



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, April 7, 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 March 17, 2025**

**B. Approve Book Transfers:**

1. \$20,000.00 from General Fund to Park Imp. Fund - Campground Reimbursement
2. \$70,000.00 from Storm Water Management to General Fund – Employee Wages
3. \$120,000.00 from Water to 2015 Street Improvement Bond – Bond Payment
4. \$180,000.00 from WWTP to 2015 Street Improvement Bond – Bond Payment
5. \$60,000.00 from Water to 2016 Street Improvement Bond – Bond Payment
6. \$20,000.00 from WWTP to 2016 Street Improvement Bond – Bond Payment
7. \$127,549.00 from Municipal State Aid to 2016 Street Imp. Bond – Bond Payment
8. \$70,000.00 from Water to 2017 Street Improvement Bond - Bond Payment
9. \$40,000.00 from WWTP to 2017 Street Improvement Bond – Bond Payment
10. \$55,000.00 from Stormwater Management to 2017 Street Imp. Bond – Bond Payment
11. \$100,000.00 from Water to General Fund – 2024 Sealcoat Project
12. \$100,000.00 from WWTP to General Fund – 2024 Sealcoat Project
13. \$75,000.00 from General Fund to 2023 Street Imp. Bond – Bond Payment
14. \$100,000.00 from Water to 2023 Street Imp. Fund – Bond Payment
15. \$100,000.00 from WWTP to 2023 Street Imp. Fund – Bond Payment
16. \$30,000.00 from Water to 2018 Storm Water Imp. Bond – Bond Payment
17. \$51,000.00 from WWTP to 2018 Storm Water Imp. Bond – Bond Payment
18. \$205,000.00 from Stormwater Management to 2018 Storm Water Imp. Bond – Bond Payment
19. \$25,109.40 from 2025 Street Imp. Hennepin Ave. to Municipal State Aid – Prior Year Reimbursement Costs
20. \$90,000.00 from Water to General Fund – Administration
21. \$90,000.00 from WWTP to General Fund – Administration
22. \$215,000.00 from General Fund to 2023 Public Improvement Project
23. \$50,000.00 from Storm Water Fund to General Fund – Administration
24. \$60,000.00 from Liquor Store Fund to General Fund - Administration
25. \$20,000.00 from Cable TV Fund to General Fund - Administration
26. \$95,000.00 from General Fund to Aquatic Center – Eliminate Negative Fund Balance

27. \$21,000.00 from Liquor Store Fund to City Center Operating – Eliminate Negative Fund Balance
28. \$204,000.00 from Liquor Store Fund to City Center Bonds – Eliminate Negative Fund Balance
29. \$24,000.00 from General Fund to Cemetery – Eliminate Negative Fund Balance
30. \$10,000.00 from General Fund to Engineering/Inspection – Eliminate Negative Fund Balance
31. \$60,000.00 from Tax Increment #4 to 2007 Tax Increment Bond – Bond Payment
32. \$17,000.00 from General Fund to 2014 Street Improvement Bond – Bond Payment
33. \$46,000.00 from General Fund to 2015 Street Improvement Bond – Bond Payment
34. \$39,000.00 from Tax Increment #19 to 2018 Tax Increment Bond – Bond Payment
35. \$5,000.00 from Tax Increment #19 to General Fund - Administration

**3. APPROVE AGENDA**

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

**5. PUBLIC HEARINGS**

- A. Set Public Hearing for April 21, 2025, at 7:00 PM for Ordinance Number 626  
Emergency Cannabis Ordinance – City Attorney

**6. BIDS AND QUOTES**

- A. Recommendation on Housing Feasibility Study – Economic Development Authority  
Recommendation
  1. Authorize City Administrator to execute \$5,000 Compeer Financial  
Grant for Feasibility Study – Assistant City Administrator
- B. Park Shop Garage Door Recommendation – Assistant City Administrator

**7. REQUESTS TO BE HEARD**

- A. Approve Second Reading of Ordinance 627 – Charter Amendments – City Attorney

**8. ITEMS FOR DISCUSSION**

- A. Water and Wastewater Rate Study Update – Presentation at City Council Workshop

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

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**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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## **GLENCOE CITY COUNCIL MEETING MINUTES**

**March 17, 2025 – 7:00 PM**

City Center Ballroom

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

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

Others: Rich Glennie, Victor Garcia, Al Robeck, Mike Drew, Adinda Van Espen, Justin Black, Brody Bratsch, Rafael Estrada Moncada, Jerrod Fischer

### **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 March 3, 2025
- B. Approve Tobacco license for DG Retail, LLC / DBA: Dollar General Store #30296; 520 13th Street West, Glencoe, MN 55336
- C. Approve Special Event of the Glencoe Car and Bike Show, Glencoe City Center Parking Lot, 1107 11th Street East, June 29 (Happy Hour), July 27, and September 7, 2025
- D. Approve Peddler License, Squeels on Wheels BBQ and Catering LLC, 1111 Abbott Avenue North, Glencoe, MN 55336 – BBQ Food Trailer - \$200 Annual Fee

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

### **3. APPROVE AGENDA**

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

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

Al Robeck, resident of Glencoe, gave a brief overview on the history on the parcel of land that is owned by then, Green Giant, now Seneca. He is requesting at this time that the land and its use return to its previous rights.

### **5. PUBLIC HEARINGS**

None.



## **6. BIDS AND QUOTES**

### **A. Airport Commission Recommendations**

Both projects will be funded through the Airport Improvement Grant (AIG) program. The Glencoe Municipal Airport's current AIG funding balance is \$254,676 which is less than the \$308,422 needed to complete these projects. It is proposed to fund these projects with both FY25 and FY26 funds to maximize the available federal funding. Total City Share of these projects is \$11,712.67.

#### **1. Airport Fencing Project – Adinda Van Espen, SEH**

The Airport Commission met on March 13<sup>th</sup> and reviewed the 3 quotes received for the fence project. It is the recommendation of the Airport Commission to award the quote for fencing at the Airport to Century Fence for \$6,215.00. Engineer's estimate was \$9,000.

**Motion:** Lemke, seconded by Rivera to approve the quote from Century Fence for \$6,215.00. All in favor, the motion carries.

#### **2. Airport Pavement Management Project – Adinda Van Espen, SEH**

The Airport Commission met on March 13<sup>th</sup> and reviewed the 3 bids received for the Pavement Maintenance Project. It is recommended to award the bid to Fahrner Asphalt for the Base Bid (\$102,000) and Alternate #1 (Slurry Seal for \$194,010) for a total of \$296,117.00.

**Motion:** Dahlke, seconded by Maynard to approve the quote from Fahrner Asphalt for \$296,117. All in favor, the motion carries.

### **B. SLA for Glen Knoll Lift Station Rehabilitation/Replacement Study– Justin Black, SEH**

Justin Black, Mark Lemen, Rafael Moncada reviewed the need to repair and/or replace the northwest lift station. It is recommended to approve the study at a cost of \$14,767.00. This is a budgeted expense for 2025 in the Wastewater Budget.

**Motion:** Lemke, seconded by Dahlke to approve the study at a cost of \$14,767.00. All in favor, the motion carries.

### **C. Resolution 2025-5 - Approving Plans and Specifications and Setting Bid Opening for the 2025 Hennepin Avenue Project – Justin Black/Brody Bratch, SEH**

## **RESOLUTION NO. 2025-05 APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS**

**WHEREAS**, pursuant to a resolution passed by the council on September 3, 2024, the consulting engineer retained for the purpose has prepared plans and specifications for the construction of the **2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project**, and has presented such plans and specifications to the council for approval;

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

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.
2. The City Administrator shall prepare and cause to be inserted in the official paper an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published as required by law, shall specify the work to be done, and shall state that online bids will be received by the City Administrator until 10:00 a.m. on Thursday, April 17, 2025, at which time they will be publicly opened and read aloud via Microsoft Teams by the City Administrator and engineer, will then be tabulated, and will be considered by the council at 7:00 p.m. on Monday, April 21, 2025, in the council chambers of the Glencoe City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility. No bids will be considered unless sealed and filed with the City Administrator and accompanied by a cashier's check, bid bond, or certified check payable to the clerk for 5 percent of the amount of such bid.

Adopted by the council this 17th day of March, 2025.

**Motion:** Lemke, seconded by Rivera to approve Resolution 2025-05. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, and Lemke. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

- D.** Purchase Agreement for wetland credits on the Hennepin Avenue Improvement Project – Justin Black

**Motion:** Lemke, seconded by Dahlke to approve the Purchase Agreement for wetland credits on the Hennepin Avenue Improvement Project. All in favor, the motion carries.

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

- A.** Approve permanent and construction easements with Stephen Carson (church), 727 16<sup>th</sup> East, Glencoe - Mark Ostlund, City Attorney

City Attorney Ostlund met with the owners of the church property at 727 16<sup>th</sup> Street East regarding easements required on the east side of church for construction and permanent easements required for the sidewalk. The owner, Stephen Carson, has signed the easements for the project. It is recommended that the City Council approve and authorize the Mayor and City Administrator to execute the agreement and for the City Attorney to record the easements. There is no cost for the easements.

**Motion:** Dahlke, seconded by Maynard to approve and authorize the Mayor and City Administrator to execute the agreement and for the City Attorney to record. All in favor, the motion carries.

- B.** **Resolution 2025-06** – Designating McLeod Soil and Water Conservation District as the Local Government Unit (LGU) for the implementation of the 1991 Wetland Conservation Act – City Administrator

**Resolution 2025-06  
City of Glencoe**

**A RESOLUTION REGARDING THE ADMINISTRATION  
OF THE MINNESOTA WETLAND CONSERVATION ACT**

**WHEREAS**, the Minnesota Wetland Conservation Act of 1991 (WCA) requires local government units (LGUs) to implement the rules and regulations promulgated by the Board of Water and Soil Resources (BWSR) pertaining to wetland draining, filling and excavation; and

**WHEREAS**, Minnesota Rules, chapter 8420 have been adopted by BWSR in accordance with the rulemaking provisions of Minnesota Statutes, chapter 14, for the purpose of implementing WCA; and

**WHEREAS**, Minnesota Rules 8420.0200, Subpart 1, Item E allows a county, city, or town to delegate implementation of chapter 8420 and the act to another governmental entity by the passage of resolutions by both parties; and

**WHEREAS**, the McLeod Soil and Water Conservation District (SWCD) agrees to provide knowledgeable and trained staff with expertise in water resource management to manage the program as required by Minnesota Rule 8420.0200, Subpart 2, Item B; and

**WHEREAS**, both parties must provide notice to BWSR, the Department of Natural Resources, and the Soil and Water Conservation District of the delegation, including a copy of the resolution and a description of the applicable geographic area, within 15 business days of adoption of the resolution.

**THEREFORE, BE IT RESOLVED** that the City of Glencoe hereby accepts the authority and administrative responsibility to implement WCA as the LGU within the legal boundaries of City of Glencoe as of March 17, 2025 in accordance with Minnesota Rules, Chapter 8420.

**THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Glencoe, that the authority and administrative responsibility to implement WCA as the LGU within the legal boundaries of City of Glencoe is hereby delegated to McLeod SWCD as of March 17, 2025 in accordance with Minnesota Rules, Chapter 8420.

Adopted this 17th Day of March, 2025.

**Motion:** Maynard, seconded by Rivera to approve Resolution 2025-06. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, and Lemke. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

**C. Sanitation/Garbage Rate Increase – City Administrator**

Waste Management proposed a 5-year contract extension to the current trash services for the City of Glencoe. Extension term would run from January 1, 2025 to December 31, 2029. City Administrator Larson and City Attorney Ostlund reviewed the options

with the City Council at the March Workshop and reviewed rates in some of the other communities. It is recommended to authorize the Mayor and City Administrator to execute the extension to refuse service agreement. Commercial refuse pickup is open market for all haulers.

**Motion:** Rivera, seconded by Dahlke to authorize the Mayor and City Administrator to execute the extension. All in favor, the motion carries.

**D. First Reading of the Emergency Cannabis Ordinance Number 626 – City Attorney**

**Motion:** Lemke, seconded by Rivera to approve First Reading of the Emergency Cannabis Ordinance 626. All in favor, the motion carries.

**E. Correction to RLS Number 25 – 1991**

It has been determined that there was an error in the legal description for old railroad right of way on the west side of the property. This error was discovered when Seneca was attempting to sell property to Revolve Labs for the Data Center. It is recommended to authorize the Mayor and City Administrator to sign the amended RLS to accommodate the sale of the property.

**Motion:** Rivera, seconded by Dahlke to approve the Mayor and City Administrator to sign the amended RLS to accommodate the sale of the property. All in favor, the motion carries.

**8. ITEMS FOR DISCUSSION**

**A. Zoning Ordinance Update – City Attorney**

At the last Planning Commission meeting, they made it through all zoning code updates, at least the text. Next step is to go through the document again and make sure all the i's are dotted and t's crossed. Next step will be to usher in and start the process of approving the new zoning code. It should take about a month or two.

**B. Water and Wastewater Rate Study – Assistant City Administrator**

At the last Council Workshop, a rate study was presented, or a potential rate increase to cover some needed updates and maintenance requirements. Assistant City Administrator Lemen reached out to SEH to put together a package or proposal for a rate study. It should be presented by SEH at the next Council Workshop.

**9. ROUTINE BUSINESS**

**A. Project Updates**

**B. Economic Development – EDA meeting next Monday**

**C. Public Input – Jerrod Fischer, resident of Glencoe, recently bought a golf cart.**

Realized it is only approved for the South side of Glencoe. He is wondering how they can make it so he can drive on the North side of Glencoe.

**D. Reports**

**E. City Bills**

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

**10. ADJOURN**

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





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## **Economic Development Authority**

### **Minutes**

**March 24, 2025**

Members Present: Greg Ettel, Brian O'Donnell, Cory Neid, Mark Hueser, Jeff Scharpe, Paul Harpel and Erik Metag. Jon Dahlke was absent.

Others Present: Mark Lemen, Haylie Kusler, Michael Monson, Scott Maynard, and Annie Nichols.

At 5:30 PM, President Ettel called to order the Regular meeting of the Economic Development Authority.

### **Approve Minutes of the February 2025 Meeting**

Neid made a motion to approve the minutes of the February 2025 meeting with one correction. Metag seconded the motion with all members present voting in favor, the motion carried.

### **Review of Meetings with EDA Members – Michael Monson, EDA Director**

#### **Joint EDA/Business leaders meeting to brainstorm ideas for Economic Development – Greg Ettel, EDA Chair and Michael Monson**

Michael included in his report the most common topics that were brought up in the meetings with the EDA members; development and redevelopment, what to do with run down lots and/or blighted buildings, shovel ready sites to entice businesses or developers, expansion Industrial Park, and the hotel and its importance. Ettel brought up EDA sponsored events, whether it's training or supporting businesses and providing them with information to build more connections. Most discussed proactivity in general with the City, but specifically with housing and childcare.

Haylie has been making updates to the website, including adding the mission statement and statement of values. Still a work in progress on updating the available properties. Michael has submitted a grant to McLeod Power for Pickleball Courts. He is also writing a grant that would help cover cost of a new housing study. Michael met with the McLeod County United group in Winsted. He is also looking into a Childcare program through First Children's Finance. This program will come in and work with communities and build up a group. Then they help identify the needs the community has and to help push things forward and figure out the next steps.

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### **Housing Study Review Proposal and Need for Update – Annie Nichols, CEDA**

#### **Compeer Grant for Feasibility Study – Michael Monson**

The last housing study was completed in 2018. In 2023, the City of Glencoe requested that an updated housing study be conducted. The engineering firm WSB conducted the study and presented their findings to Council and City staff. The study was not a fair representation of the City of Glencoe housing needs and did not present an accurate reflection of the community. City staff has consulted with CEDA as to options they can provide for conducting a housing study as well as guidance on grant opportunities for funding another housing study. The City's EDA Director, Michael Monson, has started an application for a housing study grant through Compeer Financial. It is advised from the City staff that the EA discuss all the options presented from CEDA and City staff regarding the completion of another housing study.

Annie Nichols, the planning manager at CEDA, gave an overview on the household planning proposal. The planning department specializes in comprehensive plans, strategic plans, and housing studies. Right now is a perfect time to conduct a housing study with all the funding coming down from the State Legislature. The document CEDA provides is about 60 to 70 pages and it highlights the community. It is going to update all the data that we've probably have seen in other housing studies, but CEDA also reaches out to community members. They do surveys, focus groups, windshield surveys in the community by driving around town. This is portrayed in the narrative and in a way that lends itself well to developer's bank when they need to take it further due diligence and can help with potential grants down the road. The goal is to make sure the City has something that is implementable. They will walk us through the main components and what the residents have to say. CEDA quotes a six month turn around time. Michael is finishing up the Compeer Grant which is up to \$5,000.00 towards the study.

Annie ended her presentation with asking the group if they had any questions. One question asked was the types of grants out there. A couple years ago, the Legislature passed about a billion dollars in housing funding, most for only certain types of housing like affordable or rentals. There are less restrictions than in the past, a lot of the grants are requiring the same things. You can pick the grant the most benefits our community. You go in with a project in mind and a developer and pitch the project and grant application. There are a couple million dollars in grants available and there is no maximum set on the program.

The proposed budget for the services to be completed by CEDA is not-to-exceed fee of \$18,500.00 due upon completion of the project. The anticipation would be that the financing for the housing study would come from the EDA budget.

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Neid made a motion to send to Council, to move forward with the housing study to be conducted by CEDA, not-to-exceed \$18,500.00 due upon completion, and a focus group engagement session for an additional \$1,150.00 with the EDA covering the cost with a potential grant from Compeer Financial. Scharpe seconded the motion with all members present voting in favor, the motion carried.

#### **McDonalds Update**

February 21<sup>st</sup>, 2025, an email was received allowing the City to make the project public. On March 11<sup>th</sup>, 2025, an email was received informing the City the project was cancelled.

#### **Manufacturing Breakfast/Luncheon – October 2025**

#### **Creamery Meeting – March 27, 2025 at 1:00 PM**

A meeting is scheduled for Thursday, March 27<sup>th</sup> at 1:00 PM on the Creamery property in Glencoe with Casey Lawley of Lawley's Inc. There is information included in the packet on their expansion to a closed ADM facility in Plainview Texas. Assistant City Administrator, Mark Lemen, will be attending a DEED sponsored Brownfields Seminar to learn more about the State of MN programs for demolition and remediation.

#### **Adjourn**

O'Donnell made the motion to adjourn. Neid seconded the motion with all members present voting in favor, the motion carried. The meeting was adjourned at 7:06 PM.

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To: Mayor and City Council

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

Date: April 4, 2025

RE: Park Shop Garage Door

In the spring of 2024, 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 the majority of the site prep work and complete the task of setting the building in place.

There are a few final items needed for the project to be complete. City staff has the opportunity to purchase a used garage door that includes the springs, tracks, and required installation hardware. City staff received several quotes for the installation of the used garage door.

Two of the quotes that City staff received included utilizing all the springs and hardware that would be provided with the used garage door. However, upon investigation of the supplied materials, McLeod County Garage Doors informed City staff that the hardware supplied with the used door would not suffice. The representative from McLeod County Garage Doors providing the quote, stated that the used door the City investigated purchasing is designed for a "high lift system". Additionally, if the City were to install the door with the hardware provided, the door would not operate in a safe manner.



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Therefore, City staff asked McLeod County Garage Doors to provide quotes that included the correct hardware to install the used door, as well as a new door and hardware that would include a warranty. I have included both quotes in the Council packet as well as outlined them below.

Installation of **used** garage door, including proper hardware

\$2,492.06

+

\$650.00

(Used garage door and hardware)

**\$3,142.06**

**Warranty Information:**

**2-week labor warranty. However, due to the age of the supplied components, McLeod County Garage Doors cannot guarantee that the door and opener will last the standard lifetime**

Installation of **new** garage door and hardware

**\$4,058.67**

**Warranty Information:**

**Accessory Warranty: 1 Year**

**Motor Warranty: Lifetime**

**Parts Warranty: 5 Years**

**Cost Difference New Door vs Used Door**

**\$916.61**

Considering the relatively minimal cost difference for a new door with a warranty versus a used door with no guarantee, the City staff recommends installing a new garage door purchased and installed from McLeod County Garage Doors.

## McLeod County Garage Doors

208 13th St E  
Glencoe, MN 55336 USA  
(320) 300-0370  
info@mcLeodcountygaraGEDoors.com  
<https://www.mcleodcountygaraGEDoors.com/>



## Estimate

ADDRESS  
Jamie Voigt  
City Of Glencoe

ESTIMATE 1119  
DATE 03/26/2025  
EXPIRATION DATE 03/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Overhead Door(s)	Commercial Overhead Doors (1) Hormann - 350 Model Size: 12' 2" x 10' Color: White Insulation: EPS Polyurethane - R-Value 18 Track: 2" Standard 15"R Glass: N/A Spring: Torsion System Weather Kit: Yes - Special Order Hunter Green	1	3,080.23	3,080.23
		*ALL TAXES/FREIGHT/LABOR/DEBRIS REMOVAL INCLUDED			
	L.M. 98022MC Wall-Mount Opener	L.M. 98022 - Wall Mount - Wi-Fi / MyQ - 3/4HP DC Motor / AC 120V Plug In - (2) 893MAX - (1) 485LM Backup Battery - (1) 841LM Automatic Garage Door Lock - (1) 880LMW Smart Control Panel - (1) 1000 Lumens LED Light Block  Warranty: Accessory Warranty: 1 Year Motor Warranty: Lifetime Parts Warranty: 5 Years	1	978.44	978.44

Thank you for your business!

SUBTOTAL 4,058.67

All payments are due upon completion.

TOTAL \$4,058.67

All checks/cash can be sent to  
208 13th St. Glencoe, MN 55336

We accept credit/debit payments as well.

If you have any questions please call us @ (320) 300-0370  
This quote is for a new 2" thick polystyrene insulated door (Brochure attached to email) and all the necessary components.



I also attached the price of a new Lift Master Jack Shaft.(Brochure attached to email)

This is a quote and not an estimate. The price of this is final and comes with all the warranty

Accepted By

Accepted Date

## McLeod County Garage Doors

208 13th St E  
Glencoe, MN 55336 USA  
(320) 300-0370  
info@mcleodcountygaraagedoors.com  
<https://www.mcleodcountygaraagedoors.com/>



## Estimate

ADDRESS  
Jamie Voigt  
City Of Glencoe

ESTIMATE 1118  
DATE 03/26/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Part(s) / Labor	Installing customer provided door/opener. Spring Line System Provided By McLeod County Garage Doors	1	2,492.06	2,492.06
		Part(s) <ul style="list-style-type: none"><li>- (1) Pair Comm. Springs (Spring Engineered For 12K Cycles)</li><li>- (1) Pair Comm. End Bearing Brackets</li><li>- (1) Pair Comm. Drums. - CANIMEX/TF D400-144</li><li>- (1) Pair 10' H Cable Set</li><li>- (1) Comm. Center Mount Bracket</li><li>- (1) 12' L Tube Shaft Extended</li><li>- (1) 12' Stick Hunter Green Vinyl</li><li>- (2) 10' Stick Hunter Green Vinyl</li></ul>			
		Labor: <ul style="list-style-type: none"><li>- Install Door (Customer Providing Door)</li><li>- Balance Door</li><li>- Component Inspection/Lubrication</li><li>- Install Opener (Provided By Customer)</li><li>- Program Opener</li><li>- Safety Test For Opener</li><li>- Install Vinyl Door Stop</li></ul>			
		*ALL TAXES/FREIGHT/LABOR/DEBRIS REMOVAL INCLUDED			
	Terms and Conditions	Customer Responsibility & Product Condition: The customer will be supplying their own sectional garage door and opener. Please note that McLeod County Garage Doors is not liable for the condition of these products, as they have been outsourced. As such, we are not responsible for providing a warranty on these items, and the provider from whom you purchased the door and	1	0.00	0.00

opener will be accountable for any warranties.

Warranty Terms: McLeod County Garage Doors offers a 2-week labor warranty for the services performed. However, due to the age of the supplied components (which are typically past their replacement dates of 5-7 years), we cannot guarantee that the door and opener will last their standard lifespan. We advise understanding that these products may not perform as expected.

Estimate Disclaimer: This document serves as an estimate and not a binding quote. If, during the service, it is determined that any parts need to be replaced or additional parts are required, the customer will be responsible for the cost of these items. Additionally, if we are required to leave and return to the job site, additional fees will apply. Any necessary changes, replacements, or swaps of parts will also incur additional charges.

Thank you for your business!

All payments are due upon completion.

All checks/cash can be sent to  
208 13th St. Glencoe, MN 55336

We accept credit/debit payments as well.

If you have any questions please call us @ (320) 300-0370  
This quote is for installing the garage door and opener you've provided.

Accepted By

Accepted Date

SUBTOTAL	2,492.06
TOTAL	<b>\$2,492.06</b>



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**Councillors:** 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 and City Council

From: Mark Lemen, Assistant City Administrator

Date: April 7, 2025

RE: **Item 6B** - Housing Study

**Item 6B** - In 2023 the City requested that an updated housing study be conducted. The previous housing study had been completed in 2018. The engineering firm WSB conducted the study and presented their findings to the City Council and City staff. Unfortunately, the study was not a fair representation of the City of Glencoe housing needs and does not present an accurate reflection of the community.

The inadequacies of the WSB study led City staff to begin conversations regarding the need for another housing study that is a better representative of the needs of Glencoe. City staff consulted with CEDA as to options that CEDA can provide for conducting a housing study as well as guidance on grant opportunities for funding another housing study.

CEDA provided the City with a quote for an updated housing study with a cost not to exceed \$18,500. Annie Nichols, a CEDA housing study specialist, was present at the Glencoe EDA meeting on March 24, 2025 to discuss the proposal and expectations for an updated housing study.

The City EDA director, Michael Monson, completed an application for a housing study grant through Compeer Financial. The Grant Application was approved by Compeer Financial awarding the City of Glencoe \$5,000 to be utilized for payment of a new housing study.



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Furthermore, in 2023 the City of Glencoe did receive an additional quote for a housing study from Maxfield Research and Consulting, LLC. The proposal cost was \$18,600 with an estimated completion time of 170 to 180 days. This proposal's cost aligns with the proposed CEDA cost.

Considering the Compeer Financial grant award of \$5,000, this brings the proposed CEDA study cost down to \$13,500, it is the recommendation of City staff that Council approve CEDA to conduct an updated housing study.

The City of Glencoe Levied \$125,000 for Economic Development in 2025. Approximately \$60,000.00 is reserved for the Contract for Services for Economic Development with CEDA. The City Council has previously approved a Sign/Awning Grant this year. Funds are available for this study.

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

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**CEDA**  
Community and Economic  
Development Associates

City of Glencoe

# Housing Study Proposal

Prepared: March 2025



# Letter of Transmittal

Dear Mr. Larson and the Glencoe EDA,

Thank you for your interest in CEDA! We are excited about the possibility of drafting a Housing Study for the City of Glencoe. CEDA understands the opportunities and challenges faced in Greater Minnesota, and can deliver a final document that provides implementable strategies and solutions. Our goal is to provide specific, accurate, and descriptive information that can be used to encourage new development and leverage available housing resources.

We believe understanding a rural community requires going beyond the data to reach a conclusion. That's why CEDA's Housing Study is a comprehensive effort that combines qualitative and quantitative data to understand local needs. We utilize a Steering Committee to focus efforts and prioritize community engagement to provide context to the data trends that emerge. This approach ensures that our analysis is both thorough and reflective of the community's unique characteristics and requirements.

We look forward to exploring the possibility of collaborating to advance our mission of empowering communities in rural America, ensuring they thrive and are well-prepared for the future.

Thank you for considering CEDA for this important project. We are eager to discuss how we can work together to address the housing needs of Glencoe.

Sincerely,  
Annie Nichols  
Planning Manager  
CEDA



# Overview

## About CEDA

CEDA is a 501c3 non-profit organization first established in 1986. The organization serves Greater Minnesota, Northeast Iowa, and Western Wisconsin with its community development and economic needs. Notable initiatives range from its Community Support Program, to grant writing, to planning and development. With over 100 years of combined experience in the economic and community development field, CEDA strives for aiding communities and projects alike.

CEDA has conducted many planning studies over the years and currently has a focus on Housing Studies, Comprehensive Plans, and Strategic Plans. We have recently completed housing studies for Swift County, the City of Pelican Rapids, and the City of Spring Valley.

**At CEDA, we understand how much work rural cities do with limited resources every day, so we strive to make planning for the future easy.**

Our planning process focuses on community engagement as a tool to build community support for the recommendations outlined in the Housing Study. Our engagement process begins with the identification of a Steering Committee, and continues through workshops, focus groups, and stakeholder interviews. While data can shed light on particular trends, qualitative data helps propose housing solutions that cater to the needs of the community.





# Planning Process

## 1. Steering Committee

CEDA prioritizes community engagement throughout the Housing Study process, and as such the first step is to form a Steering Committee to direct the Housing Study process.

The Steering Committee is made up of 7 - 9 local officials and stakeholders. The Steering Committee helps gain public participation, reviews preliminary data, and formulates housing strategies.

Members of the Committee are expected to attend a work session, help distribute the community survey, and attend the final presentation.

## 2. Data Analysis

CEDA conducts a thorough analysis of the data utilizing sources including the U.S. Census, American Community Survey (ACS), the State Demographic Center (SDC), ESRI, County Assessor, and local building permit data. This data forms the basis for the future projections for the City. A listing of key data topics is provided below.

- **Population Trends:** This section will include data and trends on the population, households, age, education, and race.
- **Housing Trends:** This section will cover important housing related factors and provide projections. Topics will include data and trends on occupancy, age of inventory, unit mix, building permit data, number of bedrooms, and number of rooms.
- **Rental Housing Trends:** A rental housing survey will be conducted for multi-family units within the City, and any known rental housing stakeholders. This will include data on average monthly rates, vacancy rates, and unit mix.



- **Market Rate Trends:** This section will cover recent home sales, average home values, vacancy rates, building permit data, and local tax rates. Realtors and other stakeholders are also contacted during this phase.
- **Senior Housing Trends:** A profile of senior living in the community will be documented and analyzed for additional market potential. This will include an inventory of existing capacity and vacancy.
- **Economic Trends:** Economic data will be provided to address income, employment, commute, and local industry information. Local employers are also contacted to assess future workforce needs.

### 3. Community Engagement

CEDA's Community Engagement efforts are focused on gathering qualitative data to supplement the Census data and build support for the housing recommendations. These tools are utilized to ensure key community dynamics are identified. By ensuring there is qualitative analysis to supplement the quantifiable trends, we can ensure housing solutions fit the needs of the community.

- **Community Survey** - The community survey is a tool used to gather information from homeowners and renters on their opinions on the current housing stock, and examine their future housing needs. The survey is provided in both physical and digital formats. It is advertised throughout the community with the help of the Steering Committee.
- **Stakeholder Interviews** - Interviews are a flexible way to meet with local developers, realtors, business owners, and other housing stakeholders to assess local needs and gaps within the housing market. Up to 10 interviews can be scheduled.
- **Focus Group** - *Optional Add-On Service.* The focus group provides a structured setting to discuss a particular topic that the Steering Committee brings forth during the initial meeting. The focus group is held with community members to assess individual community needs, or to examine a topic such as housing affordability, or another specialized housing need.



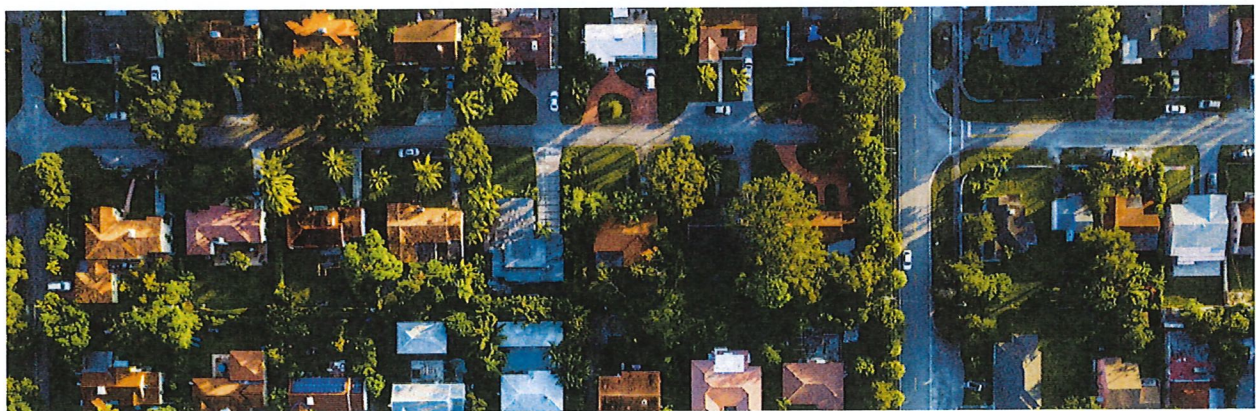
## 4. Housing Conditions Report

A community's housing stock is a valuable resource affecting not only the residential tax base but also the quality of life and relocation factors for residents. Assessing housing conditions over time can reveal trends that highlight neighborhoods in need of rehabilitation incentives and promotion. We will conduct a comprehensive housing conditions inventory by completing a windshield survey of the City. Through the inventory, each single family home is given a rating on a 4 point scale and aggregate data for each neighborhood is provided in the final report.

## 5. Conclusion and Recommendations

Once the data is gathered and community meetings are completed, CEDA develops the narrative and brings all of the different data components together. As conclusions are formed the narrative will summarize the depth of the market for additional housing within the community. The conclusions will include recommendations for the types of housing developments that should be pursued and supported, as well as the number of units of housing that will be needed. This section will also include housing resources and programs that the community should consider. Housing resources are assessed at the local, state, and federal levels.

CEDA will conduct a final presentation with the community to showcase the results of the housing study. This process is flexible and can be adapted to the needs of the community. The presentation can be structured as an open house with the public, or can be a short summary to the Steering Committee. We will work with the Steering Committee to design an engagement strategy for the City of Glencoe.





# Meet the Team

The CEDA model is based on a team approach; while you may have one point of contact, your community can utilize the specialty and resources of the full CEDA team.



**Courtney Bergey Swanson**

Chief  
Mission Officer

Courtney grew up on a farm in rural Lanesboro, Minnesota, and returned to southeast Minnesota after earning her degree from Luther College. She has 15+ years of experience in grant proposal writing, public engagement, and economic development, all within the context of rural communities. Courtney is especially passionate about entrepreneurship and community development projects focused on place-based design.

Outside of work, Courtney enjoys gardening, making fiber art, and spending time with her family. She serves on the board of Mainspring, a nonprofit arts and cultural center in rural Houston County, Minnesota.



**Allison Wagner**

Vice President  
Strategic Initiatives

Allison Wagner joined CEDA in 2018. She has over a decade of experience working in both economic development and public administration. Allison grew up on a small dairy farm in Southeast Minnesota. Her background includes marketing, advertising, grant writing, retail, and fashion buying. Prior to working for CEDA, Allison worked as the assistant clerk-administrator and economic development coordinator in her hometown of Caledonia, Minnesota.

Allison has a passion for helping small towns like her own grow and prosper. She especially enjoys helping business owners turn visions into reality.



**Annie Nichols**

Planning  
Manager

Annie joined the CEDA Team in 2018. She is committed to helping municipalities find success, and takes pride in finding solutions for communities that fit their unique needs. As the Planning Manager for CEDA, her goals include raising awareness towards the benefits of planning for the years ahead and relaying accurate and relevant data to the communities she works with.

Annie received her Masters Degree in Public Administration from Minnesota State University, Mankato and holds a Bachelor of Arts Degree in Planning and Community Development, and Political Science from St. Cloud State University.



# Project Budget and Schedule

CEDA remains flexible in amending or modifying the timeline to meet the needs of the community. The project schedule, and whether any modifications are needed, can be discussed at any time. The ideal start date of this timeline would be (May, 2025), with a completion date by the end of (October, 2025). Taking approximately 6 months to complete depending upon the exact start date.

The proposed budget for the services to be completed by CEDA is a **not-to-exceed fee of \$18,500** due upon completion of the project. Included in the proposed cost is all associated travel, meeting handouts, and 10 copies of the final Housing Study printed and bound in a marketable document. A focus group engagement session can be added to the proposed services for \$1,150.

# Past Projects and References

CEDA’s Planning Department specializes in long range planning including Housing Studies, Comprehensive Plans, and Strategic Plans. This structure enables our team to provide a framework and actionable steps forward to address housing and community development needs for rural communities. Our goal is to ensure that the work we provide can be implemented by the community and carried out immediately after plan adoption. Over the last year, CEDA’s Planning Department has worked with the following communities:

Project	Timeline	Contact Info
Swift County Housing Study	Completed January 2024	leanna.larson@swiftmn.us
Truman Housing Study	Complete July 2024	msirovy@trumanmn.us
Pelican Rapids Housing Study	Completed September 2024	brentefrazier@gmail.com
Benson EDA Strategic Plan	Completed January 2025	jeverson@bensonmn.us





# Thank You

We hope you find this Housing Study Proposal insightful and valuable. Our team is happy to discuss this report in depth or to talk about potential next steps. Our contact information is provided below, so if you have any questions or require further assistance, please don't hesitate to contact us.

## Contact

### Annie Nichols

Planning Manager

✉ [annie.nichols@cedausa.com](mailto:annie.nichols@cedausa.com)  
☎ (651) 338-1816

#### **CEDA Corporate Office**

1500 S. Hwy 53, Chatfield, MN

☎ 507-867-3164

🌐 [www.cedausa.com](http://www.cedausa.com)

✉ [info@cedausa.com](mailto:info@cedausa.com)

@cedausa and @ceda\_usa





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Precinct 3 - Paul Lemke, Precinct 4 - Cory Neld



## SPONSORSHIP AGREEMENT

This SPONSORSHIP AGREEMENT ("Agreement"), dated April 2, 2025, is made by and between City of Glencoe (hereinafter referred to as "Grantee") and Compeer Financial, ACA (hereinafter referred to as "Compeer" or "Sponsor").

WHEREAS, Compeer has in place a discretionary fund for rural America and sponsorship program named the Compeer Financial Fund for Rural America, and

WHEREAS, Grantee desires to commence or has commenced a project for which Grantee desires financial sponsorship (the "Project"); and

WHEREAS, the project and its goals are consistent with the mission of the Compeer Financial Fund for Rural America; and

NOW THEREFORE, the parties agree to the following terms and conditions:

1. The Project for which Grantee desires financial sponsorship is described as follows:

Updating the City's Housing Study.

Total Amount Granted: \$5,000

2. Compeer will provide financial sponsorship to Grantee for the Project in the amount of \$5,000. Grantee understands and agrees that the funds provided by Sponsor may be spent only for the Project and for no other purpose. Grantee has full responsibility for the conduct of the Project sponsored hereunder and for adherence to this Agreement. Grantee shall not use the funds for any purpose prohibited by applicable law, and shall use the funds only for those purposes which are permissible under all applicable laws and regulations, including but not limited to the Internal Revenue Code, as amended and the regulations issued thereunder. Grantee shall comply with all applicable federal, state, and local laws, rules, regulations and ordinances.

3. Grantee shall return to Compeer any funds provided by Compeer which are not used for the Project. Grantee is responsible for the appropriate expenditure of funds and for maintaining adequate supporting records. Grantee shall provide to the Compeer Financial Fund for Rural America Liaison, Melanie Olson, periodic status reports, which shall include a progress narrative and a report of expenditures, on a (check one) \_\_\_ monthly \_\_\_ quarterly \_\_\_ year-end X other (study completion) basis. If Compeer determines, in its sole discretion, that the funds have not been used for the Project or

Grantee has otherwise failed to comply with this Agreement, the funds shall be promptly returned to Compeer.

4. Grantee is required to recognize Sponsor and/or Compeer Financial Fund for Rural America in all publicity materials related to the Project, unless requested otherwise by Compeer or as mutually agreed upon by Grantee and Sponsor. Approval of Compeer is required prior to any announcement or release of publicity which references Compeer. Grantee shall not use the Compeer name or logo for any purpose or under any circumstance except as agreed upon in advance by Compeer.

5. Grantee agrees to indemnify and hold Compeer and Compeer Financial Fund for Rural America, harmless and, at Grantee's cost and expense, defend Compeer, Compeer Financial Fund for Rural America, and Compeer's and Compeer Financial Fund for Rural America's officers, employees and directors from and against any and all liability and claims for damages or loss, including but not limited to costs, expenses and reasonable attorney's fees, arising out of Grantee's actions in furtherance of the Project. Compeer and/or Compeer Financial Fund for Rural America shall not be liable for any claims arising out of the Project or for any work performed in connection therewith. Grantee shall be solely responsible for the acts or omissions of its officers, agents, employees, directors and contractors.

6. Grantee warrants and represents that it has not made to Compeer or Compeer Financial Fund for Rural America any material false statement or misstatement of fact in connection with the Project or its receipt of sponsorship funds from Compeer, and all information provided to Compeer and Compeer Financial Fund for Rural America, whether previously provided or to be provided in the future, is and will be true and correct.

7. Grantee shall not engage in discriminatory practices with respect to the Project for which sponsorship funds have been provided, and shall, with respect to the Project, fully comply with all applicable state and federal nondiscrimination laws.

8. Grantee agrees that Compeer's financial sponsorship of the Project is done with the understanding that Compeer has no obligation to provide other or additional support to the Grantee.

9. Nothing contained in this Agreement, nor in the provision of funds, shall be intended or construed in any manner as creating or establishing a relationship of partners or joint venture between the Grantee and Compeer or Compeer Financial Fund for Rural America, nor shall Grantee be considered or deemed to be an agent, representative or employee of Compeer.

10. This Agreement shall be construed in accordance with the laws of the State of Wisconsin and any proceedings or disputes arising out of this Agreement shall be venued in Dane County, Wisconsin.

11. The waiver of any breach of any provision of this Agreement shall not be deemed to be a waiver of any breach in the future or any other breach of any other provision.



12. Grantee may not assign this Agreement or the sponsorship funds provided by Compeer.

13. Grantee hereby states that no goods or services were received in exchange for the donation from Compeer.

IN WITNESS WHEREOF, this Agreement is entered into as of the date first written above.

GRANTEE:  
CITY OF GLENCOE

By: \_\_\_\_\_

Its: \_\_\_\_\_

SPONSOR:  
COMPEER FINANCIAL, ACA

By: \_\_\_\_\_

Its: \_\_\_\_\_



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To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: April 7, 2025

RE: **Item 7A** – Ordinance Number 627 – Charter Change

**Item 7A** – The City Council reviewed the Charter Change, with the City Attorney, regarding the Vice President of the City Council serving as Acting Mayor at the City Council Workshop, specifically, Section 2.10

[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.](#)

No changes were recommended by the City Council.

It is recommended to approve the Second Reading of Ordinance No. 627.

**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 1<sup>st</sup> 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 ~~formern 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

*First Reading:*

Date: \_\_\_\_\_

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstain: \_\_\_\_\_

*Second Reading:*

Date: \_\_\_\_\_

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstain: \_\_\_\_\_

*Third Reading:*

Date: \_\_\_\_\_

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstain: \_\_\_\_\_

*Published:*

Date: \_\_\_\_\_





SMALL CITY & BIG FUTURE

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

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# Page is Blank to Separate Agenda Items

**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 Neid

CITY OF GLENCOE BILLS

APRIL 7, 2025

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

VENDOR	DEPARTMENT: DESCRIPTION	TOTAL
CITY OF GLENCOE EMPLOYEES	MULTIPLE DEPTS.: CITY OF GLENCOE PAYROLL 1-8-25	\$81,875.66
WIRE TRANSFER	MULT DEPTS:EMP/CITY PAYROLL TAXES,HSA,PERA,D COMP,CAFE	\$58,800.02
TOTAL PREPAID BILLS ----->		<u>\$140,675.68</u>

## INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

April 7, 2025 - PREPAID BILLS

Date: 04/04/2025

Time: 10:00 am

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	183956	01/03/2025	<u>558.91</u>
				Vendor Total:	<u>558.91</u>
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	183957	01/03/2025	<u>887.60</u>
				Vendor Total:	<u>887.60</u>
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	183958	01/03/2025	<u>4,661.86</u>
				Vendor Total:	<u>4,661.86</u>
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	183959	01/03/2025	<u>3,403.43</u>
				Vendor Total:	<u>3,403.43</u>
VINOCOPIA, INC.	1353	LIQUOR: MERCH FOR RESALE	183960	01/03/2025	<u>110.75</u>
				Vendor Total:	<u>110.75</u>
				Grand Total:	<u>9,622.55</u>
				Less Credit Memos:	<u>0.00</u>
				Net Total:	<u>9,622.55</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>9,622.55</u>
Total Invoices:	5				

## INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

April 7, 2025 - PREPAID BILLS

Date: 04/04/2025

Time: 10:01 am

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	184018	01/10/2025	5,384.26
				Vendor Total:	5,384.26
CITY OF GLENCOE	0035	LIQUOR: REIMB PETTY CASH	184019	01/10/2025	310.95
				Vendor Total:	310.95
COLONIAL LIFE	0735	MULT DEPTS: INS PREMIUMS	184020	01/10/2025	263.70
				Vendor Total:	263.70
IUOE LOCAL #49	2109	MULT DEPTS: UNION DUES	184021	01/10/2025	193.80
				Vendor Total:	193.80
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	184022	01/10/2025	1,515.00
				Vendor Total:	1,515.00
MINNESOTA CHILD SUPPORT	1646	POLICE: CHILD SUPPORT PAYMENT	184023	01/10/2025	249.65
				Vendor Total:	249.65
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	184024	01/10/2025	155.05
				Vendor Total:	155.05
PAUSTIS WINE COMPANY	0916	LIQUOR: MERCH FOR RESALE	184025	01/10/2025	975.00
				Vendor Total:	975.00
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	184026	01/10/2025	2,833.09
				Vendor Total:	2,833.09
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	184027	01/10/2025	6,074.87
				Vendor Total:	6,074.87
VISA	0350	MULT DEPTS: LINENS, DUES, COMPUTER, TRAINING, PARTS	184017	01/10/2025	4,892.91
				Vendor Total:	4,892.91
				Grand Total:	22,848.28
				Less Credit Memos:	0.00
				Net Total:	22,848.28
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	22,848.28
Total Invoices:		11			

# INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

APR 7, 2025

Date: 04/03/2025

Time: 1:24 pm

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
ANDOVER ARMS LLC	2273	POLICE: TRAINING SUPPLIES	0	00/00/0000	1,862.06
				Vendor Total:	1,862.06
ARNOLD'S OF GLENCOE, INC.	1449	WWTP: FILTERS, OIL	0	00/00/0000	140.22
				Vendor Total:	140.22
AT&T MOBILITY	1205	MULT DEPTS: CELL PHONE BILL	0	00/00/0000	683.30
				Vendor Total:	683.30
AUTO VALUE GLENCOE	0214	STREET, WWTP: TAPE, REPAIR PARTS	0	00/00/0000	76.86
				Vendor Total:	76.86
BRADLEY SECURITY & ELECTRIC	0209	POLICE, LIQUOR: EXTRACT KEY, DVR REPLACEMENT	0	00/00/0000	645.00
				Vendor Total:	645.00
BUMPS FAMILY RESTAURANT	0961	MULT DEPTS: CONTRACTOR BREAKFAST	0	00/00/0000	1,044.47
				Vendor Total:	1,044.47
CARGILL, INC	1636	WATER: SALT	0	00/00/0000	6,024.21
				Vendor Total:	6,024.21
CARS ON PATROL SHOP LLC &	1365	POLICE: SQUAD SETUP AND REPAIR	0	00/00/0000	4,730.38
				Vendor Total:	4,730.38
CEDA	1194	EDA: ECONOMIC DEVELOPMENT SUPPORT	0	00/00/0000	13,395.00
				Vendor Total:	13,395.00
CENGAGE LEARNING INC-GALE	1828	LIBRARY: BOOKS	0	00/00/0000	160.44
				Vendor Total:	160.44
CENTER POINT LARGE PRINT	1349	LIBRARY: BOOKS	0	00/00/0000	149.82
				Vendor Total:	149.82
CENTURYLINK	1394	MULT DEPTS: PHONE BILL	0	00/00/0000	873.20
				Vendor Total:	873.20
CHERRYROAD MEDIA, INC	0877	CITY CENTER: ADVERTISING	0	00/00/0000	341.00
				Vendor Total:	341.00
COMPANION LIFE INSURANCE	1859	MULT DEPTS: INS PREMIUMS	0	00/00/0000	3,367.71
				Vendor Total:	3,367.71
CRADICK GUNWORKS	1342	POLICE: FIREARM REPAIR AND PARTS	0	00/00/0000	182.93
				Vendor Total:	182.93
DAKOTA SUPPLY GROUP	0523	WATER: COUPLINGS, SLEEVES, ADAPTERS	0	00/00/0000	1,845.02
				Vendor Total:	1,845.02
DEFENSIVE EDGE TRAINING &	0120	POLICE: TRAINING	0	00/00/0000	550.00
				Vendor Total:	550.00
EGGERSGLUESS, BRAD	0869	ADMIN: MONTHLY CELL PHONE REIMB	0	00/00/0000	50.00
				Vendor Total:	50.00
FASHION INTERIORS	1673	WATER: FLOORING	0	00/00/0000	3,978.05
				Vendor Total:	3,978.05
FIEBELKORN, ANDREW	0432	POLICE: TITLE FILING	0	00/00/0000	27.58
				Vendor Total:	27.58
FLEET SERVICES DIVISION	2144	POLICE: SQUAD CAR LEASES	0	00/00/0000	5,304.16
				Vendor Total:	5,304.16
FLOW MEASUREMENT AND CONT	0386	WWTP: CERTIFICATION OF FLOW METERS	0	00/00/0000	1,043.00
				Vendor Total:	1,043.00
FRANKLIN PRINTING INC.	0085	POLICE: OFFICE SUPPLIES	0	00/00/0000	14.69
				Vendor Total:	14.69
FREITAG, BENTON	0659	CABLE TV: COUNCIL MEETING RECORDINGS	0	00/00/0000	100.00
				Vendor Total:	100.00



# INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

APR 7, 2025

Date: 04/03/2025

Time: 1:24 pm

Page: 2

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
GALLS, LLC	0452	POLICE: UNIFORMS	0	00/00/0000	182.95
				Vendor Total:	182.95
GAVIN, JANSSEN, STABENOW &	0087	POLICE: LEGAL SERVICES	0	00/00/0000	6,981.75
				Vendor Total:	6,981.75
GLENCOE MACHINE	0613	STREET: LEAF VAC REPAIR & MAINTENANCE	0	00/00/0000	175.00
				Vendor Total:	175.00
GREAT NORTHERN ENVIRONMEN	1601	WWTP: EQUIPMENT REPAIR & MAINTENANCE	0	00/00/0000	1,275.00
				Vendor Total:	1,275.00
HAWKINS, INC.	1133	AQUATIC, WATER, WWTP: CHEMICALS	0	00/00/0000	9,726.94
				Vendor Total:	9,726.94
HILLYARD HUTCHINSON	0122	ADMIN: FLOOR SCRUBBER REPAIR	0	00/00/0000	195.85
				Vendor Total:	195.85
HOME SOLUTIONS OF GLENCOE	1947	WATER: MICROWAVE	0	00/00/0000	229.98
				Vendor Total:	229.98
HUEMOELLER, CHESKIS &	1800	ADMIN: LEGAL SERVICES	0	00/00/0000	6,212.00
				Vendor Total:	6,212.00
KDUZ - KARP - KGLB	2248	ADMIN, LIQUOR: ADVERTISING	0	00/00/0000	939.00
				Vendor Total:	939.00
LAWSON PRODUCTS, INC.	1474	STREET: HARDWARE	0	00/00/0000	165.18
				Vendor Total:	165.18
LITZAU EXCAVATING	0380	WATER: BROKEN WATERMAIN REPAIR	0	00/00/0000	11,971.00
				Vendor Total:	11,971.00
MAYNARD, MITCHELL	0618	CITY CENTER: DAMAGE DEPOSIT REFUND	0	00/00/0000	100.00
				Vendor Total:	100.00
MCLEOD CO. AUDITOR-TREASURER	0428	ADMIN: PROPERTY TAX	0	00/00/0000	40.00
				Vendor Total:	40.00
MCLEOD COUNTY GARAGE DOOR	1577	WATER: DOOR REPAIR	0	00/00/0000	199.88
				Vendor Total:	199.88
MCOA	1207	AIRPORT: MEMBERSHIP RENEWAL	0	00/00/0000	150.00
				Vendor Total:	150.00
METRO SALES, INC	1066	ADMIN, POLICE, LIBRARY: OFFICE EQUIPMENT LEASE	0	00/00/0000	1,076.63
				Vendor Total:	1,076.63
MID-AMERICAN RESEARCH CHEM	1032	STREET: CHEMICALS	0	00/00/0000	338.00
				Vendor Total:	338.00
MINNESOTA RURAL WATER ASSO	2041	WATER, WWTP: TRAINING, DUES	0	00/00/0000	775.00
				Vendor Total:	775.00
MMBA - MN MUNICIPAL BEV. ASSC	0444	LIQUOR: TRAINING	0	00/00/0000	1,171.00
				Vendor Total:	1,171.00
MN DEPT. OF HEALTH	1223	WATER: WATER SERVICE CONNECTION FEE	0	00/00/0000	6,019.00
				Vendor Total:	6,019.00
MN. DEPT. OF LABOR & INDUSTRY	0055	REIMB: STATE SURCHARGE	0	00/00/0000	343.31
				Vendor Total:	343.31
MORRIS ELECTRONICS INC	1372	POLICE: LABOR	0	00/00/0000	187.50
				Vendor Total:	187.50
MVTL , INC.	0353	WWTP: LAB TESTING	0	00/00/0000	1,235.60
				Vendor Total:	1,235.60

## INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

APR 7, 2025

Date: 04/03/2025

Time: 1:24 pm

Page: 3

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
MY OWN BODY SHOP	0366	POLICE: VEHICLE REPAIR	0	00/00/0000	4,938.74
				Vendor Total:	4,938.74
NEID, CORY & JESS	1922	2018 STORM WATER: 2024 SPECIAL ASSESSMENT REFUND	0	00/00/0000	1,095.48
				Vendor Total:	1,095.48
NEUBARTH TOWING & RECOVERY	0438	REIMB: VEHICLE TOW	0	00/00/0000	150.00
				Vendor Total:	150.00
NORTH CENTRAL INTERNATIONAL	0683	PARK, WWPT: SUPPLIES, TRUCK MAINTENANCE	0	00/00/0000	1,848.06
				Vendor Total:	1,848.06
NORTH CENTRAL LABORATORIES	0631	WWTP: LAB SUPPLIES	0	00/00/0000	2,366.50
				Vendor Total:	2,366.50
NUVERA	2120	MULT DEPTS: INTERNET, PHONE, IT SUPPORT	0	00/00/0000	5,654.08
				Vendor Total:	5,654.08
O'DAY EQUIPMENT, LLC	0285	AIRPORT: FUEL SYSTEM REPAIR	0	00/00/0000	553.40
				Vendor Total:	553.40
OFFICE OF MN. IT SERVICES	1423	POLICE: INTERNET SERVICE	0	00/00/0000	120.92
				Vendor Total:	120.92
PITNEY BOWES GLOBAL	1714	ADMIN: POSTAGE MACHINE LEASE	0	00/00/0000	142.53
				Vendor Total:	142.53
PLUNKETT'S PEST CONTROL, INC	0446	WWTP: PEST CONTROL	0	00/00/0000	97.74
				Vendor Total:	97.74
PREMIUM WATERS, INC.	1081	MULT DEPTS: WATER	0	00/00/0000	252.21
				Vendor Total:	252.21
QUILL LLC	1691	LIBRARY: OFFICE SUPPLIES	0	00/00/0000	41.18
				Vendor Total:	41.18
RUNNING'S SUPPLY, INC.	1616	WWTP: SAFETY SUPPLIES, UNIFORMS	0	00/00/0000	172.79
				Vendor Total:	172.79
SCR, INC - ST. CLOUD	0738	LIQUOR: COOLER REPAIR	0	00/00/0000	451.90
				Vendor Total:	451.90
SEH	1757	MULT DEPTS: ENGINEERING SERVICES	0	00/00/0000	72,974.84
				Vendor Total:	72,974.84
SHRED-N-GO, INC	0032	FINANCE, POLICE: PAPER SHREDDING	0	00/00/0000	167.86
				Vendor Total:	167.86
STAR GROUP, L.L.C.	0972	MULT DEPTS: BEARING, OIL, FILTERS, TOOLS,	0	00/00/0000	666.24
				Vendor Total:	666.24
STREICHER'S	0273	POLICE: UNIFORM	0	00/00/0000	312.98
				Vendor Total:	312.98
SVL SERVICE CORPORATION	2113	WWTP: EQUIPMENT REPAIR	0	00/00/0000	2,168.00
				Vendor Total:	2,168.00
UNITED LABORATORIES, INC.	0294	PARK: CLEANING PRODUCTS	0	00/00/0000	254.08
				Vendor Total:	254.08
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

# INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

APR 7, 2025

Date: 04/03/2025

Time: 1:24 pm

Page: 4

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
Vendor Total:					<u>200.05</u>
WATER CONSERVATION SERVICE	1298	WATER: LEAK LOCATES	0	00/00/0000	<u>1,260.45</u>
Vendor Total:					<u>1,260.45</u>
ZARNOTH BRUSH WORKS, INC.	1910	STREET: BROOM	0	00/00/0000	<u>2,184.00</u>
Vendor Total:					<u>2,184.00</u>
Grand Total:					<u>194,453.70</u>
Less Credit Memos:					<u>0.00</u>
Net Total:					<u>194,453.70</u>
Less Hand Check Total:					<u>0.00</u>
Outstanding Invoice Total :					<u>194,453.70</u>
Total Invoices:		73			



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11<sup>th</sup> Street East, Suite 107 ♦ Glencoe, Minnesota 55336  
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# Page is Blank to Separate Agenda Items

**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

## FUND BALANCES

FUND #	2024 CASH BALANCES	MONTH		TOTAL
		DECEMBER	RECEIVABLES	
101	General-Operating	\$ 2,241,109.85	\$ 42,426.77	\$ 2,283,536.62
101	General-Childhood Intervention	\$ 886.55		\$ 886.55
101	General-Crime Prevention	\$ 16,976.94		\$ 16,976.94
601	Water-Operating	\$ 1,905,310.69	\$ 115,966.51	\$ 2,021,277.20
601	Water-Water Availability Charge	\$ 598,560.58		\$ 598,560.58
601	Water-Trunk Water Charge	\$ 25,933.84		\$ 25,933.84
601	Water-Bonds	\$ 1,969.71		\$ 1,969.71
601	Water-Construction	\$ -		\$ -
602	W.W.T.P.-Operating	\$ 1,294,915.89	\$ 220,037.63	\$ 1,514,953.52
602	W.W.T.P.-Sewer Availability Charge	\$ 1,140,094.30		\$ 1,140,094.30
602	W.W.T.P.-Trunk Sewer Charge	\$ 132,275.06		\$ 132,275.06
602	W.W.T.P.-Bonds	\$ 4,365.49		\$ 4,365.49
602	W.W.T.P.-Construction	\$ -		\$ -
603	Sanitation	\$ 35,041.09	\$ 6,792.45	\$ 41,833.54
604	City Center-Operating	\$ (1,466.37)	\$ 1,941.38	\$ 475.01
604	City Center-Bonds	\$ (500,268.95)		\$ (500,268.95)
609	Liquor Store	\$ 20,720.62		\$ 20,720.62
612	Airport	\$ (113,289.22)	\$ 192,947.96	\$ 79,658.74
651	Storm Water Management	\$ (6,485.60)	\$ 49,400.15	\$ 42,914.55
213	Park Improvement	\$ 158,270.33	\$ 10,000.00	\$ 168,270.33
223	Aquatic Center	\$ (46.87)	\$ 88.00	\$ 41.13
223	Aquatic Center-Lifeguard Training	\$ 997.90		\$ 997.90
225	Cable TV	\$ 1,391.91	\$ 5,922.25	\$ 7,314.16
226	Cemetery	\$ 441.80		\$ 441.80
229	Municipal State Aid	\$ 121,382.72		\$ 121,382.72
230	Engineering/Inspection Services	\$ (103,586.79)	\$ 165,270.73	\$ 61,683.94
231	Public Safety Aid	\$ 180,595.16		\$ 180,595.16
300	City Sinking	\$ 414.93		\$ 414.93
382	2007 Tax Increment Bond-2007 Industrial Park	\$ 292.04		\$ 292.04
384	2018 Tax Increment Bond-Panther Heights	\$ 163.69		\$ 163.69
409	Tax Increment #4-Industrial Park	\$ 377,038.19		\$ 377,038.19
424	Tax Increment #17-Miller Manufacturing	\$ 24,257.48	\$ (9,762.13)	\$ 14,495.35
426	Tax Increment #19-Panther Heights	\$ 31,092.16		\$ 31,092.16
427	Tax Increment #20-Bus Garage	\$ (9,791.42)		\$ (9,791.42)
466	2023 Street Improvement	\$ 465.27		\$ 465.27
467	2025 Street Improvement-Hennepin Ave.	\$ (379,145.29)	\$ 170,615.38	\$ (208,529.91)
523	2008 11th Street/Morningside Bond	\$ 403.76	\$ 497.56	\$ 901.32
524	2014 Street Improvement Bond	\$ (618.92)	\$ 773.46	\$ 154.54
525	2015 Street Improvement Bond-Lincoln Park	\$ (1,524.86)	\$ 1,584.70	\$ 59.84
526	2016 Street Improvement Bond-Armstrong Ave.	\$ 99,081.15	\$ 138.52	\$ 99,219.67
527	2017 Street Improvement Bond-Baxter Ave.	\$ 76,351.14	\$ 605.36	\$ 76,956.50
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ 127,685.90	\$ 9,261.23	\$ 136,947.13
529	2021 Street Improvement Bond-10th Street	\$ 29,161.01	\$ 2,050.67	\$ 31,211.68
530	2023 Street Improvement Bond	\$ 258,420.89		\$ 258,420.89
<b>TOTALS</b>		\$ 7,789,843.75	\$ 986,558.58	\$ 8,776,402.33