

Glyndon City Council

1/25/2017

6:00 p.m. Public Hearing
Subdivision Ordinance #184
Glyndon Council Chambers

1. **Call to Order:** Mayor Cecil Johnson called the meeting to order at 6:00 p.m.
2. **Roll Call:** Council Members Present: Dave Owings, Justin Schreiber, Joe Olson and Kimberly Savageau, Deputy City Clerk Wendy Affield, Police Chief Mike Cline and City Attorney Ken Norman.

As Per Sign in Sheet: Brandon Sullivan and Kelly Richards.

3. **Discussion on Adopting Subdivision Ordinance #184** – Kimberly Savageau asked Ken Norman a question concerning Section B, Number 2 on Page 44 of the Subdivision Ordinance.

“Before a final plat is approved by the City, the subdivider of the land covered by the proposed plat shall pay all applicable fees as established by the City, and enter into a Development Agreement.”

Savageau feels it reads a Developers Agreement needs to be in place before the City approves a Final Plat. Norman stated the City may want to add *“At the discretion of the Council.”*


Schreiber asked if the City has any protection in place if a Developer starts the project and then walks away. Norman stated the form of security will be built into the Developers Agreement. Norman informed Council the Feasibility Study will be an important item to review once it has been presented to the City. David Drown will review the study and instruct the City what is in their best interest concerning this project. Richards informed Council the Feasibility Study is almost finished and the numbers are favorable for both the Developers and the City. Norman stated the actual sign off of the Feasibility Study will come from the City’s Engineer Chris Thorson, Ulteig. Mayor Johnson stated the sooner the City receives the numbers from the Feasibility Study the sooner the Council can decide if it is feasible for the City to move forward. Richards informed Council he will do all eighty-three (83) lots at once. Savageau would like to see the City have an application for subdivision approval, certificate of subdivision approval and a rezoning application. Norman informed Council he sent Mr. Shockley a request for Proof of Title for the land in Centennial. Savageau informed Council her intention is to summarize the Subdivision Ordinance into a one page sheet showing the steps that need to be taken for future developments, stating the timeline is very important when reviewing an application. Norman stated no matter how fast you want to move the process along there are specific steps that need to be taken. Council discussed the engineering expenses the City will accrue during the development process. Savageau stated in the Subdivision Ordinance it reads the City’s Engineering costs go back to the Developer. Council asked who is responsible for the expense if the development does not happen. Norman stated unfortunately sometimes the cost will have to be paid for by the City, Council will have to decide how much they are willing to invest on the City’s credit to go through that process. Owings questioned how the City can protect themselves

during this process. Norman stated, there is not a firm answer because every deal is negotiated differently. Savageau informed Council it also depends on who the policy makers are sitting around the Council table and what direction they are willing to take the City. Owings would like to alleviate the risk for future Council when it comes to the expenses the City may accrue if a development does not move forward. Norman stated you cannot completely eliminate the risk factor when you are looking at developing. Richards informed Council with all the changes in the next few years Glyndon will be looked at in a whole new light.

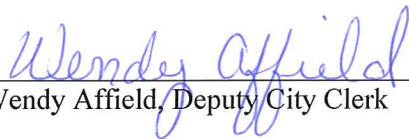
4. Open Forum –

5. Adjournment

A motion was made by Kimberly Savageau, seconded by Justin Schreiber to adjourn at 6:30 p.m. Motion carried.



Cecil Johnson, Mayor



Wendy Affield, Deputy City Clerk

January 25th, 2017 Glyndon Public Hearing Minutes