

Glyndon City Council

4/24/2019

Public Hearing 6:00 p.m.

Proposed Replat for Stockwood Business Park, 2nd Addition
Renamed Stockwood Business Park, 3rd Addition
Glyndon City Hall 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; City Attorney Ken Norman; City Clerk Wendy Affield; and City Engineer Kris Carlson.

As Per Sign in Sheet: Leroy Babolian, Elaine Gulleck, Terry Thomason, Florence Thomason, Jamie Leach, and Terry Sperr.

3. Discussion – Proposed Replat for a Portion of Stockwood Business Park Second Addition Renamed Stockwood Business Park Third Addition:

a. Proposed Layout of Outlot A – A new packet was handed out to the attendees. Carlson stated a couple lot lines have moved since the prior version.

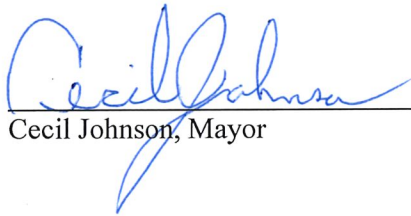
b. Ownership of Road at 110th Street South – Carlson explained that half or more of the 110th Street South road lies within the City of Glyndon limits. Residents stated, they were informed by the City years ago, they had to maintain the road because it was outside City limits. Mayor Johnson asked residents if they are able to locate their property pins? Carlson showed residents the current property line along the gravel road as revealed by a legal survey completed by Ulteig in 2008.

c. Extending Culvert at the Curb Entrance - Carlson confirmed there will be a curb on the new road connecting to Hwy 10. Improvements will be made to the road along those property lines, and the City will eventually take over maintenance. Mr. Leach asked if the entire road can be paved, instead of some part being left as gravel? Carlson explained, paving is a possible option, and those residents living along the property line cannot be assessed by the City because they are not in the City Limits. Carlson stated it will be Councils decision as to how and who will pay for the installation of the road, you can only assess the abutting property. Mr. Leach is concerned about the road staying gravel, as he has seen the gravel road on 12th Ave SE suffer problems with frost boils and is currently in bad shape. Carlson stated the proposed width of the street is to be twenty-eight feet (28') minimum with an eighty-foot (80') road right of way. Carlson confirmed this road will also serve as an access point for business customers to get back to Hwy 10 since the full access at Stockwood Avenue was closed by MnDOT. A resident asked if the speed limit will be reduced by the intersection? Mayor Johnson confirmed the City is in the process of scheduling a meeting with MnDOT in regards to opening up the intersection and changing speed limits. Kent Eken was informed of the situation and will visit with MnDOT in Detroit Lakes to see what can be resolved with this issue. Olson discussed prior conversations

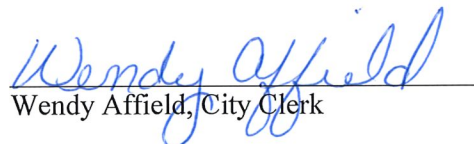
with MnDOT concerning which access needed to stay open and since Stockwood lots were not sold at the time the MnDOT's decision was easy to make. Thomason questioned who platted the development, stating alleys should have been included in the design. City Attorney Ken Norman informed residents the original design of the development was platted by Kuehl's. The City did not have ownership of the land at the time the plat was originally developed. Mrs. Leach asked about the inclusion of sidewalks for the children walking along the road? Mayor Johnson stated MnDOT would be in charge of adding sidewalks. Affield believes most children would walk to 2nd Street and go around on the new road when it is built. Mr. Leach inquired about having access to their driveways during the road building process? Mayor Johnson confirmed the engineers have ensured there will be access for the 3-4 weeks the project takes place. Carlson stated, if we know we will be working in front of your home, we will try to have an alternative parking location until we are finished. The start date for the project has not yet been finalized.

4. **Open Forum** – A resident inquired if the City knows what businesses will be purchasing the lots? Savageau responded, the City is unable to sell any lots until the plat is finished, we have an idea as to whom wants to purchase them but do not have signed purchase agreements at this time. Affield confirmed all lots are spoken for, but not finalized.

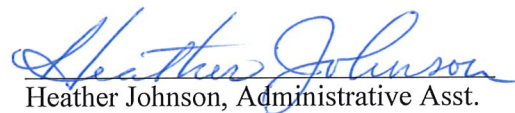
5. **Adjournment** - A motion to adjourn was made by Kimberly Savageau at 6:23 p.m., seconded by Dave Owings. All in favor.
Motion Carried.



Cecil Johnson, Mayor



Wendy Affield, City Clerk



Heather Johnson, Administrative Asst.

April 24, 2019 Glyndon City Council Public Hearing Minutes
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Business Park, 3rd Addition