



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, October 6, 2025**

City Center Ballroom

7:00 PM

**Fire Department will have Grass Rig at East Entrance at 6:30 PM**

1. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
2. **CONSENT AGENDA**
  - A. Approve Minutes of the Regular Meeting of September 15, 2025
  - B. Approve Peddler Permit – DaBella: Home Remodeling – 10/6/2025 to 10/6/2026
3. **APPROVE AGENDA**
4. **PUBLIC COMMENT** (agenda items only)
5. **PUBLIC HEARINGS**
  - A. Public Hearing for at 7:15 PM for Hennepin Avenue Project Special Assessments
    1. Presentation – Justin Black, SEH
    2. **Resolution 2025-18** – Resolution to approve Special Assessments
  - B. Set Public Hearing for Zoning Changes for November 3, 2025, at 7:30 PM – City Attorney
6. **BIDS AND QUOTES**
  - A. Quote for Projectors and Screens for North Ballroom – City Administrator
7. **REQUESTS TO BE HEARD**
  - A. Economic Development Agreement with Rice Companies – Mark Ostlund, City Attorney
  - B. Appoint Water Operator – Assistant City Administrator
8. **ITEMS FOR DISCUSSION**
  - A. Cannabis Conditional Use Permit – McLeod County Planning Commission Update
  - B. Fueling Facility Update – City Administrator
9. **ROUTINE BUSINESS**
  - A. Project Updates
    1. Hennepin Avenue Reconstruction
  - B. Economic Development
  - C. Public Input
  - D. Reports
  - E. City Bills
10. **ADJOURN**



SMALL CITY & BIG FUTURE

**GLENCOE CITY COUNCIL MEETING MINUTES**

**September 15, 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, Tony Padilla, Todd Trippel, Haylie Kusler

Others: Adinda Van Espen, Brody Bratsch, Rich Glennie

**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 September 2, 2025

**B.** Approve Minutes of the Council Workshop Meeting of September 8, 2025

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

**3. APPROVE AGENDA**

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

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

None.

**5. PUBLIC HEARINGS**

**A.** Set Public Hearing for October 20, 2025 at 7:05 PM for Delinquent Bills owed the City of Glencoe – City Administrator

**Motion:** Lemke, seconded by Neid to set the Public Hearing for Delinquent Bills owed to the City of Glencoe on October 20, 2025, at 7:05 PM. All in favor, the motion carries.

**B.** Set Public Hearing for October 6, 2025 at 7:15 PM for Hennepin Avenue Project Special Assessment **Resolution 2025-16** – Brody Bratsch, SEH

**RESOLUTION NO. 2025-16  
DECLARING COST TO BE ASSESSED,  
ORDERING PREPARATION OF PROPOSED ASSESSMENT, AND  
CALLING FOR HEARING ON PROPOSED ASSESSMENT**

WHEREAS, costs have been determined for the 2025 Hennepin Avenue (CSAH 2) Street and Utility Improvement Project, for the construction of complete street reconstruction, sanitary sewer, sanitary sewer services, water main, water services, storm sewer, drain tile with sump pump services, concrete curb and gutter, concrete walk, aggregate base, bituminous street surfacing, turf restoration, and miscellaneous items required to properly complete the improvements, and the estimated final contract price for such improvements is \$5,703,710, and the estimated final expenses incurred or to be incurred in the making of such improvements amount to \$1,343,250, so that the estimated final total cost of the improvements will be \$7,046,960.

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

1. The portion of the cost of such improvement to be paid by the City is hereby declared to be \$3,065,337, and the portion of the cost of such improvement to be paid by County funding is hereby declared to be \$2,895,600, and the portion of the cost to be assessed against benefited property owners is declared to be \$1,086,023.
2. Assessment shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2026, and shall bear interest at the rate of 5.50 percent per annum from the date of the adoption of the assessment resolution.
3. The City Administrator, with the assistance of the city engineer (consulting engineer), shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he shall file a copy of such proposed assessment in his office for public inspection.
4. A hearing shall be held on the 6th day of October, 2025, in the Glencoe City Hall at 7:15 p.m., to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
5. The City Administrator is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and shall state in the notice the total cost of the improvement. The City Administrator shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

6. The owner of any property so assessed may, at any time prior to certification of the assessment to the McLeod County Auditor-Treasurer, pay the whole of the assessment on such property with interest accrued to the date of payment, to the City Administrator, except that no interest shall be charged if the entire assessment is paid by November 5, 2025. He may at any time thereafter, pay to the City Administrator the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

**Motion:** Lemke, seconded by Maynard to set the Public Hearing for the Hennepin Avenue Project Special Assessments on October 6, 2025, at 7:15 PM and approve **Resolution 2025-16**. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, Lemke and Neid. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

#### 6. BIDS AND QUOTES

None.

#### 7. REQUESTS TO BE HEARD

##### A. Review Fueling Facility for Airport – Adinda Van Espen, SEH

In March of 2025, the City of Glencoe applied for a Fueling Facility Grant from MNDOT Aeronautics. The existing facility is over 25 years old. The current facility is underground, and the new facility would be above ground. Fueling facilities are only eligible for State grants and not Federal grants. The State grant is 60% State and 40% Local match. The new facility is estimated at \$500,000, and the Local match would be \$200,000.

**Motion:** Lemke, seconded by Neid to request an extension to get more detailed information on the Fueling Facility. All in favor, the motion carries.

##### B. Appoint Public Works Director – Mark Lemen, Assistant City Administrator/Public Works Director

**Motion:** Dahlke, seconded by Neid to appoint Brandon Frankfurth to the position of Public Works Director. All in favor, the motion carries.

##### C. Appoint Airport Consulting Engineer – City Administrator

It is recommended that City Council approves the appointment of SEH as the Glencoe Municipal Airport Consulting Engineer.

**Motion:** Rivera, seconded by Maynard to appoint SEH as the Glencoe Municipal Airport Consulting Engineer. All in favor, the motion carries.

##### D. Approve Preliminary Property Tax Levy – **Resolution 2025-17** – City Administrator

**RESOLUTION NO. (2025-17)**  
**RESOLUTION SETTING Preliminary 2026 TAX LEVY**

WHEREAS, the Department of Revenue has set September 30<sup>th</sup>, 2025 as the deadline for certifying 2026 Preliminary tax levies; and,

WHEREAS, the City Administrator has provided the City Council with the preliminary 2026 City General Fund and Debt Service Budgets, which includes the recommended Ad Valorem Tax Levy, a wage increase of 3.25% and other wage adjustments as approved by the City Council.

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

1. That the following sums of money be levied for the current year, collectable in 2026, upon taxable property in the City of Glencoe, for the following purposes:

GENERAL

General Fund/Ad Valorem Levy	\$1,837,000.00
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DEBT SERVICE/SPECIAL LEVY

Street Overlay – Pavement Plan	\$ 900,000.00
2010 City Center	\$ 160,000.00
2015 Lincoln Park Project	\$ 230,000.00
2016 Armstrong Ave Project	\$ 60,000.00
2017 Baxter Avenue Project	\$ 185,000.00
2018 Central Storm	\$ 160,000.00
2021 10 <sup>th</sup> Street Improvement	\$ 35,000.00
2025 Hennepin Avenue	\$ 107,000.00
Economic Development Authority	<u>\$ 150,000.00</u>
	\$1,987,000.00

TOTAL	\$3,824,000.00
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2. That the City Administrator is hereby instructed to transmit a certified copy of the levy to the County Auditor of McLeod County, Minnesota by September 30, 2025.
3. The Truth in Taxation Hearing is Scheduled for December 1<sup>st</sup> at 7:15PM at the City Council Chambers
4. This is an increase over the 2025 tax levy.

**Motion:** Neid, seconded by Rivera to approve **Resolution 2025-17** to approve the Preliminary Property Tax Levy. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, Lemke and Neid. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

**E. Hiring Bonus Request – Chief Padilla**

Request to continue \$5,000 hiring bonus through the year 2025/2026.

**Motion:** Neid, seconded by Rivera to approve the hiring bonus for another year. All in favor, the motion carries.

**F. Full Time Police Officer Request – Chief Padilla**

Scott has completed his field training and is currently working full-time hours for the police department.

**Motion:** Lemke, seconded by Maynard to appoint Scott Linder as a Full Time Officer. All in favor, the motion carries.

**G. Clothing Request – Chief Padilla**

**Motion:** Rivera, seconded by Lemke to approve the use of \$4,000 of Public Safety Money for clothing requirements. All in favor, the motion carries.

**8. ITEMS FOR DISCUSSION**

**A. Review possible City Sales Tax for Legislature by January 1, 2026 - City Administrator**

If the City of Glencoe would like to implement a City ½ cent sales tax the first step is to have a project to the Legislature for approval by January 2026. If approved by the Legislature, the City could include the question for approval by referendum of the voters of the City in November 2026.

**B. CONDITIONAL USE PERMIT application by Greer Montgomery, 9530 Lakeview Circle, Chaska, Minnesota, 55318, is requesting approval of an indoor cannabis and hemp cultivation business to be known as Falcon Farms LLC. to be located is described as follows: 10.37 ACRES of the West Half of the Northwest Quarter of Section-7, Township-115, Range-027 (Helen).**

McLeod County is holding a public hearing on September 24 for the manufacturing of Cannabis on a property just east of the GSL School Campus on Falcon Avenue. The City of Glencoe has a right to comment on any conditional use within two miles of the City limits.

**9. ROUTINE BUSINESS**

**A. Project Updates**

1. Hennepin Avenue Reconstruction

**B. Economic Development**

**C. Public Input**

**D. Reports**

**E. City Bills**

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

**10. ADJOURN**

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



**PEDDLER, SOLICITOR AND TRANSIENT MERCHANT PERMIT APPLICATION**

LICENSE FEE  \$25 DAILY  \$200 YEARLY

APPLICATION DATE 9/30/25

SELLING DATES 10/6/25 - 10/6/26

**BUSINESS INFORMATION**

\*ATTACH PROOF OF BUSINESS

NAME Da Bella  
ADDRESS 10405 6th Ave N  
PHONE ~~832~~ 612-453-0251  
WEBSITE Dabella.US  
BUSINESS DESCRIPTION Home Remodeling

**PERSONAL INFORMATION**

\*ATTACH A COPY OF DRIVER'S LICENSE

RESPONSIBLE PERSON Alex Wilber  
ADDRESS 13089 Europa Trailway N, Hugo, MN, 55038  
PHONE 651-955-3868  
EMAIL alexwilber92@gmail.com  
DRIVERS LICENSE # \_\_\_\_\_

**REFERENCES**

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

	REFERENCE 1	REFERENCE 2
NAME	_____	_____
ADDRESS	_____	_____
PHONE	_____	_____
EMAIL	_____	_____

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

[Signature]  
APPLICANT SIGNATURE

9/30/25  
DATE

POLICE CHIEF	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	CITY COUNCIL	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
Signature/Date:	<u>[Signature] 10-2-25</u>		Signature/Date:	_____	



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

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## **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 and City Council

From: Mark D. Larson, City Administrator

Date: October 3, 2025

Re: **Item 5A** – Hennepin Avenue Public Hearing at 7:15 PM

**Item 5A** – Justin Black will review the attached PowerPoint for the Special Assessments for the Hennepin Avenue Project.

The Public Hearing will be held at 7:15 PM.

A Motion will need to be made to close the public hearing.

If all is in order, it is recommended to approve **Resolution 2025-18** to adopt the assessments for the Hennepin Avenue Project.

## 2025 Hennepin Avenue (CSAH 2) Improvement Project

Assessment Hearing  
October 6, 2025



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## Public Hearing

- Presentation Outline:
  - Project Funding
  - Assessment Policy
  - Assessment Rates
  - Timeline
  - Questions or Comments



Building a Better World for All of US

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## Project Funding

County Funding	\$2,895,600 (41%)
<b>Special Assessments</b>	<b>\$1,086,023 (15%)</b>
Other City Funding	\$3,065,337 (44%)
Includes tax levy and revenue funds	
<b>Total</b>	<b>\$7,046,960</b>



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### Assessment Policy

- City Assessment Policy will apply to:
  - Street (assessed as a typical city street)
  - Sanitary Sewer
  - Watermain
- **No** assessments applied for:
  - Storm Sewer mainline
  - Storm Water ponds
  - Sidewalks



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#### Glencoe Assessment Policy

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

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

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### Assessment Rates

Item	Estimated Assessment Rate For Front Footage	Final Assessment Rate for Front Footage
Residential Reconstructed Street	\$160.00 per L.F.	\$125.00 per L.F.
Commercial Reconstructed Street	\$192.00 per L.F.	\$150.00 per L.F.
Water Main	\$26.00 per L.F.	\$23.00 per L.F.
Residential Water Service Line	\$3,550.00 Each	\$3,500.00 Each
Commercial Water Service Line	\$8,400.00 Each	\$8,400.00 Each
Sanitary Sewer	\$20.00 per L.F.	\$16.00 per L.F.
Sanitary Sewer Service Line	\$4,200.00 Each	\$3,500.00 per Each



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132'	CORNER LOT		ALLEY		CORNER LOT	132'
	\$16,066	\$21,346		\$21,346	\$16,066	
	66'	66'	16.5'	66'	66'	
ESTIMATED FULL RECON ASSESSMENTS WITH WATER & SEWER SERVICE REPLACEMENT						
	66'	66'	16.5'	66'	66'	
	\$16,066	\$21,346		\$21,346	\$16,066	
132'	CORNER LOT		ALLEY		CORNER LOT	132'

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**Timeline**

- Assessments spread out over 15 years
  - Interest rate in range of 5.5%
  - Assessment amounts sent to property owners
  - 30 days to pre-pay interest free
  - Assessments certified to McLeod County on November 14, 2025
  - Appear on property taxes starting in 2026



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**Questions or Comments**



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## **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

**RESOLUTION NO. 2025-18**  
**RESOLUTION ADOPTING ASSESSMENT**

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for the **2025 Hennepin Avenue Street and Utility Improvement Project**, which includes improvements on the following streets:

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

by construction of complete street reconstruction, sanitary sewer, sanitary sewer services, water main, water services, storm sewer, drain tile with sump pump services, concrete curb and gutter, concrete walk, aggregate base, bituminous street surfacing, turf restoration, and miscellaneous items required to properly complete the improvements, **and has amended such proposed assessment as it deems just.**

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

1. Such proposed assessment, **as amended**, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.
2. Assessment shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2026, and shall bear interest at the rate of 5.50 percent per annum after November 5, 2025. To the first installment shall be added interest on the entire assessment from November 5, 2025, until December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the McLeod County Auditor-Treasurer on November 30, 2025, pay the whole of the assessment on such property with interest accrued to the date of payment, to the office of the City Administrator, except that no interest shall be charged if the entire assessment is paid by November 5, 2025; and he may, at any time thereafter, pay to the City Administrator the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.
4. The City Administrator shall forthwith transmit a certified duplicate of this assessment to the McLeod County Auditor-Treasurer to be extended on the property tax lists of the county. Such assessment shall be collected and paid over in the same manner as other municipal taxes.

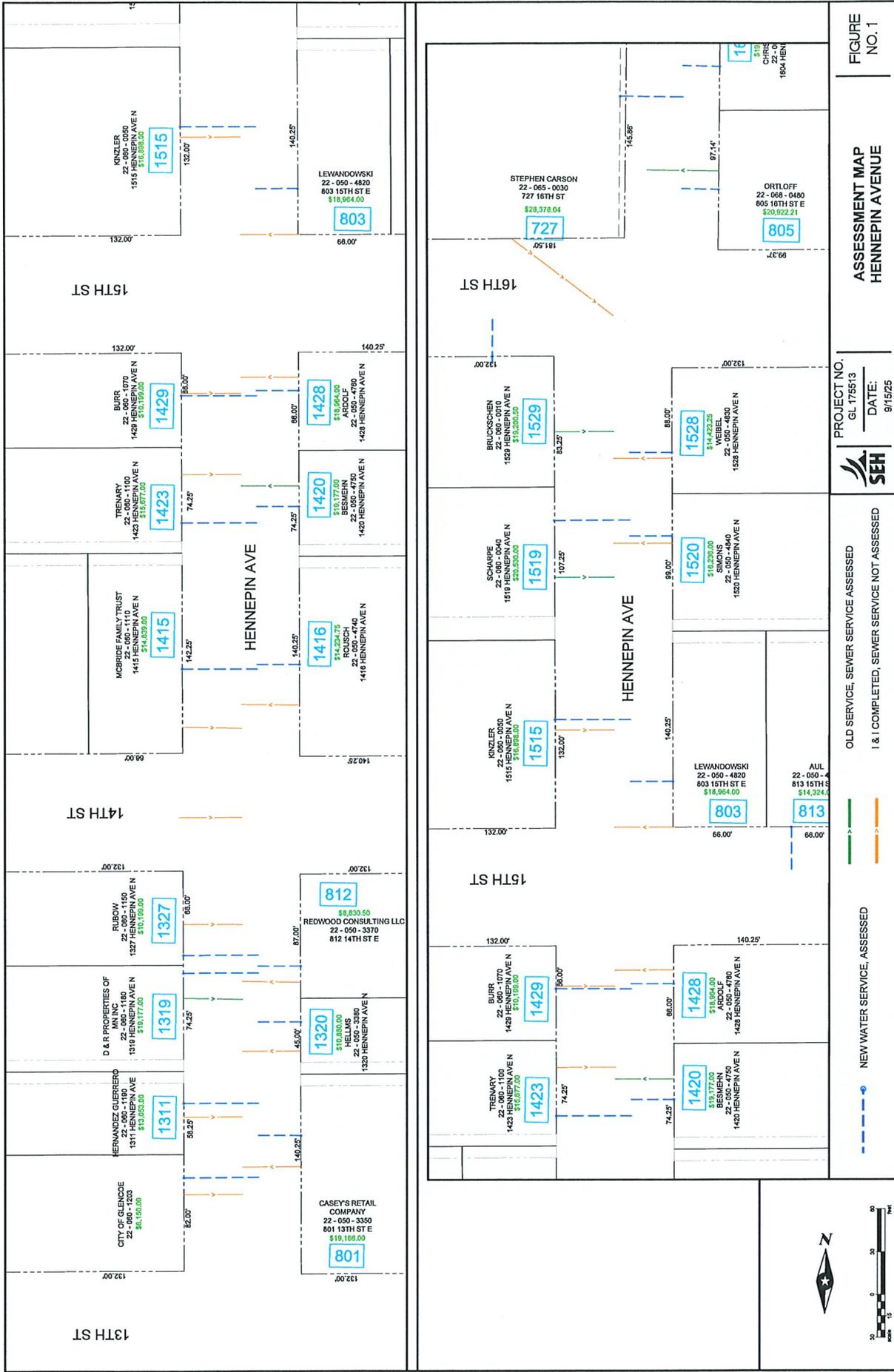
Adopted by the council this 6th day of October, 2025.

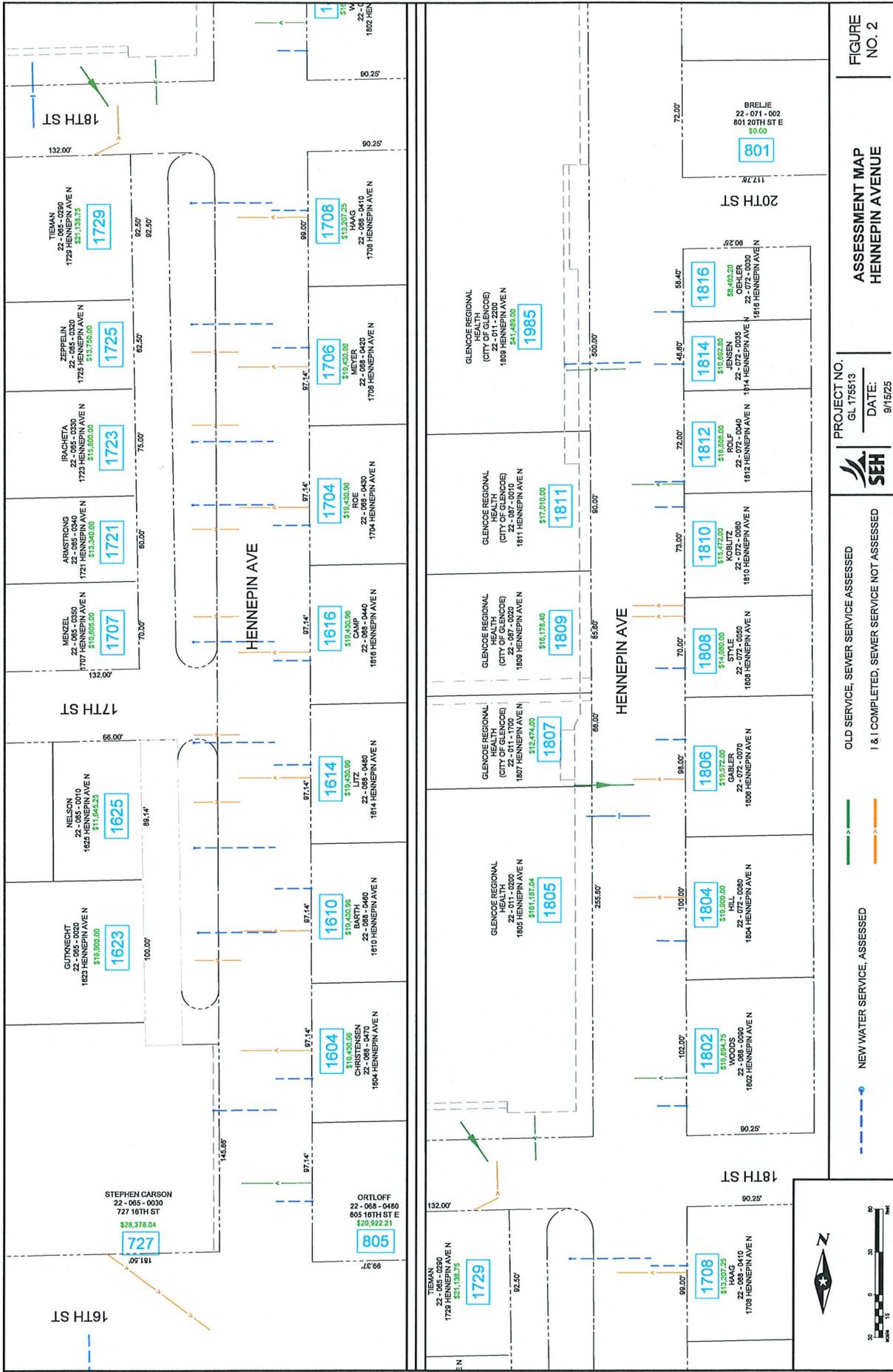
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Mayor

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City Administrator

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

Parcel No.	First Name	Last Name	AddName	Property Address	Estimated Assessment Amount	Estimated Annual Payment	Final Assessment Amount	Approximate Annual Payment
22.050.4760	Mary Ann	Ardolf		1428 Hennepin Ave N	\$23,085.20	\$2,224.08	\$18,964.00	\$1,827.04
22.065.0340	David J	Armstrong		1721 Hennepin Ave N	\$15,910.00	\$1,532.81	\$13,340.00	\$1,285.21
22.050.4810	Gary M	Aul		813 15th St E	\$17,146.00	\$1,651.88	\$14,324.00	\$1,380.01
22.050.4700	Jeffrey	Ballman		922 15th St E	\$18,845.50	\$1,815.62	\$15,677.00	\$1,510.36
22.050.4750	Joseph A & Rachel M	Besmehn		1420 Hennepin Ave N	\$23,045.50	\$2,220.26	\$19,177.00	\$1,847.56
22.071.0002	Michael A	Brelje		801 20th St	\$0.00	\$0.00	\$0.00	\$0.00
22.060.0010	Ernie	Bruckschen		1529 Hennepin Ave N	\$23,040.30	\$2,219.76	\$19,200.50	\$1,849.82
22.060.1070	Bryan C	Burr		1429 Hennepin Ave N	\$11,866.00	\$1,143.20	\$10,199.00	\$982.59
22.068.0440	Dacoyla	Camp		1616 Hennepin Ave N	\$23,560.84	\$2,269.91	\$19,430.96	\$1,872.02
22.065.0030	Stephen	Carson		727 16th St	\$34,822.12	\$3,354.84	\$28,378.04	\$2,734.01
22.050.3350		Casey's Retail Company		801 13th St E	\$27,285.04	\$2,628.70	\$19,166.00	\$1,846.50
22.068.0470	Taylor & Cassandra	Christensen		1604 Hennepin Ave N	\$23,560.84	\$2,269.91	\$19,430.96	\$1,872.02
22.060.1203		City of Glencoe			\$7,872.00	\$768.41	\$6,150.00	\$592.51
22.060.1180		D & R Properties of MN Inc		1319 Hennepin Ave N	\$21,346.00	\$2,056.52	\$19,177.00	\$1,847.56
22.072.0070	Zachary	Gabler		1806 Hennepin Ave N	\$23,738.00	\$2,286.97	\$19,572.00	\$1,885.61
22.011.0200		Glencoe Regional Health	Ben Davis	1805 Hennepin Ave N	\$196,933.68	\$18,973.04	\$161,187.04	\$15,529.13
22.011.1700		Glencoe Regional Health (City of Glencoe Parcel)	Ben Davis	GRHS Parking Lot	\$15,708.00	\$1,513.34	\$12,474.00	\$1,201.77
22.011.2200		Glencoe Regional Health (City of Glencoe Parcel)	Ben Davis	GRHS Parking Lot	\$47,838.00	\$4,608.82	\$41,489.00	\$3,997.16
22.087.0010		Glencoe Regional Health (City of Glencoe Parcel)	Ben Davis	GRHS Parking Lot	\$21,420.00	\$2,063.65	\$17,010.00	\$1,638.78
22.087.0020		Glencoe Regional Health (City of Glencoe Parcel)	Ben Davis	GRHS Parking Lot	\$20,372.80	\$1,962.76	\$16,178.40	\$1,558.66
22.065.0020	Cali Jo	Gutknecht		1623 Hennepin Ave N	\$24,150.00	\$2,326.67	\$19,900.00	\$1,917.21
22.068.0410	Valene M	Haag		1708 Hennepin Ave N	\$15,621.50	\$1,505.01	\$13,207.25	\$1,272.42
22.050.3380	Alexander	Hellms		1320 Hennepin Ave N	\$12,820.00	\$1,235.11	\$10,880.00	\$1,048.20
22.060.1190	Martha	Hernandez Guerrero		1311 Hennepin Ave	\$15,549.50	\$1,498.07	\$13,053.00	\$1,257.56
22.072.0080	Adiarne L	Hill		1804 Hennepin Ave N	\$24,150.00	\$2,326.67	\$19,900.00	\$1,917.21
22.050.4710	John	Hudinski		1429 Judd Ave N	\$0.00	\$0.00	\$0.00	\$0.00
22.065.0330	Benito I Sr & Maria L	Iracheta		1723 Hennepin Ave N	\$19,000.00	\$1,830.50	\$15,800.00	\$1,522.21
22.072.0035	Helen M	Jensen		1814 Hennepin Ave N	\$12,589.60	\$1,212.91	\$10,692.80	\$1,030.17
22.068.0460	Francisco	Jimenez Gonzalez		1610 Hennepin Ave N	\$23,560.84	\$2,269.91	\$19,430.96	\$1,872.02
22.060.0050	Michael J	Kinzler		1515 Hennepin Ave N	\$20,182.00	\$1,944.38	\$16,898.00	\$1,627.99
22.072.0060	Alexander & Amanda	Koblitz		1810 Hennepin Ave N	\$18,588.00	\$1,790.81	\$15,472.00	\$1,490.61
22.050.4820	Ronald J	Lewandowski		803 15th St E	\$23,085.20	\$2,224.08	\$18,964.00	\$1,827.04
22.068.0480	Daniel	Litz	Tiffany Engel	1614 Hennepin Ave N	\$23,560.84	\$2,269.91	\$19,430.96	\$1,872.02
22.050.4880	Enrique	Marquez		927 15th St E	\$0.00	\$0.00	\$0.00	\$0.00
22.060.1110		McBride Family Trust		1415 Hennepin Ave N	\$17,805.20	\$1,715.39	\$14,839.00	\$1,429.62
22.065.0350	Kevin	Menzel		1707 Hennepin Ave N	\$12,370.00	\$1,191.75	\$10,605.00	\$1,021.71
22.068.0420	Dennis W	Meyer		1706 Hennepin Ave N	\$23,560.84	\$2,269.91	\$19,430.96	\$1,872.02
22.065.0010	Gerald C	Nelson		1625 Hennepin Ave N	\$13,717.20	\$1,321.55	\$11,645.25	\$1,121.93
22.072.0030	Cornie J	Oehler		1816 Hennepin Ave N	\$9,740.40	\$938.41	\$8,493.20	\$818.25
22.068.0480	Kathryn I	Orloff		805 16th St E	\$19,989.64	\$1,925.85	\$20,922.21	\$2,015.69
22.050.4800	Derek	Overson		619 15th St E	\$17,146.00	\$1,651.88	\$14,324.00	\$1,380.01
22.050.4790	Douglas & Cheryl K	Parkinson		1505 Ives Ave N	\$11,866.00	\$1,143.20	\$10,199.00	\$982.59
22.050.4680	Michelle L	Peterson		904 15th St E	\$22,005.20	\$2,120.03	\$14,839.00	\$1,429.62
22.050.4890	Ruby Anna	Popelka		919 15th St E	\$17,146.00	\$1,651.88	\$14,324.00	\$1,380.01
22.050.3370		Redwood Consulting LLC		812 14th St E	\$10,962.00	\$1,056.10	\$8,830.50	\$850.75
22.050.4900	Stephanie L	Rizzio		911 15th St E	\$18,845.50	\$1,815.62	\$15,677.00	\$1,510.36
22.068.0430	Shelby	Roe		1704 Hennepin Ave N	\$23,560.84	\$2,269.91	\$19,430.96	\$1,872.02
22.072.0040	Matthew D	Rolf		1812 Hennepin Ave N	\$22,582.00	\$2,175.60	\$18,808.00	\$1,812.01
22.050.4740	Tiffany L	Rousch		1416 Hennepin Ave N	\$17,670.70	\$1,702.44	\$14,234.75	\$1,371.41
22.060.1150	Brandon & Devora	Rubow		1327 Hennepin Ave N	\$11,866.00	\$1,143.20	\$10,199.00	\$982.59
22.060.0040	Barbara A	Scharpe		1519 Hennepin Ave N	\$24,745.00	\$2,383.99	\$20,530.00	\$1,977.91
22.065.0280	Charles R	Shamla		1724 Ford Ave	\$0.00	\$0.00	\$0.00	\$0.00
22.050.4840	Daniel R	Simons		1520 Hennepin Ave N	\$20,394.00	\$1,964.80	\$16,236.00	\$1,564.21
22.050.4770	Gene H	Smith		826 15th St E	\$17,805.20	\$1,715.39	\$14,839.00	\$1,429.62
22.072.0050	Casey M	Style	Emily M VonBerge	1808 Hennepin Ave N	\$17,970.00	\$1,731.27	\$14,980.00	\$1,443.21
22.065.0290	James R	Tieman		1729 Hennepin Ave N	\$25,765.00	\$2,482.26	\$21,138.75	\$2,038.56
22.060.1100	Kris A	Trenary		1423 Hennepin Ave N	\$18,845.50	\$1,815.62	\$15,677.00	\$1,510.36
22.065.0300	Miguel Angel	Vega	Jaime & Manuel Vega Duran	1728 Greeley Ave N	\$10,560.00	\$1,017.37	\$8,250.00	\$794.82
22.050.4830	Brett	Weibel		1528 Hennepin Ave N	\$11,088.00	\$1,068.24	\$14,323.25	\$1,379.93
22.050.4910	Brooke	Wentzlaff		903 15th St E	\$11,866.00	\$1,143.20	\$10,199.00	\$982.59
22.068.0090	William & Colleen	Woods		1802 Hennepin Ave N	\$20,061.50	\$1,932.77	\$16,894.75	\$1,627.68
22.065.0190	Thomas L	Yliniemi		1729 Greeley Ave N	\$10,560.00	\$1,017.37	\$8,250.00	\$794.82
22.065.0320	Kimberly & Ryan	Zeppelin		1725 Hennepin Ave N	\$16,425.00	\$1,582.42	\$13,750.00	\$1,324.71
	TOTAL				\$1,307,172.02	\$125,935.94	\$1,086,023.45	\$104,629.98





Source: 9/10/2025 4:50 PM Backup File: 9/10/2025 4:31 PM P:\CITY\GLENCEE\175513\25-08-0460\2025\Assessment\Drawings\175513 Assessment Map.dwg

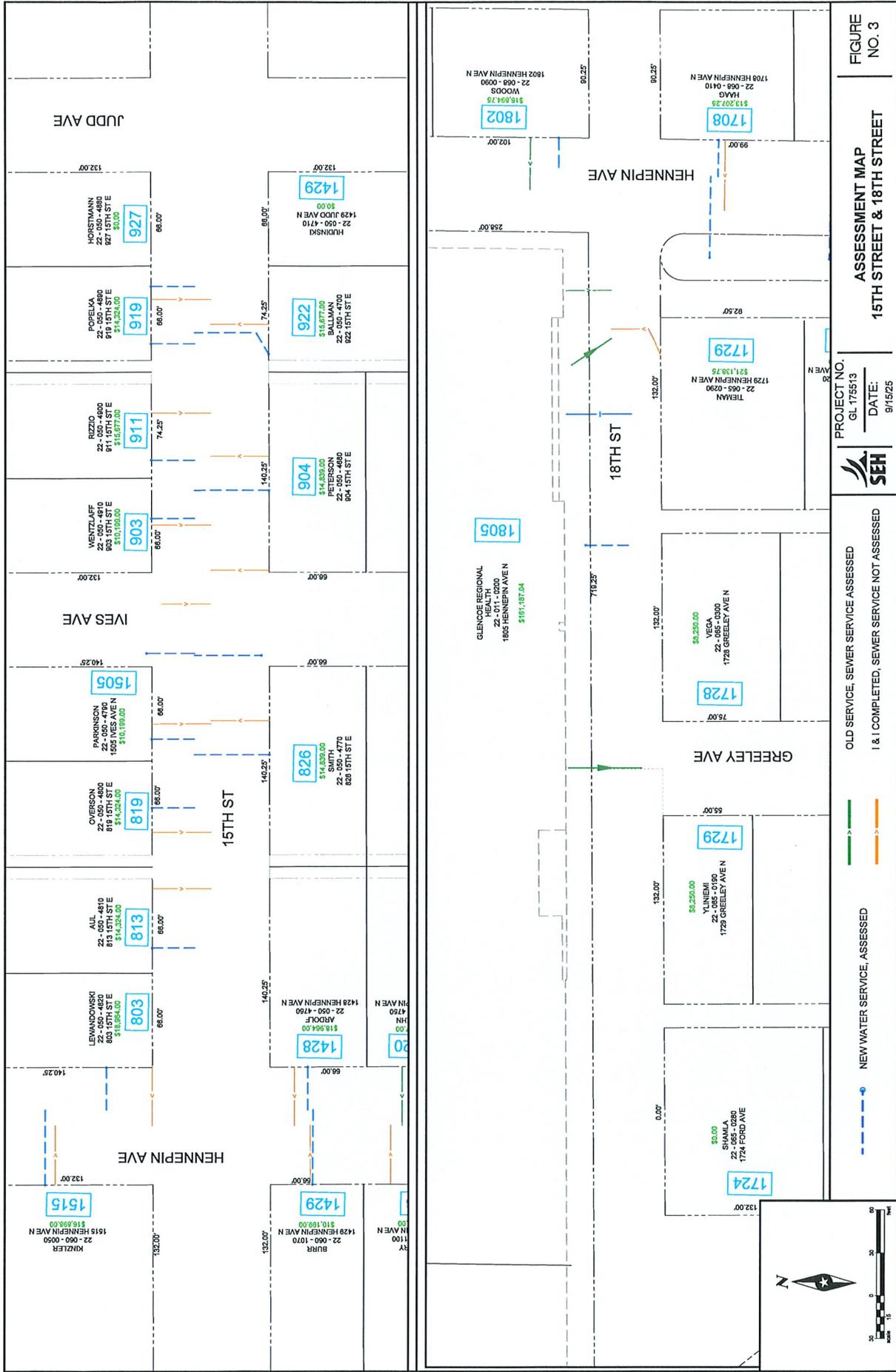


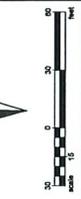
FIGURE NO. 3

ASSESSMENT MAP  
15TH STREET & 18TH STREET

PROJECT NO. GL-175513  
DATE: 9/15/25

OLD SERVICE, SEWER SERVICE ASSESSED  
I & I COMPLETED, SEWER SERVICE NOT ASSESSED

NEW WATER SERVICE, ASSESSED





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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## **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 Neid



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To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: October 3, 2025

Re: **Item 5B** – Set Public Hearing for Zoning Changes

**Item 5B** – At the October 20<sup>th</sup> City Council meeting, City Attorney Ostlund will review the proposed zoning changes that have been recommended by the Planning Commission for approval.

It is recommended to set a public hearing for the November 3<sup>rd</sup> City Council meeting to receive public input on the zoning changes. It is recommended to hold the public hearing at 7:30 pm on November 3<sup>rd</sup>.

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

SMALL CITY  BIG FUTURE

City of Glencoe ♦ 1107 11<sup>th</sup> Street East, Suite 107 ♦ Glencoe, Minnesota 55336  
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To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: October 3, 2025

Re: **Item 6A** – Projector/Screen for the North Ballroom

**Item 6A** – There has been a demand for a large screen presentation option for the North Ballroom at the City Center. City Center Staff has solicited a quote for the installation of a projector and **140-Inch** screen for the North Ballroom of the City Center. We solicited a quote from EMI Audio, which is the company that has installed all the audio/video equipment in the ballroom/city council meeting room. I have reviewed the equipment that is quoted, and the cost is very similar to what I could find online. The major cost of the quote is the proposed cost for labor to install the equipment at \$12,000.00; we need the equipment and controls to coordinate with our existing controls. The total cost is **\$32,718.83**. For comparison, the screen in the south ballroom is a 20-foot screen, but the projector does not have a wide angle lens.

It is proposed to use funds in the *Cable TV Fund* to pay for the improvements. The Cable TV fund receives revenue from the Cable TV Franchise fee of 5% on cable tv billing from Nuvera. This is approximately \$28,000 per year. This does **not** include internet revenues from Nuvera.

There is currently \$19,058 in the *Cable TV Fund*, but the fund will receive an additional \$14,000 by the end of the year. Historically, the City Council has use franchise fees to pay for improvement to the audio/video equipment in the Ballroom/City Council Chambers.



4719 42nd AVE N  
 Robbinsdale, MN 55422  
 www.EMIAudio.com  
 612-789-2496 Phone  
 612-789-2873 Fax

**Status: Quote**

Quote #: q18869

Quote To: Wed 8/27/2025 10:00AM

Operator: JEFF GEISLER

Terms: On Account

Customer #: 17650

CITY OF GLENCOE  
 1107 11TH ST E. STE. 107  
 Glencoe, MN 55336

Phone 320-864-6954

Job Descr: 140" Screen with 8K Projector

Sales Rep: Jeff Geisler 612--78-9-2496 Jeff@EMIAudio.com

This quote will install a projector and a 140" wide and screen for the Ballroom.

We will add two HDMI inputs in the Ballroom. They will be located near the east and north audio inputs.

A 140" projector screen will be installed against the north wall. Controls for the screen will be added to the touch screen.

A Vivitek 7000 lumen laser projector with lens will be installed from the ceiling in the Ballroom. Controls for the projector will be added to the touch screen.

Audio from the projector will be routed to the sound system and be controlled from the touch screen.

Qty	Items	Each	Price
2	WYRESTORM NHD-120-TX-IW WALL PLATE TRANS	\$578.85	\$1,157.70
1	WYRESTORM NHD-120-RX 4 K RECEIVER	\$511.28	\$511.28
1	WYRESTORM NHD-CTL-PRO-V2 CONTROL	\$746.70	\$746.70
1	NETGEAR M4250-26G4F-PoE+	\$2,027.00	\$2,027.00
1	VIVITEK DU-7099Z+ 8K LASER PROJ-no lens	\$8,100.00	\$8,100.00
1	VIVITEK 5811129740VV STANDARD ZOOM LENS	\$1,315.00	\$1,315.00
1	DRAPER TARGA SCREEN	\$2,276.50	\$2,276.50
1	RTI RCM4 IT RELAY MODULE	\$285.00	\$285.00
1	CHIEF VCMUW HEAVY DUTY PROJ MT WHITE	\$621.00	\$621.00
1	CHIEF CMA110W 8' WHITE CEILING PLATE	\$98.70	\$98.70
1	Projector mounting hardware	\$200.00	\$200.00
400	WEST PENN 254245 CAT 5 PLENUM	\$0.49	\$196.00
250	WEST PENN 25291B 22-2 PLENUM	\$0.30	\$75.00
1	LABOR EMI AUDIO	\$2,400.00	\$2,400.00
	Begin at: Tue 12/19/2023 9:00:00AM		
	Control System programming		
1	LABOR EMI AUDIO	\$12,000.00	\$12,000.00
	Begin at: Tue 12/19/2023 9:00:00AM		
	Projector and screen installation		
1	LIFT RENTAL FOR INSTALLATION	\$300.00	\$300.00
1	MISC CABLE/CONNECTORS/FASTENERS	\$150.00	\$150.00
1	RAPCO 1/8" TRS TO XLR F ADAPTOR	\$59.95	\$59.95
1	DANTE AVIO 2 CHANNEL XLR INPUT ADAPTER	\$199.00	\$199.00

**Quote valid for 7 days**

Quote valid for 7 days

**Quote**

<b>Sales:</b>	<b>\$32,718.83</b>
<b>Subtotal:</b>	<b>\$32,718.83</b>
<b>Total:</b>	<b>\$32,718.83</b>
<b>Paid:</b>	<b>\$0.00</b>
<b>Project Total:</b>	<b>\$32,718.83</b>

**Signature:** \_\_\_\_\_

**CITY OF GLENCOE**



SMALL CITY & BIG FUTURE

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---

To: Mayor and City Council

From: Mark D. Larson, City Administrator

Date: October 3, 2025

Re: **Item 7A** – Rice Development Agreement

**Item 7A** – City Attorney Ostlund has been working with the Attorney for Rice Companies and it is recommended to approve the development agreement as attached.

It is proposed that construction will commence in the spring of 2026.

# HUEMOELLER, GONTAREK & CHESKIS, PLC



ATTORNEYS AT LAW  
16670 FRANKLIN TRAIL  
P.O. BOX 67  
PRIOR LAKE, MINNESOTA 55372  
(952) 447-2131 (Office)  
(952) 447-5628 (Fax)  
Email: mwo@priorlakelaw.com

ANTON CHESKIS  
ALLISON J. GONTAREK\*  
MATTHEW GOSPODAREK  
BRYCE D. HUEMOELLER  
MARK W. OSTLUND

\*Licensed in Minnesota and Wisconsin

## MEMORANDUM

TO: City Council  
FROM: City Attorney  
DATE: October 3, 2025  
Re: Update on Rice Development Deal

Enclosed is the proposed final draft of the Development Agreement with Rice Companies to expand their property in the East Industrial Park.

### **Here is a summary of the Agreement:**

City agrees to sell a portion of City Property to Rice for \$1.00, below the fair market value of \$113,043, to subsidize job creation and expand the tax base. The City will replat the Rice Property and City Property into two separate lots, with the City owning the new drainage pond and Rice owning the residual portion of the collective Property.

### **Pond Project**

Rice agrees to undertake reconstruction, regrading, and relocation of a drainage pond as a private project at its own cost (estimated at \$571,816) on the City Lot. The City will grant Rice temporary access and construction easement for the Pond Project and a permanent drainage easement upon completion.

### **Business Subsidy Terms**

The subsidy consists of selling property below fair market value to promote industrial park development and increase tax base. Rice must:

- Commence construction of a commercial-industrial project on the Property.
- Create five new jobs within the City within 5 years of the Effective Date.
- Continue business operations within the City for at least five years.
- Submit required subsidy reports upon City's written demand.

### **Repayment Provisions**

If Rice fails to meet subsidy goals, it must repay the City the amount of the subsidy plus interest. If

goals are partially met, Rice must repay a proportional amount based on the number of jobs not created.

**Environmental Provisions**

Rice may obtain Phase I and II environmental reviews at its expense. The City makes no warranties regarding hazardous substances. Rice must comply with all environmental laws and regulations.

**Term and Termination**

Agreement terminates five years after the Effective Date, contingent upon Rice's performance of all obligations. The City will provide a recordable termination certificate upon request after the Termination Date.

## Development Agreement

This Development Agreement (the "Agreement") is dated as of \_\_\_\_\_, 2025 (the "Effective Date" or "Benefit Date"), and is between the City of Glencoe, Minnesota (the "City"), and Rice Development of Sauk Rapids, LLC, a Minnesota limited liability company ("Rice").

**WHEREAS**, Rice owns certain real property legally described in Exhibit A (the "Rice Property") on which is located a commercial building and related improvements (the "Facility"); and

**WHEREAS**, the City owns certain real property legally described in Exhibit B (the "City Property"); and

**WHEREAS**, Rice desires to purchase a portion of the City Property as shown on Exhibit C (the "Property") for future development and expansion of the Facility and the City desires to sell the Property to Rice for \$1.00 to subsidize the creation of jobs within the City and to further strengthen and expand the tax base of the City; and

**WHEREAS**, to facilitate the sale of the Property, the expansion of the Facility, the future development of the Property and the attachment of the Property to the Rice Property, the City and Rice desire to replat the Rice Property and the City Property into two separate lots as shown on the attached Exhibit D (the "Plat"), with one lot consisting of the Rice Property and the Property (the "Rice Lot") and one lot consisting of the remainder of the City Property (the "City Lot"); and

**WHEREAS**, following the replatting of the Rice Property and City Property, the parties desire that Rice will own the Rice Lot and the City will own the City Lot; and

**WHEREAS**, there is currently a certain drainage pond (the "Pond") situated upon portions of the City Property, including the Property; and

**WHEREAS**, in consideration of and in conjunction with the sale of the Property and to facilitate and accommodate its development plans with respect to the Property, Rice agrees, at its cost, to undertake the reconstruction, regrading, and relocation of the Pond as a private project (the "Pond Project") on, over, under and across a portion of the City Lot as generally shown on the attached Exhibit E (the "Relocated Pond"); and

**WHEREAS**, the City desires to provide Rice with an access and construction easement over the City Lot for the Pond Project; and

**WHEREAS**, the City's long-standing policy has been to market City-owned property within the Glencoe Industrial Park Second Addition on the open market for \$1.50 per square foot, which in this case would equal one hundred thirteen thousand and forty three dollars (\$113,043) for the Property; and

**WHEREAS**, Rice's design, construction and other costs for the Pond Project is estimated at \$571,816; and

**WHEREAS**, the City and Rice recognize and agree that the City selling the Property to Rice for \$1.00 is not a "business subsidy" under Minnesota Statutes, Sections 116J.993 through 116J.995, as amended (the "Subsidy Law"), and is not subject to the provisions thereof, including without limitation reporting requirements and five-year commitment by Rice; and

**WHEREAS**, the parties have agreed that the City would sell the Property to Rice for \$1.00 with the agreement that Rice will, within 5 years, have satisfied those certain requirements contained herein at Exhibit F; and

**WHEREAS**, the City and Rice acknowledge and agree that those certain requirements contained in Exhibit F must be complied with and/or satisfied no later than 5 years from the Effective Date of this Agreement; and

**WHEREAS**, the City and Rice acknowledge and agree that Rice will not cease business operations within the City for a period of 5 years from the Effective Date; and

Accordingly, the City and Rice acknowledge, agree, and covenant as follows:

1. The above recitals are herein incorporated and agreed to by the parties.

2. LAND EXCHANGE

- a. The City, at its cost, shall survey and replat the City Property and the Rice Property into two lots as shown on the Plat attached as Exhibit D based upon the terms and conditions herein and shall vacate the existing drainage and utility easement on Outlot A of the City Property.
- b. Following the recording of the Plat, the City agrees to convey marketable title to the Property to Rice by quit claim deed of the Rice Lot prior to the commencement of the Pond Project subject to the following terms and conditions:
  - i. Prior to the conveyance of the Property, Rice may obtain, at its own expense, a title commitment and title insurance coverage for the Property conveyance and the Rice Lot.
  - ii. Prior to the conveyance of the Property, Rice may obtain, at its own expense, a Phase I environmental review and, if necessary, a Phase II environmental review of the Property.
  - iii. The City shall pay any state deed tax and recording fees related to the deed and will execute and deliver any standard affidavit and other documents reasonably required to convey the Property and for Rice to obtain a title insurance policy.
  - iv. Rice will deliver a quit claim deed for the City Lot to the City.
- c. Following closing of the sale of the Property, Rice agrees to construct the Pond Project at its own cost on, over, under and across a portion of the City Lot pursuant to the following conditions:
  - i. The Relocated Pond shall be constructed substantially as shown and depicted in Exhibit E in accordance with the final design plans and specifications prepared by Rice at its own expense which shall be subject to review and approval by the City's engineer, which approval shall not be unreasonably withheld.
  - ii. Rice shall obtain all necessary permitting and approvals from the City and the Buffalo Creek Watershed District and the City shall cooperate with Rice in obtaining such permitting and approvals.
  - iii. The City hereby grants Rice a temporary access and construction easement on, over, under and across the City Lot for the Pond Project, which easement shall expire upon completion of the Pond Project.

- iv. Upon completion of the Pond Project, the City shall grant an appurtenant easement to the Rice Lot for the drainage and conveyance of stormwater from the Rice Lot to the Relocated Pond on the City Lot.

### 3. BUSINESS SUBSIDY

- a. The estimated fair market value of the Property is \$113,043. The subsidy is the sale of real property for a price below the fair market value. The subsidy relates to certain contemplated construction of certain commercial-industrial improvements to the Property by Rice (the "Subsidy").
- b. The public purposes of the Subsidy are to further development of the industrial park and to increase the City's tax base.
- c. The goals of the Subsidy are the creation of no less than five (5) new jobs within the City and the commencement of construction of a development project which expands or creates new commercial and/or industrial use at the Property.
- d. If Rice fails to meet the goals described in Exhibit F ("Subsidy Goals"), subject to any remedial provisions of the Subsidy Law as may be applicable, Rice shall be obligated to repay to the City upon written demand from the City the amount of the Subsidy plus interest at the implicit price deflator as provided in Section 116J.994, Subdivision 6, of the Subsidy Law, and if such goals are met in part, Rice shall repay to the City upon written demand from the City a portion of the Subsidy determined by multiplying the Subsidy by a fraction, the numerator of which is the number of jobs in the Subsidy Goals which were not created and the denominator of which is five (5) (i.e. the number of jobs set forth in the Subsidy Goals).
- e. The Subsidy is needed in order to induce commercial industrial development in the City. Rice covenants that it will continue business operation within the City for at least five years, after the Effective Date.
- f. Other than the Subsidy provided by the City under this Agreement and federal parent assistance, if any, there are no other state or local government agencies providing financial assistance for the project contemplated herein.
- g. Rice represents that it is not in default on the date hereof on any subsidy agreement entered into by Rice under the Subsidy Law.
- h. Rice shall complete and file with the City, upon written demand of the City, such reports as required by the Subsidy Law in form as attached hereto as Exhibit G. The Subsidy Law provides that if Rice does not make such reports, when due, the City must mail Rice a warning within one week of the required filing date, and if, after 14 days after the postmark date of that warning, Rice continues to fail to report, then Rice is required to and shall pay the City a penalty of \$100 for each subsequent day until the report is filed, up to a maximum of \$1,000.
- i. Rice shall comply in all material respects with all applicable local, state, and federal environmental laws and regulations, and will obtain, and maintain compliance under, any and all necessary environmental permits, licenses, approvals or reviews.

4. ADDITIONAL TERMS AND CONDITIONS

- a. The City makes no warranties or representations regarding, nor does it indemnify Rice with respect to, the existence or nonexistence on, anywhere within or in the vicinity of the Property of any toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, or any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§ 961-9657, as amended) (collectively, the "Hazardous Substances").
- b. Rice shall, so long as this Agreement remains in effect, pay all real property taxes with respect to all parts of the Property acquired and owned by it which are payable pursuant to any statutory or contractual duty that shall accrue subsequent to the date of its acquisition of title to the Property (or part thereof) and until title to the Property is vested in another person.
- c. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by Rice on any obligations under the terms of this Agreement.
- d. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and in the case of Rice is addressed to or delivered personally to:

Rice Development of Sauk Rapids, LLC  
1019 Industrial Drive South  
Sauk Rapids, MN 56379  
Attn: Chris Rice  
Chris.Rice@RiceCompanies.com

with copy to:  
Rinke Noonan  
1015 West St. Germain Street, Suite 300  
P.O. Box 1497  
St. Cloud, MN 56302  
Attn: Scott Hamak  
shamak@rinkenoonan.com

(a) In the case of the City is addressed to or delivered personally to:

The City of Glencoe  
Attn: Mark Larson  
Mark Lemen  
1107 – 1107<sup>th</sup> Street East, Suite 107  
Glencoe, MN 55336  
mlarson@ci.glencoe.mn.us  
mlemen@ci.glencoe.mn.us

With Copy to Attorney:

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

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

- e. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument. Emailed pdf and electronic signatures shall be sufficient for all purposes.
- f. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Minnesota.
- g. Termination. This Agreement shall terminate five years subsequent to the Effective Date of this Agreement, contingent upon Rice's performance of all obligations under this Agreement (the "Termination Date"). After the Termination Date, if requested by Rice, the City will provide a recordable termination certificate as to Rice's obligations hereunder.
- h. Superseding Effect. This Agreement reflects the entire agreement of the parties with respect to the development of the Pond Project and conveyance of the Property, and supersedes in all respects all prior agreements of the parties, whether written or otherwise, with respect to the development of the Pond Project and conveyance of the Property.
- i. Relationship of Parties. Nothing in this Agreement is intended, or shall be construed, to create a partnership or joint venture among or between the parties hereto, and the rights and remedies of the parties hereto shall be strictly as set forth in this Agreement. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

- j. Titles of Articles and Sections. Any titles of the several parts, articles and sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.
- k. Venue. All matters, whether sounding in tort or in contract, relating to the validity, construction, performance, or enforcement of this Agreement shall be controlled by and determined in accordance with the laws of the State of Minnesota, and Rice agrees that all legal actions initiated by Rice, the City with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued exclusively in the State of Minnesota, McLeod County, District Court and shall not be removed therefrom to any other federal or state court.
- l. Merger. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Property and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement. No waiver, consent, modification or change of terms of this Agreement shall bind any party unless in writing and signed by all parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement.

[Remainder of Page Intentionally Left Blank – Signature Pages to Follow]

IN WITNESS WHEREOF, the City and Rice have duly executed this Agreement by their duly authorized representatives.

CITY OF GLENCOE

By: \_\_\_\_\_  
Mark Hueser, Mayor

By: \_\_\_\_\_  
Mark Larson, City Administrator

State of Minnesota, County of \_\_\_\_\_

Signed and sworn to (or affirmed) before me on \_\_\_\_\_, 2025, by Mark Hueser, the Mayor of the City of Glencoe.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

State of Minnesota, County of \_\_\_\_\_

Signed and sworn to (or affirmed) before me on \_\_\_\_\_, 2025, by Mark Larson, the City Administrator of the City of Glencoe.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

Rice Development of Sauk Rapids, LLC

By: \_\_\_\_\_  
Christopher J. Rice, Chief Manager

State of Minnesota, County of \_\_\_\_\_

Signed and sworn to (or affirmed) before me on \_\_\_\_\_, 2025, by Christopher J. Rice, the Chief Manager of Rice Development of Sauk Rapids, LLC, a Minnesota limited liability company.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

**Drafted by:**

Glencoe City Attorney  
Huemoeller, Cheskis & Ostlund, PLC  
16670 Franklin Trail, Suite 210  
Prior Lake, MN 55372

**Exhibit A**

**Rice Property**

Lot One (1), Block One (1), Glencoe Industrial Park Second Addition, McLeod County, Minnesota

Commencing at the southeast corner of Outlot "A," Glencoe Industrial Park Second Addition, McLeod County, Minnesota, north 155 feet; thence west 583 feet to the westerly boundary of Outlot A; thence south 159 feet to the southwesterly corner of Outlot "A"; thence easterly to the southeasterly corner of Outlot A.

Exhibit B

City Property

Real Property in McLeod County, Minnesota legally described as follows:

Outlot "A", Glencoe Industrial Park Second Addition, McLeod County, Minnesota.

AND ALSO,

Lot 2, Block 1, Glencoe Industrial Park Second Addition, McLeod County, Minnesota, excepting the following described parcels:

**That part of Lot 2, Block 1, GLENCOE INDUSTRIAL PARK SECOND ADDITION, according to the recorded plat thereof, McLeod County, Minnesota, described as follows:  
Beginning at the southeast corner of said Lot 2; thence North 89 degrees 22 minutes 50 seconds West, assumed bearing, along the south line of said Lot 2, a distance of 105.26 feet to the southwest corner of said Lot 2; thence North 24 degrees 57 minutes 11 seconds West, along the west line of said Lot 2, a distance of 279.56 feet to the southeast corner of OUTLOT A of said plat; thence South 89 degrees 22 minutes 50 seconds East, along the easterly extension of the south line of said OUTLOT A, a distance of 219.82 feet to a point on the east line of said Lot 2; thence South 00 degrees 46 minutes 13 seconds East, along said east line 252.25 feet to the point of beginning. This tract contains 0.94 acres of land and is subject to an existing 10.00 foot utility easement, as dedicated on said plat, across the westerly 10.00 feet thereof, and is also subject to any and all other easements of record.**

22.147,0025

AND ALSO,

That part of Lot 2, Block 1, GLENCOE INDUSTRIAL PARK SECOND ADDITION, according to the recorded plat thereof, McLeod County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 2; thence North 89 degrees 22 minutes 50 seconds West, assumed bearing, along the south line of said Lot 2, a distance of 105.26 feet to the southwest corner of said Lot 2; thence North 24 degrees 57 minutes 11 seconds West, along the west line of said Lot 2, a distance of 279.56 feet to the southeast corner of OUTLOT A of said plat, the point of beginning of the tract to be described; thence South 89 degrees 22 minutes 50 seconds East, along the easterly extension of the south line of said OUTLOT A, a distance of 219.82 feet to a point on the east line of said Lot 2; thence North 00 degrees 46 minutes 13 seconds West, along said east line 60.00 feet; thence North 89 degrees 22 minutes 50 seconds West 219.82 feet to the East line of said Outlot A; thence South 00 degrees 46 minutes 13 seconds East 60.00 feet to the point of beginning This tract contains 0.30 acres of land and is subject to an existing 10.00 foot utility easement, as dedicated on said plat, across the southwesterly 10.00 feet thereof, and is also subject to any and all other easements of record.

22.147.0015

## **Exhibit C**

### **Property**

Real Property in McLeod County, Minnesota legally described as follows:

Commencing at the southeast corner of Outlot "A," Glencoe Industrial Park Second Addition, McLeod County, Minnesota, north 155 feet; thence west 583 feet to the westerly boundary of Outlot A; thence south 159 feet to the southwesterly corner of Outlot "A"; thence easterly to the southeasterly corner of Outlot A.

**Exhibit D**

**Plat**

**Exhibit E**

**Relocated Pond**

## **Exhibit F**

### **Subsidy Goals**

Rice agrees and covenants to, within 5 years after the Effective Date of this Agreement, perform or cause to be performed the following:

- 1) Commence construction of a project upon the Property which expands and/or creates a commercial-industrial use.
- 2) Creation of five new (5) jobs within the City no later than 5 years from the Effective Date.

## Exhibit G

### Subsidy Reports

#### Report by Rice Development of Sauk Rapids, LLC as Recipient of Business Subsidy

This report is required by that certain Development Agreement, dated as of \_\_\_\_\_, 2025 (the "Agreement"), between the City of Glencoe (the "City"), and Rice Development of Sauk Rapids, LLC, and as may be required by Minnesota Statutes, Section 116J.994, Subdivision 7, as amended. Capitalized terms which are used but not otherwise defined in this report have the meanings given to those terms under the Agreement.

The City has granted a certain business subsidy to Rice consisting of the sale of certain land at less than its estimated fair market value.

Under the Agreement, Rice is required to file reports with the City's Administrator upon written demand by the City.

There are job(s) goal(s) under the Agreement.

Rice hereby certifies to the City the following:

As provided in the Agreement, the fair market value of the subsidy is estimated to be \$113,043, the type of subsidy is contribution of real property, and the public purposes of the subsidy are to further development of the business park and to increase the City's tax base.

The completion and operation of the facility contemplated herein does not involve the relocation of any of their facilities located elsewhere, but did involve the relocation from elsewhere in the City due to space limitations at that previous site.

Other than the subsidy provided by the City under the Agreement, there are no other State of Minnesota or "local government agency" grants of subsidy to Rice for the facility contemplated herein.

Rice hereby agrees to provide upon request such other information as the Commissioner of the Department of Trade and Economic Development of the State of Minnesota may reasonably request the City or Rice to provide or as may be required by the Subsidy Law.

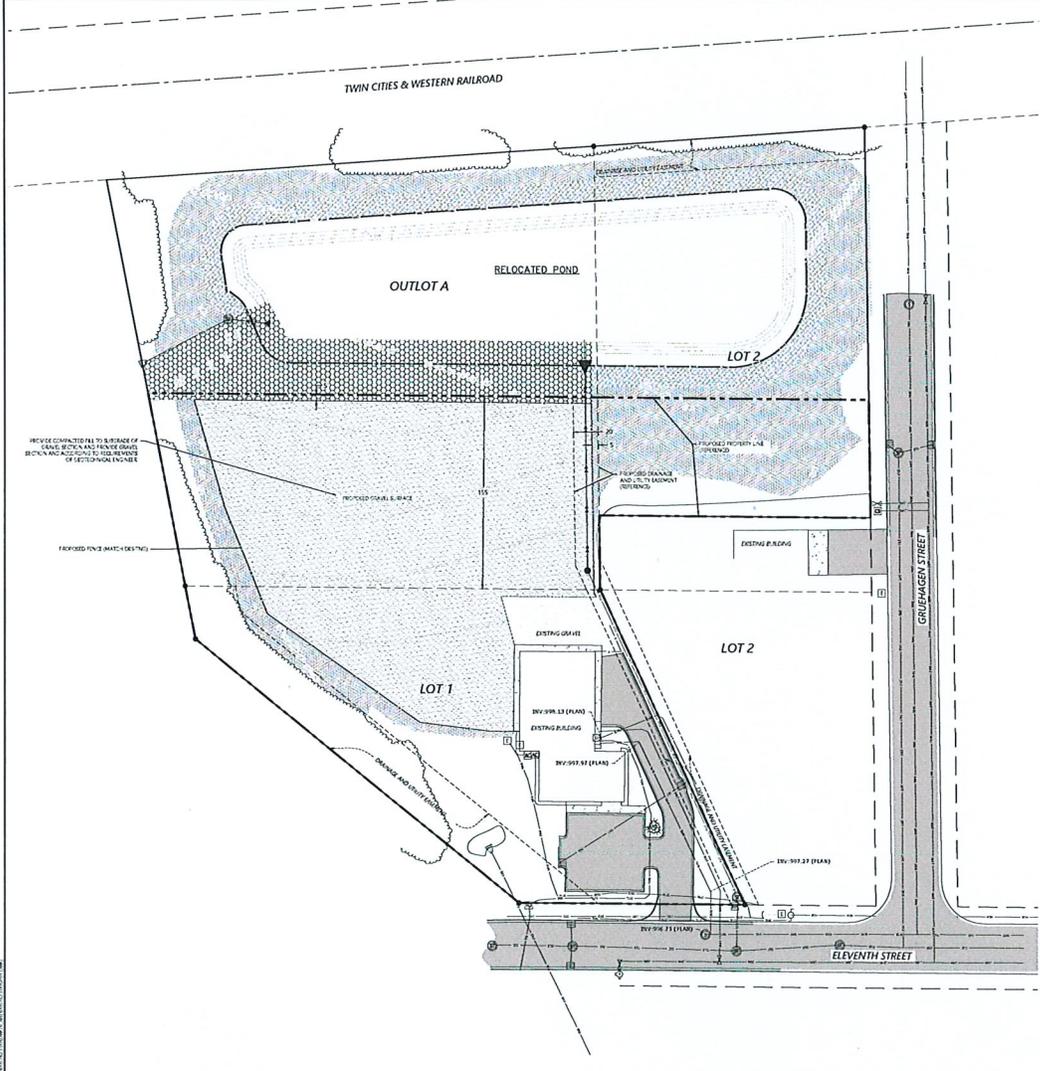
Rice is not in default on the date hereof of its obligations under any subsidy agreement under the Subsidy Law.



Call 414-944-1111 or 811 or call 811.com  
 1-800-4-A-ROOT



**RICE COMPANIES**  
 GLENCOE YARD EXPANSION  
 GLENCOE, MN



**GENERAL SITE NOTES**

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY E.C. & S. SOME, INC.
2. LOCATION AND ELEVATION OF EXISTING TOP SURFACE ANGLES, TO BE SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ELEVATIONS AND VERTICAL CURVATURE PRIOR TO EXCAVATION. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. REFER TO FOUNDATION SURVEY FOR LOT EASEMENT DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION OF DOOR, WINDOW AND TRUSS DOORS.
6. ALL CURB RADIUS ARE TO BE 20' UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRACING AND MAINTAINING EXISTING CURB AND ELEVATION TO BE RELOCATED. CONTRACTOR SHALL VERIFY EXISTING AND LOCATE TO CONTROL THE MOVEMENT OF CURB. WHERE NECESSARY, ADJUSTMENT OF THESE CURBS SHALL BE APPROVED BY FIELD AND ENGINEER PRIOR TO ANY CONSTRUCTION. ADJUSTMENT OF CURBS SHALL CONFORM TO A PREPARED REPORT SUBMITTED TO THE STRUCTURAL ENGINEER.
8. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO REMAIN UNDISTURBED AND SHALL PROTECT SAME TO REMAIN UNDISTURBED.
9. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO REMAIN UNDISTURBED AND SHALL PROTECT SAME TO REMAIN UNDISTURBED.
10. IF AUGURED SITE LOCATIONS SHOWN ON PLAN 8 FOR REFERENCE ONLY. REFER TO LIGHTING PLAN FOR ALL LIGHT FIXTURES AND FOR ALL LIGHTING. REFER TO LIGHTING PLAN FOR ALL LIGHT FIXTURES AND FOR ALL LIGHTING. REFER TO LIGHTING PLAN FOR ALL LIGHT FIXTURES AND FOR ALL LIGHTING.

**SITE LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	LOT LINE
---	SETBACK LINE
---	EXCAVATION LINE
---	CONCRETE CURB
---	FOOT CURB AND OUTLET
---	FOOT CURB AND WATER LEVEL
---	RETAINING WALL
---	ROCK
---	CONCRETE FURNISH
---	CONCRETE SIDEWALK
---	SEWER
---	STORMWATER FURNISH
---	NUMBER OF PARKING SPACES
---	TRUCKING AREA
---	SPRINKLING
---	TRUCKING
---	POWER POLE
---	ROADWAY POST
---	PLANIMETER

**NATIVE SEEDING LEGEND**

---	SEEDS TO BE SHOWN SHORTLY BEFORE PLANTING (SEE 200' MIN)
---	SEEDS TO BE SHOWN BEFORE PLANTING



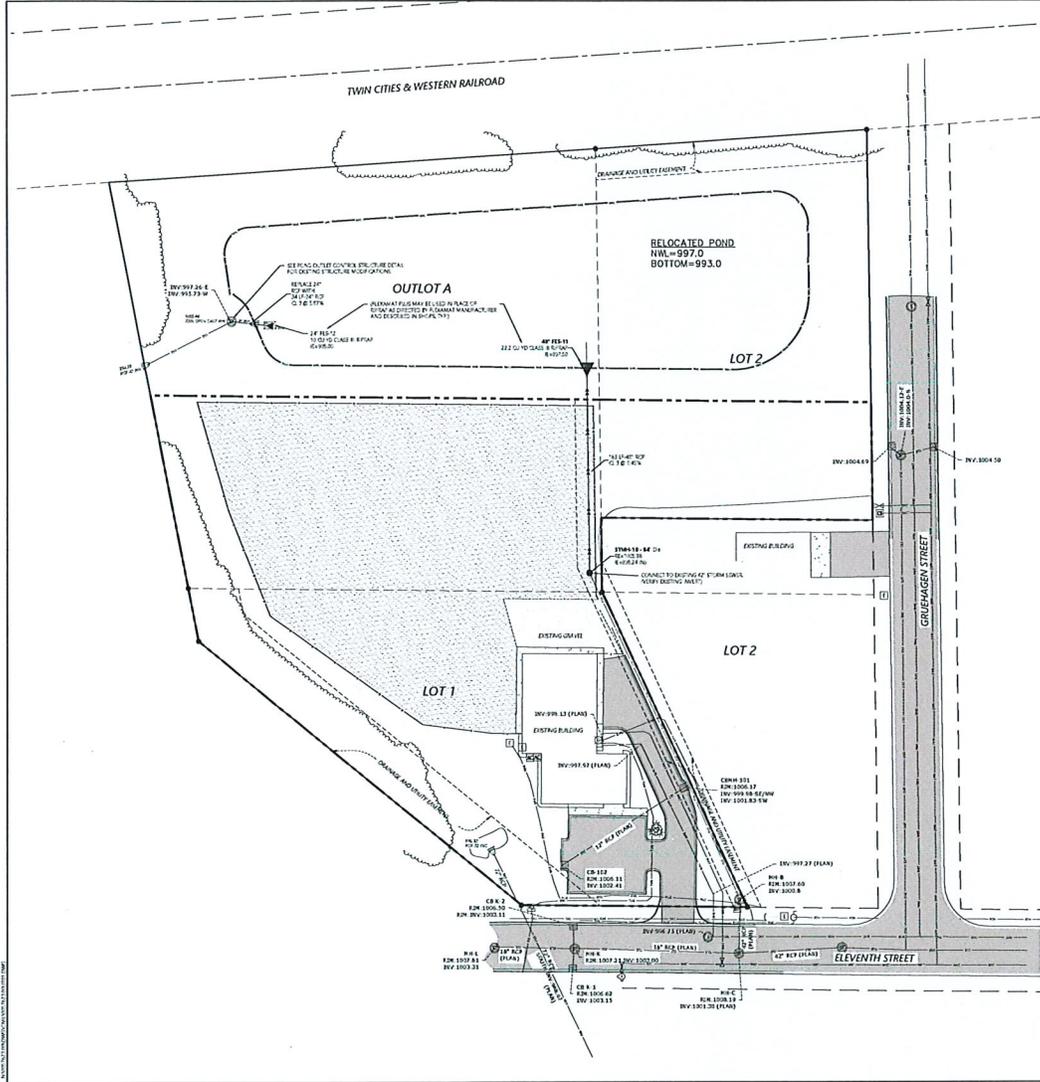
PRELIMINARY - NOT FOR CONSTRUCTION  
 WESTWOOD PROJECT NUMBER: 0057623.00

NO.	DATE	DESCRIPTION

**Westwood**  
 10000 Westwood Drive  
 Westwood, MN 55125  
 Phone: 612-441-1111  
 Fax: 612-441-1112  
 Email: info@westwood.com







**STORM SEWER LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SEWER LINE
---	G. 8" AND DEEPER
---	SAFARIAN SEWER
---	SAFARIAN SEWER MAIN
---	STORM SEWER
---	WATER MAIN
---	IRIGANT
---	GAS
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND PHONE
---	OVERHEAD TELEPHONE
---	TELEPHONE OPTIC
---	CABLE TELEVISION
---	STAIN TIE
---	SAFETY LINE
---	RAILS (INDICATED WITH RIFRA)
---	LIGHTNING

**GENERAL STORM SEWER NOTES**

1. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES IS AS SHOWN ON THE PLANS AND TO RECORD THE LOCATION OF ALL UTILITIES TO BE DELETED OR MOVED TO A DEPTH OF 48" OR MORE.
2. ALL STORM SEWER MATERIALS AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS. MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
5. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY REQUIREMENTS AND SHALL BE APPROVED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
7. A MINIMUM VERTICAL CLEARANCE OF 2' SHALL BE MAINTAINED AT ALL INTERSECTIONS WITH EXISTING UTILITIES. MINIMUM CLEARANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS WITH EXISTING UTILITIES.
8. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY REQUIREMENTS AND SHALL BE APPROVED BY THE CITY ENGINEER.
9. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY REQUIREMENTS AND SHALL BE APPROVED BY THE CITY ENGINEER.
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14. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY REQUIREMENTS AND SHALL BE APPROVED BY THE CITY ENGINEER.
15. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY REQUIREMENTS AND SHALL BE APPROVED BY THE CITY ENGINEER.

PRELIMINARY - NOT FOR CONSTRUCTION  
 WESTWOOD PROJECT NUMBER: 057423.00

**Westwood**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 1000 WESTWOOD AVENUE  
 SUITE 100  
 WESTWOOD, MN 55125  
 TEL: 763.439.1234  
 FAX: 763.439.1235  
 WWW.WESTWOODENR.COM

**C400**







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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## **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

# GLENCOE



SMALL CITY  BIG FUTURE

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To: Mayor and City Council

From: Mark Lemen, Assistant City Administrator

Date: October 6, 2025

RE: **Item 7B-** Mitchell Hartwig transfer to Water Department

**Item 7B** - An opening for the position of Water Operator became available last month after the appointment of Glencoe Water Operator Brandon Frankfurth was promoted to the position of Public Works Director. On September 24, 2025, I notified all City of Glencoe Department Heads of an internal posting for the position of Water Operator. The posting was open for a period of seven (7) days, closing on October 1, 2025.

The City received one (1) application for an internal transfer from Wastewater Operator Mitchell Hartwig. After discussions with Water Supervisor Steve Schmitt, Wastewater Supervisor Ron VonBerge, Street/Park Supervisor Jamie Voigt, and PWD Frankfurth, it was decided that Mitchell Hartwig, upon Council approval, will make the transition to Water Operator from Wastewater Operator beginning October 7, 2025.

Mr. Hartwig has been an exceptional employee for the Wastewater Department and has assisted in many Water Department projects as well. His past work assisting the Water Department will be beneficial to keeping operations running smoothly and efficiently. This transition also allows the Public Works department to make some necessary operational efficiency changes.

It is recommended to appoint Mitchell Hartwig as a Water Operator to replace Brandon Frankfurth.



SMALL CITY  BIG FUTURE

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On another note, the plan is to begin implementing a one (1) person on-call rotation for the Public Works Utility divisions beginning in January 2026. PWD Frankfurth and I have had conversations with all three Public Works Supervisors about the changes and will continue over the next few weeks to discuss and implement the changes. Additionally, PWD Frankfurth and I are currently working on the job description for a new position in Public Works that will partially backfill the opening at the Wastewater Plant created by Mr. Hartwig's departure to the Water Department.

This new position will float between the entirety of Public Works, spending 60% of their time with Utilities and 40% of their time with the Street/Park division. We are still ironing out the details of the position and plan to bring forth a job description for approval at the October 20, 2025, City Council Meeting. Upon approval, we will post for the position and hope to have someone in place by the end of 2025.

**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



SMALL CITY & BIG FUTURE

City of Glencoe ♦ 1107 11<sup>th</sup> Street East, Suite 107 ♦ Glencoe, Minnesota 55336  
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Precinct 3 - Paul Lemke, Precinct 4 - Cory Neld

**Glencoe Municipal Liquor Store  
Profit & Loss Statement for April 2025**

<b>Sales</b>	
Liquor	71,795.21
Beer	104,314.56
Wine	17,106.93
Other Merchandise	4,193.71
THC	1,751.23
<b>Total Sales</b>	<u>199,161.64</u>

<b>Cost of Sales</b>	
Beginning Inventory	464,603.31
Purchases	148,069.50
<b>Total Merch. Avail. for Sale</b>	<u>612,672.81</u>
Less Inventory Ending	467,618.75
<b>Cost of Sales</b>	<u>145,054.06</u>
<b>Gross Profit on Sales</b>	<u>54,107.58</u> 27.17%

<b>Operating Expenses</b>	
Sales Tax (Use tax)	6.00
Full-Time Employees	9,929.40
Full-Time Employees- Overtime	0.00
Part-Time Employees	9,230.86
PERA Contributions	1,340.41
FICA Contributions	1,174.85
Medicare Contributions	274.74
Unemployment Insurance	487.60
Health & Life Insurance	2,815.23
Operating Supplies	4,470.98
Cleaning Supplies	0.00
Repair & Maintenance	451.90
Professional Services	0.00
Training	1,171.00
Computer Repair/Equipment	525.00
Telephone	115.29
Travel Expense	0.00
Advertising	572.00
Printing & Binding	0.00
Electricity	762.03
Natural Gas	320.01
Uniforms	0.00
Miscellaneous	0.00
Building & Structures (not fixed assets)	0.00
<b>Sub-total</b>	<u>33,647.30</u>
Insurance- Liquor, Property, Gen'l Liability	766.04
Depreciation	3,908.55
Audit	250.00
Worker's Comp	175.89
Bond Interest	733.13
<b>Total Operating Expenses</b>	<u>39,480.91</u>

<b>Non-Operating Expenses/Income</b>	
Interest Income	111.67
Miscellaneous	550.43
Sales Tax Variance	2.02
Cash Drawer +/-	(196.27)
Bad/Collected Checks	0.00
<b>Total Non-Operating Exp./Inc.</b>	<u>467.85</u>

<b>Net Income</b>	15,094.52
<b>Year-To-Date Income</b>	89,745.16

<b>Comparative Figures</b>	
<u>Previous Year (2024)</u>	
Total Sales	196,264.88
Gross Profit on Sales	52,258.39
Total Operating Expenses	35,424.13
Total Non-Operating Exp./Inc.	490.02
Net Income	17,324.28
Year-To-Date Income	81,249.19

Current YTD Cash Balance	112,775.86
Last Month YTD Income	74,650.64

**Glencoe Municipal Liquor Store  
Profit & Loss Statement for May 2025**

<b>Sales</b>	
Liquor	81,486.57
Beer	136,527.69
Wine	15,800.71
Other Merchandise	6,250.87
THC	2,934.75
<b>Total Sales</b>	<u>243,000.59</u>

<b>Cost of Sales</b>	
Beginning Inventory	467,618.75
Purchases	175,522.73
<b>Total Merch. Avail. for Sale</b>	<u>643,141.48</u>
Less Inventory Ending	467,430.43
<b>Cost of Sales</b>	<u>175,711.05</u>
<b>Gross Profit on Sales</b>	<u>67,289.54</u> 27.69%

<b>Operating Expenses</b>	
Sales Tax (Use tax)	201.00
Full-Time Employees	6,619.60
Full-Time Employees- Overtime	0.00
Part-Time Employees	6,047.40
PERA Contributions	902.72
FICA Contributions	776.60
Medicare Contributions	181.62
Unemployment Insurance	0.00
Health & Life Insurance	2,569.54
Operating Supplies	4,733.51
Cleaning Supplies	0.00
Repair & Maintenance	1,368.14
Professional Services	0.00
Training	0.00
Computer Repair/Equipment	0.00
Telephone	115.22
Travel Expense	184.80
Advertising	600.75
Printing & Binding	0.00
Electricity	859.43
Natural Gas	210.86
Uniforms	0.00
Miscellaneous	0.00
Building & Structures (not fixed assets)	0.00
<b>Sub-total</b>	<u>25,371.19</u>
Insurance- Liquor, Property, Gen'l Liability	931.78
Depreciation	3,908.55
Audit	250.00
Worker's Comp	175.89
Bond Interest	733.13
<b>Total Operating Expenses</b>	<u>31,370.54</u>

<b>Non-Operating Expenses/Income</b>	
Interest Income	131.85
Miscellaneous	48.57
Sales Tax Variance	7.65
Cash Drawer +/-	76.31
Bad/Collected Checks	0.00
<b>Total Non-Operating Exp./Inc.</b>	<u>264.38</u>

<b>Net Income</b>	36,183.38
<b>Year-To-Date Income</b>	125,928.54

**Comparative Figures**

<u>Previous Year (2024)</u>	
Total Sales	240,117.97
Gross Profit on Sales	62,095.28
Total Operating Expenses	36,566.50
Total Non-Operating Exp./Inc.	34.47
Net Income	25,563.25
Year-To-Date Income	106,812.44

Current YTD Cash Balance	143,709.27
Last Month YTD Income	89,745.16

**Glencoe Municipal Liquor Store  
Profit & Loss Statement for June 2025**

<b>Sales</b>	
Liquor	77,103.10
Beer	124,610.96
Wine	12,414.72
Other Merchandise	7,151.58
THC	2,791.07
<b>Total Sales</b>	<u>224,071.43</u>

<b>Cost of Sales</b>	
Beginning Inventory	467,430.43
Purchases	<u>200,967.02</u>
<b>Total Merch. Avail. for Sale</b>	668,397.45
Less Inventory Ending	<u>504,138.81</u>
<b>Cost of Sales</b>	<u>164,258.64</u>
<b>Gross Profit on Sales</b>	59,812.79
	<u>26.69%</u>

<b>Operating Expenses</b>	
Sales Tax (Use tax)	191.00
Full-Time Employees	6,619.60
Full-Time Employees- Overtime	0.00
Part-Time Employees	6,959.46
PERA Contributions	941.52
FICA Contributions	833.16
Medicare Contributions	194.83
Unemployment Insurance	0.00
Health & Life Insurance	2,569.54
Operating Supplies	4,633.47
Cleaning Supplies	0.00
Repair & Maintenance	1,167.08
Professional Services	0.00
Training	0.00
Computer Repair/Equipment	0.00
Telephone	115.95
Travel Expense	0.00
Advertising	1,325.00
Printing & Binding	0.00
Electricity	1,103.44
Natural Gas	240.03
Uniforms	0.00
Miscellaneous	0.00
Building & Structures (not fixed assets)	2,021.17
<b>Sub-total</b>	<u>28,915.25</u>
Insurance- Liquor, Property, Gen'l Liability	931.78
Depreciation	3,908.55
Audit	250.00
Worker's Comp	175.89
Bond Interest	733.13
<b>Total Operating Expenses</b>	<u>34,914.60</u>

<b>Non-Operating Expenses/Income</b>	
Interest Income	190.83
Miscellaneous	707.06
Sales Tax Variance	(3.77)
Cash Drawer +/-	(101.18)
Bad/Collected Checks	0.00
<b>Total Non-Operating Exp./Inc.</b>	<u>792.94</u>

<b>Net Income</b>	25,691.13
<b>Year-To-Date Income</b>	151,619.67

<b>Comparative Figures</b>	
<u>Previous Year (2024)</u>	
Total Sales	246,755.53
Gross Profit on Sales	63,705.51
Total Operating Expenses	31,047.04
Total Non-Operating Exp./Inc.	1,176.02
Net Income	33,834.49
Year-To-Date Income	140,646.93

Current YTD Cash Balance	100,724.49
Last Month YTD Income	125,928.54



SMALL CITY & BIG FUTURE

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## **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

## FUND BALANCES

FUND #	2025 CASH BALANCES	MONTH JUNE	MONTH MAY	MONTH APRIL
101	General-Operating	\$ 1,723,870.34	\$ 663,399.26	\$ 1,058,785.56
101	General-Childhood Intervention	\$ 886.55	\$ 886.55	\$ 886.55
101	General-Crime Prevention	\$ 12,094.70	\$ 12,094.70	\$ 13,494.69
601	Water-Operating	\$ 2,178,799.74	\$ 2,156,222.24	\$ 2,139,684.49
601	Water-Water Availability Charge	\$ 603,621.13	\$ 602,321.32	\$ 601,368.25
601	Water-Trunk Water Charge	\$ 26,120.59	\$ 26,085.95	\$ 26,055.49
601	Water-Bonds	\$ 1,983.89	\$ 1,981.26	\$ 1,978.95
601	Water-Construction	\$ -	\$ -	\$ -
602	W.W.T.P.-Operating	\$ 1,445,694.04	\$ 1,404,284.18	\$ 1,413,126.42
602	W.W.T.P.-Sewer Availability Charge	\$ 1,149,054.42	\$ 1,147,031.30	\$ 1,145,442.14
602	W.W.T.P.-Trunk Sewer Charge	\$ 133,227.57	\$ 133,050.89	\$ 132,895.52
602	W.W.T.P.-Bonds	\$ 415,507.46	\$ 346,737.03	\$ 278,101.90
602	W.W.T.P.-Construction	\$ -	\$ -	\$ -
603	Sanitation	\$ 47,424.34	\$ 46,333.20	\$ 47,094.75
604	City Center-Operating	\$ (4,177.08)	\$ (70,204.49)	\$ (28,221.41)
604	City Center-Bonds	\$ (680,179.85)	\$ (679,277.85)	\$ (678,484.62)
609	Liquor Store	\$ 100,724.49	\$ 143,709.27	\$ 112,775.86
612	Airport	\$ (100,117.61)	\$ (99,023.99)	\$ (68,915.04)
651	Storm Water Management	\$ 130,364.60	\$ 87,364.54	\$ 65,008.99
213	Park Improvement	\$ 204,640.96	\$ 219,124.79	\$ 189,618.75
223	Aquatic Center	\$ 2,410.33	\$ 10,394.53	\$ (4,209.07)
223	Aquatic Center-Lifeguard Training	\$ 38.94	\$ 38.94	\$ 997.90
225	Cable TV	\$ 12,619.15	\$ 12,652.35	\$ 14,416.08
226	Cemetery	\$ (6,147.07)	\$ (4,593.40)	\$ (513.32)
229	Municipal State Aid	\$ 124,716.77	\$ 126,791.41	\$ 126,643.35
230	Engineering/Inspection Services	\$ (104,332.72)	\$ (104,194.36)	\$ (104,072.69)
231	Public Safety Aid	\$ 144,672.61	\$ 173,564.95	\$ 173,664.80
233	Economic Development Authority	\$ 72,032.27	\$ (13,416.42)	\$ (13,400.75)
300	City Sinking	\$ 433.09	\$ 417.36	\$ 416.87
382	2007 Tax Increment Bond-2007 Industrial Park	\$ (61,991.31)	\$ (61,909.10)	\$ (61,836.81)
384	2018 Tax Increment Bond-Panther Heights	\$ (32,954.05)	\$ (32,910.35)	\$ 164.46
409	Tax Increment #4-Industrial Park	\$ 377,038.19	\$ 377,038.19	\$ 377,038.19
424	Tax Increment #17-Miller Manufacturing	\$ 90,869.06	\$ 14,592.45	\$ 14,575.41
426	Tax Increment #19-Panther Heights	\$ 33,483.69	\$ 31,274.53	\$ 31,238.01
427	Tax Increment #20-Bus Garage	\$ (9,861.93)	\$ (9,848.85)	\$ (9,837.35)
466	2023 Street Improvement	\$ 468.62	\$ 468.00	\$ 467.45
467	2025 Street Improvement-Hennepin Ave.	\$ (624,395.03)	\$ (459,078.66)	\$ (432,402.33)
523	2008 11th Street/Morningside Bond	\$ 1,656.01	\$ 904.93	\$ 904.93
524	2014 Street Improvement Bond	\$ (88,707.67)	\$ (214,655.16)	\$ (214,404.50)
525	2015 Street Improvement Bond-Lincoln Park	\$ 74,101.40	\$ (44,646.47)	\$ (44,594.33)
526	2016 Street Improvement Bond-Armstrong Avenue	\$ 123,892.07	\$ 73,648.47	\$ 73,562.47
527	2017 Street Improvement Bond-Baxter Avenue	\$ 148,385.35	\$ 33,479.76	\$ 33,440.66
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ 138,358.92	\$ 41,331.18	\$ 41,282.92
529	2021 Street Improvement Bond-10th Street	\$ 54,669.95	\$ 30,472.22	\$ 31,355.56
530	2023 Street Improvement Bond	\$ (696,617.91)	\$ (738,868.02)	\$ (738,005.21)
531	2025 Street Improvement Bond-Hennepin Ave.	\$ -	\$ -	\$ -
<b>TOTALS</b>		<b>\$ 7,164,379.01</b>	<b>\$ 5,385,068.63</b>	<b>\$ 5,747,589.94</b>

## FUND BALANCES

FUND #	2025 CASH BALANCES	MONTH MAY	MONTH APRIL	MONTH MARCH
101	General-Operating	\$ 663,399.26	\$ 1,058,785.56	\$ 1,490,533.70
101	General-Childhood Intervention	\$ 886.55	\$ 886.55	\$ 886.55
101	General-Crime Prevention	\$ 12,094.70	\$ 13,494.69	\$ 13,034.09
601	Water-Operating	\$ 2,156,222.24	\$ 2,139,684.49	\$ 2,116,325.78
601	Water-Water Availability Charge	\$ 602,321.32	\$ 601,368.25	\$ 600,677.31
601	Water-Trunk Water Charge	\$ 26,085.95	\$ 26,055.49	\$ 26,025.55
601	Water-Bonds	\$ 1,981.26	\$ 1,978.95	\$ 1,976.68
601	Water-Construction	\$ -	\$ -	\$ -
602	W.W.T.P.-Operating	\$ 1,404,284.18	\$ 1,413,126.42	\$ 1,392,079.51
602	W.W.T.P.-Sewer Availability Charge	\$ 1,147,031.30	\$ 1,145,442.14	\$ 1,144,126.09
602	W.W.T.P.-Trunk Sewer Charge	\$ 133,050.89	\$ 132,895.52	\$ 132,742.83
602	W.W.T.P.-Bonds	\$ 346,737.03	\$ 278,101.90	\$ 209,550.86
602	W.W.T.P.-Construction	\$ -	\$ -	\$ -
603	Sanitation	\$ 46,333.20	\$ 47,094.75	\$ 45,441.70
604	City Center-Operating	\$ (70,204.49)	\$ (28,221.41)	\$ (22,440.04)
604	City Center-Bonds	\$ (679,277.85)	\$ (678,484.62)	\$ (677,705.08)
609	Liquor Store	\$ 143,709.27	\$ 112,775.86	\$ 97,083.91
612	Airport	\$ (99,023.99)	\$ (68,915.04)	\$ (69,536.61)
651	Storm Water Management	\$ 87,364.54	\$ 65,008.99	\$ 26,214.66
213	Park Improvement	\$ 219,124.79	\$ 189,618.75	\$ 172,670.13
223	Aquatic Center	\$ 10,394.53	\$ (4,209.07)	\$ (2,475.96)
223	Aquatic Center-Lifeguard Training	\$ 38.94	\$ 997.90	\$ 997.90
225	Cable TV	\$ 12,652.35	\$ 14,416.08	\$ 7,132.59
226	Cemetery	\$ (4,593.40)	\$ (513.32)	\$ 3,449.47
229	Municipal State Aid	\$ 126,791.41	\$ 126,643.35	\$ 129,530.11
230	Engineering/Inspection Services	\$ (104,194.36)	\$ (104,072.69)	\$ (103,953.12)
231	Public Safety Aid	\$ 173,564.95	\$ 173,664.80	\$ 173,664.80
233	Economic Development Authority	\$ (13,416.42)	\$ (13,400.75)	\$ (5,000.00)
300	City Sinking	\$ 417.36	\$ 416.87	\$ 416.39
382	2007 Tax Increment Bond-2007 Industrial Park	\$ (61,909.10)	\$ (61,836.81)	\$ (61,765.76)
384	2018 Tax Increment Bond-Panther Heights	\$ (32,910.35)	\$ 164.46	\$ 164.27
409	Tax Increment #4-Industrial Park	\$ 377,038.19	\$ 377,038.19	\$ 377,038.19
424	Tax Increment #17-Miller Manufacturing	\$ 14,592.45	\$ 14,575.41	\$ 14,558.66
426	Tax Increment #19-Panther Heights	\$ 31,274.53	\$ 31,238.01	\$ 31,202.12
427	Tax Increment #20-Bus Garage	\$ (9,848.85)	\$ (9,837.35)	\$ (9,826.05)
466	2023 Street Improvement	\$ 468.00	\$ 467.45	\$ 466.91
467	2025 Street Improvement-Hennepin Ave.	\$ (459,078.66)	\$ (432,402.33)	\$ (486,414.72)
523	2008 11th Street/Morningside Bond	\$ 904.93	\$ 904.93	\$ 903.89
524	2014 Street Improvement Bond	\$ (214,655.16)	\$ (214,404.50)	\$ (214,158.16)
525	2015 Street Improvement Bond-Lincoln Park	\$ (44,646.47)	\$ (44,594.33)	\$ (44,543.09)
526	2016 Street Improvement Bond-Armstrong Avenue	\$ 73,648.47	\$ 73,562.47	\$ 73,477.95
527	2017 Street Improvement Bond-Baxter Avenue	\$ 33,479.76	\$ 33,440.66	\$ 33,402.24
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ 41,331.18	\$ 41,282.92	\$ 42,329.71
529	2021 Street Improvement Bond-10th Street	\$ 30,472.22	\$ 31,355.56	\$ 31,319.53
530	2023 Street Improvement Bond	\$ (738,868.02)	\$ (738,005.21)	\$ (737,157.28)
531	2025 Street Improvement Bond-Hennepin Ave.	\$ -	\$ -	\$ -
<b>TOTALS</b>		<b>\$ 5,385,068.63</b>	<b>\$ 5,747,589.94</b>	<b>\$ 5,954,448.21</b>

## FUND BALANCES

FUND #	2025 CASH BALANCES	MONTH APRIL	MONTH MARCH	MONTH FEBRUARY
101	General-Operating	\$ 1,058,785.56	\$ 1,490,533.70	\$ 1,596,213.71
101	General-Childhood Intervention	\$ 886.55	\$ 886.55	\$ 886.55
101	General-Crime Prevention	\$ 13,494.69	\$ 13,034.09	\$ 13,199.36
601	Water-Operating	\$ 2,139,684.49	\$ 2,116,325.78	\$ 2,058,020.88
601	Water-Water Availability Charge	\$ 601,368.25	\$ 600,677.31	\$ 599,951.20
601	Water-Trunk Water Charge	\$ 26,055.49	\$ 26,025.55	\$ 25,994.09
601	Water-Bonds	\$ 1,978.95	\$ 1,976.68	\$ 1,974.29
601	Water-Construction	\$ -	\$ -	\$ -
602	W.W.T.P.-Operating	\$ 1,413,126.42	\$ 1,392,079.51	\$ 1,330,754.12
602	W.W.T.P.-Sewer Availability Charge	\$ 1,145,442.14	\$ 1,144,126.09	\$ 1,142,743.06
602	W.W.T.P.-Trunk Sewer Charge	\$ 132,895.52	\$ 132,742.83	\$ 132,582.37
602	W.W.T.P.-Bonds	\$ 278,101.90	\$ 209,550.86	\$ 141,070.13
602	W.W.T.P.-Construction	\$ -	\$ -	\$ -
603	Sanitation	\$ 47,094.75	\$ 45,441.70	\$ 43,379.70
604	City Center-Operating	\$ (28,221.41)	\$ (22,440.04)	\$ (18,298.57)
604	City Center-Bonds	\$ (678,484.62)	\$ (677,705.08)	\$ (676,885.86)
609	Liquor Store	\$ 112,775.86	\$ 97,083.91	\$ 74,872.41
612	Airport	\$ (68,915.04)	\$ (69,536.61)	\$ (89,909.48)
651	Storm Water Management	\$ 65,008.99	\$ 26,214.66	\$ (19,416.25)
213	Park Improvement	\$ 189,618.75	\$ 172,670.13	\$ 166,069.14
223	Aquatic Center	\$ (4,209.07)	\$ (2,475.96)	\$ (1,551.93)
223	Aquatic Center-Lifeguard Training	\$ 997.90	\$ 997.90	\$ 997.90
225	Cable TV	\$ 14,416.08	\$ 7,132.59	\$ 7,223.85
226	Cemetery	\$ (513.32)	\$ 3,449.47	\$ 420.89
229	Municipal State Aid	\$ 126,643.35	\$ 129,530.11	\$ 134,164.73
230	Engineering/Inspection Services	\$ (104,072.69)	\$ (103,953.12)	\$ (103,827.46)
231	Public Safety Aid	\$ 173,664.80	\$ 173,664.80	\$ 173,664.80
233	Economic Development Authority	\$ (13,400.75)	\$ (5,000.00)	\$ -
300	City Sinking	\$ 416.87	\$ 416.39	\$ 415.89
382	2007 Tax Increment Bond-2007 Industrial Park	\$ (61,836.81)	\$ (61,765.76)	\$ (61,691.10)
384	2018 Tax Increment Bond-Panther Heights	\$ 164.46	\$ 164.27	\$ 164.07
409	Tax Increment #4-Industrial Park	\$ 377,038.19	\$ 377,038.19	\$ 377,038.19
424	Tax Increment #17-Miller Manufacturing	\$ 14,575.41	\$ 14,558.66	\$ 14,541.06
426	Tax Increment #19-Panther Heights	\$ 31,238.01	\$ 31,202.12	\$ 31,164.40
427	Tax Increment #20-Bus Garage	\$ (9,837.35)	\$ (9,826.05)	\$ (9,814.17)
466	2023 Street Improvement	\$ 467.45	\$ 466.91	\$ 466.35
467	2025 Street Improvement-Hennepin Ave.	\$ (432,402.33)	\$ (486,414.72)	\$ (382,169.49)
523	2008 11th Street/Morningside Bond	\$ 904.93	\$ 903.89	\$ 902.80
524	2014 Street Improvement Bond	\$ (214,404.50)	\$ (214,158.16)	\$ (213,899.28)
525	2015 Street Improvement Bond-Lincoln Park	\$ (44,594.33)	\$ (44,543.09)	\$ (44,489.25)
526	2016 Street Improvement Bond-Armstrong Avenue	\$ 73,562.47	\$ 73,477.95	\$ 73,389.13
527	2017 Street Improvement Bond-Baxter Avenue	\$ 33,440.66	\$ 33,402.24	\$ 33,361.86
528	2018 Storm Water Improvement Bond-Central Storm Sewer	\$ 41,282.92	\$ 42,329.71	\$ 42,278.54
529	2021 Street Improvement Bond-10th Street	\$ 31,355.56	\$ 31,319.53	\$ 31,281.67
530	2023 Street Improvement Bond	\$ (738,005.21)	\$ (737,157.28)	\$ (736,266.20)
531	2025 Street Improvement Bond-Hennepin Ave.	\$ -	\$ -	\$ -
<b>TOTALS</b>		<b>\$ 5,747,589.94</b>	<b>\$ 5,954,448.21</b>	<b>\$ 5,890,968.10</b>



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## **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 Neid

# CITY OF GLENCOE BILLS

OCTOBER 6, 2025

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

<u>VENDOR</u>	<u>DEPARTMENT: DESCRIPTION</u>	<u>TOTAL</u>
CITY OF GLENCOE EMPLOYEES	MULTIPLE DEPTS.: CITY OF GLENCOE PAYROLL 6-11-25	\$98,108.58
WIRE TRANSFER	MULTIPLE DEPTS.: MEDICA INSURANCE PREMIUMS	\$44,526.88
WIRE TRANSFER	MULT DEPTS: STATE SALES TAX	\$24,962.00
WIRE TRANSFER	MULT DEPTS:EMP/CITY PAYROLL TAXES,HSA,PERA,D COMP,CAFE	\$65,289.12
	TOTAL PREPAID BILLS ----->	<u><u>\$232,886.58</u></u>

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

OCT 6, 2025 - PREPAID BILLS

Date: 10/03/2025

Time: 1:09 pm

Page: 1

City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	185568	06/12/2025	<u>2,774.71</u>
				Vendor Total:	<u>2,774.71</u>
IUOE LOCAL #49	2109	MULT DEPTS: UNION DUES	185569	06/12/2025	<u>209.95</u>
				Vendor Total:	<u>209.95</u>
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	185570	06/12/2025	<u>2,033.79</u>
				Vendor Total:	<u>2,033.79</u>
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	185571	06/12/2025	<u>155.05</u>
				Vendor Total:	<u>155.05</u>
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	185572	06/12/2025	<u>3,372.20</u>
				Vendor Total:	<u>3,372.20</u>
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	185573	06/12/2025	<u>6,783.76</u>
				Vendor Total:	<u>6,783.76</u>
				Grand Total:	<u>15,329.46</u>
				Less Credit Memos:	<u>0.00</u>
				Net Total:	<u>15,329.46</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>15,329.46</u>
	Total Invoices:	6			

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

**OCT 6, 2025 - PREPAID BILLS**

Date: 10/03/2025

Time: 1:10 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	185643	06/13/2025	<u>738.70</u>
				Vendor Total:	<u>738.70</u>
BOBBING BOBBER BREWING COM	1802	LIQUOR: MERCH FOR RESALE	185644	06/13/2025	34.61
BOBBING BOBBER BREWING COM	1802	LIQUOR: MERCH FOR RESALE	185655	06/23/2025	<u>129.20</u>
				Vendor Total:	<u>163.81</u>
BRAU BROTHERS BREWING CO.	1679	LIQUOR: MERCH FOR RESALE	185645	06/13/2025	<u>69.00</u>
				Vendor Total:	<u>69.00</u>
BREAKTHRU BEVERAGE	0513	LIQUOR: MERCH FOR RESALE	185656	06/23/2025	<u>399.88</u>
				Vendor Total:	<u>399.88</u>
C & L DISTRIBUTING	0492	LIQUOR: MERCH FOR RESALE	185646	06/13/2025	22,375.10
C & L DISTRIBUTING	0492	LIQUOR: MERCH FOR RESALE	185657	06/23/2025	<u>17,580.54</u>
				Vendor Total:	<u>39,955.64</u>
CITY OF GLENCOE	0035	LIQUOR: PETTY CASH REIMB	185642	06/13/2025	46.50
CITY OF GLENCOE	0035	LIQUOR STORE: PETTY CASH REIMB.	185653	06/20/2025	<u>246.17</u>
				Vendor Total:	<u>292.67</u>
CROW RIVER WINERY	2067	LIQUOR: MERCH FOR RESALE	185658	06/23/2025	<u>534.00</u>
				Vendor Total:	<u>534.00</u>
DAHLHEIMER BEVERAGE	0003	LIQUOR: MERCH FOR RESALE	185647	06/13/2025	22,757.40
DAHLHEIMER BEVERAGE	0003	LIQUOR: MERCH FOR RESALE	185659	06/23/2025	<u>21,956.27</u>
				Vendor Total:	<u>44,713.67</u>
HOLTMEIER CONSTRUCTION, INC	1450	'25 STREET IMPROVEMENT: HENNEPIN AVE. PAYMENT	185652	06/17/2025	142,496.95
				Vendor Total:	<u>142,496.95</u>
HOME CITY ICE COMPANY	1761	LIQUOR: MERCH FOR RESALE	185648	06/13/2025	<u>914.09</u>
				Vendor Total:	<u>914.09</u>
JOHNSON BROS - ST PAUL	0504	LIQUOR: MERCH FOR RESALE	185660	06/23/2025	<u>4,556.06</u>
				Vendor Total:	<u>4,556.06</u>
MARLIN'S TRUCKING	1387	LIQUOR: MERCH FOR RESALE	185649	06/13/2025	610.75
MARLIN'S TRUCKING	1387	LIQUOR: MERCH FOR RESALE	185661	06/23/2025	<u>770.00</u>
				Vendor Total:	<u>1,380.75</u>
NOTHING BUT HEMP	0275	LIQUOR: MERCH FOR RESALE	185662	06/23/2025	<u>1,360.00</u>
				Vendor Total:	<u>1,360.00</u>
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR: MERCH FOR RESALE	185663	06/23/2025	<u>7,026.00</u>
				Vendor Total:	<u>7,026.00</u>
SOUTHERN GLAZER'S OF MN	1429	LIQUOR: MERCH FOR RESALE	185664	06/23/2025	<u>581.83</u>
				Vendor Total:	<u>581.83</u>
TENNIS WEST, LLC	0181	PARK IMPROVE.: PICKLEBALL COURT SURACE & FENCE PAYMENT	185654	06/20/2025	37,374.80
				Vendor Total:	<u>37,374.80</u>
VIKING BEVERAGES	0973	LIQUOR: MERCH FOR RESALE	185650	06/13/2025	7,936.70
VIKING BEVERAGES	0973	LIQUOR: MERCH FOR RESALE	185665	06/23/2025	<u>8,026.00</u>
				Vendor Total:	<u>15,962.70</u>
VIKING COCA-COLA BOTTLING CC	0494	LIQUOR: MERCH FOR RESALE	185651	06/13/2025	<u>484.21</u>
				Vendor Total:	<u>484.21</u>
VINOCOPIA, INC.	1353	LIQUOR: MERCH FOR RESALE	185666	06/23/2025	<u>490.00</u>
				Vendor Total:	<u>490.00</u>

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

OCT 6, 2025 - PREPAID BILLS

Date: 10/03/2025

Time: 1:10 pm

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Grand Total:	299,494.76
				Less Credit Memos:	0.00
				Net Total:	299,494.76
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	299,494.76
	Total Invoices:	25			

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

OCT 6, 2025 - REGULAR BILLS

Date: 10/03/2025

Time: 12:39 pm

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
ALPHA WIRELESS	0160	STREET PARK WATER, WWTP: RADIOS ANNUAL MAINT AGREEMENT	0	00/00/0000	<b>2,448.00</b>
				Vendor Total:	<u>2,448.00</u>
AQUA PRO SPRINKLERS	1475	ADMIN: SPRINKLER SYSTEM WINTERIZATION	0	00/00/0000	<b>396.50</b>
				Vendor Total:	<u>396.50</u>
ARNOLD'S OF GLENCOE, INC.	1449	WWTP: FILTERS, OIL	0	00/00/0000	<b>152.63</b>
				Vendor Total:	<u>152.63</u>
AXON ENTERPRISE, INC	0439	POLICE: TRAINING SUPPLIES, BODY CAMERAS & EQUIPMENT	0	00/00/0000	<b>14,387.60</b>
				Vendor Total:	<u>14,387.60</u>
BUMPS FAMILY RESTAURANT	0961	CITY CENTER: MERCH FOR RESALE	0	00/00/0000	<b>134.21</b>
				Vendor Total:	<u>134.21</u>
CENTURYLINK (CHARLOTTE, NC)	1880	AQUATIC CENTER: PHONE BILL	0	00/00/0000	<b>60.00</b>
				Vendor Total:	<u>60.00</u>
CENTURYLINK	1394	MULT DEPTS: PHONE BILL	0	00/00/0000	<b>816.49</b>
				Vendor Total:	<u>816.49</u>
COMPANION LIFE INSURANCE	1859	MULT DEPTS: INS PREMIUMS	0	00/00/0000	<b>3,315.34</b>
				Vendor Total:	<u>3,315.34</u>
CORE & MAIN LP	1741	WATER, WWTP: MANHOLE PICKS/HOOKS	0	00/00/0000	<b>414.00</b>
				Vendor Total:	<u>414.00</u>
DAKOTA SUPPLY GROUP	0523	WATER: REPAIR SLEEVE, VALVES	0	00/00/0000	<b>469.67</b>
				Vendor Total:	<u>469.67</u>
EGGERSGLUESS, BRAD	0869	ADMIN: MONTHLY CELL PHONE REIMB	0	00/00/0000	<b>50.00</b>
				Vendor Total:	<u>50.00</u>
FAHRNER ASPHALT SEALERS, LLC	0534	AIRPORT: PAVEMENT MAINTENANCE PROJECT	0	00/00/0000	<b>14,792.36</b>
				Vendor Total:	<u>14,792.36</u>
FLAHERTY & HOOD, P.A.	0441	ADMIN: LEGAL FEES	0	00/00/0000	<b>95.00</b>
				Vendor Total:	<u>95.00</u>
FLEET SERVICES DIVISION	2144	POLICE: SQUAD CAR LEASES	0	00/00/0000	<b>4,388.87</b>
				Vendor Total:	<u>4,388.87</u>
FOUNDATION BUSINESS SYSTEM:	1942	WATER, WWTP, STORM WATER: ANNUAL SUBSCRIPTION	0	00/00/0000	<b>500.00</b>
				Vendor Total:	<u>500.00</u>
FRANKLIN PRINTING INC.	0085	WATER, WWTP: OFFICE SUPPLIES	0	00/00/0000	<b>259.27</b>
				Vendor Total:	<u>259.27</u>
FREITAG, BENTON	0659	CABLE TV: COUNCIL MEETING RECORDINGS	0	00/00/0000	<b>100.00</b>
				Vendor Total:	<u>100.00</u>
GACC TOURISM	0168	REIMB: LODING TAX	0	00/00/0000	<b>87.12</b>
				Vendor Total:	<u>87.12</u>
GAVIN PROPERTIES CO.	1901	AIRPORT: REIMB FOR LP LINE REPAIRS	0	00/00/0000	<b>285.83</b>
				Vendor Total:	<u>285.83</u>
GAVIN, JANSSEN, STABENOW &	0087	POLICE: LEGAL SERVICES	0	00/00/0000	<b>5,650.75</b>
				Vendor Total:	<u>5,650.75</u>
GLENCOE FIRE RELIEF ASS'N.	0455	FIRE: 2ND HALF FIRE PENSION, FIRE STATE AID	0	00/00/0000	<b>99,934.73</b>
				Vendor Total:	<u>99,934.73</u>
GREAT NORTHERN ENVIRONMEN	1601	WWTP: BLOWER LUBRICANT, BEARING GREASE	0	00/00/0000	<b>811.50</b>

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

OCT 6, 2025 - REGULAR BILLS

Date: 10/03/2025

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Vendor Total:	<u>811.50</u>
HAWKINS, INC.	1133	AQUATIC CENTER, WATER: CHEMICALS	0	00/00/0000	60.00
				Vendor Total:	<u>60.00</u>
HEDLUND, KENZIE	0221	CITY CENTER: DAMAGE DEPOSIT REFUND	0	00/00/0000	200.00
				Vendor Total:	<u>200.00</u>
HUEMOELLER, CHESKIS &	1800	ADMIN: LEGAL SERVICES	0	00/00/0000	8,965.25
				Vendor Total:	<u>8,965.25</u>
HUSSONG, SAMANTHA	2098	CITY CENTER: DECOR	0	00/00/0000	150.00
				Vendor Total:	<u>150.00</u>
KDUZ - KARP - KGLB	2248	CITY CENTER: ADVERTISING	0	00/00/0000	265.00
				Vendor Total:	<u>265.00</u>
LEEDSTONE	1541	WWTP: ACID RINSE	0	00/00/0000	111.66
				Vendor Total:	<u>111.66</u>
LEGACY HEALTH INSURANCE	1226	CITY CENTER: CANCELLATION REFUND	0	00/00/0000	67.50
				Vendor Total:	<u>67.50</u>
MCLEOD COOP. POWER ASS'N.	0201	ADMIN, AIRPORT: ELECTRICITY	0	00/00/0000	573.93
				Vendor Total:	<u>573.93</u>
MENARDS - HUTCHINSON	2184	PARK: PAINT	0	00/00/0000	125.88
				Vendor Total:	<u>125.88</u>
METRO SALES, INC	1066	ADMIN: OFFICE EQUIPMENT LEASE	0	00/00/0000	387.02
				Vendor Total:	<u>387.02</u>
MINI BIFF	0177	PARK: WASTE REMOVAL	0	00/00/0000	357.00
				Vendor Total:	<u>357.00</u>
MN DEPT. OF HEALTH	1223	WATER: COMMUNITY WATER SUPPLY SERVICE CONNECTION FEES	0	00/00/0000	6,019.00
				Vendor Total:	<u>6,019.00</u>
MN. RURAL WATER ASSOC.	0175	WATER: OPERATOR EXPO	0	00/00/0000	300.00
				Vendor Total:	<u>300.00</u>
MORRIS ELECTRONICS INC	1372	POLICE: IT SERVICE	0	00/00/0000	125.00
				Vendor Total:	<u>125.00</u>
MVTL , INC.	0353	WATER, WWTP: LAB TESTING	0	00/00/0000	1,462.10
				Vendor Total:	<u>1,462.10</u>
NORTH CENTRAL LABORATORIES	0631	WWTP: LAB SUPPLIES	0	00/00/0000	291.67
				Vendor Total:	<u>291.67</u>
NUVERA	2120	MULT DEPTS: INTERNET, PHONE, IT SUPPORT	0	00/00/0000	5,540.92
				Vendor Total:	<u>5,540.92</u>
PLUNKETT'S PEST CONTROL, INC	0446	AQUATIC CENTER, WWTP: PEST CONTROL	0	00/00/0000	187.72
				Vendor Total:	<u>187.72</u>
PRINTING SYSTEMS, INC.	0346	FINANCE: OFFICE SUPPLIES	0	00/00/0000	394.61
				Vendor Total:	<u>394.61</u>
PRO AUTO GLENCOE, INC	0527	WATER: TIRES	0	00/00/0000	550.75
				Vendor Total:	<u>550.75</u>
RELIANCE STANDARD LIFE INS CO	1915	MULT DEPTS: INS PREMIUMS	0	00/00/0000	984.59
				Vendor Total:	<u>984.59</u>
RUNNING'S SUPPLY, INC.	1616	PARK: SAFETY BOOTS	0	00/00/0000	204.94
				Vendor Total:	<u>204.94</u>
SAM'S TIRE SERVICE INC.	0250	POLICE: TIRES & INSTALLATION	0	00/00/0000	696.55
				Vendor Total:	<u>696.55</u>
SEH	1757	MULT DEPTS: ENGINEERING SERVICES	0	00/00/0000	108,182.93

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

OCT 6, 2025 - REGULAR BILLS

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Vendor Total:	<u>108,182.93</u>
SHRED-N-GO, INC	0032	FINANCE, POLICE: PAPER SHREDDING	0	00/00/0000	<u>180.60</u>
				Vendor Total:	<u>180.60</u>
SOUTHWEST EYE CARE	0038	PARK: SAFETY GLASSES	0	00/00/0000	<u>894.82</u>
				Vendor Total:	<u>894.82</u>
TENNIS WEST, LLC	0181	PARK: BASEBALL GATE INSTALL	0	00/00/0000	<u>1,220.00</u>
				Vendor Total:	<u>1,220.00</u>
TOTAL CONTROL SYSTEMS, INC	2148	WWTP: SYSTEM REPAIRS	0	00/00/0000	<u>2,337.40</u>
				Vendor Total:	<u>2,337.40</u>
TRENCHERS PLUS, INC.	2196	STREET: VACTOR REPAIR	0	00/00/0000	<u>1,141.09</u>
				Vendor Total:	<u>1,141.09</u>
VANDAMME, JON	0136	LIQUOR STORE: MONTHLY CELL PHONE REIMB	0	00/00/0000	<u>50.00</u>
				Vendor Total:	<u>50.00</u>
VANDAMME, MYRANDA	0028	CITY CENTER: MONTHLY CELL PHONE REIMB	0	00/00/0000	<u>50.00</u>
				Vendor Total:	<u>50.00</u>
VERIZON WIRELESS	1110	POLICE: AIR TAGS	0	00/00/0000	<u>200.05</u>
				Vendor Total:	<u>200.05</u>
WATER CONSERVATION SERVICE	1298	WATER, WWTP: LEAK LOCATES	0	00/00/0000	<u>678.95</u>
				Vendor Total:	<u>678.95</u>
WM. MUELLER & SONS, INC.	0206	STREET: PATCHING MATERIALS	0	00/00/0000	<u>1,719.72</u>
				Vendor Total:	<u>1,719.72</u>
WORLD WATER WORKS	0197	WWTP: PUMP WITH SKID-VALVE	0	00/00/0000	<u>22,001.45</u>
				Vendor Total:	<u>22,001.45</u>
ZAJICEK, KEITH	2260	CITY CENTER: DAMAGE DEPOSIT REFUND	0	00/00/0000	<u>500.00</u>
				Vendor Total:	<u>500.00</u>
				Grand Total:	<u>316,727.97</u>
				Less Credit Memos:	<u>0.00</u>
				Net Total:	<u>316,727.97</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>316,727.97</u>
	Total Invoices:	58			