



SMALL CITY  BIG FUTURE

GLENCOE CITY COUNCIL MEETING MINUTES

November 18, 2024 – 7:00 PM

City Center Ballroom

Attendees: Ryan Voss, Susan Olson, Mark Hueser, Paul Lemke, Cory Neid, Yodee Rivera

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

Others: Richard Glennie, Al Robeck, Terrance Ide (Lars), Owen Elle

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Meeting was called to order by Mayor Voss.

2. CONSENT AGENDA

A. Approve Minutes of the Regular Meeting of November 6, 2024

B. Approve Minutes of the Canvassing Board Meeting on November 14, 2024

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

3. APPROVE AGENDA

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

4. PUBLIC COMMENT (agenda items only)

Al Robeck and Terrance Ide (Lars) spoke of their concerns regarding agenda item 7B. Richard Glennie asked questions regarding item 6A.

5. PUBLIC HEARINGS

A. None Scheduled

6. BIDS AND QUOTES

A. Quotes for Property Demolition – 1206 10th Street East and 1207 Chandler Avenue North – Assistant City Administrator

The City received two quotes for the Demolition of 1206 10th St E and 1207 Chandler Ave. Both properties are owned by Marco Arandia and were condemned for occupancy by the City. The City of Glencoe has received court orders for their demolition. Quotes for 1207 Chandler: \$15,300 (Rickert) and \$24,700 (Rachael Aggregates). Quotes for 1206 10th: \$13,800 (Rickert) and \$23,200 (Rachael Aggregates). It is recommended to approve the low quote of Rickert Excavating. The

cost of the demolition will be specially assessed against the property for collection with the property taxes.

Motion: Hueser, seconded by Neid to table the discussion further and send to the EDA. All in favor, the motion carries.

B. 1234 Greeley Avenue North

1. Braun Intertec quote for Pre-Demolition Hazardous Property Materials Inspection – City Administrator

To determine if there is hazardous material located at 1234 Greeley, the City will be required to conduct a pre-demolition inspection of this building to determine the cost of abatement. Attached is a quote from Braun Intertec to conduct the Commercial inspection. The cost estimate is \$4,775.00.

2. Request to purchase adjoining property at 712 13th Street East – City Administrator

The property adjoining 1234 Greeley has requested that the City purchase their property also, and to demolish their property at the same time as 1234 Greeley. Unfortunately, at this time, the City will not own 1234 Greeley when demolished unless other arrangements can be made.

Motion: Neid, seconded by Hueser to table the discussion further and send to the EDA. All in favor, the motion carries.

7. REQUESTS TO BE HEARD

- A. Renewal of Contract for Building Inspection Services with SAFEbuilt – City Administrator**

Alan Green with SAFEbuilt presented and reviewed the attached renewal with the City Council at their September workshop. Based upon the discussion at the workshop, it is recommended to renew the attached professional services agreement Fourth Amendment for a period of 2 years beginning on January 1, 2025. No other changes are recommended currently.

Motion: Hueser, seconded by Neid to approve a one-year renewal contract for building inspection services with SAFEbuilt with quarterly reports. All in favor, the motion carries.

- B. Annexation of Revolve Labs Property purchase from Seneca Foods – (PID# 04 1400 450) 2.27 AC ALL OF THE 100' WIDE CORRIDOR OF FORMER CHICAGO MILWAUKEE ST PAUL & PACIFIC RR IN SW 1/4 NW 1/4 & .25 S 1/2 NW 1/4 EX .71 ACRES**

RESOLUTION 2024-15

**IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN
THE CITY OF GLENCOE AND GLENCOE TOWNSHIP
PURSUANT TO MINNESOTA STATUTES § 414.0325**

WHEREAS, the City of Glencoe and Glencoe Township jointly agree to designate and request the immediate annexation of that portion of the following described land located within Glencoe Township to the City of Glencoe, County of McLeod, Minnesota;

See proposed descriptions on the attached Exhibit “A”

Tax ID: 04.014.0450,

and

WHEREAS, the City of Glencoe and Glencoe Township are in agreement as to the orderly annexation of the unincorporated land described; and

WHEREAS, Minnesota Statutes § 414.0325 provides a procedure whereby the City of Glencoe and Glencoe Township may agree on a process of orderly annexation of a designated area; and

WHEREAS, the City of Glencoe and Glencoe Township have agreed to all the terms and conditions for the annexation of the above-described lands; and the signatories hereto agree that no alteration of the designated area is appropriate and no consideration by the Chief Administrative Law Judge is necessary. The Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

NOW, THEREFORE, BE IT RESOLVED, jointly by the City Council of the City of Glencoe and the Township Board of Glencoe Township as follows:

1. **(Property.)** That portion of the following described land situated in Glencoe Township is subject to orderly annexation pursuant to Minnesota Statutes § 414.0325, and that the parties hereto designate the area for orderly annexation; and agree that the land be immediately annexed:

See proposed descriptions on the attached Exhibit “A”

Tax ID: 04.014.0450,

2. **(Acreage/Population/Usage.)** That the orderly annexation area consists of approximately .71 acres more or less, the population in the area is zero (0), and the current land use types is agriculture.

3. **(Jurisdiction.)** That Glencoe Township and the City of Glencoe, by submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly annexation in accordance with the terms of this resolution.

4. **(Municipal Reimbursement).** Minnesota Statutes § 414.036.

a. **Reimbursement to Towns for lost taxes on annexed property.**

The City of Glencoe shall make a lump sum payment to Glencoe Township without delay in the amount of \$30.

b. Assessments and Debt.

That pursuant to Minnesota Statutes § 414.036 with respect to any special assessment assigned by the Township to the annexed property and any portion of debt incurred by the Township prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described (herein or attached exhibit) there are (1) no special assessments or debt.

6. **(Review and Comment).** The City of Glencoe and Glencoe Township agree that upon receipt of this resolution, passed and adopted by each party, the Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

Adopted by affirmative vote of all the members of the Glencoe Township Board of Supervisors this _____ day of _____ 2024.

GLENCOE TOWNSHIP

ATTEST:

By: _____
Chairperson
Board of Supervisor

By: _____
Township Clerk

Adopted by affirmative vote of the City Council of _____ this _____ day of _____ 2024.

CITY OF GLENCOE

ATTEST:

By: _____
Ryan Voss, Mayor

By: _____
Mark Larson, City Administrator

Approved this _____ day of _____ 20__

Exhibit "A"

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

All of the 100 foot wide corridor of former Chicago, Milwaukee, St. Paul & Pacific Railroad Company in Southwest Quarter of the Northwest Quarter in Section 14, Township 115, Range 28, McLeod County, Minnesota.

AND

Part of the South half of the Northwest Quarter of Section 14, Township 115, Range 28, McLeod County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of Section 14; thence on an assumed bearing of South 88 degrees 50 minutes 12 seconds East along the South line of said Northwest Quarter 697.67 feet to the point of beginning of the tract to be described; thence continuing South 88 degrees 50 minutes 12 seconds East along said South line 234.28 feet to the southwesterly right of way line of the now abandoned railroad; thence northwesterly along said southwesterly line along a nontangential curve that is concave to the Northeast, said curve having a central angle of 07 degrees 26 minutes 40 seconds, a radius length of 1960.07 feet, an arc length of 254.67 feet; said curve having a chord bearing of North 65 degrees 50 minutes 53 seconds West and a chord length of 254.49 feet; thence South 01 degrees 09 minutes 48 seconds West, not tangent to last described curve, 99.39 feet to the point of beginning.

EXCEPTING the following described tract:

Part of the South half of the Northwest Quarter of Section 14, Township 115, Range 28, McLeod County, Minnesota, described as follows: Beginning at the northwest corner of Tract M of Registered Land Survey Number 25 as being of record and on file at the Registrar of Titles, McLeod County, Minnesota; thence on a bearing of South 49 degrees 23 minutes 45 seconds East along the Southerly line of said Tract M a distance of 175.08 feet; thence Southeasterly along said Southerly line of Tract M along a tangential curve that is concave to the Northeast, said curve having a central angle of 11 degrees 30 minutes 46 seconds, a radius length of 1910.07 feet; an arc length of 383.80 feet; thence South 01 degrees 09 minutes 48 seconds West, not tangent to last described curve, 56.41 feet to the Southerly right of way line of the now abandoned railroad; thence Northwesterly along said Southerly right of way line along a nontangential curve that is concave to the Northeast, said curve having a central angle of 12 degrees 17 minutes 11 seconds, a radius length of 1960.07 feet, an arc length of 420.31 feet, said curve having a chord bearing of North 55 degrees 29 minutes 26 seconds West and a chord length of 419.51 feet; thence North 49 degrees 23 minutes 45 seconds West along said Southerly right of way line and tangent to last described curve 231.06 feet to the Southerly right of way line of County Road Number 3; thence North 88 degrees 51 minutes 25 seconds East along said Southerly right of way line 75.09 feet to the point of beginning.

AND EXCEPTING Tract N Registered Land Survey No. 25, McLeod County, Minnesota.

And EXCEPTING the following described tract:

Part of Tract M of Registered Land Survey Number 25 in Section 14, Township 115, Range 28, McLeod County, Minnesota, described as follows: Beginning at the northwest corner of said Tract M; thence on a bearing of South 49 degrees 23 minutes 45 seconds East along the Southerly line of said Tract M a distance of 175.08 feet; thence Southeasterly along said Southerly line of Tract M along a tangential curve that is concave to the Northeast, said curve having a central angle of 12 degrees 01 minutes 16 seconds, a radius length of 1910.07 feet, an arc length of 400.74 feet; thence North 01 degrees 09 minutes 48 seconds East, not tangent to last described curve, 16.92 feet; thence Northwesterly along a nontangential curve that is concave to the Northeast, said curve having a central angle of 11 degrees 47 minutes 06 seconds, a radius length of 1895.07 feet, an arc length of 389.79 feet, said curve having a chord bearing of North 55 degrees 14 minutes 24 seconds West and a chord length of 389.10 feet; thence North 49 degrees 23 minutes 45 seconds West, tangent to last described curve, 158.28 feet to the North line of said Tract M; thence South 88 degrees 51 minutes 25 seconds West along said North line 22.53 feet to the point of beginning.

ALSO EXCEPTING the following described tract:

Part of the South half of the Northwest Quarter of Section 14, Township 115, Range 28, McLeod County, Minnesota, described as follows; Commencing at the northwest corner of Tract M of Registered Land Survey Number 25 in said Section 14; thence on a bearing of South 49 degrees 23 minutes 45 seconds East along the Southerly line of said Tract M a distance of 175.08 feet; thence Southeasterly along said Southerly line of Tract M along a tangential curve that is concave to the Northeast said curve having a central angle of 11 degrees 30 minutes 46 seconds, a radius length of 1910.07 feet, an arc length of 383.80 feet to the point of beginning of the tract to be described; thence South 01 degrees 09 minutes 48 seconds West, not tangent to last described curve, 56.41 feet to the Southerly right of way line of now abandoned railroad; thence Southeasterly along said Southerly right of way line along a nontangential curve that is concave to the Northeast, said curve having a central angle of 00 degrees 29 minutes 31 seconds, a radius length of 1960.07 feet, an arc length of 16.83 feet, said curve having a chord bearing of South 61 degrees 52 minutes 47 seconds East and a chord length of 16.83 feet; thence North 01 degrees 09 minutes 48 seconds East, not tangent to last described curve, 56.16 feet to the Southerly line of Tract M; thence Northwesterly along a nontangential curve that is concave to the Northeast, said curve having a central angle of 00 degrees 30 minutes 30 seconds: a radius length of 1895.07 feet, an arc length of 16.95 feet, said curve having a chord bearing of North 61 degrees 06 minutes 52 seconds West and a chord length of 16.95 feet to the point of beginning.

Motion: Hueser, seconded by Lemke to approve the annexation of Revolve Labs Property purchase from Seneca. Upon a roll call vote, the following voted Aye, Rivera, Olson, Hueser, Neid and Lemke. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

C. 2025 Street Sweeper replacement – Assistant City Administrator

The City of Glencoe relies heavily on our current street sweeper to clean debris from the street curb and gutter system and City owned parking lots. This is important for the City to maintain this service not only for the aesthetics but for MS4 compliance as well. The City is required by MPCA MS4 permit to reduce the amount of chemical

runoff and debris from our storm sewer system because the Buffalo Creek has been deemed an impaired water system. The current regenerative air sweeper is a 2002 Tymco. This machine has had substantial repairs completed within the last 5 years in order to maintain minimal operation. The sweeper would be utilized more frequently if the City staff were confident we would not have breakdowns or failures. Two options have been presented. Macqueen Equipment (Elgin Regen w/Aux. Engine) for \$445,185.00 and Environmental Equipment and Services Inc. (Tymco 600) for \$378,994.78. It is recommended that the City move forward with the purchase of the Tymco sweeper. City staff would like to order the sweeper as soon as possible this year, 2024, due to a lead time of 12 months. We would not have a first payment until 2025. The payment would not come out of the street budget until the 2025 budget year. They will be giving us \$20,000.00 in trade.

Motion: Lemke, seconded by Hueser to approve the purchase of the Tymco 600 from Environmental Equipment and Services Inc. All in favor, the motion carries.

8. ITEMS FOR DISCUSSION

A. Glencoe History Book – Councilor Olson and Mayor Voss

It is available at City Hall for those interested. There is an open house this Saturday, November 23, 2024, from 1:00 PM until 4:00 PM.

B. Revolve Labs Sound Study update – City Attorney

SEH was out last Friday to conduct the sound study. Wind was below 10 miles per hour, pavement was dry, and there were not any trains in the area. All readings past the state requirements except the late night one. Attorney Ostlund will follow up with Revolve Labs for them to confirm they are continuing their practice.

C. Filling Precinct #2 - City Councilor Position – City Attorney

The advertisement for the council position was sent to the newspaper today and will be posted on our website tomorrow. We are starting to solicit applications and there is an online application for that also.

9. ROUTINE BUSINESS

A. Project Updates – approximately 160 residents who still need new water meters installed. Letters will be sent out this week to notify those residents to schedule a meter replacement.

B. Economic Development

C. Public Input

D. Reports

E. City Bills

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

10. ADJOURN

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