COUNCIL MEETING RECORDINGS	0	00/00/0000	100.00
				Vendor Total:	100.00
GACC TOURISM	0168	REIMB: LODGING TAX REIMB	0	00/00/0000	122.05
				Vendor Total:	122.05
GLENCOE COLLISION CENTER	0489	POLICE: SQUAD REPAIR	0	00/00/0000	246.00
				Vendor Total:	246.00
INTERSTATE ALL BATTERY CENTE	2111	WATER, WWTP: BATTERIES	0	00/00/0000	35.88
				Vendor Total:	35.88
LEAGUE OF MN CITIES	1323	POLICE: TRAINING	0	00/00/0000	900.00
				Vendor Total:	900.00
MENARDS - HUTCHINSON	2184	CITY CENTER, LIQUOR: TOTES, LOCK SPRAY	0	00/00/0000	211.64
				Vendor Total:	211.64
METRO SALES, INC	1066	ADMIN: OFFICE EQUIPMENT LEASE	0	00/00/0000	404.14

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

MAR 3, 2025 - REGULAR BILLS

Date: 02/28/2025

Time: 12:25 pm

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Vendor Total:	404.14
MID-STATES ORGANIZED CRIME	1217	POLICE: MEMBERSHIP DUES	0	00/00/0000	100.00
				Vendor Total:	100.00
MINI BIFF	0177	PARK: WASTE REMOVAL	0	00/00/0000	142.80
				Vendor Total:	142.80
MN DMV	1085	POLICE: SQUAD PLATES	0	00/00/0000	30.00
				Vendor Total:	30.00
MN. DEPT. OF LABOR & INDUSTRY	0055	REIMB: STATE SURCHARGE	0	00/00/0000	5,489.93
				Vendor Total:	5,489.93
MORRIS ELECTRONICS INC	1372	POLICE: COMPUTER REPAIR	0	00/00/0000	187.50
				Vendor Total:	187.50
MY GUY, INC	0940	PARK: PRESSURE WASHER SOAP	0	00/00/0000	1,114.00
				Vendor Total:	1,114.00
PITNEY BOWES BANK INC	0271	ADMIN: POSTAGE	0	00/00/0000	502.25
				Vendor Total:	502.25
PITNEY BOWES GLOBAL	1714	ADMIN: POSTAGE MACHINE LEASE	0	00/00/0000	142.53
				Vendor Total:	142.53
PLUNKETT'S PEST CONTROL, INC	0446	ADMIN, WWTP: PEST CONTROL	0	00/00/0000	176.72
				Vendor Total:	176.72
PURPLE ROLL-OFF	1582	STREET: SNOW HAULING	0	00/00/0000	520.00
				Vendor Total:	520.00
REVIER WELDING	1509	PARK: TRAILER REPAIR	0	00/00/0000	71.28
				Vendor Total:	71.28
SEH	1757	AIRPORT: ENGINEERING SERVICES	0	00/00/0000	8,860.00
				Vendor Total:	8,860.00
SHRED-N-GO, INC	0032	FINANCE, POLICE: PAPER SHREDDING	0	00/00/0000	167.86
				Vendor Total:	167.86
STORM TRUCKING, LLC	1687	STREET: SNOW HAULING	0	00/00/0000	422.50
				Vendor Total:	422.50
TEMPLE SERVICE CENTER	0381	CITY CENTER: LINEN ALTERATIONS	0	00/00/0000	640.00
				Vendor Total:	640.00
VANDAMME, JON	0136	LIQUOR: MONTHLY CELL PHONE REIMB	0	00/00/0000	50.00
				Vendor Total:	50.00
VANDAMME, MYRANDA	0028	CITY CENTER: MONTHLY CELL PHONE REIMB	0	00/00/0000	50.00
				Vendor Total:	50.00
VERIZON WIRELESS	1110	POLICE: AIR TAGS	0	00/00/0000	200.05
				Vendor Total:	200.05
				Grand Total:	52,714.17
				Less Credit Memos:	0.00
				Net Total:	52,714.17
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	52,714.17
Total Invoices:	42				