



City of Glyndon Special Meeting  
Future Housing Development  
February 24, 2015, 8:30 a.m.  
Glyndon City Hall – Council Chambers

Council Members Present – Mayor Johnson, David Owings, Joe Olson and Kimberly Savageau.  
Skype – David Drown  
Tele-Conference – Steve Iverson  
City Attorney – Ken Norman, City Engineer – Chris Thorson and City Clerk – Denise Anderson

The Meeting was called to order at 8:30 a.m. by Mayor Johnson.

Mr. David Drown gave a brief overview of the financial risk for the City of bonding for such a development and questioned if the development could be divided during phases of construction. The direct cost of over building was discussed whereas a smaller cost number would mean less risk for the city and Ken Norman stated that “Pay as you go notes” would present less risk for the City. City Engineer Chris Thorson received a copy of the newest plan development layout and will need to determine after a new feasibility study what the revised cost would be.

Mr. Iverson stated that he had met with the Seter family and their attorney and they understand that they would need to put in place security collateral. The Seter’s are willing to obtain a letter of credit to develop and establish 54 lots. Mr. Iverson stated that he will have a booth at the Home Builders Show over the weekend and he hopes to have a better idea of what the climate is for new home builders building in Glyndon. Mr. Iverson also stated that he will need a cost estimate for multiple lifts which would determine the final dollar amounts to be charged for the anticipated lots to be designed. Chris Thorson stated that Ulteig would need to do a new study on the storm sewer basin to determine what size pump would be needed for treatment to move storm water out for the next storm event. Mr. Iverson and Mr. Drown both concurred that the pond footprint would be smaller and the pump size needed would be smaller. Mr. Owings feels that ½ of the size would be more feasible.

Mr. Norman stated that a new feasibility study will be needed with the cost to be charged to the developers.

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There was further discussion if the BNSF Railroad would allow storm water to be diverted to the ditch along the railroad tracks for any development north of 7<sup>th</sup> Street. Mayor Johnson felt it would be best to divert water to the current coulee drainage system.

Further topics of discussion were:

Developers would need to secure a letter of credit for assessments.

Mr. Norman has compiled a draft proposal developer's agreement.

Determine if adjacent properties would benefit from an improved drainage system created for the development.

Possibility of working with the County for storm water collection.

Steps identified to be taken to move forward:

1. Contact BNSF Railroad to determine if storm water could be diverted to the ditch running alongside of the rail road tracks.
2. Mr. Norman and Mr. Baer discuss developer's agreement and necessary collateral for project.
3. Mr. Iverson conduct his survey regarding interest in the Glyndon market at the FM Homebuilders Show on February 28, 29 and March 1, 2015.
4. Create and sign Developers Agreement.
5. Secure Letter of Credit
6. Determination of additional benefit of drainage of storm water to adjacent properties.

Centennial Development

Mr. Drown stated that he had been in contact with Mr. Sullivan and Sullivan Construction would like to move forward to develop 25 lots and is asking for TIF consideration to be used for reimbursable expenses.

Further topics of discussion were:

Minnesota State TIF 4 Year Knockdown Rule

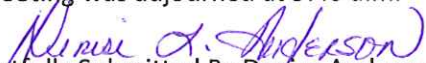
Possible TIF compliance problems

Decertifying current lots in the Centennial Development that are not in compliance.

Monsanto Annexation

Mr. Drown stated that he believes a request for annexation to the City of Glyndon will be forthcoming in the near future. A discussion of Orderly Annexation, tax revenues and Township approval followed.

The meeting was adjourned at 9:40 a.m.

  
Respectfully Submitted By Denise Anderson City Clerk/Treasurer