



City of Glyndon Special Meeting
Future Housing Development
March 10, 2015, 8:30 a.m.
Glyndon City Hall – Council Chambers

Council Members Present – Mayor Johnson, David Owings, and Kimberly Savageau.
Skype – City Financial Advisor David Drown
City Attorney – Ken Norman, City Engineer - Chris Thorson and City Clerk – Denise Anderson
Steve Iverson, Kelly Richards, David Wirth and Jim Sullivan.

Seter's Second East Addition

Mr. Iverson gave an overview of a concept drawing of a rear yard storm drain system that could achieve costs to enable the project to be financially successful. This would entail that no buildings or storage sheds be allowed in the backyards. The concept is to install smaller pipes to be installed phase by phase to run to larger pipes for storm water runoff to be carried to the storm retention pond as the development grows. Iverson and Thorson will develop a master drainage plan consisting of 3 lines North to South for storm water to find its way into a large pipe by Andrews Circle to drain to the retention pond through 12" to 15" pipes to finish with a 47" pipe by the pond. Thorson did state that looking 20 years into the future the City will need to maintain all of those storage drains and pipes and will require easements to be able to have access to complete maintenance tasks. David Owings voiced a concern that 20 years from now residents will be upset because of standing water in backyards, he questioned how would the City be able enforce a "no fill lot modification" stance years into the future. Mr. Iverson stated that the backyard ditches would be finished and "lot modification" could be controlled by the City's building permit system. There was a discussion of development covenants and Mr. Norman stated that it is the property owner's responsibility to enforce covenants.

Topics of discussion and steps to research:

1. Drainage solution plan
2. Phasing plans for storm drainage
3. Financing plan.

There was further discussion of length of deferring assessments and/or owners assessed for interest to prevent the City from incurring a large debt along with a 100% "Letter of Credit".

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The City will need to wait for current drainage costs on the new proposed drainage system before any conclusions can be ascertained from the new revised plan presented. Mr. Thorson stated he will research the revised plan free of charge for the City. He and Mr. Iverson will collaborate on the research together along with the hydrology department of Ulteig Engineering. The draft completion date was set for March 24, 2015.

Centennial Development

Mr. Drown informed members of the meeting of his recent communications with Mr. Sullivan and stated that a (Tax Increment Financing) TIF hearing has been scheduled. Mr. Sullivan stated that he needed further clarification and that he can move ahead with his project without the assistance of TIF. Mr. Drown stated as he understands Mr. Sullivan that the project will move forward and that Mr. Sullivan will not pay for engineering fees however; infrastructure needs to be inspected by the City. The City will inspect any infrastructure which will be taken over as public facilities. Mr. Norman stated the City will need a Developer's Agreement to move forward.

Topics of discussion and steps to follow:

1. City Attorney Mr. Norman will draft a Developers Agreement.
2. Mr. Drown and Mr. Sullivan will review the Developers Agreement.
3. The City will than instruct Mr. Thorson to review Mr. Sullivan's Engineering plans.
4. Mr. Sullivan will provide a Recorded Deed and submit his plans to Ulteig Engineering for review.

Mr. Sullivan stated he would like to schedule a meeting to discuss just the first 20 lots planned for current development. He is concerned with storm water planning and would like to construct it in phases. Mr. Sullivan, Mr. Thorson and Mr. Lofgren will meet for this topic after the next scheduled Development meeting on March 17th. Mr. Sullivan stated he felt he would only need TIF if the storm drainage system costs are too high. Mr. Norman stated that it is standard procedure that review costs should be paid by the developer. Mr. Drown agreed with Mr. Norman and stated that Mr. Sullivan has disproportional views regarding paying engineering reviews and feels that the cost would be worth moving forward on the project.

Mr. Norman feels a performance bond should be required.

Monsanto Annexation

Community development on raw land would be in effect for 9 years. Create an Economic Development Tax Income District. TIF would be available for only new construction. Mr. Thorson has not yet seen any engineering reports or drawings based on the report that Ulteig did for Monsanto last fall. Ms. Anderson has an 11:00 a.m. teleconference with Monsanto's Attorney and she will gather information and relay information that the City Attorney and Engineering Staff will need to obtain from them.

Meeting was concluded at 10:50 a.m.

Respectfully Submitted By Denise Anderson City Clerk/Treasurer

