



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, February 2, 2026**  
City Center Ballroom

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

**2. CONSENT AGENDA**

- A. Approve Minutes of the Regular Meeting of January 20, 2026
- B. Maria's Mexican Restaurant, On-Sale Liquor and Sunday Sales, 702 10<sup>th</sup> Street E.
- C. Glencoe VFW Post 5102, Club On-Sale and Sunday Sales, 923 Chandler Ave. N.
- D. Glencoe Country Club, Club On-Sale and Sunday Sales, 1325 1st St. E
- E. Happy Hour Inn, On-Sale Liquor and Sunday Sales, 815 11th St. E.
- F. Main Street Sports Bar, On-Sale Liquor and Sunday Sales, 1226 Greeley Ave N.
- G. Glencoe Baseball Association, Beer & Wine and Sunday Sales, 200 Desoto Ave

**3. APPROVE AGENDA**

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

**5. PUBLIC HEARINGS**

- A. Set Public Hearing for MS4 Public Hearing – March 2, 2026

**6. BIDS AND QUOTES**

**7. REQUESTS TO BE HEARD**

- A. Light and Power Commission Appointment Recommendation – Glencoe Light and Power, Dave Meyer
- B. Approval to Hire Police Officer – Glencoe Police Chief Tony Padilla
- C. Consideration of Resolution approving assignment of Panther Heights Apartment to Panther Heights Leased Housing, LLC – City Attorney Mark Ostlund

**8. ITEMS FOR DISCUSSION**

**9. ROUTINE BUSINESS**

- A. Project Updates
- B. Economic Development
- C. Public Input
- D. Reports
- E. City Bills
- F. **Close Meeting** to discuss ongoing litigation regarding USG Water Solution pursuant to Minn Stat 13D.

**10. ADJOURN**



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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SMALL CITY & BIG FUTURE

## GLENCOE CITY COUNCIL MEETING MINUTES

January 20, 2026 – 7:00 PM

City Center Ballroom

Attendees: Mark Hueser, Jon Dahlke, Scott Maynard, Paul Lemke, Cory Neid, Yodee Rivera  
City Staff: Mark Lemen, Mark Ostlund, Brandon Frankfurth, Haylie Kusler, Todd Trippel, Tony Padilla, Liz Griebel  
Other: Justin Black, Brian O'Donnell

### 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 January 5, 2026
- B. Approve Minutes of the City Council Workshop of January 12, 2026
- C. Approve Liquor License renewal, 3.2 Off-Sale at **La Zacatecana**, 740 11<sup>th</sup> St E., Glencoe, MN
- D. Pool Table Permit X 4, Pla-mor Ballroom, 1905 9<sup>th</sup> Street East, Glencoe, MN

**Motion:** Lemke, seconded by Neid to approve the consent agenda with the one correction in the January 5, 2026 regular meeting minutes. All in favor, the motion carries.

### 3. APPROVE AGENDA

**Motion:** Dahlke, seconded by Rivera to approve the agenda with the removal of 6D and the addition of 7E. All in favor, the motion carries.

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

None.

### 5. PUBLIC HEARINGS – None Scheduled

None.

### 6. BIDS AND QUOTES

- A. Supplemental Letter Agreement (SLA) for SEH to serve as City Engineer -Justin Black, City Engineer, SEH

**Motion:** Neid, seconded by Lemke to approve the SLA for SEH to serve as City Engineer. All in favor, the motion carries.

- B. SLA for Engineering Services for Municipal State Aid (MSA) – Justin Black, City Engineer, SEH

**Motion:** Lemke, seconded by Dahlke to approve the SLA for Engineering Services for Municipal State Aid. All in favor, the motion carries.

- C. Electronic payment option for Glencoe Aquatic Center - City Administrator Mark Lemen

The Glencoe Aquatic Center currently operates as a cash-based business. The current request is to approve purchasing credit card processors, tablets, cash boxes, and receipt printers to facilitate seamless and convenient transaction processing on site for all patrons. One terminal would be for admissions and the second for concessions.

**Motion:** Lemke, seconded by Rivera to approve the Elavon Talech rental, for the two devices described, for the 2026 season. Dahlke abstained his vote. All in favor, the motion carries.

~~D. Appraisal for property at the northwest corner of Baxter Ave N and 6<sup>th</sup> St E – Assistant City Administrator Haylie Kusler~~

**7. REQUESTS TO BE HEARD**

**A.** Approval of Administrative Assistant Job Description and Posting - City Administrator Mark Lemen

**Motion:** Neid, seconded by Rivera to approve the Administrative Assistant job description and posting. All in favor, the motion carries.

**B.** Resolution 2026-02 Local Option Sales Tax – City Administrator Mark Lemen

**CITY OF GLENCOE, MINNESOTA  
RESOLUTION 2026-02**

**Resolution to support the authority to impose a local sales tax to fund specific capital improvements providing regional benefit, to establish the duration of the tax and the revenue to be raised by the tax, and to authorize the city to issue bonds supported by the sales tax revenue.**

**WHEREAS**, the city has engaged community residents and businesses and identified the City of Glencoe Recreational Area Park System and Trails System;

**WHEREAS**, the project(s) will result in benefits to both the residents and businesses of the city of Glencoe and to non-resident visitors and businesses; and,

**WHEREAS**, funding the project(s) with a local sales tax will more closely distribute the cost of the project(s) to the users of the facilities; and,

**WHEREAS**, the project(s) are estimated to cost approximately \$2,875,000; and,

**WHEREAS**, the city estimates that a local sales tax of 0.5 percent would generate \$3,003,371 over 15 years; and,

**WHEREAS**, the city has provided documentation of the regional significance of each project, including the share of the economic benefit to or use of each project by persons residing, or businesses located outside of the jurisdiction; and,

**WHEREAS**, the estimated local sales tax revenue and estimated time needed to raise that amount of revenue for each project is as follows:

- For Glencoe City Recreational Area Park System: The city will collect \$1,225,185 over 15 years
- For Glencoe Trail System: The city will collect \$1,649,815 over 15 years

**WHEREAS**, Minn. Stat. § 297A.99 authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and,

**WHEREAS**, Minn. Stat. § 297A.99 requires the City to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax;

**THEREFORE, BE IT RESOLVED the following:**

1. The city council supports the authority to impose a general local sales tax of 0.5 percent for a period of 15 years to fund the aforementioned project(s);
2. Upon approval of this resolution, the city will submit the adopted resolution and documentation of regional significance to the chairs and ranking minority members of the House and Senate Taxes committees for approval and passage of a special law authorizing the tax, by January 31 of the year that it is seeking the

special law.

3. Upon Legislative approval and passage of the special law authorizing the tax, the city will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Secretary of State before the following Legislative session.
4. The city will put a detailed ballot question(s), which includes separate questions for each project, on a general election ballot for local voter approval. This will be done within two years of receiving legislative authority.
5. If one or more ballot questions pass, the city will also pass an ordinance imposing the tax and notify the commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.
6. Upon completion of the aforementioned requirements, the local sales tax will commence and run until February 1, 2027, to February 1, 2042, or until a sum sufficient to fund the voter-approved project(s), including related debt costs, is raised, whichever comes first.

**Adoption by the City Council of the City of Glencoe this January the day of 20, 2026.**

**Motion:** Dahlke, seconded by Maynard to approve **Resolution 2026-02 Local Option Sales Tax**. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, Neid and Lemke. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

**C.** Approval of Rezoning Permit Application for 2600 Block 14<sup>th</sup> St

**Motion:** Neid, seconded by Lemke to approve the Rezoning Permit Application for 2600 Block 14<sup>th</sup> St. All in favor, the motion carries.

**D.** Approval to advertise and set bid opening for GYL taxilane extension project

**Motion:** Neid, seconded by Dahlke to approve advertisement and set bid opening for GYL Taxilane Extension project. All in favor, the motion carries.

**E.** **Appoint member to the Planning and Industrial Commission – Planning Commission Recommendation**

**Motion:** Maynard, seconded by Rivera to appoint Hunter Lemke to the Planning and Industrial Commission. All in favor, the motion carries.

**8. ITEMS FOR DISCUSSION**

**A.** HR Policy Updates – Assistant City Administrator Haylie Kusler

Assistant City Administrator Kusler gave a brief update on the HR policies. Currently establishing a recruitment and onboarding process, performance management and reviews, and maintenance to the personnel policy.

**9. ROUTINE BUSINESS**

**A.** Project Updates

**B.** Economic Development

**C.** Public Input

**D.** Reports

**E.** City Bills

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

**10. ADJOURN**

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



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**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: Brandon Frankfurth, Public Works Director

Date: February 2, 2026

RE: Item 5A Set MS4 Public Hearing

**Item 5A:** The City of Glencoe is required to conduct an annual public hearing regarding MPCA MS4 permit requirements. It is recommended that the Council schedule the MS4 Public Hearing for March 3, 2026, at 7:05 p.m.

***PUBLIC MEETING ON STORM WATER PROGRAM***

The City of Glencoe will hold a public meeting on its Storm Water Pollution Prevention Program (SWPPP) at **7:05 p.m. Monday March 2, 2026, at the City Center Council Chambers, 1107 11<sup>th</sup> Street East, Glencoe.** The public meeting will be held as part of the regularly scheduled City Council Meeting and will also be broadcast live on the local cable access channel 10, and Live Streamed at [glencoe.mn.org](http://glencoe.mn.org).

The SWPPP is part of the City's permit that was prepared to meet the requirements of a federally mandated storm water permit program that is administered by the Minnesota Pollution Control Agency (MPCA). The overall goal of the program is to reduce the amount of sediment and pollution that enters surface waters.

The public meeting will include a presentation of the best management practices that make up the City's SWPPP. Residents will be given an opportunity to provide written or oral comments on the City's SWPPP. The City of Glencoe will consider all comments and may make reasonable adjustments to the SWPPP.

Dated: February 2, 2026

BY ORDER OF THE CITY COUNCIL OF  
THE CITY OF GLENCOE, MINNESOTA

/s/ Mark Lemen  
City Administrator



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305 11th Street East | Glencoe, MN 55336 | phone: 320.864.5184 | [www.glencoeightandpower.com](http://www.glencoeightandpower.com)

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January 28, 2026

Re: Light and Power Commission Appointment

Dear Mark:

At the January 26, 2026, Light and Power Commission meeting a motion was unanimously passed to recommend that Bob Senst be appointed to fill the vacant seat on the Light and Power Commission. This appointment would be for a partial term that expires 12/31/27. Would you please bring this recommendation to the next meeting of the Glencoe City Council?

Thank you,

David Meyer  
General Manager  
Light and Power Commission

# GLENCOE

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Website: [www.glencoemn.org](http://www.glencoemn.org) Phone: (320) 864-5586 Email: [info@ci.glencoe.mn.us](mailto:info@ci.glencoe.mn.us)

NAME ROBERT SEUST TODAY'S DATE 1-21-2020  
ADDRESS 306 WACKER DR. TELEPHONE 507-381-5597  
EMAIL rcs.glencoe@gmail.com EMPLOYER MCPA - RETIRED  
YEARS AS GLENCOE RESIDENT 34 OCCUPATION LINEWORKER / ENGINEERING  
RETIRED

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

AIRPORT COMMISSION

LIGHT & POWER COMMISSION

CHARTER COMMISSION

PARK BOARD

LIBRARY BOARD

PLANNING & INDUSTRIAL COMMISSION

ECONOMIC DEVELOPMENT AUTHORITY

Why you are interested in serving on this board/commission: I LIKE SERVING MY COMMUNITY.  
WITH MY BACKGROUND I UNDERSTAND MANY OF ISSUES  
WITH POWER PRODUCTION AND DELIVERY.

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

ROCHESTER PUBLIC UTILITIES - POWER GENERATION - 2 YEARS  
ST. CHARLES ELEC. UTILITIES / MCLEOD COP POWER - LINEWORKER  
1 YEAR 30 1 ENGINEERING

List other municipal boards/commissions you have served on:

- PLANNING & INDUSTRIAL COMM. Served from 2019 to 12/25
- Served from \_\_\_\_\_ to \_\_\_\_\_
- Served from \_\_\_\_\_ to \_\_\_\_\_

Robert Seust  
Signature of Applicant

1-21-2020  
Date



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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CITY OF GLENCOE, MINNESOTA  
REQUEST FOR COUNCIL ACTION

Agenda Item Number: \_\_\_\_\_ Meeting Date: February 2, 2026

Attachments:  Yes  No

**Originating Department:**  
Glencoe Police

**Prepared By:**  
Chief Padilla

**Topic:**  
Full Time Police Officer

**Action Requested:**  
Hire Alex Kokenge as full time officer

**Background/Justification:**

The Glencoe Police Department is currently down four full-time officers. Alex has completed his educational requirements to include skills. Alex has successfully completed a background, physical, physical agility, and a psychological exam to work at our police department.

Alex is a member of the MN National Guard.

Alex was referred to our department by Officer Ward.

**Consideration:**

Backfill one of the four full-time positions we have available.

**Fiscal Impact:**

Hourly rate for step one officer is \$35.13

**Staff Recommendation:**

I recommend the approval of Alex Kokenge

**Alternatives:**

Option 1 Approve as presented

Option 2 Table hiring

Option 3 Deny hiring

**Council Action:**

Motion to approve, deny, or table

**Attachments:**

1- Resume

April 16, 2025

Human Resources  
Glencoe Police Department  
Glencoe, MN 56336

RE: Police Officer

To whom it may concern,

As a recent graduate from Alexandria Technical College with a Associate of Applied Science in police training and education, I am extremely interested in the Police Officer opportunity posted on the Glencoe police department website. After reviewing the key qualifications for this role, I am confident that I am well-prepared to be a valuable contributor to company growth and success.

Through my academic and military journey, I applied a strong focus on building my weapons handling, leadership abilities, and emergency management abilities. I am detail-oriented and meticulous when managing competing priorities within tight deadlines. I work best in roles where utilizing criminal law allows me to make a positive impact while using creative problem-solving to resolve issues and achieve goals.

My academic strengths have greatly contributed to the development of my decision-making, problem-solving and teamwork skills. I bring clear and effective communicating to build professional connections with co-workers, management and customers. I would welcome the opportunity to further discuss the details of my experience and attributes which I believe will be an asset to the Glencoe police department team. Please review my attached resume for additional insight into my background. Thank you for your time and consideration.

Sincerely,  
Alex Kokenge

*Alex Kokenge*

# Alex Kokenge

Paynesville, MN 56362 |

**Demonstrates strong analytical, communication, and teamwork skills, with proven ability to quickly adapt to new environments. Eager to contribute to team success and further develop professional skills. Brings positive attitude and commitment to continuous learning and growth.**

## Skills

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- **Effective time management**
- **Strong verbal and written communication**
- **Proficient vehicle operation**
- **Crisis intervention and deescalation**

## Work History

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### **Team Member**

*A&W Restaurants, 17280 MN-23 NE New London,  
MN 67273*

*September 2025 - Current*

- Worked different stations to provide optimal coverage and meet production goals.
- Operated register to process payments and collect cash payment for order totals.
- Worked scheduled shifts and remained available to work during coworker absences, holidays, and busy periods.
- Developed strong cooperative relationships with coworkers and managers.

### **Army National Guard**

*National Guard, 1346 Robert St S, West Saint Paul,  
MN 55118*

*October 2023 - Current*

- Strengthened communication skills through regular interactions with others.
- Goal-oriented professional with proven success in applying analytical skills to solve complex problems and overcome challenges.
- Proven ability to develop and implement creative solutions to complex problems.
- Adaptable and proficient in learning new concepts quickly and efficiently.
- Participated in team projects, demonstrating an ability to work collaboratively and effectively.

## Education

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Associate of Applied Science in Law Enforcement August 2024  
Alexandria Technical College at Alexandria, MN

## Certifications

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Emergency Response Coordinator by the American Red Cross

ARMER Certified

EVOK Certified

FEMA Certified

Familiar with Zuercher Pro Suite



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To: Mayor and City Council

From: Mark Lemen, City Administrator

Date: February 2, 2026

RE: Item 7C Resolution 2026-03

**Item 7C:** It is recommended that the Council consider approving Resolution 2026-03, assigning the TIF financing for Panther Heights Apartments (seller) to Panther Heights Leased Housing, LLC (buyer).



January 21, 2026

City of Glencoe  
Attn: Mark Larson  
City Administrator  
1107 11th Street, Suite 107  
Glencoe, MN 55336

IN RE: Panther Heights Apartment Homes, Glencoe, MN (the "**Development**")

Dear Mr. Larson:

On behalf of Glencoe Multi Family, LLC, a Minnesota limited liability company (the "**Owner**" or "**Seller**"), with its principal place of business located at 5605 NE River Road, Sauk Rapids, MN 56379, and Mitchell J. Rengel, Member and Chief Manager, in connection with the Owner's sale of the above-described Development, thank you for the opportunity to provide this information and for your prompt consideration of this request.

The Development is receiving the benefits of Available Tax Increments provided as part of a Third Amended and Restated Contract for Development entered into with the City of Glencoe on September 14, 2021, and recorded on September 16, 2021, as Document No. T68347 in the Office of the Glencoe County Registrar of Titles (the "**Development Agreement**").

In that regard, we respectfully notify the City of Owner's upcoming assignment of these benefits as required under Owner's agreement to Panther Heights Leased Housing L. L. C., a Minnesota limited liability company ("**New Owner**"), effective the close of business on January 29, 2026.

1. The New Owner is a Minnesota limited liability company, organized and in good standing under the laws of the State of Minnesota, and has full legal power and authority under its Organizational Documents to do all things necessary to operate the Development. Address is:

460 Carpenters Point  
Wayzata, MN 55391-1970

2. The managing Partner of the New Owner is Scott J. Mann, a Minnesota resident, the following person(s) is/are authorized to execute documents on behalf of New Owner:

Scott J. Mann, Partner

3. The New Owner is the owner for tax purposes of the Development.

4. To the best of Owner's knowledge, there is no legal action pending or threatened which would prevent the ownership and operation by New Owner of the Development.

Enclosed for your reference is a copy of the purchase agreement.

Please provide me with direction as to what type of agreement and/or other information you require seller to submit to the City for review and written approval prior in order to transfer this Development Agreement, effectively assigning Owner's rights, responsibilities and obligations in this agreement to New Owner, who in turn will assume those rights, responsibilities and obligations to the City under the Development Agreement.

Sincerely,



Marc W. Sugden  
[m.sugden@pemplaw.com](mailto:m.sugden@pemplaw.com)  
jls



Attorneys at Law

401 Groveland Avenue  
Minneapolis, Minnesota 55403-3219

Telephone: (612) 871-1800  
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Writer's Direct Dial: (612) 879-1822  
[chuntley@mulliganbjornnes.com](mailto:chuntley@mulliganbjornnes.com)

January 29, 2026

**BY E-MAIL ONLY**

Mark W. Ostlund  
Huemoeller, Cheskis & Ostlund, PLC  
16670 Franklin Trail, Ste. 210  
Prior Lake, MN 55372  
[mwo@priorlakelaw.com](mailto:mwo@priorlakelaw.com)

RE: Sale of 2905 14th Street East, Glencoe, Minnesota  
PID: 221520010  
Our File No. 8807.02

Dear Mr. Ostlund:

We represent Panther Heights Leased Housing L.L.C., a Minnesota limited liability company ("Panther Heights"). Panther Heights has entered into that Commercial Real Estate Purchase Agreement Glencoe Multi Family, LLC (the "Seller") pursuant to which Panther Heights is purchasing the above referenced property. As part of the transaction, the Seller will be transferring to Panther Heights all of the Seller's rights and interest in the existing TIF financing with the City of Glencoe, and related promissory notes.

We understand that the City Council has requested information regarding the members and business interests of Panther Heights prior to approving the TIF assignment. We offer the following information:

The members of Panther Heights are Scott Mann and David Tysk. Mr. Mann has 33 years of experience managing and developing multi-family properties in Minnesota. He has redeveloped 346 units of Section 42 projects in Minnesota and served as lead developer and construction manager for 358 units of new market rate projects in Minnesota. Mr. Mann currently manages, and is a partner in, 676 units of market rate multi-family properties in Minneapolis. Mr. Tysk has 21 years of experience managing commercial property and has owned commercial property since 2011. Together, Mr. Mann and Mr. Tysk own 235 units of market rate multi-family housing in central Minnesota. Those properties include Dassel Apartments and Townhomes, Eden Valley Apartments, Meeker County townhomes, Watkins Apartments, and Winsted Fields located in Cosmos, Eden Valley, Grove City, Litchfield and Watkins.

City of Glencoe  
Our File No. 8807.02  
January 29, 2026  
Page 2

Feel free to reach out to me with any additional questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'CH' followed by a stylized flourish.

Christopher Huntley

CH/mjh

# RESOLUTION NO. 2026-03

## CITY OF GLENCOE, MINNESOTA

### RESOLUTION CONSENTING TO ASSIGNMENT OF THIRD AMENDED AND RESTATED CONTRACT FOR DEVELOPMENT

WHEREAS, the City of Glencoe, Minnesota (the "City") and Glencoe Multi Family, LLC, a Minnesota limited liability company (the "Developer"), entered into that certain Third Amended and Restated Contract for Development dated September 14, 2021, recorded on September 16, 2021, as doc no. T68347 (the "Development Agreement") relating to the development known as Panther Heights located at 2905 14th Street East in Glencoe, Minnesota legally described as Lot 1, Block 1, Panther Heights Third Addition, McLeod County, Minnesota (the "Property"); and

WHEREAS, the Developer has entered into a Purchase Agreement dated November 6, 2025, to sell the Property to Panther Heights Leased Housing L.L.C., a Minnesota limited liability company (the "Assignee"); and

WHEREAS, pursuant to Section 8.2 of the Development Agreement, the Developer may not make any total or partial sale, assignment, conveyance, or lease of the Development Agreement or the Property without the prior written approval of the City; and

WHEREAS, the Developer has requested the City's consent to the assignment of the Development Agreement to the Assignee; and

WHEREAS, the City Council has reviewed information provided by the Developer and Assignee regarding the proposed assignment and has determined that the Assignee has the qualifications, experience, and financial capacity to fulfill all obligations under the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Glencoe, Minnesota, as follows:

- 1. Consent to Assignment.** The City hereby consents to the assignment of the Development Agreement from the Developer to the Assignee, effective upon the closing of the sale of the Property, subject to the conditions set forth herein.
- 2. Assumption of Obligations.** This consent is conditioned upon the Assignee's execution of an Assignment and Assumption Agreement in a form acceptable to the City Attorney, whereby

the Assignee expressly assumes all obligations, covenants, and responsibilities of the Developer under the Development Agreement, including but not limited to:

- a. All obligations related to Tax Increment Financing, including the reimbursement of allowable project costs up to \$540,000 for Phase 1 and \$675,000 for Phase 2 over 15-year periods;
- b. All obligations related to income restrictions requiring that at least 20% of the residential units in the Property be occupied by persons whose incomes do not exceed 50% of the area median income, with ongoing compliance certification requirements;
- c. All reporting and certification requirements; and
- d. All other obligations set forth in the Development Agreement.

3. **Conditions Precedent.** This consent shall not become effective until the following conditions have been satisfied:

1. The City's receipt of a fully executed Assignment and Assumption Agreement;
2. The City's receipt of evidence that the Assignee has obtained all insurance required under the Development Agreement;
3. The City's receipt of evidence that the Assignee is in good standing in the State of Minnesota;

4. **Reservation of Rights.** This consent shall not constitute a waiver of any rights or remedies available to the City under the Development Agreement or applicable law. The City expressly reserves all rights, powers, privileges, and remedies provided to it under the Development Agreement, at law, or in equity. Nothing in this consent shall be construed as limiting, prejudicing, or otherwise affecting any right, power, privilege, or remedy of the City, whether arising before or after the effective date of this consent.

5. **Authorization.** The Mayor and City Administrator are hereby authorized to execute any documents necessary to effectuate this consent, including the Assignment and Assumption Agreement, subject to final review and approval by the City Attorney.

ADOPTED by the City Council of the City of Glencoe, Minnesota, this 2<sup>nd</sup> day of February 2026.

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Mark Hueser, Mayor

ATTEST:

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Mark Lemen, City Administrator



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Separate Agenda Items

# CITY OF GLENCOE BILLS

FEBRUARY 2, 2026

**\*\* 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 10-1-25	\$84,982.85
CITY OF GLENCOE EMPLOYEES	MULTIPLE DEPTS.: CITY OF GLENCOE PAYROLL 10-15-25	\$82,472.67
WIRE TRANSFER	MULTIPLE DEPTS.: MEDICA INSURANCE PREMIUMS	\$44,526.88
WIRE TRANSFER	MULT DEPTS: STATE SALES TAX	\$21,686.00
WIRE TRANSFER	MULT DEPTS:EMP/CITY PAYROLL TAXES,HSA,PERA,D COMP,CAFE	\$118,399.93
	TOTAL PREPAID BILLS ----->	<u><u>\$352,068.33</u></u>

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

FEB 2, 2026 - PREPAID BILLS

Date: 01/28/2026

Time: 11:37 am

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BREAKTHRU BEVERAGE	0513	LIQUOR STORE: MERCH FOR RESALE	186965	10/06/2025	<b>678.49</b>
				Vendor Total:	<b>678.49</b>
CITY OF GLENCOE	0035	LIQUOR STORE: PETTY CASH REIMB	186964	09/30/2025	<b>1,119.65</b>
				Vendor Total:	<b>1,119.65</b>
IUOE LOCAL #49	2109	MULT DEPTS: UNION DUES	186970	10/06/2025	<b>193.80</b>
				Vendor Total:	<b>193.80</b>
JOHNSON BROS - ST PAUL	0504	LIQUOR STORE: MERCH FOR RESALE	186966	10/06/2025	<b>6,047.29</b>
				Vendor Total:	<b>6,047.29</b>
MINNESOTA CHILD SUPPORT	1646	POLICE: CHILD SUPPORT PAYMENT	186971	10/06/2025	<b>237.19</b>
				Vendor Total:	<b>237.19</b>
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	186972	10/06/2025	<b>110.75</b>
				Vendor Total:	<b>110.75</b>
PAUSTIS WINE COMPANY	0916	LIQUOR STORE: MERCH FOR RESALE	186967	10/06/2025	<b>1,447.50</b>
				Vendor Total:	<b>1,447.50</b>
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR STORE: MERCH FOR RESALE	186968	10/06/2025	<b>58.50</b>
				Vendor Total:	<b>58.50</b>
SOUTHERN GLAZER'S OF MN	1429	LIQUOR STORE: MERCH FOR RESALE	186969	10/06/2025	<b>1,991.30</b>
				Vendor Total:	<b>1,991.30</b>
				Grand Total:	<b>11,884.47</b>
				Less Credit Memos:	<b>0.00</b>
				Net Total:	<b>11,884.47</b>
				Less Hand Check Total:	<b>0.00</b>
				Outstanding Invoice Total :	<b>11,884.47</b>
	Total Invoices:	<b>9</b>			

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

FEB 2, 2026 - PREPAID BILLS

Date: 01/28/2026

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BREAKTHRU BEVERAGE	0513	LIQUOR STORE: MERCH FOR RESALE	187031	10/10/2025	<u>1,073.00</u>
				Vendor Total:	<u>1,073.00</u>
JOHNSON BROS - ST PAUL	0504	LIQUOR STORE: MERCH FOR RESALE	187032	10/10/2025	<u>4,546.36</u>
				Vendor Total:	<u>4,546.36</u>
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR STORE: MERCH FOR RESALE	187033	10/10/2025	<u>2,471.76</u>
				Vendor Total:	<u>2,471.76</u>
SOUTHERN GLAZER'S OF MN	1429	LIQUOR STORE: MERCH FOR RESALE	187034	10/10/2025	<u>3,713.28</u>
				Vendor Total:	<u>3,713.28</u>
VINOCOPIA, INC.	1353	LIQUOR STORE: MERCH FOR RESALE	187035	10/10/2025	<u>315.50</u>
				Vendor Total:	<u>315.50</u>
				Grand Total:	<u>12,119.90</u>
				Less Credit Memos:	<u>0.00</u>
				Net Total:	<u>12,119.90</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>12,119.90</u>
Total Invoices:	5				

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

FEB 2, 2026 - PREPAID BILLS

Date: 01/28/2026

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
A.H. HERMEL CO.	0573	LIQUOR STORE: MERCH FOR RESALE	187099	10/16/2025	<u>766.76</u>
				Vendor Total:	766.76
BREAKTHRU BEVERAGE	0513	LIQUOR STORE: MERCH FOR RESALE	187106	10/16/2025	<u>565.24</u>
				Vendor Total:	565.24
C & L DISTRIBUTING	0492	LIQUOR STORE: MERCH FOR RESALE	187100	10/16/2025	<u>20,777.73</u>
				Vendor Total:	20,777.73
COLONIAL LIFE	0735	MULT DEPTS: INS PREMIUMS	187107	10/16/2025	<u>263.70</u>
				Vendor Total:	263.70
DAHLHEIMER BEVERAGE	0003	LIQUOR STORE: MERCH FOR RESALE	187101	10/16/2025	<u>19,640.95</u>
				Vendor Total:	19,640.95
HOME CITY ICE COMPANY	1761	LIQUOR STORE: MERCH FOR RESALE	187102	10/16/2025	<u>523.09</u>
				Vendor Total:	523.09
IUOE LOCAL #49	2109	MULT DEPTS: UNION DUES	187108	10/16/2025	<u>193.80</u>
				Vendor Total:	193.80
JOHNSON BROS - ST PAUL	0504	LIQUOR STORE: MERCH FOR RESALE	187109	10/16/2025	<u>3,644.28</u>
				Vendor Total:	3,644.28
MARLIN'S TRUCKING	1387	LIQUOR STORE: MERCH FOR RESALE	187103	10/16/2025	<u>756.00</u>
				Vendor Total:	756.00
MINNESOTA CHILD SUPPORT	1646	POLICE: CHILD SUPPPORT PAYMENT	187110	10/16/2025	<u>237.19</u>
				Vendor Total:	237.19
MINNESOTA PUBLIC EMPLOYEE	1439	POLICE: UNION DUES	187111	10/16/2025	<u>110.75</u>
				Vendor Total:	110.75
PHILLIPS WINE & SPIRITS, INC.	1010	LIQUOR STORE: MERCH FOR RESALE	187112	10/16/2025	<u>2,995.88</u>
				Vendor Total:	2,995.88
RITE	0857	LIQUOR STORE: ANNUAL SOFTWARE SUBSCRIPTION	187113	10/16/2025	<u>1,803.90</u>
				Vendor Total:	1,803.90
SOUTHERN GLAZER'S OF MN	1429	LIQUOR STORE: MERCH FOR RESALE	187114	10/16/2025	<u>1,564.49</u>
				Vendor Total:	1,564.49
VIKING BEVERAGES	0973	LIQUOR STORE: MERCH FOR RESALE	187104	10/16/2025	<u>1,907.30</u>
				Vendor Total:	1,907.30
VIKING COCA-COLA BOTTLING CC 0494		LIQUOR STORE: MERCH FOR RESALE	187105	10/16/2025	<u>591.60</u>
				Vendor Total:	591.60
				Grand Total:	56,342.66
				Less Credit Memos:	0.00
				Net Total:	56,342.66
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	56,342.66
	<b>Total Invoices:</b>	<b>16</b>			

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

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BRADLEY SECURITY & ELECTRIC	0209	WWTP: LOCKSMITH SERVICE	0	00/00/0000	<b>120.00</b>
				Vendor Total:	<b>120.00</b>
CASTILLO, JESUS	1033	REIMB: PERMIT FEES REFUND	0	00/00/0000	<b>1,435.31</b>
				Vendor Total:	<b>1,435.31</b>
CENTURY FENCE COMPANY	0034	PARK IMP, WWTP: DOG PARK FENCE, RESET GATE OPERATOR POSTS	0	00/00/0000	<b>43,715.00</b>
				Vendor Total:	<b>43,715.00</b>
FLEET SERVICES DIVISION	2144	POLICE: SQUAD CAR LEASES	0	00/00/0000	<b>4,388.87</b>
				Vendor Total:	<b>4,388.87</b>
FOSTER MECHANICAL, INC.	0647	STREET, PARK: HVAC SYSTEM REPAIRS	0	00/00/0000	<b>776.50</b>
				Vendor Total:	<b>776.50</b>
FRANKLIN PRINTING INC.	0085	POLICE: FORM PRINTING	0	00/00/0000	<b>147.50</b>
				Vendor Total:	<b>147.50</b>
GLENCOE REGIONAL HEALTH	0099	WWTP: EMPLOYEE TESTING	0	00/00/0000	<b>142.16</b>
				Vendor Total:	<b>142.16</b>
JOHNSON CONTROLS FIRE	0874	CITY CENTER: ANNUAL TESTING & INSPECTIONS	0	00/00/0000	<b>289.91</b>
				Vendor Total:	<b>289.91</b>
MENARDS - HUTCHINSON	2184	PARK, CITY CENTER: UNIFORMS, HOLIDAY DECORATIONS	0	00/00/0000	<b>502.63</b>
				Vendor Total:	<b>502.63</b>
MINNESOTA CHIEFS OF POLICE	2033	POLICE: TRAINING	0	00/00/0000	<b>840.00</b>
				Vendor Total:	<b>840.00</b>
MVTL, INC.	0353	WATER: LAB TESTING	0	00/00/0000	<b>341.00</b>
				Vendor Total:	<b>341.00</b>
NORTH AMERICAN SAFETY INC	0903	STREET, PARK: SAFETY EQUIPMENT & CLOTHING	0	00/00/0000	<b>1,317.69</b>
				Vendor Total:	<b>1,317.69</b>
PURPLE ROLL-OFF	1582	STREET: SNOW HAULING	0	00/00/0000	<b>780.00</b>
				Vendor Total:	<b>780.00</b>
SEH	1757	MULT DEPTS: ENGINEERING SERVICES	0	00/00/0000	<b>65,407.40</b>
				Vendor Total:	<b>65,407.40</b>
				Grand Total:	<b>120,203.97</b>
				Less Credit Memos:	<b>0.00</b>
				Net Total:	<b>120,203.97</b>
				Less Hand Check Total:	<b>0.00</b>
				Outstanding Invoice Total :	<b>120,203.97</b>
	<b>Total Invoices:</b>	<b>14</b>			

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

FEB 2, 2026 - 2026 REG BILLS

Date: 01/29/2026

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
AXON ENTERPRISE, INC	0439	POLICE: TASERS & EQUIPMENT LEASE	0	00/00/0000	<b>11,958.52</b>
				Vendor Total:	<b>11,958.52</b>
CARGILL, INC	1636	WATER: SALT	0	00/00/0000	<b>5,994.11</b>
				Vendor Total:	<b>5,994.11</b>
CENTURYLINK (CHARLOTTE, NC)	1880	AQUATIC CENTER: PHONE BILL	0	00/00/0000	<b>100.00</b>
				Vendor Total:	<b>100.00</b>
CENTURYLINK	1394	MULT DEPTS: PHONE BILL	0	00/00/0000	<b>829.54</b>
				Vendor Total:	<b>829.54</b>
DAKOTA SUPPLY GROUP	0523	STREET, WATER: COUPLINGS, CURB BOX REPAIR LID, HEATER	0	00/00/0000	<b>2,958.53</b>
				Vendor Total:	<b>2,958.53</b>
EGGERSGUESS, BRAD	0869	ADMIN: MONTHLY CELL PHONE REIMB	0	00/00/0000	<b>50.00</b>
				Vendor Total:	<b>50.00</b>
FRANKLIN PRINTING INC.	0085	ADMIN, FINANCE, POLICE: OFFICE SUPPLIES, FORM PRINTING	0	00/00/0000	<b>696.91</b>
				Vendor Total:	<b>696.91</b>
FREITAG, BENTON	0659	CABLE TV: COUNCIL MEETING RECORDINGS	0	00/00/0000	<b>100.00</b>
				Vendor Total:	<b>100.00</b>
HAWKINS, INC.	1133	AQUATIC CENTER, WATER, WWTP: CHEMICALS	0	00/00/0000	<b>4,407.20</b>
				Vendor Total:	<b>4,407.20</b>
IDEAL SERVICE, INC	0354	WWTP: PUMP REPAIR	0	00/00/0000	<b>540.00</b>
				Vendor Total:	<b>540.00</b>
LEAGUE OF MN CITIES	1323	POLICE: TRAINING	0	00/00/0000	<b>540.00</b>
				Vendor Total:	<b>540.00</b>
LITTLE FALLS MACHINE INC.	0748	STREET: EQUIPMENT PARTS	0	00/00/0000	<b>83.70</b>
				Vendor Total:	<b>83.70</b>
MERCURY TECHNOLOGIES OF MN	0525	STREET, WATER, WWTP: WASTE RECYCLING	0	00/00/0000	<b>1,117.87</b>
				Vendor Total:	<b>1,117.87</b>
METRO SALES, INC	1066	ADMIN: OFFICE EQUIPMENT LEASE	0	00/00/0000	<b>336.74</b>
				Vendor Total:	<b>336.74</b>
MN DEED	0559	REIMB: DEED LOAN PRINCIPAL & INTERESTE PAYMENT	0	00/00/0000	<b>6,697.95</b>
				Vendor Total:	<b>6,697.95</b>
MN PUBLIC FACILITIES AUTHORIT	0905	WWTP: LOAN INTEREST PAYMENT	0	00/00/0000	<b>49,725.00</b>
				Vendor Total:	<b>49,725.00</b>
MORRIS ELECTRONICS INC	1372	POLICE: IT SERVICES	0	00/00/0000	<b>62.50</b>
				Vendor Total:	<b>62.50</b>
MVTL , INC.	0353	WWTP: LAB TESTING	0	00/00/0000	<b>695.20</b>
				Vendor Total:	<b>695.20</b>
MY OWN BODY SHOP	0366	POLICE: VEHICLE REPAIR	0	00/00/0000	<b>814.03</b>
				Vendor Total:	<b>814.03</b>
NORTH CENTRAL LABORATORIES	0631	WWTP: LAB SUPPLIES	0	00/00/0000	<b>1,145.21</b>
				Vendor Total:	<b>1,145.21</b>
PLUNKETT'S PEST CONTROL, INC	0446	MULT DEPTS: PEST CONTROL	0	00/00/0000	<b>314.48</b>
				Vendor Total:	<b>314.48</b>
PRO AUTO GLENCOE, INC	0527	STREET: TRUCK MAINTENANCE & REPAIR	0	00/00/0000	<b>262.69</b>
				Vendor Total:	<b>262.69</b>

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

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Date: 01/29/2026

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City of Glencoe

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
REGION VI CHIEFS ASSOCIATION	0665	POLICE: DUES	0	00/00/0000	<u>30.00</u>
				Vendor Total:	<u>30.00</u>
SECURITY BANK & TRUST CO.	0259	FIRE: BOND PRINCIPAL & INTEREST PAYMENT	0	00/00/0000	<u>169,544.09</u>
				Vendor Total:	<u>169,544.09</u>
SHRED-N-GO - 446138	0032	FINANCE, POLICE: PAPER SHREDDING	0	00/00/0000	<u>180.60</u>
				Vendor Total:	<u>180.60</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: MOBILE BROADBAND PLANS	0	00/00/0000	<u>200.05</u>
				Vendor Total:	<u>200.05</u>
VESSCO, INCORPORATED	0584	WWTP: EQUIPMENT PARTS	0	00/00/0000	<u>452.80</u>
				Vendor Total:	<u>452.80</u>
VICTOR'S PC SOLUTIONS	0082	POLICE: LAPTOP & SETUP	0	00/00/0000	<u>990.81</u>
				Vendor Total:	<u>990.81</u>
WATER CONSERVATION SERVICE	1298	WATE: LEAK LOCATES	0	00/00/0000	<u>837.87</u>
				Vendor Total:	<u>837.87</u>
				Grand Total:	<u>261,766.40</u>
				Less Credit Memos:	<u>0.00</u>
				Net Total:	<u>261,766.40</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>261,766.40</u>
	Total Invoices:	31			