

GLENCOE CITY COUNCIL MEETING AGENDA

Monday, June 1, 2026

City Center Ballroom

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

2. CONSENT AGENDA

- A. Approve Minutes of the Regular Meeting of May 18, 2026
- B. Approve Casey's General Store #1688, 3.2 Off-Sale, 801 13th Street East, Glencoe
- C. Approve Casey's General Store #2010, 3.2 Off-Sale. 2101 10th Street East, Glencoe
- D. Approve Peddler License, **La Nena, LLC**, 1805 9th Avenue North, Glencoe, MN 55336 –
Guatemalan Food Truck - \$200 Annual Fee

3. APPROVE AGENDA

4. PUBLIC COMMENT (agenda items only)

5. PUBLIC HEARINGS

6. BIDS AND QUOTES

- A. Pickleball Windscreens- Brandon Frankfurth, Public Works Director
- B. Airport Fuel Repair- Brandon Frankfurth, Public Works Director

7. REQUESTS TO BE HEARD

- A. EDA Recommendation – Municipal Subsidy Application – Haylie Kusler, Assistant City Administrator
- B. Approval of **Resolution 2026-12** Consenting to Mortgage of Leasehold Interest - Mark Ostlund, City Attorney

8. ITEMS FOR DISCUSSION

9. ROUTINE BUSINESS

- A. Project Updates
- B. Economic Development
- C. Public Input
- D. Reports
- E. City Bills
- F. Closed meeting to consider strategy for labor negotiations pursuant to sections 179A.01 to 179A.25
- G. Closed meeting pursuant to Minnesota Statutes § 13D.03 to discuss labor relations matters, including a pending union grievance.

10. ADJOURN



SMALL CITY  BIG FUTURE

GLENCOE CITY COUNCIL MEETING MINUTES

May 18, 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, Bobbi Kadrie, Todd Trippel, Noah Ward

Other: David Swift, David Schiroo, Jon VanDamme

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 May 4, 2026

B. Approve Minutes of the Council Workshop of May 11, 2026 Peddler/Solicitor Permit – DaBella – Home Remodeling – 1 Annual Permit – May 19, 2026 to May 19, 2027

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

3. APPROVE AGENDA

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

4. PUBLIC COMMENT (agenda items only) - None

5. PUBLIC HEARINGS - None

6. BIDS AND QUOTES

A. Purchase of Used/Demo Hustler Zero Turn – Mark Lemen, City Administrator

Motion: Neid, seconded by Dahlke to purchase 2025 used/demo Hustler FasTrak from Central United for \$8,970.00. All in favor, the motion carries with Maynard abstaining.

7. REQUESTS TO BE HEARD

A. Set Public Hearing for **Resolution 2026-10** Regarding the Sale of Electric Revenue Bonds – Mark Lemen, City Administrator

Motion: Lemke, seconded by Rivera to approve **Resolution 2026-10**. Upon a roll call the following voted Aye, Dahlke, Rivera, Maynard, Lemke, Neid. The following votes Nay, None. Whereupon the resolution was declared adopted and approved.

B. Personnel Policy Updates – Mark Lemen, City Administrator

Mark Lemen asked Council to review information to discuss later. No motion or vote was made at this time.

C. Approve Joint **Resolution 2026-11**, Terminating the Agency Agreement of the Municipal Gas Agency – Dave Meyer, Glencoe Light & Power

Motion: Lemke, seconded by Maynard to approve Joint **Resolution 2026-11**. Upon a roll call vote, the following voted Aye, Dahlke, Maynard, Lemke, Neid, Rivera. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

D. Glencoe Days 2026 – Jon VanDamme, Glencoe Days Committee

Motion: Neid, seconded by Dahlke to approve items 1-4 requested by Glencoe Days Committee. All in favor, the motion carries.

E. Planning Commission Recommendation of Special Use and Variance Permit Approval 802 Mitchell Ct. – Mark Lemen, City Administrator

Motion: Maynar, seconded by Lemke to approve Special Use and Variance Permit Approval for 1802 Mitchell Ct. All in favor, the motion carries.

8. ITEMS FOR DISCUSSION

9. ROUTINE BUSINESS

A. Project Updates

The contractor for the Hennepin Avenue project will be back on June 2nd and 3rd to finals punch list items. The contingency money we saved on the project was used for a one-inch overlay on the Fire Department, Police Department parking lots and the City Parking lot next to Casey's on the corner of Hennepin and 13th Street.

Lift Station, we don't have a start date yet, the preliminary date they gave us is mid-July.

B. Economic Development

We were supposed to have two open houses, one for housing development and one for the hotel project, at the last planning commission meeting. Both projects called and pushed back to the June planning commission meeting, the reason being that they both needed one more piece for the final approval.

C. Public Input - None

D. Reports - None

E. City Bills

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

F. **Motion:** Maynard, seconded by Neid to close the meeting to consider real estate offer for the Glencoe Regional Health site pursuant to Minn. Stat. sec 13D.05, subd. 3(c)(1). All in favor, the motion carries.

Motion: Rivera, seconded by Dahlke to open the closed meeting to consider real estate offer for the Glencoe Regional Health site pursuant to Minn. Stat. sec 13D.05, subd. 3(c)(1). All in favor, the motion carries.

Motion: Neid, seconded by Maynard to close the meeting for evaluation of performance of the City of Glencoe City Center Coordinator, Myranda VanDamme, under Minn. Stat. section 13D.05, subd. 3(a). All in favor, the motion carries.

Motion: Lemke, seconded by Neid opened the closed meeting at 9:12 PM for employee performance review pursuant to Minn. Stat. sec 13D.05, subd. 3(a). All in favor, the motion carries.

10. ADJOURN

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



SMALL CITY & BIG FUTURE

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

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Separate Agenda Items

Mayor: Mark Hueser **City Administrator:** Mark Lemen
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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Phone: (320) 864-5586 Website: www.glencoe.mn.org Email: info@ci.glencoe.mn.us

To: Mayor and City Council

From: Brandon Frankfurth, Public Works Director

Date: May 26, 2026

Re: **Item 6A: Pickleball Windscreens**

Glencoe Area Pickleball (GAP) has requested the installation of windscreens on the pickleball courts at Oscar Olson Park. The group indicated that windy conditions can significantly affect playability, reducing the courts' usability on certain days.

Three quotes were obtained for the windscreens from Tennis West, Shed & Fence Co., and Century Fence. Tennis West submitted the lowest quote at **\$6,020.00**. Tennis West is also the primary contractor for the pickleball court surface installation, which would provide continuity and familiarity with the site.

The purchase would be funded through the Park Improvement Fund, which includes donated funds from GAP designated for the construction and enhancement of the pickleball courts. These funds are sufficient to cover the full cost of the windscreens.

It is recommended to purchase the windscreens from Tennis West for \$6,020.00

Mayor: Mark Hueser **City Administrator:** Mark Lemen

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

City of Glencoe
Attn: Nikki Voss
c) 612-963-4307
nikkivoss4@gmail.com

Base Bid – Supply & Install Douglas Windscreens

Base Bid Windscreens:

Supply & Install 8' Custom OMP Douglas premium windscreens

Field measure @ 380 LF +/-

Supply & Install 4' Custom OMP Douglas premium windscreens

Field measure @ 20 LF +/-

All labor and ties included in pricing

Base Bid Total: \$ 6,020.00

Terms:

50% Down with acceptance of order

Balance Due upon completion

Remit ACH Payments to:

*see attached for ACH Transfer Instructions

Tennis West, LLC

PO Box 677

Hopkins, MN 55343

Agreed By:

Accepted By:

Quote

Century Fence Company
14839 Lake Dr NE
Forest Lake, MN 55025



Quote To:
Brandon Frankfurth
CITY OF GLENCOE
1107 11th Street East
Glencoe, MN 55336

Project Location:
8' Tall Windscreen
Glencoe, MN 55336

Quote #: 36251
Quote Date: 5/13/2026

Description

Windscreen

Furnish and install 7' 8" H Permascreen Plus Windscreen. Windscreen will be Black w/mid-row.

(4) at the 60' length and (2) at the 68' length.

Option: Furnish materials and owner install **DEDUCT: \$1,200.00**

Notes:

Please allow 4-5 weeks for delivery.

Quote Total: \$7,495.00

Quote Valid For 15 days

Buyer's Signature: _____

Date: _____

Submitted by:

Ben Erickson

Change
Acceptance:

This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on www.centuryfence.com which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay 100% of the material cost

Ben Erickson

Office: 651-464-7373

Cell: 612-454-9755

Email: BErickson@centuryfence.com

Terms of Payment: Net Cash upon receipt of invoice.



MAY 18, 2026

BRANDON FRANKFURTH

1107 11TH ST E
Glencoe, Minnesota
55336

josh@shedandfenceco.com



INTRODUCTION

Shed & Fence Co – Built on Community and Hard Work

At Shed & Fence Co, we're more than just a fence company — We're a family that takes pride in serving our neighbors. As a small, family-owned business, we've been building quality fences and strong relationships throughout the West Metro for years. This is our home. Our kids go to the local schools, we shop and dine at the same small businesses you do, and we believe in giving back to the community that has supported us.

Beyond fencing, we stay active in the community through our local chambers, Lions clubs and serving on a volunteer fire department. We're always ready to lend a hand when needed. Whether it's securing a backyard for a growing family, creating privacy for a home, or enhancing a business property, we bring the same level of care and craftsmanship to every project. When you choose Shed & Fence Co, you're not just hiring a contractor—you're supporting a local family dedicated to making our community stronger, one fence at a time.

If you have any questions, please give us a call. We always want to provide the best value to our clients. If we are outside your budget, please let us know and we will do our best to work within that.

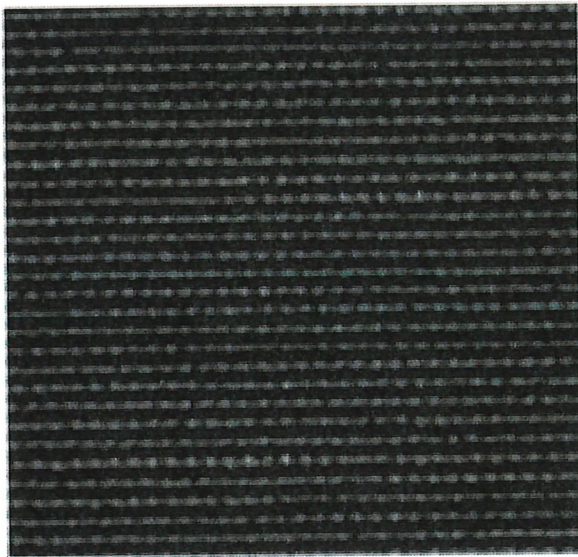
MEET THE TEAM: <https://shedandfenceco.com/company/about-us/>

Kind regards,
Josh O'Halloran
josh@shedandfenceco.com

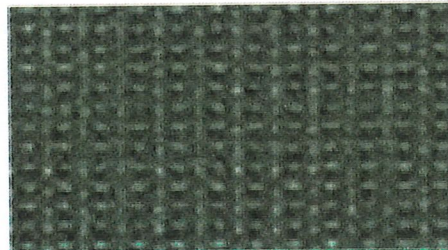


INSPECTION





Black



Dark Green



Open Blue

VCP Max™

VCP Max goes one step further by offering maximum tensile strength and visual blockage. At 85% windbreak, VCP Max allows more airflow than closed mesh screens, but provides a better visual background than open mesh screens. This versatile and attractive windscreen fabric is durable and boasts great weather resistance. Custom digital printing and logos can be printed directly on the material.

Fabric: 16 x 17 weave

Windbreak: 85%

Weight per square yard: 10 oz.

Tensile Strength: 395 x 401

Colors: Dark Green, Black, or
Open Blue

Warranty: 4-Year Limited

SCOPE OF WORK

Description	Qty
Admin	
PERMIT	
-If a permit is required, the city permit fee will be added to the final bill. This Charge is *NOT INCLUDED* on this estimate A Professional Surveyor may need if it is determined that your property pins need to be exposed (NOT INCLUDED ON PRELIMINARY ESTIMATE)	
Fencing	
VCP Max 8' High Black Windscreen w/TAB	1
VCP Max 4' High Black Windscreen w/TAB	
Labor & Materials To Install (All Exterior Fence) No Warranty Included (Due To Not Installing The Fence Initially)	
Estimate subtotal	\$6,675.55
Total	\$6,675.55

- To Apply For Financing Options, Please go to: <https://shedandfenceco.com/resources/financing/>
- Pricing is firm based on footages up to +/- 10'

TERMS & CONDITIONS

Disclaimers

This quote is valid for the next 30 days, after which values may be subject to change. []

Fence Placement: Shed & Fence Co will install the fence based on the placement instructed by the customer. While we can provide guidance regarding property boundaries, pins, and city regulations, the final decision and responsibility for proper placement rest solely with the customer.

Installation Day:

[] **Property Pins:** If you are planning for us to install your fence on or near the property line, it is HIGHLY recommended to locate your property pins. Many cities even require your property pins to be located and exposed for a final fence installation inspection. Locating property pins is NOT included in the estimate. It is the sole responsibility of the customer to determine the location of the property pins, prior to the installation of the fence. Shed & Fence Co cannot be held responsible if the fence is placed outside the legal boundaries of the property if the property pins are not exposed at the time of installation. We would be happy to talk you through this process, please ask :)

** If you would like help to locate your property pins, we can refer you to a licensed surveyor. The charge for that service ranges from \$550-\$800, in many cases.

*If you would like to locate your property pins on your own, we may have a metal detector on hand that we can loan out to you free of charge. Customer Pickup and drop-off in Watertown.

HOA's: It is the responsibility of the customer to know if there is an HOA and determine if an approval from their Homeowners Association is required to erect a fence in their own neighborhood. Applications and approvals are the customers responsibility.

Private utilities: Private utilities are not marked with standard utility locating services. Examples of private utilities can include; Sprinkler Systems, Private Gas lines & Electrical lines (grill/pool/hot tub), Private water systems (septic/well), Invisible fences. Shed & Fence Co cannot be held responsible if an unmarked private utility is damaged during installation. We do have referrals for private utility locating available upon request.

Installation method: Shed & Fence Co is an industry leader in driving fence posts. Driving posts has proven to be the superior installation method for top fence companies throughout the nation. It is especially important in Minnesota's harsh climate where 'old school' concrete methods have proven to heave, shift, crack, move and fail time and time again. Our posts are driven to a minimum 42" (frost line) - No concrete, no mess! - Driven posts is the only installation method backed by a LIFETIME WORKMANSHIP WARRANTY!

Tearout: Tear out, haul away and disposal of existing fencing can be included for an additional cost. Standard demo pricing DOES NOT include removing any concrete footings from the old fence. The posts would be cut off at ground level and old footings buried beneath the soil line. If any old concrete footings need to be removed for any reason \$60 per concrete footing would apply.

Scheduling: Installation lead times will vary based on season. We schedule the start date of fence installations for "the week of" and NOT a specific day. We will notify you of the exact installation day by the end of business on the Friday before your scheduled week. You may request a specific day and we will do our best to accommodate. Payments: Once you've accepted the bid, a 50% down payment is required to secure your spot on our installation calendar. The remainder of the payment is due at completion of the installation. We accept cash, check. ACH/bank transfers, all major credit & debit cards. *** A 3% TECHNOLOGY FEE IS ADDED TO ALL CARD TRANSACTIONS ***

I acknowledge that I have read and understand this page. Initials: _____

Installation Day: On the day of installation we ask that someone be home for an in-person walkthrough with our crew lead. The walkthrough will only take about 15 minutes. You do not need to be home for the entire installation, However the in person finalization with our crew is required, to ensure proper placement.

Financing: We partner with a financing broker to offer financing through a 3rd party. Please visit our website: www.shedandfenceco.com. Under the "RESOURCES" field, there is a link to the financing information and application. We are happy to answer any questions you may have about the process.

By signing this agreement, you acknowledge that all materials provided remain the property of Shed and Fence Co. until paid in full. Final payment is due at the time of fence completion. However, if the balance for this job is not paid in full within sixty (60) days of completion— Shed and Fence Co. reserves the right to file a mechanic's lien against your property for the total amount due. In addition, you also grant Shed and Fence Co. full authority to enter the property at our convenience to remove and repossess any and all materials if payment is not received. You also agree that additional labor charges will apply in the event of a repossession.

I acknowledge that I have read and understand this page. Initials: _____

SIGNATURE & DEPOSIT

Scope Of Work

\$6,675.55

Name: Brandon Frankfurth

Address: 1107 11TH ST E, Glencoe, Minnesota

By signing the bottom of this page, you acknowledge that you have reviewed and agree to the terms, conditions, and pricing outlined in this proposal. This agreement confirms your acceptance of the scope of work, associated costs, and any specified timelines or conditions. Additionally, your signature serves as authorization for us to proceed with the project as described. If you have any questions or require modifications, please discuss them prior to signing, as this document will be considered final and binding upon execution.

Deposit

50% Deposit required to secure your spot on the schedule

50.0%

Customer Comments / Notes

Brandon Frankfurth:

Date:

By signing any forms or agreements provided to you by Shed & Fence Co, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.



WARRANTY

Lifetime Workmanship Warranty

Shed & Fence Co is proud to offer an industry leading Lifetime Workmanship Warranty to ensure the satisfaction and peace of mind for our customers. This warranty covers the craftsmanship and installation of your fence and gate, guaranteeing the quality and functionality for as long as you own the property where the fence is installed.

Coverage

This warranty protects against the following workmanship-related issues:

- Frost Heave: Posts shifting due to frost heave.
- Post Movement: Structural stability of posts.
- General Functionality: Operational performance of the fence and gates, including proper alignment and secure installation.

Materials Warranty

Please note that this warranty covers workmanship only. Materials are subject to the manufacturer's warranty. This warranty is valid only for the original purchaser and is non-transferable. It applies exclusively to the property where the fence was initially installed. NO MATERIAL WARRANTY ON WOOD.

At Shed & Fence Co, We stand by our work and are committed to providing you with the highest quality fencing solutions.

Customer

Brandon Frankfurth

Project address

1107 11TH ST E, Glencoe, Minnesota

Date Project Completed

-



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

To: Mayor and City Council

From: Brandon Frankfurth, Public Works Director

Date: May 27, 2026

Re: **Item 6B:** Airport Fuel System Repair

The airport fuel system has experienced an ongoing issue related to fuel monitoring. The City applied for and was awarded a grant through MnDOT to fund the necessary repairs, with costs shared on a 60/40 basis. The total cost of the repair is \$14,898.55, with the City's portion amounting to \$5,959.42.

Completing this repair will help ensure the airport remains compliant with MPCA regulations and will allow staff to more accurately monitor fuel levels and usage.

It is recommended that the Council approve the repair of the fuel system.

Mayor: Mark Hueser **City Administrator:** Mark Lemen

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



Petroleum • Chemical • Industrial • Agriculture • Commercial
 800-654-6329 • www.odayequipment.com

February 9, 2026

Attn: Mark
 Glencoe Municipal Airport
 9902 Dairy Ave
 Glencoe, MN 55336

Glencoe-Glencoe Airport ATG Version 1.0 27326

Dear Glencoe, Municipal Airport,

We are pleased to provide the following proposal for Glencoe-Glencoe Airport ATG at Glencoe Municipal Airport located at 9902 Dairy Ave in Glencoe, MN.

Overview

O'Day Equipment will provide an electrical subcontractor for the required work on this project. O'Day electrical subcontractor will disconnect electrical to the current tank monitor and fuel tank. O'Day Equipment will remove the current tank monitor and tank probe. O'Day will install a new EVO One tank monitor and in-tank probe. O'Day's electrical subcontractor will reconnect electrical to new tank monitor and tank probe. An O'Day technician will test the newly installed equipment for proper operation.

Equipment

Tank Monitor	
<ul style="list-style-type: none"> • Qty (1) EVO One Fuel Management System <ul style="list-style-type: none"> ○ Electronic Line Leak Detection ○ Probe ○ Sensors ○ 4" Float Set, Gasoline ○ Remote Annunciator and Acknowledgement ○ Printer External Thermal 	

Necessary Labor and Expenses To:

ATG and Probe:

- O'Day electrical subcontractor will disconnect electrical to current ATG and UST
- Remove current ATG and tank Probe
- Install a new EVO One ATG
- Install a new Probe in tank (101 inches)
- O'Day electrical subcontractor will reconnect electrical to newly installed tank monitor and tank probe
- O'Day technician will test new ATG and Probe for proper operation

Total Amount: \$14,898.55

Taxes: Sales/Excise tax not included if applicable.

Delivery: 8-12 weeks from receipt order, subject to confirmation at time of order. This delivery time is estimated and is subject to change. We will confirm the delivery at time of order.

Before we can order any equipment or materials we need the receipt of this signed agreement along with your down payment deposit. **Prices are subject to change after 15 days.**

Thank you for the opportunity to furnish this quotation. Please execute this document with your signature to accept, we will not begin processing the order for materials until we receive a signed copy and down payment.

O'DAY EQUIPMENT LLC



Gerald Miller
Account Manager

I agree to the following Payment Terms: Credit Card Payments are limited to \$5,000.00 in total for this transaction. Materials ordering require down payment received. Due to circumstances of material procurement and potential price fluctuations, O'Day Equipment reserves the right to add unforeseen price surcharges in good faith to this contract. A progress billing invoice will be sent, and payment is due once the equipment arrives from the vendor to O'Day Equipment LLC. Additional progress billings will be invoiced as necessary throughout the project. All invoices will be due on receipt. In the event of non-payment, customer agrees to pay interest in the amount of 1% per month (12% per annum) as well as reasonable collection or attorney fees associated with recovering past due amounts.

ACCEPTED BY: _____ **DATE:** _____
Customer Signature

Print

ACCEPTED BY: _____ **DATE:** _____
O'Day Equipment LLC Signature

Print

Exclusions:

- Our price does not include repairs or upgrade to Buyer's existing equipment unless noted specifically in the scope of work. Any additional work to Buyer's existing equipment will be done on a time & material basis.
- There will be a 25% restocking for any stock items that have been ordered specifically for this project, and it is cancelled by the Buyer. Non-stocked items or special-order items cannot be returned.
- Our price does not include any electrical work to include power/communication wire, new conduits, or repairs to Buyer's existing conduits.
- It is the Buyer's responsibility to verify that power is ready to be turned on within 1 hour of Seller's technician arrival.
- The following is a list to be completed by the Buyer or Buyer's representative before we begin on-site work to help ensure the project proceeds as smoothly as possible and avoid additional costs.
 - Notify all employees of work to be completed.

Terms and Conditions:

1. **OFFER AND ACCEPTANCE.** O'Day Equipment, LLC ("Seller") acceptance of Buyer's order to purchase products (the term products includes any services being provided by Seller) described in this proposal to which these Terms and Conditions are made a part of ("Proposal") is expressly made conditional on assent to these Terms and Conditions, which constitute a binding "Contract" between the parties. This Contract constitutes the complete and final agreement between Seller and Buyer for the products. Any additional or different terms or conditions contained in any document furnished by Buyer, including, but not limited to, any purchase order or any acknowledgement, are deemed to be material and are hereby objected to and rejected by Seller. If such agreement shall be deemed an offer or counter-offer by Buyer, Seller expressly rejects such offer or counter-offer and limits acceptance to these Contract terms and expressly objects to any different or additional terms proposed by Buyer. Any actual performance by Buyer or Seller thereafter shall be deemed a renewal of the offer contained in this Contract and acceptance of this Contract without change. In the event of a conflict between the terms of this Contract and the terms of any other document, the terms of this Contract shall control. The offer to sell Seller's products is valid for thirty (30) days from the date of the Proposal.
2. **PAYMENT TERMS.** All prices specified in this Contract are FOB Seller's designated location for delivery. All risk of damage to or loss of the products from any cause whatsoever shall pass to Buyer upon delivery, even if Seller arranges for shipment of the product. Unless otherwise expressly provided on the reverse hereof, payment shall be made within thirty (30) days from the earlier of the date of delivery or the date of an invoice, without discount. Any discount which may be expressly provided in the Proposal applies to sale price of the products at the shipping point, and does not apply to any charges made for taxes, storage, loading or transportation. All payments shall be made in United States dollars. Interest will be charged at the rate of twelve percent (12%) per annum, or the maximum interest rate allowable by applicable law, whichever is lower, on all unpaid invoices. Buyer shall pay all taxes and charges of any nature imposed by any federal, state, or local governmental authority by reason of the sale or delivery of the products whether levied or assessed against Seller, Buyer, or the products. Such applicable taxes or charges, if not included in this Contract, shall be invoiced separately. If in Seller's opinion, reasonable doubt exists as to Buyer's financial condition, Seller may, at any time and without prejudice to any other remedies, suspend or terminate performance of any order, decline to ship, stop any material in transit, or require full or partial payment by Seller in advance.
 - a) **"(A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.**
 - b) **UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE."**
3. **DELIVERY; TITLE.** Any delivery or promise date indicated on the Proposal is an estimate of the date Seller believes the products will be available for delivery, provided, however, Seller shall not be responsible for any delays in delivery. Title to the products will not pass to Buyer until all required payments have been made to Seller. All materials are quoted FOB our facility unless stated otherwise.
4. **WARRANTY.**
 - a) Goods manufactured by others are subject to any limitations contained in the manufacturer's terms and conditions extended to the buyer and the provisions of the manufacturer's warranty, either or both of which will be furnished to Owner upon written request.
 - b) Limited Warranty; Exclusion of Third Party Components. Subject to the terms, conditions and limitations contained herein, Seller warrants only to the original Buyer that Seller's new products will not fail to operate in accordance with their specifications due to defects in material or workmanship during the period which ends one (1) year from the date of delivery, normal wear and tear excluded. The foregoing period is sometimes referred to as "original warranty period." The foregoing limited warranty does not apply to any part, portion or component of any product which is manufactured by a third-party ("Third -Party Component").
 - c) **DISCLAIMER OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY. THE LIMITED WARRANTY SET FORTH IN THE FOREGOING PARAGRAPH IS THE SOLE AND EXCLUSIVE WARRANTY WITH RESPECT TO THE PRODUCTS. SELLER MAKES NO OTHER EXPRESS WARRANTY OF ANY KIND OR NATURE AS TO THE PRODUCTS OR THEIR PERFORMANCE EXCEPT FOR THOSE**

LIMITED WARRANTIES EXPRESSLY SET FORTH IN THE FOREGOING PARAGRAPH AND SPECIFICALLY DISCLAIMS ANY AND ALL REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE CONCERNING THE PRODUCTS, INCLUDING, BUT NOT LIMITED TO, ANY REPRESENTATION OR WARRANTY THAT THE PRODUCTS COMPLY WITH ANY LAW, RULE OR REGULATION. SELLER MAKES NO WARRANTIES WITH RESPECT TO ANY THIRD PARTY COMPONENT AND SELLER SPECIFICALLY SELLS SUCH THIRD-PARTY COMPONENTS "AS IS" WITHOUT ANY WARRANTY. FURTHER, SELLER MAKES NO IMPLIED WARRANTY OF ANY KIND OR NATURE WITH RESPECT TO ITS PRODUCTS OR ANY THIRD-PARTY COMPONENT AND SPECIFICALLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, OR COMPLIANCE WITH ANY FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION. IN ADDITION, SELLER EXPRESSLY DISCLAIMS TO THE FULLEST EXTENT ALLOWED BY LAW, TULE OR REGULATION ANY WARRANTY PROVIDED UNDER ANY FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION.

- d) Terms and Conditions of Warranty; Voiding of Warranty; Notice Requirements. The limited warranties set forth above shall be null and void if (a) any alterations or modifications are made to a product, (b) a product is not maintained in strict compliance with the maintenance requirements set forth in the maintenance manual for such product or otherwise provided to Buyer, (c) any repairs are made to a product which are not authorized by Seller in writing, (d) any failure of a product to comply with the above limited warranty is not reported to Seller in writing within thirty (30) days of the date such failure first occurs, (e) a product is operated after the failure of any warranty first occurs, (f) a product is used for any purpose other than for the purpose for which it was manufactured, (g) a product is not operated in strict compliance with the terms and conditions set forth in any operating manual for the product (including, but not limited to, exceeding the load bearing capacity of the product), (h) a product is abused or damaged, (i) Buyer fails to deliver the product to Seller for inspection and testing if claim under the warranty to Seller, or (j) such failure of the limited warranty results from a failure of any Third-Party Component.
- e) Course of Dealing; Course of Performance; Usage of Trade. No course of dealing or course of performance of Seller with respect to the products sold under this Contract and no usage of trade shall be considered in interpreting this Contract or any part thereof and non of the foregoing shall be considered a waiver or modification of any such terms, conditions, disclaimer or limitation of the limited warranties or disclaimers contained in this Contract. No statement, whether written or oral, made by any employee, sales person, distributor, agent or contractor of Seller which is not set forth in this Contract shall be considered a covenant, representation or warranty with respect to any product, its specifications or its performance and all such statements are hereby disclaimed.
- f) Exclusive Remedies for Breach of Warranty. The sole and exclusive remedy for any failure of any product to comply with the limited warranty set forth above or any other warranty imposed upon Seller by law, if any, shall, at the election of Seller, in its sole discretion, be either (a) the repair or replacement of the product which failed to comply with such warranty or (b) the refund of the purchase price of the product. Buyer is responsible for all labor costs in connection with the repair or replacement of any equipment; however, Seller will be responsible for its own labor performed in connection with any repair of equipment products at Seller's location. Except as provided below, Buyer's exclusive remedy with respect to any claim arising out of or as a result of Third-Party Component shall be against the third-party manufacturer.
- g) Warranty Claims; Notice Requirement; Limited Time to Bring Claims. Any and all claims under the above limited warranty shall be made to Seller only in writing and no later than thirty (30) days after the date the product first fails to comply with the above limited warranty but in no event later than the expiration of the original warranty period with respect to which the claim is being made. Any claim under the above limited warranty made after such period for making a claim shall be null and void. After receiving written notice of the warranty claim, Seller shall determine whether to (a) repair or replace the product or part or (b) refund the purchase price of the product. Seller may require Buyer to return any product or part thereof which Buyer claims to be defective to Seller at Buyer's cost for inspection as a condition to any claim under the above limited warranty. No product or part may be returned to Seller without Seller's proper written authorization. If a precut which is returned is determined by Sell in its sole discretion not to have failed to comply with the limited warranty, Buyer shall pay costs of removal, repair and/or replacement for such product. If a product which is returned is determined by Seller in its sole discretion to have failed to comply with the limited warranty, Seller shall pay for all repair and/or replacement for such product (or refund the purchase price if so elected by Seller) and Seller shall reimburse Buyer for the reasonable costs of shipping the defective product or part to Seller.
- h) Limitation on Liability for Breach of Warranty and Other Claims. If the warranty and the remedy for any failure of any product to comply with any warranty are deemed for any reason to fail their intended purpose, Seller's liability for any failure of any product to comply with any such warranty, together with any and all of liability, if any, arising out of or in connection with such product, including, but not limited to, all claims, whether in contract, tort, or otherwise, arising out of connected with, or resulting from the manufacture, sale, delivery, resale, repair, replacement, or use of the product, shall not exceed the purchase price for such product. In no event shall Seller be responsible or liable to Buyer or any third party under any circumstances for any indirect, consequential, special, punitive or exemplary, damages or losses, including, but not limited to, damages for loss of profits, goodwill, use of the product or any other equipment or other intangible losses which may be incurred in connection with the product regardless of the type of claim or the nature of the cause of action, even is Seller has been advised of the possibility of such damage or loss. Any and all claims that Buyer has against Seller, whether or not Buyer is aware of such claims, must be brought by Buyer within thirty (30) days after the date that such claim first arose, but in any event within the applicable warranty period set forth above. Any claim not brought by Buyer within the applicable thirty (30) day period shall be deemed null and void.
5. **INDEMNIFICATION.** Buyer will indemnify and hold harmless Seller, its affiliates and their respective officers, directors, employees, agents and other representatives and will, at Seller's option, defend any action brought against same with respect to any claims, judgments, actions,, suits, demands, damages, liabilities, costs or expenses (including, but not limited to, reasonable attorney's fees and legal expenses) associated with or arising from the ownership, use or operation of the products by Buyer or any third party.
6. **TERMINATION OF PERFORMANCE.** Buyer may cancel its purchase only with the written consent of Seller and upon terms that will indemnify and compensate Seller for any loss, damage and expense arising from such cancellation. Seller may terminate this Contract pursuant to Sections 2 and/or 11 hereof, and in such event, Seller shall have no further liability to produce or ship any product hereunder and shall have no liability for damages to Buyer of any third party.
7. **TECHNICAL ADVICE.** No obligation or liability shall arise out of Seller's rendering of technical advice in connection with Buyers order of products. Any technical advice furnished, or recommendation made by Seller or any employee or representative of Seller, concerning any use or application of any products or parts furnished under this Contract is believed to be reliable, but Seller makes no warranty, express or implied of results to be obtained. Buyer assumes all responsibility for loss or damage resulting from the handling or use of any such products or parts in accordance with such technical advice or recommendation. The selection of the products ordered, or design of any custom products, shall be Buyer's sole and ultimate responsibility, and Seller shall have no liability whatsoever for any design defects of custom products, or if the products ordered are unsuitable for Buyer's intended use. Any advice or assistance provided by Seller to Buyer in connection with Buyer's selection or design of the products is at Buyer's risk, and Seller makes no representation or warranty whatsoever in connection with such advice or assistance.

8. **ASSIGNMENT.** Buyer shall not assign its rights or obligation under this Contract without the prior written consent of Seller, which consent may be withheld for any reason in the sole discretion of Seller. Any attempt at such assignment by Buyer without the prior written consent of Seller shall be deemed null and void. This Contract will be binding upon the parties hereto, and their successors and permitted assigns.
9. **GOVERNING LAW.** This Contract shall be construed, interpreted, and governed by the laws of the State of North Dakota without regard to its conflict of laws principles. The exclusive forum for any disputes arising out of or relating to this Contract shall be any federal or state court sitting in the State of North Dakota. The parties irrevocably consent to such exclusive jurisdiction in such courts and to the proper venue therein. If Seller must resort to legal action or remedies, Buyer shall reimburse Seller for all of Seller's legal fees and expenses, whether or not suit is filed by Seller.
10. **FORCE MAJEURE.** Seller does not assume the risk of and shall not be liable for failure to perform any obligation caused by civil insurrection, war, fire, strike, labor stoppages or other labor disturbances, acts of God, acts or omission of Buyer, acts or omission of any government body or entity, floods, epidemics, freight embargoes, shortages of fuel, energy or materials, failure of suppliers or subcontractors to satisfactorily meet scheduled deliveries, or any other cause beyond the reasonable commercial control of Seller.
11. **NOTICES.** Any notices, consents or other communications required or permitted under this Contract must be in writing and delivered personally, overnight air courier, registered or certified mail or facsimile. Unless otherwise stated in this Contract, notices, consents or other communication will be deemed received (a) on the date delivered, if delivery personally or by facsimiles transmission; (b) on the next business day if sent via overnight air courier; or (c) three (3) business days after being sent, if sent by registered or certified mail.
12. **SEVERABILITY; WAIVER.** The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract. No waiver of any of the provisions of this Contract shall be deemed, or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver. The Section headings included herein are for the convenience of the parties only and in no way alter, modify, amend, limit or restrict the contractual obligations of the parties.
13. **NO THIRD-PARTY BENEFICIARIES; SETOFF.** Nothing in this Contract is intended to, or shall, create any third-party beneficiaries, whether intended or incidental and neither party shall make any representations to the contrary. Seller shall have the right to deduct from any sums it owes to Buyer, any sums or the value of any obligation owed by Buyer to Seller.
14. **SURVIVAL.** The provisions of Sections 3, 4, 5, and 7 through 14 shall survive the termination and performance of this Contract.
15. **Insurance.** O'Day Equipment LLC is covered by Comprehensive General Liability Insurance, including Products and Completed Operations with Environmental Impairment Liability coverage. We also maintain Workers Compensation Insurance.



SMALL CITY  BIG FUTURE

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

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To: Mayor and City Council

From: Haylie Kusler, Assistant City Administrator

Date: 5/29/2026

Re: **Item 7A** – Municipal Subsidy Application

Item 7A – It was the recommendation of the Economic Development Authority to have City staff move forward with implementing a Municipal Subsidy application.

It is recommended to approve the requirements and application for Municipal Subsidy.

Mayor: Mark Hueser **City Administrator:** Mark Lemen

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

Economic Development

APPLICATION FOR MUNICIPAL SUBSIDY

Return Application To:
hkusler@ci.glencoe.mn.us

Haylie Kusler
Economic Development Director
1107 11th St E, Suite 107, Glencoe, MN 55336
320-864-5586

Overview

The City of Glencoe provides assistance for businesses either located in, or relocating to, the City of Glencoe. Eligible uses of funds include land & building purchase, building construction, building renovation or expansion, machinery, and equipment.

Application Procedure

The Glencoe Economic Development Director and/or City Administrator serve as the contact for economic development financial assistance. The Economic Development Director will gather all necessary information on the project from the interested business or individual and verify that the proposed project is eligible for consideration of municipal subsidy assistance.

Approval Considerations

A non-refundable fee of \$5,000.00 plus \$10,000.00 escrow fund shall accompany the application to cover initial legal, administrative, and planning costs.

Following a review by Economic Development Director, the application shall be referred to the City Council for further action. The Developer is responsible for all costs incurred by the City and will be invoiced for administrative and consultant costs over application fee.

The application for municipal subsidies requests information relating to the applicant; a detailed description of the project; a preliminary site plan; the amount of business subsidy requested; the public purpose of the project; the number and types of jobs to be created; the wages and benefits to be paid new employees; verifiable funding sources and uses; and a “but for” analysis which demonstrates the need for public assistance.

The Economic Development Director will evaluate all submitted information, specifically looking at 1) strengths and weaknesses of the business 2) potential for success 3) overall credit worthiness 4) how well the project supports the economic development goals of the community.

Generally, the following criteria will be used in reviewing subsidy applications:

- Job creation or retention
- Collateral coverage
- Credit worthiness of applicant
- Economic impact
- Equity or cash commitment
- Leveraging of other funds

Application Requirements

The following items must be provided before the City can proceed with their review:

1. Completed Application
2. Copies of the applicant's most recent business plan along with all applicable attachments
3. Supplemental Attachments

ATTACHMENTS

The following items should be enclosed with this subsidy request application:

1) Business Plan – This should be as recent as possible and include:

A. History & Description of the Business

Briefly describe the past operation of the business and/or events leading up to its creation. Include information on the product lines or services, industry, management and key employees as well as the operation's growth.

B. Project Summary

Briefly describe the project you are proposing. Indicate the part of the project the loan would be used for. Include information on any existing financial or legal situations of the applicant that might affect the credit worthiness of this application.

C. Marketing Plan

Detail the marketing strategy and describe how it will support the planned business expansion or start-up. Include information on the following:

- Current customers and target markets (provide copies of any contracts, purchase orders, etc. that relate to the loan request).
- Manufacturing process and materials.
- Major suppliers.
- Competition and comparison of products.
- Pricing, distribution and promotion.

D. Business Financial Statements

Provide balance sheets, income statements and statements of cash flow for the past three fiscal years.

E. Projections

Provide pro-forma balance sheets, income statements and statements of cash flow (in both a monthly and annual basis) for the next three years. Define the assumptions used to derive the projections.

F. Personal Resumes & Financial Statements

Provide resumes of all principals as well as current, signed and dated personal financial statements on all principals with a financial interest in the business.

Include notes indicating the basis of value on the assets (market value or acquisition cost) and explanations of other entire (notes payable, receivables, stocks, etc.). Financial statements should be dated within 90 days of filing this application.

Personal financial statements will be returned to the applicant(s) once the subsidy application has been reviewed and acted upon by the City Council.

2) Income Statements

Provide balance sheets, income statements and statements of cash flow that as less then 90 days old, if the business plan does not contain information this current.

3) Commitment Letters

Include firm commitments from banks and other participating lenders stating the terms and conditions of their financing.

4) Other Required Attachments

- A letter from the County Auditor or Treasurer verifying that there are no outstanding judgements or tax liens against the business, property or owners of the business.
- Evidence of payment of last quarter's payroll and sales tax.
- Evidence of Worker's Compensation coverage.

SUPPLEMENTAL ATTACHMENTS

The following attachments may be required, if applicable:

Appraisals / Proposed Lease / Purchase Options or Agreements

An independent appraisal paid for by the applicant may be required for any real estate which is a subject of the proposed financing, or which is offered as a major source of collateral to secure the subsidy. Also, include copies of existing or proposed lease(s), purchase options or agreements, or other financial agreements.

Affiliates

Provide a description of any affiliates or subsidiaries of business or principles requesting assistance, as well as balance sheets, income statements, and statements of cash flow for the past three years for the entities.

APPLICANT AGREES TO THE FOLLOWING:

1. All jobs must be created within the period specified in the development agreement.
2. Subsidy reduction of the “per job cost” (plus interest) will be made for each job described above that is not created within the agreed upon period.
3. Immediate discontinuance of subsidy assistance will occur if the business relocates outside the corporate limits of the City of Glencoe.
4. Documentation must be provided to the City of Glencoe showing the number and types of jobs created by each anniversary of the effective date of the subsidy.
5. Company financial documents will be available for inspection by the City of Glencoe designated staff.

I certify that the firm known as _____

Agrees to abide by all the requirements of this application and that all information provided to the City of Glencoe for this project is true and correct. Applicant has been given a copy of the City of Glencoe Business Subsidy Policy.

An initial fee of \$5,000.00 plus \$10,000.00 in escrow fund accompanies this application as defined in the City of Glencoe Business Subsidy Policy. Applicant understands that all costs of developing a subsidy program for their projects will be passed through and billed on monthly basis.

Authorized Signature / Title

Date



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

Resolution Consenting to Mortgage of Leasehold Interest (Glencoe Regional Health Services Bond Offering)

Resolution No. 2026-12

A resolution of the City Council of the City of Glencoe, Minnesota (the "City"), consenting, as fee owner and landlord, to the mortgaging of the leasehold interest of Glencoe Regional Health Services in City-owned, ground-leased property in connection with a new bond offering, and authorizing execution of related documents.

Recitals

1. The City is the fee owner of certain real property in Glencoe, Minnesota that is ground leased to Glencoe Regional Health Services (the "Corporation") pursuant to a ground lease (the "Ground Lease") legally described in Exhibit "A".
2. The Corporation is undertaking a new bond offering (the "Bonds") and, in connection therewith, will grant a mortgage and related security interests encumbering the Corporation's leasehold interest under the Ground Lease (the "Mortgage").
3. Security Bank and Trust, Co. (the "Lender") will be the mortgagee and/or secured party under the Mortgage (and/or the trustee or collateral agent for the holders of the Bonds).
4. Minnesota law permits a municipality to issue obligations to finance the acquisition or improvement of property located outside its corporate boundaries if the governing body of the city in which the property is located consents by resolution.

Resolution

Now, therefore, be it resolved by the City Council of the City of Glencoe, Minnesota, as follows:

1. Consent.

- a. The City hereby acknowledges and consents to the execution, delivery, and recording of the Mortgage in favor of the Lender, encumbering the Corporation's leasehold interest under the Ground Lease.
- b. This consent is limited strictly to the Corporation's leasehold interest and does not mortgage, encumber, or otherwise affect the City's fee interest in the real property.

2. Authorization to Execute Consent and Related Instruments.

- a. The Mayor and City Administrator are authorized and directed to execute and deliver, on behalf of the City, such written consent, acknowledgment, estoppel, or similar instruments as the Lender may reasonably require to evidence the City's consent granted by this resolution, with such changes as are approved by the City Attorney.

3. City Covenants While Mortgage Encumbers Leasehold.

- a. The City agrees that, for so long as the Mortgage encumbers the Corporation's leasehold interest:
 - i. The City shall not enter into, agree or consent to, acknowledge, or approve any amendment to, modification of, or supplementation of the Ground Lease without the prior written consent of the Lender.
 - ii. No voluntary agreement by the Corporation for the cancellation, surrender, and/or termination of the Ground Lease shall be effective without the prior written consent of the Lender.
 - iii. The City shall not subordinate its interest in the Ground Lease or subject its interest in the mortgaged property to any mortgage or other lien without the prior written consent of the Lender.
 - iv. The City shall provide written notice to the Lender of any defaults occurring under the Ground Lease and the opportunity to cure such defaults within thirty (30) days of such notification.

4. Effective Date.

- a. This resolution is effective immediately upon adoption.

Adoption

Adopted by the City Council of the City of Glencoe, Minnesota, June 1, 2026.

1. Ayes: _____

2. Nays: _____

3. Absent: _____

Signatures

City of Glencoe, Minnesota

By: _____
Mark Hueser, Mayor

By: _____
Mark Lemen, City Administrator

Certification

I, the undersigned City Administrator of the City of Glencoe, Minnesota, certify that the foregoing is a true and correct copy of a resolution duly adopted by the City Council at a meeting duly called and held on June 1, 2026.

Dated: June 1, 2026

Mark Lemen, City Administrator

Exhibit “A”

[Insert Legal Description]

LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS MORTGAGE, THE MAXIMUM PRINCIPAL AMOUNT SECURED BY THIS MORTGAGE AT ANY ONE TIME OUTSTANDING IS NINE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$9,750,000.00).

THIS LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT (as it may be amended, modified, supplemented or restated from time to time, the "Mortgage"), made this 17th day of June, 2026, by **GLENCOE REGIONAL HEALTH SERVICES**, a Minnesota nonprofit corporation ("Mortgagor"), in favor of **SECURITY BANK & TRUST COMPANY**, a Minnesota banking corporation ("Mortgagee").

WHEREAS, the City of Plato, Minnesota ("City of Plato") is authorized and empowered under Minnesota Statutes, Sections 469.152 through 469.1655, as amended, to issue revenue bonds to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment, or extension of any properties, real or personal, used or useful in connection with a revenue-producing enterprise, whether or not operated for profit, engaged in providing health care services, including, without limitation, hospitals and related medical facilities; and

WHEREAS, pursuant to Minnesota Statutes, Section 471.656, as amended, a municipality is authorized to issue obligations to finance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the governing body of the city in which the property is located consents by resolution to the issuance of such obligations; and

WHEREAS, on _____, the City of Plato issued its Health Care Facilities Revenue Bonds (GRHS Project), Series 2026, in the original aggregate principal amount of \$9,750,000.00 pursuant to a Loan Agreement dated June 17, 2026 between the City of Plato and Mortgagor (the "Loan Agreement"); and

WHEREAS, the payment obligations of the Loan Agreement are memorialized by a 501(c)(3) Health Care Facilities Revenue Note with Original Issue Date of June 17, 2006 (“Note”) identifying Mortgagee as the Registered Owner; and

WHEREAS, the City of Plato has pledged and assigned to Mortgagee and granted to the Mortgagee a security interest in all of the City’s right, title, and interest in and to the Loan Agreement in accordance with that certain Assignment Agreement dated June 17, 2026 between the City of Plato and Mortgagee; and

WHEREAS, pursuant to the Loan Agreement and the Direct Payment Agreement entered into between Mortgagor and Mortgagee, Mortgagee has agreed to make a term loan in the amount of Nine Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$9,750,000.00) (the “Loan Amount”), evidenced by Note, in the principal amount of the Loan Amount and dated as of the date of this Mortgage (the “Note”);

WITNESSETH, Mortgagor, in consideration of the debt evidenced by the Note and other good and valuable consideration provided to Mortgagor as sole beneficiary of Mortgagee, the receipt of which is hereby acknowledged, does hereby MORTGAGE, GRANT, BARGAIN, SELL AND CONVEY to Mortgagee, its successors and assigns, forever, the following properties (all of the following being hereafter collectively referred to as the “Mortgaged Property”):

(a) That certain Fully Restated and Amended Ground Lease Agreement, dated as of April 1, 2001, between the City of Glencoe, the Glencoe Area Health Center Commission and Mortgagor (as further amended from time to time) (“Ground Lease”) and the leasehold estate created thereby in the real property described therein and in **Exhibit A** attached hereto which is made a part hereof (the “Land”) together with all existing and future easements and rights affording access to the Land, and including all assignments, modifications, extensions and renewals of the Ground Lease and all credits, deposits, options, privileges and rights of Mortgagor as tenant under the Ground Lease, including, but not limited to, the right, if any, to renew or extend the Ground Lease for a succeeding term or terms, and also including all the right, title, claim or demand whatsoever of Mortgagor either in law or in equity, in possession or expectancy, of, in and to Mortgagee's right, as tenant under the Ground Lease, to elect under Section 365(h)(1) of the Bankruptcy Code, Title 11 U.S.C.A. § 101 *et seq.* (the "Bankruptcy Code") to terminate or treat the Ground Lease as terminated in the event (i) of the bankruptcy, reorganization or insolvency of the Ground Lessor, and (ii) the rejection of the Ground Lease by the Ground Lessor, as debtor in possession, or by a trustee for the Ground Lessor, pursuant to Section 365 of the Bankruptcy Code;

(b) All additional lands, estates and development rights hereafter acquired by Mortgagor for use in connection with the Land and the development of the Land that may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of this Mortgage;

(c) All buildings, structures and improvements now located or later to be constructed on the Land (the “Improvements”); and

(d) All existing and future appurtenances, privileges, rights, easements, and tenements of the Land, including all minerals, oil, gas, other hydrocarbons and any other commercially valuable substances which may be in, under or produced from any part of the Land, all development rights and credits, air rights, water, Water Rights (as defined herein), and any land lying in the streets, roads or avenues, open or proposed, in front of or adjoining the Land and Improvements; and

(e) All rents, income, revenues, issues and profits of or from the Land or the Improvements; and

(f) All Fixtures (as that term is hereinafter defined); and

(g) All proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, the Improvements or the other property described above into cash or liquidated claims, including proceeds of any insurance policies, present and future, payable because of loss sustained to all or any part of any Mortgaged Property, whether or not such insurance policies are required by Mortgagee, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, the Improvements or the other property described above or any part of them, or breach of warranty in connection with the construction of the Improvements, including causes of action arising in tort, contract, fraud or concealment of a material fact; and

(h) All additions and accretions to, substitutions and replacements for, and changes in, any of the property described above.

* * * * *

AND MORTGAGOR for itself, its successors, and assigns, does covenant with Mortgagee, its successors, and assigns, that Mortgagor is lawfully seized of the Mortgaged Property and has good right to sell and convey the same; the Mortgaged Property is free from all encumbrances except as may be further stated in **Exhibit B** (“Permitted Encumbrances”); Mortgagee, its successors, and assigns, shall quietly enjoy and possess the Mortgaged Property; and Mortgagor will **WARRANT AND DEFEND** the title to the same against all lawful claims not specifically excepted in this Mortgage.

TO HAVE AND TO HOLD THE SAME, together with possession and right of possession of the Mortgaged Property as further provided in this Mortgage, unto Mortgagee, its successors, and assigns, forever.

PROVIDED, NEVERTHELESS, that if Mortgagor, its successors, or assigns, shall pay to Mortgagee, its successors, or assigns, according to the terms of the Note and the Loan Documents (as defined in the Loan Agreement), the terms and conditions of which are incorporated herein by reference and made a part hereof, together with any extensions or renewals thereof, due and payable with interest thereon as provided for in the Note, the balance of said principal sum, together with interest thereon, being due and payable in any event no later than August 1, 2041, and if Mortgagor shall repay to Mortgagee, its successors, or assigns, at the

times demanded and with interest thereon at the same rate specified in the Note, all sums advanced in protecting the lien of this Mortgage, in payment of all ground rents payable under the Ground Lease, in payment of taxes on the Mortgaged Property, in payment of insurance premiums covering improvements thereon, in payment of principal and interest on prior liens, in payment of expenses and attorneys' fees herein provided for and all sums advanced for any other purpose authorized herein (the Note and all such sums, together with interest thereon, being collectively referred to as the "Secured Indebtedness"), and shall keep and perform all of the covenants and agreements contained in this Mortgage, then this Mortgage shall become null and void, and shall be released at Mortgagor's expense. **The Note secured by this Mortgage is in the amount of Nine Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$9,750,000.00). The maximum principal indebtedness secured by this Mortgage is Nine Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$9,750,000.00).**

MORTGAGOR covenants, represents and warrants as follows:

1. Mortgagor warrants that, except as previously disclosed to Mortgagee in a writing making reference to this warranty: (a) Mortgagor lawfully possesses and holds leasehold title to all of the Land pursuant to the Ground Lease and fee simple title in the Improvements; (b) Mortgagor has or will have good title to all Mortgaged Property other than the Land and Improvements; (c) the Ground Lease is in full force and effect and has not been modified or amended in any manner whatsoever; (d) there are no defaults under the Ground Lease and no event has occurred which but for the passage of time, or notice, or both would constitute a default under the Ground Lease; (e) all rents, additional rents and other sums due and payable under the Ground Lease have been paid in full; (f) neither Mortgagor nor the Ground Lessor, as landlord under the Ground Lease, has commenced any action or given or received any notice for the purpose of terminating the Ground Lease; (g) Mortgagor has the full and unlimited power, right and authority to encumber the Mortgaged Property; (h) this Mortgage creates a first and prior lien against the Mortgaged Property; (i) the Mortgaged Property includes all property and rights which may be reasonably necessary or desirable to enable Mortgagor to use, enjoy and operate the Land and the Improvements for the present uses thereof; (j) Mortgagor owns any Mortgaged Property which is personal property free and clear of any security agreements, reservations of title or conditional sales contracts and there is no presently effective financing statement affecting such personal property on file in any public office; and (k) Mortgagor's place of business, or its chief executive office, if it has more than one place of business, is located at the address specified below.

2. To pay all taxes and assessments now due or that may hereafter become liens against the Mortgaged Property before penalty attaches to the Mortgaged Property.

3. To keep all buildings, improvements, and fixtures now or later located on or a part of the Mortgaged Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion, for at least the amount of full replacement cost at all times while any amount remains unpaid under this Mortgage. If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Mortgagor shall procure and maintain flood insurance in amounts reasonably satisfactory to the

Mortgagee. Each insurance policy shall contain a loss payable clause in favor of the Mortgagee affording all rights and privileges customarily provided under the so-called standard mortgage clause. In the event of damage to the Mortgaged Property by fire or other casualty, the Mortgagor shall promptly give notice of such damage to the Mortgagee and the insurance company. The Insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policies shall provide for not less than ten days written notice to the Mortgagee before cancellation, non-renewal, termination, or change in coverage, and the Mortgagor shall deliver to the Mortgagee a duplicate original or certificate of such insurance policies.

4. To pay, when due, both principal and interest of all Permitted Encumbrances, if any, and to keep the Mortgaged Property free and clear of all other liens or encumbrances;

5. To commit or permit no waste on the Mortgaged Property and to keep it in good repair;

6. To complete forthwith any improvements which may hereafter be under course of construction on the Mortgaged Property;

7. To, at Mortgagor's own cost and expense, perform, comply with, and discharge all of the obligations of Mortgagor under any future leases, subleases or agreements for the use of the Mortgaged Property other than incidental use whether in existence now or entered into subsequent to the date of this Mortgage (the "Leases") and use its best efforts to enforce or secure the performance of each obligation and undertaking of the respective tenants under the Leases and will appear in and defend, at its own cost and expense, any action or proceeding arising out of or in any manner connected with the Mortgagor's interest in the Leases. In connection with the leasing or rental of the Mortgaged Property, or any part or portion thereof, Mortgagor covenants and agrees that: (i) all Leases shall be in writing, on a lease form which has been submitted to and approved by the Mortgagee; (ii) Mortgagor will provide Mortgagee with a current tenant list and rent roll, certified to by Mortgagor, not less frequently than annually. Mortgagor will not borrow against, pledge or assign any rentals due under the Leases; nor borrow against, pledge or assign any rentals due under the Leases nor consent to a subordination or assignment of the interest of the tenants thereunder to any party other than the Mortgagee, nor anticipate the rents thereunder for more than one (1) month in advance, without the prior written consent of the Mortgagee.

8. Mortgagor warrants, covenants and represents to Mortgagee that the Mortgaged Property is free of Hazardous Substances (as defined in the Loan Agreement). Mortgagor further warrants, covenants and represents that the Mortgaged Property is not subject to "superfund" type liens or claims by regulatory agencies or other party arising from the actual or threatened release, deposit, or existence of hazardous substances in, on or about the Mortgaged Property. Mortgagor agrees to indemnify, defend and hold Mortgagee harmless from and against any and all claims, penalties, forfeitures, suits or liabilities of any type or nature (including cost of defense, settlement and reasonable

attorneys' fees) incurred by Mortgagee hereafter or for which Mortgagee shall become responsible for or pay as a result of any or all of the following: (i) Death or bodily injury to any person; (ii) Damage to any property; (iii) Contamination of or detrimental effect upon environment; and/or (iv) Violation of governmental laws, orders or regulations, which shall have resulted from or be due to the actual or threatened release of Hazardous Substances claimed or alleged to have been deposited, stored, disposed of, placed or otherwise located in, on or about the Mortgaged Property. This indemnification shall survive the foreclosure of this Mortgage, but shall not cover or apply to any disposal, storage or deposit of Hazardous Substances first occurring after the date on which the Mortgagee first becomes the ground lessee or fee owner and obtains possession of the Mortgaged Property.

9. Mortgagor shall not store, process, or dispose of any Hazardous Substances or toxic materials on the Mortgaged Property, nor permit the storage, processing or disposal unless such storage, processing or disposal shall be done in compliance with all applicable laws and regulations.

10. Mortgagee shall have the right, upon reasonable suspicion and belief that good cause exists and upon prior notice to Mortgagor, to conduct at any time an environmental audit, including soil samplings and borings. Mortgagor shall cooperate with Mortgagee in conducting such audit and all costs incurred by Mortgagee in doing so shall become Secured Indebtedness. Nothing in this Mortgage shall be construed to obligate Mortgagee to conduct an environmental audit and it is expressly agreed that Mortgagee is relying upon Mortgagor's representations that the Mortgaged Property is free of Hazardous Substances in making its loan to Mortgagor.

11. Mortgagor shall promptly provide mortgagee with copies of all notices or reports received or submitted by them to or from any governmental agency or other third party with respect to the storage, processing, disposal, release or threatened release of Hazardous Substances into or onto the Mortgaged Property or any adjacent property.

12. To pay any other expenses and attorney's fees incurred by the Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage; and

13. Not to sell or otherwise convey the Mortgaged Property.

In case of failure to pay taxes and assessments, liens or encumbrances, expenses and attorney's fees as specified above, or to insure said buildings, improvements, and fixtures and deliver the policies as required by this Mortgage, Mortgagee may pay such taxes, assessments, liens, expenses and attorney's fees and interest thereon, or obtain such insurance, and the sums so paid shall bear interest from the date of such payment at the same rate set forth in the Note, and shall be impressed as an additional lien upon the Mortgaged Property and be immediately due and payable from Mortgagor to Mortgagee and this Mortgage shall, from the date thereof, secure the repayment of such advances with interest.

In the case of default in any of the foregoing covenants or a Default under the Note or any Loan Document, in addition to any and all other remedies available to it, Mortgagor hereby

grants the power of sale and authorizes and empowers the Mortgagee to foreclose this Mortgage by judicial proceedings or to sell the Mortgaged Property at public auction and convey the same to the purchaser in fee simple in accordance with the statute, and out of moneys arising from such sale to retain all sums secured hereby to pay any amounts due and owing under the Note, with interest and all legal costs and charges of such foreclosure and the maximum attorney's fees permitted by law, which costs, charges and fees the Mortgagor agrees to pay.

Mortgagor and Mortgagee further covenant and agree as follows:

1. Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation of the Mortgage.

2. Upon default of any covenant or agreement by Mortgagor under the terms of the Note or this Mortgage, Mortgagee, prior to foreclosure, shall mail notice to Mortgagor specifying: (i) the nature of the default by the Mortgagor; (ii) the action required to cure such default; (iii) a date, not less than fifteen (15) days from the date such default notice was mailed to the Mortgagor, by which such default must be cured; and (iv) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Mortgaged Property. The notice shall further inform the Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of the Mortgagor to acceleration and sale.

3. In addition to any notice required under applicable law to be given in another manner, any notice to Mortgagor provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Mortgagor at the following address:

Glencoe Regional Health Services
1805 Hennepin Avenue North
Glencoe, MN 55336
Attention: Chief Financial Officer

or at such other address as Mortgagor may designate by notice in writing to Mortgagee. Any notice to Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee at the following address:

Security Bank and Trust Company
2202 11th Street East
Glencoe, MN 55336
Attention: Adam Birkholz

or to such other address as Mortgagee may designate by notice in writing to Mortgagor. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated in this Mortgage. The terms of this Mortgage shall run with the Mortgaged Property and bind Mortgagor and Mortgagee and their successors in interest.

* * * * *

SECURITY AGREEMENT AND FINANCING STATEMENT

Security Agreement

This Mortgage shall constitute a security agreement, as defined in the Uniform Commercial Code (“Code”), and Mortgagor hereby grants to Mortgagee a security interest within the meaning of the Code in favor of Mortgagee on all personal property, rents, profits, accounts and general intangibles now due or which may hereinafter become due under or by virtue of any lease, license, sublease or agreement, whether written or oral, for the use of, occupancy of, together with inventory, fixtures and equipment (collectively, “Collateral”) used on and comprising the Land and Improvements.

Financing Statement

This instrument may serve as a financing statement covering all of the Collateral, and for this purpose, the following information is set forth:

Name and address of debtor:	Glencoe Regional Health Services
Name and address of secured party:	Security Bank and Trust Company
Description of the type of property or items covered by this financing statement:	Collateral as defined in this Mortgage
Description of real estate to which Collateral is attached or upon which it is located:	See attached Exhibit A

Some of the above Collateral is or is to become fixtures upon the above-described real estate, and this security agreement is to serve as a fixture financing statement to be filed for record with the real estate records. Mortgagor shall authorize Mortgagee to file all financing statements, continuation statements, amendments to financing statements, and all terminations of the filings of other secured parties which may be further required and pay all filing fees associated therewith.

GROUND LEASE PROVISIONS

1. Mortgagor shall (i) pay all rents, additional rents, and other sums required to be paid by Mortgagor, as tenant under and pursuant to the provisions of the Ground Lease, (ii) diligently perform and observe all of the terms, covenants, and conditions of the Ground Lease on the part of Mortgagor, as tenant thereunder, and (iii) promptly notify Mortgagee of the giving of any notice by the landlord under the Ground Lease to Mortgagor of any default by Mortgagor, as tenant thereunder, and deliver to Mortgagee a true copy of each such notice. Mortgagor shall not, without the prior consent of Mortgagee, surrender the leasehold estate created by the Ground Lease or terminate or cancel the Ground Lease or modify, change, supplement, alter, or amend

the Ground Lease, in any respect, either orally or in writing, and if Mortgagor shall default in the performance or observance of any term, covenant, or condition of the Ground Lease on the part of Mortgagor, as tenant thereunder, Mortgagee shall have the right, but shall be under no obligation, to pay any sums and to perform any act or take any action as may be appropriate to cause all of the terms, covenants, and conditions of the Ground Lease on the part of Mortgagor to be performed or observed on behalf of Mortgagor, to the end that the rights of Mortgagor in, to, and under the Ground Lease shall be kept unimpaired and free from default. If the landlord under the Ground Lease shall deliver to Mortgagee a copy of any notice of default under the Ground Lease, such notice shall constitute full protection to Mortgagee for any action taken or omitted to be taken by Mortgagee, in good faith, in reliance thereon. Mortgagor shall exercise each individual option, if any, to extend or renew the term of the Ground Lease upon demand by Mortgagee made at any time within one (1) year prior to the last day upon which any such option may be exercised, and Mortgagor hereby expressly authorizes and appoints Mortgagee its attorney-in-fact to exercise any such option in the name of and upon behalf of Mortgagor, which power of attorney shall be irrevocable and shall be deemed to be coupled with an interest.

2. Notwithstanding anything contained in the Ground Lease to the contrary, Mortgagor shall not further sublet any portion of the Land without prior written consent of Mortgagee.

3. So long as any portion of the Loan or other obligations secured by this Mortgage shall remain outstanding, unless Mortgagee shall otherwise consent in writing, the fee title to the Land and the leasehold estate therein created pursuant to the provisions of the Ground Lease shall not merge but shall always be kept separate and distinct, notwithstanding the union of such estates in Mortgagor, Ground Lessor, or in any other person by purchase, operation of law, or otherwise. Mortgagee reserves the right, at any time, to release portions of the Mortgaged Property, including, but not limited to, the leasehold estate created by the Ground Lease, with or without consideration, at Mortgagee's election, without waiving or affecting any of its rights hereunder or under the Note or the Loan Documents and any such release shall not affect Mortgagee's rights in connection with the portion of the Mortgaged Property not so released.

4. In the event that Mortgagor shall become the owner and holder of the fee title to the Land, the lien of this Mortgage shall be spread to cover Mortgagor's fee title to the Land and said fee title shall be deemed to be included in the Mortgaged Property. In such event, Mortgagor agrees to, at its sole cost and expense, including without limitation, Mortgagee's reasonable attorney's fees, (i) execute any and all documents or instruments necessary to subject its fee title to the Land to the lien of this Mortgage; and (ii) provide a title insurance policy which shall insure that the lien of this Mortgage is a first lien on Mortgagor's fee title to the Land.

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SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS.

IN WITNESS WHEREOF, Mortgagor has signed and delivered this Mortgage as of the day and year first written above.

MORTGAGOR:

GLENCOE REGIONAL HEALTH SERVICES,
a Minnesota nonprofit corporation.

By: Angela Erickson
Its: Chief Financial Officer

STATE OF MINNESOTA)
) ss.
COUNTY OF MCLEOD)

Personally came before me on June __, 2026, the above-named Angela Erickson, Chief Financial Officer of Glencoe Regional Health Services, a Minnesota nonprofit corporation, and executed and acknowledged the foregoing instrument on behalf of the corporation.

Notary Public
My Commission is permanent/expires:_____

THIS INSTRUMENT WAS DRAFTED BY:

Eckberg Lammers, P.C. (NJV)
1809 Northwestern Avenue
Stillwater, Minnesota 55082

EXHIBIT A

LEGAL DESCRIPTION

Beginning at a point on the north line of Reed Street in "The Rearrangement of Richardson's Park Addition to Glencoe", according to the plat of said Addition on file and of record in the office of the County Recorder in McLeod County, Minnesota, 127.8 feet East of a point 50 feet North of a point 33 feet East of the Northeast corner of Lot 1 in Block 3 of "The Rearrangement of Richardson's Park Addition to Glencoe"; thence East to the East line of the Southeast Quarter, Section 11, Township 115 North of Range 28 West; thence North at right angles 255.6 feet; thence West at right angles to a point 255.6 feet North of the place of beginning; thence South at right angles 255.6 feet to the place of beginning.

Also the following described parcel of land situated in the County of McLeod, State of Minnesota:
Beginning at a point on the North line of Reed Street in "The Rearrangement of Richardson's Park Addition to Glencoe", according to the plat of said Addition on file and of record in the office of the County Recorder in McLeod County in Minnesota, 127.8 feet West of a point 50 feet North of a point 33 feet East of the Northeast corner of Lot 1 in Block 3 of "The Rearrangement of Richardson's Park Addition to Glencoe"; thence North at right angles 255.6 feet; thence West at right angles 20 feet; thence south at right angles 255.6 feet; thence East at right angles 20 feet to the place of beginning.

All of the above described real estate lying and being in the East Half of the Southeast Quarter of Section 11, Township 115 North of Range 28 West, McLeod County, Minnesota.

AND

Parcel 2)

Beginning at a point on the North line of Reed Street, in "The Rearrangement of Richardson's Park Addition to Glencoe", according to the plat of said addition on file and of record in the office of the County Recorder of McLeod County, Minnesota, 50 feet North of a point 33 feet East of the Northeast corner of Lot 1 in Block 3 of "The Rearrangement of Richardson's Park Addition to Glencoe"; thence West on the North line of said Reed Street 127.8 feet; thence North at right angles 255.6 feet; thence East parallel to the North line of said Reed Street 255.6 feet; thence South at right angles 255.6 feet to the North line of said Reed Street; thence West on the North line of said Reed Street 127.8 feet to the point of beginning; lying and being in the East Half of the Southeast Quarter of Section 11, Township 115 North of Range 28 West, McLeod County, Minnesota.

AND

Parcel 3)

Beginning at a point 147.8 feet West of a point 50 feet North of a point 33 feet East of the Northeast corner of Lot 1 in Block 3 in the Rearrangement of Richardson's Park Addition to Glencoe, according to the plat thereof on file and of record in the office of the Register of Deeds, McLeod County, Minnesota, and thence North at right angles 255.6 feet, thence West on a line parallel to the north line of Reed Street in said Addition, 591.7 feet, thence South 46 degrees East 368.7 feet to the North line of said Reed Street; thence East 330.25 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel viz: Beginning at a point 432.4 feet west of a point 50 feet north of a point 33 feet east of the Northeast corner of Lot 1 in Block 3, Rearrangement of Richardson's Park Addition to Glencoe, according to the plat thereof on file and of record in the office of the Register of Deeds, McLeod County, Minnesota, thence North at right angles 255.6 feet, thence West on a line parallel to the North line of Reed Street in said Addition 307.1 feet, thence South 46 degrees East 368.7 feet to the North line of Reed Street, thence East to the place of beginning.

Parcels 1 & 2 are Abstract

Parcel 3 is Torrens: Certificate No. 707.0

EXHIBIT B

PERMITTED ENCUMBRANCES

10. Subject to a Mortgage dated April 1, 2001 and filed May 24, 2001 as Document Nos. 310907 and T31114 from Glencoe Regional Health Services to City of Glencoe for \$19,400,000.00. Assignment of Mortgage filed May 24, 2001 as Document Nos. 310908 and T31115 to US Bank Trust National Association. First Amendment of Mortgage filed September 23, 2005 as Document No. 355988 and March 7, 2013 as Document No. T55605 increasing Mortgage amount to \$27,370,000.00. Assignment of and Second Amendment to Mortgage filed March 7, 2013 as Document Nos. 408407 and T55606. Third Amendment to Mortgage filed May 19, 2017 as Document Nos. 430466 and T61509.
11. Subject to a Lessee's interest in favor of Glencoe Regional Health Services as evident by a Fully Restated and Amended Ground Lease Agreement dated April 1, 2001 and filed May 24, 2001 as Document Nos. 310906 and T31113.
12. Subject to Intercreditor Agreement dated May 1, 2017 and filed May 19, 2017 as Document Nos. 430468 and T61510 from Glencoe Regional Health Services to US Bank National Association for \$10,650,000.00.
13. Subject to Ditch Agreement filed February 9, 1948 in Book 28 of Miscellaneous, Page 23. (all Parcels).
14. Subject to Resolution by City of Glencoe filed October 9, 1946 in Book 24 of Miscellaneous, Page 254. (Parcel 1)
15. Subject to Resolution by City of Glencoe filed December 18, 1941 in Book 19 of Miscellaneous, Page 5. (Parcel 2)
16. Subject to Ordinance No. 174 of the City of Glencoe filed June 13, 1962 as Document No. T1141 (Parcel 3)
17. Subject to Electric Line Easement to Glencoe Light and Power Commission filed April 8, 1991 as Document No T15383 (Parcel 3)
18. All assessments and taxes for the year 2025 and all subsequent years. Real estate taxes payable in 2025 and prior years are are exempt. Real estate tax in 2026 are exempt.

PIN: 22.011.0200.

CONSENT OF THE CITY OF GLENCOE

The City of Glencoe, as Landlord under the Fully Restated and Amended Ground Lease Agreement, dated as of April 1, 2001, between the City of Glencoe, the Glencoe Area Health Center Commission, and the Corporation, hereby acknowledges and consents to this **LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT ("MORTGAGE")**, dated as of the date and year first written above.

In addition, the City of Glencoe represents and warrants that as long as the Mortgage encumbers the Corporation's leasehold interest in the Mortgaged Property:

- (a) The City of Glencoe shall not enter into, agree or consent to, or acknowledge or approve, any amendment to or modification or supplementation of the Ground Lease without the prior written consent of the Mortgagee;
- (b) No voluntary agreement by the Corporation for the cancellation, surrender and/or termination of the Ground Lease shall be effective without the prior written consent of the Mortgagee;
- (c) The City of Glencoe shall not subordinate its interest in the Ground Lease or subject its interest in the Mortgaged Property to any mortgage or other lien without the prior written consent of the Mortgagee; and
- (d) The City of Glencoe shall provide written notice to the Mortgagee of any defaults occurring under the Ground Lease, and the opportunity to cure such defaults within thirty (30) days of such notification.

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SIGNATURE PAGE FOLLOWS.

CITY OF GLENCOE,
a Minnesota municipal corporation.

By: Mark Hueser
Its: Mayor

By: Haylie Kusler
Its: Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF MCLEOD)

Personally came before me on June __, 2026, the above-named Mark Hueser, Mayor and Haylie Kusler, Clerk of the City of Glencoe, Minnesota, a Minnesota municipal corporation, and executed and acknowledged the foregoing instrument on behalf of the municipal corporation.

Notary Public
My Commission is permanent/expires: _____



SMALL CITY  BIG FUTURE

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

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Separate Agenda Items

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

INVOICE DISTRIBUTION REPORT BY VENDOR FOR CITY OF GLENCOE
 EXP CHECK RUN DATES 05/15/2026 - 05/15/2026

PAID
POSTED

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: A.H. HERMEL CO.					
Fund: 609 Liquor Store		A.H. HERMEL CO.			
Department: 000-000	MERCHANDISE FOR RESALE		MERCH FOR RESALE	110.13	189229
609-000-000-400.250			Total Department 000-000	110.13	
			Total Fund 609 Liquor Store	110.13	
			Total Vendor A.H. HERMEL CO.:	110.13	
Vendor: ALERUS					
Fund: 101 General					
Department: 000-000	Remittance	ALERUS	Remittance Check	1,834.20	6
101-000-000-231.000			Total Department 000-000	1,834.20	
Department: 414-000 Administration					
101-414-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	491.38	6
			Total Department 414-000 Administration	491.38	
Department: 415-000 Finance					
101-415-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	368.53	6
			Total Department 415-000 Finance	368.53	
Department: 421-000 Police					
101-421-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	1,068.28	6
			Total Department 421-000 Police	1,068.28	
Department: 431-000 Street					
101-431-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	614.22	6
			Total Department 431-000 Street	614.22	
Department: 452-000 Parks and recreation					
101-452-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	614.22	6
			Total Department 452-000 Parks and recreation	614.22	
			Total Fund 101 General	4,990.83	
Fund: 601 Water					
Department: 000-000					
601-000-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	491.37	6
			Total Department 000-000	491.37	
			Total Fund 601 Water	491.37	
Fund: 602 Wwtp					
Department: 000-000					
602-000-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	1,228.45	6
			Total Department 000-000	1,228.45	
			Total Fund 602 Wwtp	1,228.45	
Fund: 604 City Center					
Department: 000-000					
604-000-000-400.131	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	245.69	6
			Total Department 000-000	245.69	

INVOICE DISTRIBUTION REPORT BY VENDOR FOR CITY OF GLENCOE
 EXP CHECK RUN DATES 05/15/2026 - 05/15/2026

POSTED
PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: ALERUS					
Fund: 604	City Center			245.69	
Fund: 609 Liquor Store					
Department: 000-000	HEALTH & LIFE INSURANCE	ALERUS	CITY SHARE - HSA	368.53	6
609-000-000-400.131			Total Department 000-000	368.53	
			Total Fund 609 Liquor Store	368.53	
			Total Vendor ALERUS:	7,324.87	
Vendor: BELLBOY CORPORATION					
Fund: 609	Liquor Store	BELLBOY CORPORATION	MERCH FOR RESALE	617.75	189230
Department: 000-000			Total Department 000-000	617.75	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	617.75	
			Total Vendor BELLBOY CORPORATION:	617.75	
Vendor: BOBBING BOBER BREWING COMPANY					
Fund: 609	Liquor Store	BOBBING BOBER BREWING COM	MERCH FOR RESALE	103.83	189231
Department: 000-000			Total Department 000-000	103.83	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	103.83	
			Total Vendor BOBBING BOBER BREWING COMPANY:	103.83	
Vendor: BREAKTHRU BEVERAGE					
Fund: 609	Liquor Store	BREAKTHRU BEVERAGE	MERCH FOR RESALE	630.00	189232
Department: 000-000			Total Department 000-000	630.00	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	630.00	
			Total Vendor BREAKTHRU BEVERAGE:	630.00	
Vendor: C & L DISTRIBUTING					
Fund: 609	Liquor Store	C & L DISTRIBUTING	MERCH FOR RESALE	9,119.75	189233
Department: 000-000			Total Department 000-000	9,119.75	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	9,119.75	
			Total Vendor C & L DISTRIBUTING:	9,119.75	

INVOICE DISTRIBUTION REPORT BY VENDOR FOR CITY OF GLENCOE
 EXP CHECK RUN DATES 05/15/2026 - 05/15/2026
 POSTED PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: DAHLHEIMER BEVERAGE					
Fund: 609 Liquor Store		DAHLHEIMER BEVERAGE	MERCH FOR RESALE	9,652.70	189234
Department: 000-000			Total Department 000-000	9,652.70	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	9,652.70	
			Total Vendor DAHLHEIMER BEVERAGE:	9,652.70	
Vendor: HOME CITY ICE COMPANY					
Fund: 609 Liquor Store		HOME CITY ICE COMPANY	MERCH FOR RESALE	300.41	189235
Department: 000-000			Total Department 000-000	300.41	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	300.41	
			Total Vendor HOME CITY ICE COMPANY:	300.41	
Vendor: IRS					
Fund: 101 General		IRS	Remittance Check	8,829.74	7
Department: 000-000			Remittance Check	12,980.62	
101-000-000-228.000	Remittance		Total Department 000-000	21,810.36	
101-000-000-228.100	Remittance		Total Fund 101 General	21,810.36	
			Total Vendor IRS:	21,810.36	
Vendor: IUOE LOCAL #49					
Fund: 101 General		IUOE LOCAL #49	Remittance Check	314.04	189236
Department: 000-000			Total Department 000-000	314.04	
101-000-000-232.000	Remittance		Total Fund 101 General	314.04	
			Total Vendor IUOE LOCAL #49:	314.04	
Vendor: JOHNSON BROS - ST PAUL					
Fund: 609 Liquor Store		JOHNSON BROS - ST PAUL	MERCH FOR RESALE	2,446.90	189237
Department: 000-000			Total Department 000-000	2,446.90	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	2,446.90	
			Total Vendor JOHNSON BROS - ST PAUL:	2,446.90	
Vendor: MARLIN'S TRUCKING					
Fund: 609 Liquor Store		MARLIN'S TRUCKING	MERCH FOR RESALE	264.25	189238
Department: 000-000			Total Department 000-000	264.25	
609-000-000-400.250	MERCHANDISE FOR RESALE				

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: MARLIN'S TRUCKING					
Fund: 609 Liquor Store			Total Fund 609 Liquor Store	264.25	
			Total Vendor MARLIN'S TRUCKING:	264.25	
Vendor: MINNESOTA CHILD SUPPORT					
Fund: 101 General			Remittance Check	245.96	189239
Department: 000-000		MINNESOTA CHILD SUPPORT	Total Department 000-000	245.96	
101-000-000-234.000	Remittance		Total Fund 101 General	245.96	
			Total Vendor MINNESOTA CHILD SUPPORT:	245.96	
Vendor: MINNESOTA PUBLIC EMPLOYEE					
Fund: 101 General			Remittance Check	44.30	189240
Department: 000-000		MINNESOTA PUBLIC EMPLOYEE	Total Department 000-000	44.30	
101-000-000-232.000	Remittance		Total Fund 101 General	44.30	
			Total Vendor MINNESOTA PUBLIC EMPLOYEE:	44.30	
Vendor: MORGAN CREEK VINEYARDS					
Fund: 609 Liquor Store			MERCH FOR RESALE	402.00	189241
Department: 000-000		MORGAN CREEK VINEYARDS	Total Department 000-000	402.00	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	402.00	
			Total Vendor MORGAN CREEK VINEYARDS:	402.00	
Vendor: PERA					
Fund: 101 General			Remittance Check	20,268.66	8
Department: 000-000		PERA	Total Department 000-000	20,268.66	
101-000-000-230.000	Remittance		Total Fund 101 General	20,268.66	
			Total Vendor PERA:	20,268.66	
Vendor: PHILLIPS WINE & SPIRITS, INC.					
Fund: 609 Liquor Store			PHILLIPS WINE & SPIRITS, I MERCH FOR RESALE	1,738.68	189242
Department: 000-000			Total Department 000-000	1,738.68	
609-000-000-400.250	Merchandise for resale		Total Fund 609 Liquor Store	1,738.68	
			Total Vendor PHILLIPS WINE & SPIRITS, INC.:	1,738.68	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: SOUTHERN GLAZER'S OF MN					
Fund: 609 Liquor Store		SOUTHERN GLAZER'S OF MN	MERCH FOR RESALE	2,942.72	189243
Department: 000-000	609-000-000-400.250		Total Department 000-000	2,942.72	
			Total Fund 609 Liquor Store	2,942.72	
			Total Vendor SOUTHERN GLAZER'S OF MN:	2,942.72	
Vendor: STATE OF MINN.- FINANCE DEPT.					
Fund: 101 General		STATE OF MINN.- FINANCE DE	Remittance Check	4,518.63	9
Department: 000-000	609-000-000-229.000		Total Department 000-000	4,518.63	
			Total Fund 101 General	4,518.63	
			Total Vendor STATE OF MINN.- FINANCE DEPT.:	4,518.63	
Vendor: VIKING BEVERAGES					
Fund: 609 Liquor Store		VIKING BEVERAGES	MERCH FOR RESALE	5,093.45	189244
Department: 000-000	609-000-000-400.250		Total Department 000-000	5,093.45	
			Total Fund 609 Liquor Store	5,093.45	
			Total Vendor VIKING BEVERAGES:	5,093.45	
Vendor: VIKING COCA-COLA BOTTLING CO.					
Fund: 609 Liquor Store		VIKING COCA-COLA BOTTLING	MERCH FOR RESALE	497.60	189245
Department: 000-000	609-000-000-400.250		Total Department 000-000	497.60	
			Total Fund 609 Liquor Store	497.60	
			Total Vendor VIKING COCA-COLA BOTTLING CO.:	497.60	
Vendor: VOYA					
Fund: 101 General		VOYA	Remittance Check	550.00	10
Department: 000-000	101-000-000-233.000		Total Department 000-000	550.00	
			Total Fund 101 General	550.00	
			Total Vendor VOYA:	550.00	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
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---- TOTALS BY FUND ----

101			General	52,742.78	
601			Water	491.37	
602			WWTp	1,228.45	
604			City Center	245.69	
609			Liquor Store	34,288.70	
Total For All Funds:				<u>88,996.99</u>	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: A.H. HERMEL CO.					
Fund: 609 Liquor Store		A.H. HERMEL CO.			
Department: 000-000	MERCHANDISE FOR RESALE		MERCH FOR RESALE	263.44	189246
609-000-000-400.250			Total Department 000-000	263.44	
			Total Fund 609 Liquor Store	263.44	
			Total Vendor A.H. HERMEL CO.:	263.44	
Vendor: C & L DISTRIBUTING					
Fund: 609 Liquor Store		C & L DISTRIBUTING			
Department: 000-000	Merchandise for resale		MERCH FOR RESALE	8,295.25	189247
609-000-000-400.250			Total Department 000-000	8,295.25	
			Total Fund 609 Liquor Store	8,295.25	
			Total Vendor C & L DISTRIBUTING:	8,295.25	
Vendor: CENTRAL UNITED COOPERATIVE					
Fund: 602 Wwtp		CENTRAL UNITED COOPERATIVE HUSTLER FASTRAK 60 MOWER DMO UNIT			
Department: 000-000	CAPITAL OUTLAY		Total Department 000-000	8,970.00	189248
602-000-000-400.599			Total Fund 602 Wwtp	8,970.00	
			Total Vendor CENTRAL UNITED COOPERATIVE:	8,970.00	
Vendor: DAHLHEIMER BEVERAGE					
Fund: 609 Liquor Store		DAHLHEIMER BEVERAGE			
Department: 000-000	Merchandise for resale		MERCH FOR RESALE	10,273.02	189249
609-000-000-400.250			Total Department 000-000	10,273.02	
			Total Fund 609 Liquor Store	10,273.02	
			Total Vendor DAHLHEIMER BEVERAGE:	10,273.02	
Vendor: JOHNSON BROS - ST PAUL					
Fund: 609 Liquor Store		JOHNSON BROS - ST PAUL			
Department: 000-000	Merchandise for resale		MERCH FOR RESALE	6,956.36	189250
609-000-000-400.250			Total Department 000-000	6,956.36	
			Total Fund 609 Liquor Store	6,956.36	
			Total Vendor JOHNSON BROS - ST PAUL:	6,956.36	
Vendor: MARLIN'S TRUCKING					
Fund: 609 Liquor Store		MARLIN'S TRUCKING			
Department: 000-000	Merchandise for resale		MERCH FOR RESALE	357.00	189251
609-000-000-400.250			Total Department 000-000	357.00	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
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Vendor: MARLIN'S TRUCKING					
Fund: 609 Liquor Store			Total Fund 609 Liquor Store	357.00	
			Total Vendor MARLIN'S TRUCKING:	357.00	

Vendor: OXFORD STREET MERCHANTS					
Fund: 609 Liquor Store					
Department: 000-000		OXFORD STREET MERCHANTS	MERCH FOR RESALE	322.50	189252
609-000-000-400.250			Total Department 000-000	322.50	
			Total Fund 609 Liquor Store	322.50	
			Total Vendor OXFORD STREET MERCHANTS:	322.50	

Vendor: PHILLIPS WINE & SPIRITS, INC.					
Fund: 609 Liquor Store					
Department: 000-000		PHILLIPS WINE & SPIRITS, I	MERCH FOR RESALE	2,362.80	189253
609-000-000-400.250			Total Department 000-000	2,362.80	
			Total Fund 609 Liquor Store	2,362.80	
			Total Vendor PHILLIPS WINE & SPIRITS, INC.:	2,362.80	

Vendor: SECURITY BANK & TRUST CO.					
Fund: 384 2018 Tax Inc. Bond - Panther					
Department: 000-000		SECURITY BANK & TRUST CO.	BOND & INTEREST PAYMENTS	28,000.00	189254
384-000-000-400.601			BOND & INTEREST PAYMENTS	5,568.75	189254
384-000-000-400.611			Total Department 000-000	33,568.75	
			Total Fund 384 2018 Tax Inc. Bond - Panther	33,568.75	

Fund: 529 2021 Street Improvement Bond					
Department: 000-000					
529-000-000-400.611		SECURITY BANK & TRUST CO.	BOND & INTEREST PAYMENTS	454.25	189254
			Total Department 000-000	454.25	
			Total Fund 529 2021 Street Improvement Bond	454.25	

Fund: 609 Liquor Store					
Department: 000-000					
609-000-000-400.611		SECURITY BANK & TRUST CO.	BOND & INTEREST PAYMENTS	3,591.25	189254
			Total Department 000-000	3,591.25	
			Total Fund 609 Liquor Store	3,591.25	
			Total Vendor SECURITY BANK & TRUST CO.:	37,614.25	

Vendor: SOUTHERN GLAZER'S OF MN					
Fund: 609 Liquor Store					
Department: 000-000		SOUTHERN GLAZER'S OF MN	MERCH FOR RESALE	6,431.30	189255
609-000-000-400.250			Total Department 000-000	6,431.30	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
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Vendor: SOUTHERN GLAZER'S OF MN
 Fund: 609 Liquor Store

Total Fund 609 Liquor Store 6,431.30
 Total Vendor SOUTHERN GLAZER'S OF MN: 6,431.30

Vendor: VIKING BEVERAGES
 Fund: 609 Liquor Store

Department: 000-000
 609-000-000-400.250

Merchandise for resale
 VIKING BEVERAGES

Merch FOR RESALE
 Total Department 000-000 1,937.30

Total Fund 609 Liquor Store 1,937.30
 Total Vendor VIKING BEVERAGES: 1,937.30

189256

Vendor: VIKING COCA-COLA BOTTLING CO.
 Fund: 609 Liquor Store

Department: 000-000
 609-000-000-400.250

Merchandise for resale
 VIKING COCA-COLA BOTTLING

Merch FOR RESALE
 Total Department 000-000 202.00

Total Fund 609 Liquor Store 202.00
 Total Vendor VIKING COCA-COLA BOTTLING CO.: 202.00

189257

INVOICE DISTRIBUTION REPORT BY VENDOR FOR CITY OF GLENCOE
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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
384			2018 Tax Inc. Bond - Panther	33,568.75	
529			2021 Street Improvement Bond	454.25	
602			Wwtp	8,970.00	
609			Liquor Store	40,992.22	
Total For All Funds:				<u>83,985.22</u>	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: ADVANCED POWER SERVICES, INC					
Fund: 602 Wwtp					
Department: 000-000	Repair & maintenance	ADVANCED POWER SERVICES, I SERVICE ON GENERATOR	Total Department 000-000	1,094.00	None
602-000-000-400.220			Total Fund 602 Wwtp	1,094.00	
Total Vendor ADVANCED POWER SERVICES, INC: 1,094.00					
Vendor: AMERICAN RED CROSS					
Fund: 223 Aquatic Center					
Department: 000-000	TRAINING	AMERICAN RED CROSS	TRAINING	3,370.00	None
223-000-000-400.311			Total Department 000-000	3,370.00	
Total Fund 223 Aquatic Center 3,370.00					
Total Vendor AMERICAN RED CROSS: 3,370.00					
Vendor: ARNOLD'S OF GLENCOE, INC.					
Fund: 101 General					
Department: 422-000	Fire	ARNOLD'S OF GLENCOE, INC.	REPAIR & MAINT.	224.93	None
101-422-000-400.220	REPAIR & MAINTENANCE		Total Department 422-000 Fire	224.93	
Total Fund 101 General 224.93					
Fund: 602 Wwtp					
Department: 000-000	Repair & maintenance	ARNOLD'S OF GLENCOE, INC.	EQUIPMENT REPAIR	131.17	None
602-000-000-400.220			Total Department 000-000	131.17	
Total Fund 602 Wwtp 131.17					
Total Vendor ARNOLD'S OF GLENCOE, INC.: 356.10					
Vendor: BORDER STATES INDUSTRIES INC					
Fund: 604 City Center					
Department: 000-000	Repair & maintenance	BORDER STATES INDUSTRIES I LIGHT BULBS	Total Department 000-000	286.45	None
604-000-000-400.220			Total Fund 604 City Center	286.45	
Total Vendor BORDER STATES INDUSTRIES INC: 286.45					
Vendor: CENTER POINT LARGE PRINT					
Fund: 101 General					
Department: 455-000	Library	CENTER POINT LARGE PRINT	BOOKS	153.42	None
101-455-000-400.590	Books & materials		Total Department 455-000 Library	153.42	
Total Fund 101 General 153.42					
Total Vendor CENTER POINT LARGE PRINT: 153.42					

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: CENTURYLINK					
Fund: 101 General	Police	CENTURYLINK	PHONE BILL	154.12	None
Department: 421-000	Telephone		Total Department 421-000 Police	154.12	
101-421-000-400.321					
Department: 431-000 Street					
101-431-000-400.321	Telephone	CENTURYLINK	PHONE BILL	55.00	None
			Total Department 431-000 Street	55.00	
Department: 452-000 Parks and recreation					
101-452-000-400.321	Telephone	CENTURYLINK	PHONE BILL	112.08	None
			Total Department 452-000 Parks and recreation	112.08	
Department: 493-000 Reimbursables					
101-493-000-400.434	Reimbursables	CENTURYLINK	PHONE BILL	55.00	None
			Total Department 493-000 Reimbursables	55.00	
			Total Fund 101 General	376.20	
Fund: 601 Water					
Department: 000-000	Telephone	CENTURYLINK	PHONE BILL	123.59	None
601-000-000-400.321			Total Department 000-000	123.59	
			Total Fund 601 Water	123.59	
Fund: 602 Wwtp					
Department: 000-000	Telephone	CENTURYLINK	PHONE BILL	69.22	None
602-000-000-400.321			Total Department 000-000	69.22	
			Total Fund 602 Wwtp	69.22	
Fund: 604 City Center					
Department: 000-000	Telephone	CENTURYLINK	PHONE BILL	165.00	None
604-000-000-400.321			Total Department 000-000	165.00	
			Total Fund 604 City Center	165.00	
Fund: 609 Liquor Store					
Department: 000-000	Telephone	CENTURYLINK	PHONE BILL	34.61	None
609-000-000-400.321			Total Department 000-000	34.61	
			Total Fund 609 Liquor Store	34.61	
Fund: 612 Airport					
Department: 000-000	Telephone	CENTURYLINK	PHONE BILL	57.91	None
612-000-000-400.321			Total Department 000-000	57.91	
			Total Fund 612 Airport	57.91	
			Total Vendor CENTURYLINK:	826.53	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: CENTURYLINK (CHARLOTTE, NC)					
Fund: 223 Aquatic Center		CENTURYLINK (CHARLOTTE, NC)	PHONE BILL	100.00	None
Department: 000-000	Telephone		Total Department 000-000	100.00	
223-000-000-400.321			Total Fund 223 Aquatic Center	100.00	
			Total Vendor CENTURYLINK (CHARLOTTE, NC):	100.00	
Vendor: COUNTRYSIDE CUSTOM APPAREL					
Fund: 223 Aquatic Center		COUNTRYSIDE CUSTOM APPAREL	UNIFORMS	64.44	None
Department: 000-000	Uniforms		Total Department 000-000	64.44	
223-000-000-400.417			Total Fund 223 Aquatic Center	64.44	
			Total Vendor COUNTRYSIDE CUSTOM APPAREL:	64.44	
Vendor: CROWN COLLEGE					
Fund: 101 General		CROWN COLLEGE	TRAINING	500.00	None
Department: 422-000 Fire	TRAINING		Total Department 422-000 Fire	500.00	
101-422-000-400.311			Total Fund 101 General	500.00	
			Total Vendor CROWN COLLEGE:	500.00	
Vendor: DAKOTA SUPPLY GROUP					
Fund: 651 Storm Water Management		DAKOTA SUPPLY GROUP	SEWER PIPE	612.80	None
Department: 000-000	Repair & maintenance		Total Department 000-000	612.80	
651-000-000-400.220			Total Fund 651 Storm Water Management	612.80	
			Total Vendor DAKOTA SUPPLY GROUP:	612.80	
Vendor: DEPT OF TRANSPORTATION					
Fund: 601 Water		DEPT OF TRANSPORTATION	FINAL PAYMENT OF 212 ROUND ABOUT WATE	54,637.29	None
Department: 000-000	Capital outlay		Total Department 000-000	54,637.29	
601-000-000-400.599			Total Fund 601 Water	54,637.29	
			Total Vendor DEPT OF TRANSPORTATION:	54,637.29	
Vendor: DINGES FIRE COMPANY					
Fund: 101 General		NOZZLE & SHUTOFF		800.00	None
Department: 422-000 Fire	SMALL TOOLS & MINOR EQUIPM		Total Department 422-000 Fire	800.00	
101-422-000-400.240					

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Vendor: DINGES FIRE COMPANY					
Fund: 101 General			Total Fund 101 General	800.00	
			Total Vendor DINGES FIRE COMPANY:	800.00	
Vendor: EGGERSGLUESS, BRAD					
Fund: 101 General			PHONE REIMB.	50.00	None
Department: 414-000 Administration		EGGERSGLUESS, BRAD	Total Department 414-000 Administration	50.00	
101-414-000-400.321 TELEPHONE			Total Fund 101 General	50.00	
			Total Vendor EGGERSGLUESS, BRAD:	50.00	
Vendor: FLAHERTY & HOOD, P.A.					
Fund: 101 General			LEGAL SERVICES	4,638.75	None
Department: 414-000 Administration		FLAHERTY & HOOD, P.A.	Total Department 414-000 Administration	4,638.75	
101-414-000-400.304 LEGAL FEES - CIVIL			Total Fund 101 General	4,638.75	
			Total Vendor FLAHERTY & HOOD, P.A.:	4,638.75	
Vendor: FLOW MEASUREMENT GROUP LLC					
Fund: 602 Wwtp			COLLECTION/DISTRIBUTION SY FLOW MEASUREMENT GROUP LLC PIPE FLOW METER	1,489.00	None
Department: 000-000			Total Department 000-000	1,489.00	
602-000-000-400.231			Total Fund 602 Wwtp	1,489.00	
			Total Vendor FLOW MEASUREMENT GROUP LLC:	1,489.00	
Vendor: FRANKLIN PRINTING INC.					
Fund: 101 General			OFFICE SUPPLIES	7.96	None
Department: 415-000 Finance		FRANKLIN PRINTING INC.	Total Department 415-000 Finance	7.96	
101-415-000-400.200 OFFICE SUPPLIES			Total Fund 101 General	46.96	
			Total Department 421-000 Police	39.00	None
Department: 421-000 Police		FRANKLIN PRINTING INC.	BUSINESS CARDS	39.00	
101-421-000-400.210 Operating supplies			Total Department 421-000 Police	39.00	
			Total Fund 101 General	46.96	
Fund: 601 Water					
Department: 000-000			TAPE	301.90	None
601-000-000-400.200 office supplies		FRANKLIN PRINTING INC.	Total Department 000-000	301.90	
			Total Fund 601 Water	301.90	
			Total Vendor FRANKLIN PRINTING INC.:	348.86	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: FREITAG, BENTON					
Fund: 225 Cable TV			TAPING MEETINGS	50.00	None
Department: 000-000		FREITAG, BENTON	Total Department 000-000	50.00	
225-000-000-400.307	MANAGEMENT FEES		Total Fund 225 Cable TV	50.00	
			Total Vendor FREITAG, BENTON:	50.00	
Vendor: FRITZ'S TINT SHOP					
Fund: 101 General			VEHICLE LOGOS	280.00	None
Department: 421-000	Police	FRITZ'S TINT SHOP	Total Department 421-000 Police	280.00	
101-421-000-400.210	Operating supplies		Total Fund 101 General	280.00	
			Total Vendor FRITZ'S TINT SHOP:	280.00	
Vendor: GACC TOURISM					
Fund: 101 General			LODGING TAX	122.76	None
Department: 493-000	Reimbursables	GACC TOURISM	Total Department 493-000 Reimbursables	122.76	
101-493-000-400.422	LODGING TAX REIMBURSEMENT		Total Fund 101 General	122.76	
			Total Vendor GACC TOURISM:	122.76	
Vendor: GALLS, LLC					
Fund: 231 PUBLIC SAFETY AID			UNIFORMS	2,391.78	None
Department: 000-000		GALLS, LLC	Total Department 000-000	2,391.78	
231-000-000-400.425	PUBLIC SAFETY AID		Total Fund 231 PUBLIC SAFETY AID	2,391.78	
			Total Vendor GALLS, LLC:	2,391.78	
Vendor: GLENCOE COLLISION CENTER					
Fund: 101 General			VEHICLE REPAIR	64.80	None
Department: 422-000	Fire	GLENCOE COLLISION CENTER	Total Department 422-000 Fire	64.80	
101-422-000-400.220	REPAIR & MAINTENANCE		Total Fund 101 General	64.80	
			Total Vendor GLENCOE COLLISION CENTER:	64.80	
Vendor: GLENCOE CO-OP ASSN.					
Fund: 101 General			MOTOR FUELS	270.64	None
Department: 422-000	Fire	GLENCOE CO-OP ASSN.	Total Department 422-000 Fire	270.64	
101-422-000-400.212	MOTOR FUELS				

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Vendor: GLENCOE CO-OP ASSN.					
Fund: 101 General					
			Total Fund 101 General	270.64	
			Total Vendor GLENCOE CO-OP ASSN.:	270.64	

Vendor: GLENCOE DAYS INC.					
Fund: 101 General					
Department: 493-000 Reimbursables			CROW RIVER SNO PRO'S DONATION	2,000.00	None
101-493-000-400.318 DONATION REIMBURSEMENT		GLENCOE DAYS INC.	Total Department 493-000 Reimbursables	2,000.00	
			Total Fund 101 General	2,000.00	
			Total Vendor GLENCOE DAYS INC.:	2,000.00	

Vendor: HAWKINS, INC.					
Fund: 223 Aquatic Center					
Department: 000-000			CHEMICALS	2,387.88	None
223-000-000-400.216 Chemicals & product suppli		HAWKINS, INC.	Total Department 000-000	2,387.88	
			Total Fund 223 Aquatic Center	2,387.88	

Fund: 601 Water					
Department: 000-000			CHEMICALS	20.00	None
601-000-000-400.216 Chemicals & product suppli		HAWKINS, INC.	Total Department 000-000	20.00	
			Total Fund 601 Water	20.00	
			Total Vendor HAWKINS, INC.:	2,407.88	

Vendor: HOLMEIER CONSTRUCTION, INC					
Fund: 467 2025 Street Improvement-Hennep					
Department: 000-000			HOLMEIER CONSTRUCTION, IN HENNEPIN AVE. CONST.	94,330.11	None
467-000-000-400.599 Capital outlay			Total Department 000-000	94,330.11	
			Total Fund 467 2025 Street Improvement-Hennep	94,330.11	
			Total Vendor HOLMEIER CONSTRUCTION, INC:	94,330.11	

Vendor: KNIFE RIVER CORP.					
Fund: 602 WWTP					
Department: 000-000			GRAVEL	205.00	None
602-000-000-400.520 Building & structures		KNIFE RIVER CORP.	Total Department 000-000	205.00	
			Total Fund 602 WWTP	205.00	
			Total Vendor KNIFE RIVER CORP.:	205.00	

Vendor: LARAWAY ROOFING, INC.					
Fund: 101 General					
Department: 422-000 Fire			ROOF REPAIR	311.00	None
101-422-000-400.401 Building repair		LARAWAY ROOFING, INC.			

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: LARAWAY ROOFING, INC.					
Fund: 101 General			Total Department 422-000 Fire	311.00	
Department: 422-000 Fire			Total Fund 101 General	311.00	
			Total Vendor LARAWAY ROOFING, INC.:	311.00	
Vendor: LEAGUE OF MINNESOTA CITIES					
Fund: 651 Storm Water Management			Total Department 000-000	810.00	
Department: 000-000			Total Fund 651 Storm Water Management	810.00	
651-000-000-400.300	PROFESSIONAL SERVICES	LEAGUE OF MINNESOTA CITIES STORMWATER COALITION	Total Vendor LEAGUE OF MINNESOTA CITIES:	810.00	
Vendor: MCKENNA KRANZ & LEIGHTON ROSE					
Fund: 604 City Center			Total Department 000-000	500.00	
Department: 000-000			Total Fund 604 City Center	500.00	
604-000-000-400.434	REIMBURSABLES	MCKENNA KRANZ & LEIGHTON R DAMAGE DEPOSIT REFUND	Total Vendor MCKENNA KRANZ & LEIGHTON ROSE:	500.00	
Vendor: METRO SALES, INC					
Fund: 101 General			Total Department 414-000 Administration	529.79	
Department: 414-000			Total Fund 101 General	697.42	
101-414-000-400.570	OFFICE EQUIPMENT	METRO SALES, INC	Total Vendor METRO SALES, INC:	697.42	
Vendor: METRO SALES, INC					
Department: 455-000	Library	METRO SALES, INC	COPIER LEASE	529.79	
101-455-000-400.210	OPERATING SUPPLIES		Total Department 455-000 Library	167.63	
			Total Fund 101 General	697.42	
			Total Vendor METRO SALES, INC:	697.42	
Vendor: MVTL, INC.					
Fund: 601 Water			Total Department 000-000	46.50	
Department: 000-000			Total Fund 601 Water	46.50	
601-000-000-400.303	Lab testing	MVTL, INC.	Total Vendor MVTL, INC.:	46.50	
Vendor: 602 Wwtp					
Department: 000-000			Total Department 000-000	565.60	
602-000-000-400.303	Lab testing	MVTL, INC.	Total Fund 602 Wwtp	565.60	

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Vendor: WVTL, INC.					
Fund: 602 WWTp					
			Total Fund 602 WWTp	565.60	
			Total Vendor WVTL, INC.:	612.10	

Vendor: NORTH CENTRAL LABORATORIES					
Fund: 601 Water					
Department: 000-000					
601-000-000-400.230	Lab supplies	NORTH CENTRAL LABORATORIES LAB SUPPLIES			
			Total Department 000-000	537.60	None
			Total Fund 601 Water	537.60	

Fund: 602 WWTp					
Department: 000-000					
602-000-000-400.230	Lab supplies	NORTH CENTRAL LABORATORIES LAB SUPPLIES			
			Total Department 000-000	423.92	None
			Total Fund 602 WWTp	423.92	
			Total Vendor NORTH CENTRAL LABORATORIES:	961.52	

Vendor: O'REILLY AUTOMOTIVE, INC					
Fund: 602 WWTp					
Department: 000-000					
602-000-000-400.223	TRUCK REPAIR	O'REILLY AUTOMOTIVE, INC WIPER BLADE			
			Total Department 000-000	45.88	None
			Total Fund 602 WWTp	45.88	
			Total Vendor O'REILLY AUTOMOTIVE, INC:	45.88	

Vendor: PATRICK LAMBERT APPRAISAL					
Fund: 233 Economic Development Authority					
Department: 000-000					
233-000-000-400.300	Professional services	PATRICK LAMBERT APPRAISAL APPRAISAL FEE			
			Total Department 000-000	850.00	None
			Total Fund 233 Economic Development Authority	850.00	
			Total Vendor PATRICK LAMBERT APPRAISAL:	850.00	

Vendor: RELIANCE STANDARD LIFE INS CO					
Fund: 101 General					
Department: 414-000	Administration	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY			
101-414-000-400.131	Health & Life insurance		Total Department 414-000 Administration	109.53	None
			Total Fund 101 General	109.53	
			Total Vendor RELIANCE STANDARD LIFE INS CO:	109.53	

Department: 415-000	Finance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY			
101-415-000-400.131	Health & Life insurance		Total Department 415-000 Finance	57.01	None
			Total Fund 415-000 Finance	57.01	
			Total Vendor RELIANCE STANDARD LIFE INS CO:	57.01	

Department: 421-000	Police	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY			
101-421-000-400.131	Health & Life insurance		Total Department 421-000 Police	201.16	None
			Total Fund 421-000 Police	201.16	
			Total Vendor RELIANCE STANDARD LIFE INS CO:	201.16	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Vendor: RELIANCE STANDARD LIFE INS CO					
Fund: 101 General					
Department: 431-000 Street	Health & Life insurance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY	Total Department 431-000 Street	102.08	None
101-431-000-400.131					
Department: 452-000 Parks and recreation					
101-452-000-400.131	Health & Life insurance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY	Total Department 452-000 Parks and recreation	186.94	None
			Total Fund 101 General	656.72	
Fund: 601 Water					
Department: 000-000	Health & Life insurance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY	Total Department 000-000	74.13	None
601-000-000-400.131			Total Fund 601 Water	74.13	
Fund: 602 Wwtp					
Department: 000-000	Health & Life insurance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY	Total Department 000-000	178.46	None
602-000-000-400.131			Total Fund 602 Wwtp	178.46	
Fund: 604 City Center					
Department: 000-000	Health & Life insurance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY	Total Department 000-000	114.40	None
604-000-000-400.131			Total Fund 604 City Center	114.40	
Fund: 609 Liquor Store					
Department: 000-000	Health & Life insurance	RELIANCE STANDARD LIFE INS SHORT & LONG DISABILITY	Total Department 000-000	56.53	None
609-000-000-400.131			Total Fund 609 Liquor Store	56.53	
			Total Vendor RELIANCE STANDARD LIFE INS CO:	1,080.24	
Vendor: SCHMITT, STEVE					
Fund: 601 Water					
Department: 000-000	Uniforms	SCHMITT, STEVE	CLOTHING ALLOWANCE	200.00	None
601-000-000-400.417			Total Department 000-000	200.00	
			Total Fund 601 Water	200.00	
			Total Vendor SCHMITT, STEVE:	200.00	
Vendor: SECURITY BANK & TRUST CO.					
Fund: 101 General					
Department: 415-000 Finance		SECURITY BANK & TRUST CO.	SAFETY DEPOSIT BOX	75.00	None
101-415-000-400.200	OFFICE SUPPLIES				

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Vendor: SECURITY BANK & TRUST CO.					
Fund: 101 General			Total Department 415-000 Finance	75.00	
Department: 415-000 Finance			Total Fund 101 General	75.00	
			Total Vendor SECURITY BANK & TRUST CO.:	75.00	
Vendor: SEWER SEPTIC GREASE SERVICE					
Fund: 601 Water			Total Department 000-000	10,444.00	None
Department: 000-000	601-000-000-400.231		Total Department 000-000	10,444.00	
			Total Fund 601 Water	10,444.00	
			Total Vendor SEWER SEPTIC GREASE SERVICE:	10,444.00	
Vendor: TRI-COUNTY WATER					
Fund: 101 General			Total Department 431-000 Street	15.75	None
Department: 431-000 Street	101-431-000-400.200		Total Department 431-000 Street	15.75	
			Total Fund 101 General	31.50	
			Total Vendor TRI-COUNTY WATER:	31.50	
Vendor: VANDAMME, JON					
Fund: 609 Liquor Store			Total Department 000-000	50.00	None
Department: 000-000	609-000-000-400.321		Total Department 000-000	50.00	
			Total Fund 609 Liquor Store	50.00	
			Total Vendor VANDAMME, JON:	50.00	
Vendor: VANDAMME, MYRANDA					
Fund: 604 City Center			Total Department 000-000	50.00	None
Department: 000-000	604-000-000-400.321		Total Department 000-000	50.00	
			Total Fund 604 City Center	50.00	
			Total Vendor VANDAMME, MYRANDA:	50.00	

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---- TOTALS BY FUND ----					
101			General	11,300.10	
223			Aquatic Center	5,922.32	
225			Cable TV	50.00	
231			PUBLIC SAFETY AID	2,391.78	
233			Economic Development Authority	850.00	
467			2025 Street Improvement-Hennep	94,330.11	
601			Water	66,385.01	
602			Wwtp	4,202.25	
604			City Center	1,115.85	
609			Liquor Store	141.14	
612			Airport	57.91	
651			Storm Water Management	1,422.80	
			Total For All Funds:	<u>188,169.27</u>	