

Glyndon City Council
Wednesday – December 10, 2025 – 6:09 p.m.
Regular Council Meeting
City Hall Council Chambers

1. **Call to Order:** Mayor Joe Olson called the meeting to order at 6:09 pm.
2. **Roll Call:** Council Members Present: Bryant DeVries, Patrick McCoy, Steven Ring;
Administrator/Police Chief Justin Vogel; Maintenance Forman Jeff Berg, Fire Chief Bob Cuchna and
City Clerk/Treasurer Wendy Affield.

As Per Sign in Sheet: Jon Lowry

Virtual Attendees: Council Member Shonna Severson

Absent: None

3. **Any Additions to the Agenda** – Nothing at this time.
4. **Motion to Approve Consent Agenda** – A motion to approve the consent agenda was made by Steven Ring, seconded by Patrick McCoy. All in favor.
Motion Carried.
 - a. **11/25/2025 – Council Meeting Minutes**
 - b. **Approve Resolution of Payments**
 - **Accept \$500 Donation Check for the Glyndon Rescue Department from Wayne and Jean Mahlum**
 - **Accept a \$250 Donation Check for the Glyndon Police Department from Justin Schreiber Insurance Agency for Shop with a Cop.**
5. **Motion to Approve Agenda** - A motion to approve the agenda was made by Steven Ring, seconded by Bryant DeVries. All in favor.
Motion carried.
6. **Old Business / Unfinished Business Updates**
 - a. **Approve the “Contract for Private Development” Between the City of Glyndon, Glyndon Senior Living, LLC and Vitality Living of Glyndon, LLC.** A motion to approve the “Contract for Private Development” Between the City of Glyndon, Glyndon Senior Living, LLC and Vitality Living of Glyndon, LLC was made by Patrick McCoy, seconded by Steven Ring. All in favor.
Motion carried.
 - b. **Approve Parcel Split for Parcel #55.900.0350.** A motion to approve the parcel split for Parcel #55.900.0350 was made by Steven Ring, seconded by Patrick McCoy. All in favor.
Motion carried.
 - c. **Approve Combining Parcels #55.900.0340, 55.900.0351 and a Portion of #55.900.0350 that was split above into one Parcel.** A motion to approve combining parcels #55.900.0340, 55.900.0351 and a portion of #55.900.0350 that was split above into one parcel was made by Steven Ring, seconded by Bryant DeVries. All in favor.
Motion carried.
 - d. **Approve Rezoning of Parcel #55.900.0340, 55.900.0351 and a Portion of #55.900.0350 that was split above from Agricultural (A) to High Density Residential (R-3).** A motion was made to approve rezoning of Parcel #55.900.0340, 55.900.0351 and a portion of #55.900.0350 that was split above from Agricultural (A) to High Density Residential (R-3) by Patrick McCoy, seconded by

Steven Ring. All in favor.
Motion carried.

7. New Business

- a. Approve Resolution 2025-3 – Accepting a 10 Year Micro-Loan from Minnesota Rural Water Association for \$200,000 for the Purchase of a 2026 John Deere 544G Wheel Loaders and Attachments.** DeVries asked what a micro-loan consisted of. Vogel explained that because it is under a specific amount it is considered a micro-loan instead of a regular loan. A motion was made to approve Resolution 2025-3 – Accepting a ten (10) Year Micro-Loan from Minnesota Rural Water Association for \$200,000 for the purchase of a 2026 John Deere 544G Wheel Loader and attachments was made by Steven Ring, seconded by Patrick McCoy. All in favor.
Motion carried.
- b. Approve Loan Agreement Between the City of Glyndon and Security Bank & Trust Co. Located in Winstead, Minnesota for the Loan Amount of \$200,000 for the Purchase of a 2026 John Deere 544G Wheel Loader and Attachments.** Vogel informed Council that the note is prepayable, and the City will be able to pay it off in 2033 instead of waiting until 2037. A motion was made to approve the loan agreement between the City of Glyndon and Security Bank & Trust Co. located in Winstead, Minnesota for the loan amount of \$200,000 for the purchase of a 2026 John Deere 544G Wheel Loader and attachments was made by Patrick McCoy, seconded by Steven Ring. All in favor.
Motion carried.
- c. Approve Using \$17,846.44 of the Escrow Transformer Credit Funds to Buy-Down the Loader.** Affield informed Council that the City received a credit when the transformers were placed in the Stockwood Addition. She stated the balance is nineteen thousand eight hundred seventy-three dollars and seventy-five cents (\$19,873.75) in the Stockwood transformer credit since 2018. Mayor Olson asked if the funds could be used for this. Affield stated it can be used for anything. A motion was made to approve seventeen thousand eight hundred forty-six dollars and forty-four cents (\$17,846.44) of the Escrow Transformer Credit Funds be used to buy-down the loader was made by Steven Ring, seconded by Bryant DeVries.
All in favor.
Motion carried.
- d. November's Expense and Revenue Budget Sheets for Review** (*informational only*).

8. Open Forum – Public Comments/Concerns – None at this time.

9. Department Reports

- a. Justin Vogel, Police Chief** – Police Chief Vogel reported he is still working on securing a new contract for animal control services and working on some options. He noted that FM Animal Hospital will no longer provide animal control after December 31, 2025. Ring asked if we have a large number of lost animals. Chief Vogel stated, “we do not have a lot”. Until a new agreement is in place, animals will be brought to the Police Department while attempts are made to locate the owner. He states that he will be out of the office during the week of Christmas.
- b. Jeff Berg, Maintenance Department** – Berg states he finished the second round of lead and copper testing. The department has been clearing snow. He is hoping to get the new loader in January, though John Deere stated it might be as late as May.
- c. Bob Cuchna, Fire Chief** – Fire Chief Cuchna states the department continues to remain busy. States there is a need for more volunteers on both fire and rescue. He has been working on the budget with Vogel.
- d. Wendy Affield, Clerk/Treasurer** – Affield had no updates at this time.
- e. Justin Vogel, Administrator** – Administrator Vogel states he is working on end of the year budget

and with the Glyndon Living Center on finalizing plans.

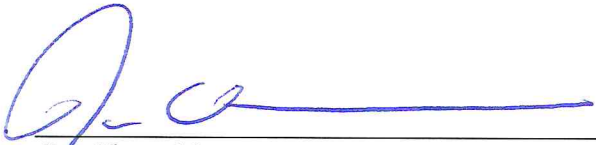
10. Committee Reports – Mayor Olson states he had a meeting with Vogel at the beginning of the week.

11. Time to Discuss the Additions to the Agenda – Nothing at this time.

12. Miscellaneous Announcements & Recognitions

- **City Hall will be closed on Wednesday, December 24th and Thursday, December 25th for the Christmas Holiday**
- **Notice – There is a possibility of having more than 3 Council Members Together at a City Hall Christmas Party on Wednesday, December 17th, 2025, at the Community Center**

13. Adjournment – A motion was made by Steven Ring to adjourn the meeting at 6:24 pm, seconded by Bryant DeVries. All in Favor.
Motion carried.



Joe Olson, Mayor

Hanna Dufault, Administrative Assistant

Wendy Affield, Clerk/Treasurer