

Glyndon City Council
5/11/2022
Regular Council Meeting – 7:00 A.M.
City Hall Council Chambers

1. **Call to Order:** Mayor Tracy Tollefson called the meeting to order at 7:00 a.m.
2. **Roll Call:** Council Members Present: Dave Owings, Justin Schreiber, and Kimberly Savageau; Police Chief Justin Vogel and City Clerk Wendy Affield.

As Per Sign in Sheet: None.

Virtual Attendees: Council Member Patric McCoy.

3. **Motion to Approve Consent Agenda** – A motion to approve the consent agenda was made by Justin Schreiber, seconded by Dave Owings. All in favor.
Motion Carried.

- a. **4/27/2022 – Council Meeting Minutes**
- b. **Approve Resolution of Payments**

4. **Any Additions to the Agenda** – None.

5. **Motion to Approve the Agenda** – A motion to approve the agenda was made by Dave Owings, seconded by Justin Schreiber. All in favor.
Motion Carried.

6. **Open Forum – Public Comments/Concerns** – None.

7. **Department Reports – Committee Reports**

a. **Justin Vogel, Police Chief** – Vogel said his department is starting to plan and get ready for summer events, hopefully two or three with the Cops & Kids Program, a luncheon, and later on the Night 2 Unite. He said they have been busy with both 418 2nd St SE and 202 Eglon Ave S, and are hoping to get those both cleared out and ready for demolition. Vogel said his officers recently assisted on a vehicular fatality incident just outside of Glyndon. Mayor Tollefson asked if the Sentence To Serve crew has finished cleaning out those two properties? Vogel said the STS team just arrived yesterday; they were not able to start on Monday due to the heavy rain fall. He said both the STS and Work Detail crews are helping, so in total there are five or six helpers. Vogel said the City’s temporary seasonal workers have been doing an excellent job of clearing out the properties as well.

b. **Andy Olson, Maintenance Supervisor** – Not present.

c. **Bob Cuchna, Fire Chief** – Not present.

d. **Wendy Affield, City Clerk** – Affield said she had no updates, other than she has also been assisting with the two properties above.

8. **Committee Reports**

a. Planning & Zoning Meeting Update - Charleswood – Mayor Tollefson said the committee met with Jim Sullivan and most of the other lot owners, as some were not able to attend. The City’s attendees were herself, Affield, Savageau, City Attorney Ken Norman, and City Engineer Kris Carlson. She said overall, the main request from the lot owners was to have the City defer the special assessments for three (3) years instead of two (2). Mayor Tollefson said since part of the specials have already been certified this cannot be done for this year, they would need to be paid in May and October. It was also discussed to have the lot owners now work directly with Carlson to get the Feasibility Study done so we can move forward. She said the City will require some kind of security, as the committee sees a potential need for at least five hundred thousand dollars (\$500K). This suggested amount did cause some hesitation on the lot owners’ part as some are only new builders and may not qualify for a Letter of Credit. She said it is now time for them to look at their individually situation and report back to the committee as to what kind of collateral they are able to offer. Mayor Tollefson said the goal is to move forward and get a plan rolling. Affield said Carlson emailed her today that the feasibility study has been revised with only a few other adjustments needing to be made. She said one of the lot owners also requested a copy of the Letter of Credit to review with his bank. Schreiber asked if another meeting has been scheduled? Mayor Tollefson said not at this time, as the committee wants to be sure there is actual forward progress showing before having another meeting.

Owings wanted to quickly ask about the possibility of having lawnmower and tractor races on the school’s old football practice field for Glyndon Days? Mayor Tollefson said the administrators at the school are trying to determine any liability issues prior to committing, and she will get back to Owings on it.

9. New Business –

a. April’s Expense and Revenue Budget Sheets for Review - For review only.

b. Discussion on Charleswood Owners’ Request for Deferring Specials – Mayor Tollefson said the discussion after the committee meeting was regarding the request for a deferral on the specials that were already certified to each lot. Affield said the current specials on the lots are for the use of the pond. The lot owners feel since they are not currently using it, they should not have to pay, but those specials have already been deferred an extra year for Jim Sullivan. She said the bond payment needs to be made. Schreiber asked what the timeframe is for Council to make a decision concerning a deferral? Savageau said it would be sometime around the beginning of November. He said his suggestion would be to wait until there is a finalized Developer’s Agreement prior to agreeing to deferring anything, as he is not opposed but wants to see some progress first. Mayor Tollefson said this was included in the agenda just so that all Council Members would be aware of the situation.

10. Time to Discuss Additions to the Agenda – None.

11. Old Business/Unfinished Business Updates –

a. Update on 418 2nd St SE and 202 Eglon Ave S – House Clean-Up – Vogel said at 418 2nd St, the house is almost done and the majority of items have been cleared out. He said the back garage still has items in it, and the house at 202 Eglon Ave is just starting the removal process. The STS crew will be here to work until the end of the week, so he is hoping both properties will be cleared out enough for demolition. Vogel said he and Affield walked through both properties with Brad Fitzgerald, who will be doing the demo work, and asked him what specific items needed to be removed prior to the demo? He said the items listed were minor and most had already been removed. Affield said Fitzgerald may not do both properties at the same time, and is amenable to making multiple trips to do the work until completed which will only take a couple of days for each property. Mayor Tollefson asked if the demolition includes the garages? Vogel said yes, as well as the outbuildings and sheds at 202 Eglon Ave. Mayor Tollefson

asked about the swing sets on the property, and if they can be repurposed? Vogel said those are made of pretreated wood and will likely need to be disposed of, as they may not meet code. He did say if there was a different project for the City they could repurpose the wood, but not for park uses. Schreiber asked about any asbestos clean up for 202 Eglon Ave.? Affield said she left a message with the County Health Inspector but have not heard back yet. She said the amount of asbestos is very minimal. Schreiber asked since 418 2nd St does not have any asbestos, Fitzgerald could likely have it demolished by the end of May? Affield said yes, as Fitzgerald will contact the Health Inspector one last time to make sure everything is clear.

b. Change UC HOPE's October 27th, 2022 BINGO Date – Vogel said they need to possibly look at having the BINGO Night earlier in the week, as there are two conflicting events that same weekend. Affield said there is also the opportunity to switch it to the Turkey BINGO for Thanksgiving like last year. Vogel suggested Tuesday instead of Thursday that week. Schreiber said there might be a high school football playoff game that night. Vogel said they will regroup and brainstorm some other dates and get back to Council.

c. Closed-door Session to Determine the Asking Price for the Property Located at 418 2nd St SE – Mayor Tollefson Please Read:

“At this time the meeting will be closed as permitted by Minnesota Statutes, section 13D.05, subdivision 3c, to determine the asking price for real property to be sold by the public body at 418 2nd Street SE.”

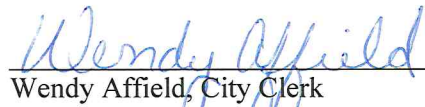
A motion to reopen the regular meeting at 7:28 a.m. was made by Dave Owings, seconded by Justin Schreiber. All in favor.
Motion Carried.

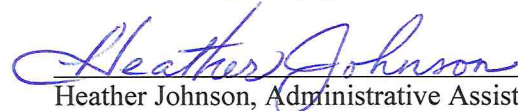
d. Discussion Concerning Selling Property Located at 418 2nd Street SE – Mayor Tollefson said additional options and discussion will occur at another time.

12. Miscellaneous Announcements & Recognitions – Mayor Tollefson said the City's new banners on the street poles look really nice.

13. Adjournment – A motion was made by Kimberly Savageau to adjourn at 7:30 a.m., seconded by Justin Schreiber. All in favor.
Motion Carried.


Tracy Tollefson, Mayor


Wendy Affield, City Clerk


Heather Johnson, Administrative Assistant