

**Glyndon City Council**

**7/19/2017**

6:00 p.m. Public Hearing

Vacating Streets in a Portion of Southview Addition – Reviewing Proposed Preliminary Replat for a Portion of Southview Addition being Renamed Charleswood Addition  
Glyndon 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 Clerk Wendy Affield, Administrative Assistant Susan Dayley, City Engineers Chris Thorson and Alex Ranz.

**As Per Sign-in Sheet:** Brian Tollefson, Jim & Leslie Sullivan, Chris Goltz and LGA Engineer Nathan Anderson.

3. **Vacating Streets in a Portion of Southview Addition** – Chris Thorson stated the new replat for Sullivan’s Addition is a much nicer design than the previous plat, he does not see any issue with it. Thorson explained that the streets need to be vacated in order for the City to approve the replat, once the infrastructure is installed the streets will be dedicated back to the City. Mayor Johnson asked if anyone in the audience had any questions. Brian Tollefson asked if there was a start date for the project. Sullivan stated they would like to start the project this fall once the Developers Agreement has been finalized, which will include how the development will be built in phases. Tollefson asked if the pile of fill located on Sullivan’s land will be used to raise the lots up so they are out of the flood zone. Thorson stated a certain portion of Jim’s site is within the flood plain but the elevation will be raised so it will no longer be in the flood plain. Tollefson informed Council he did the paperwork to get his house lot out of the flood plain but a portion of his back lot is still in it. Nate Anderson stated the lots will be raised between one and a half (1½) to two (2) feet, the average elevation is 923 and will be brought up to 925. Olson asked if the homes on the back side will be affected by the elevation change. Thorson stated some kind of drainage will be put in the back yards like a swale or storm sewer to catch the low points. Thorson will look at Tollefson’s lot during the design of the improvements. Anderson informed Council when the old design was completed a storm sewer inlet was added in that area because of the low elevation. Sullivan will need to have a piece of machinery brought in to level the pile of fill. Affield informed both Richards and Sullivan their developments should be posted for “No Trespassing” so if someone does get hurt in those areas they would be covered legally. Chief Cline has asked numerous individuals riding 4-wheelers and rangers to stay off the property. Thorson would like to meet with Sullivan concerning tying his project together with the Parke Avenue project next year and the widening of the section of Parke between 12<sup>th</sup> and 14<sup>th</sup>. Olson asked if they are selling lots yet. Sullivan stated, not at this time, they need to finalize the Developers Agreement first. Leslie Sullivan is in the process of building a website for the Development. Sullivan purchased lots in Moorhead to build a few homes so he can become familiar with the Minnesota Building Code regulations prior to starting homes in Glyndon. Sullivan is used to building in North Dakota which has different rules and regulations to follow.

4. **Reviewing Proposed Preliminary Replat for a Portion of Southview Addition being Renamed Charleswood Addition** – Mayor Johnson asked if anyone had any questions regarding the replat. Mayor Johnson informed Council during the next Council Meeting on Wednesday, July 26<sup>th</sup> at 7:00 p.m. a vote will be taken to approve both the vacating of streets and approving of the preliminary replat. Schreiber asked what the street names or numbers will be in that area and what the cul-de-sac's will be called. Anderson informed Council the GIS Department follow guide lines, stating if the cul-de-sacs are not over five hundred feet (500') or six hundred feet (600') they are named the same as the adjacent street. The one on the east would be Parke Avenue and the two on the west would be 15<sup>th</sup> Street. Savageau stated it is six hundred feet (600').
5. **Open Forum**
6. **Adjournment** – Justin Schreiber made a motion to close the Public Hearing at 6:13 p.m., seconded by Joe Olson.  
Motion Carried.



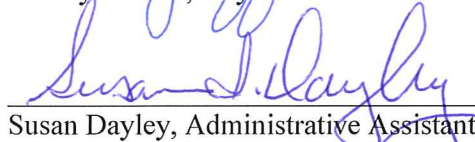
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Cecil Johnson, Mayor



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Wendy Affield, City Clerk



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Susan Dayley, Administrative Assistant

July 19<sup>th</sup>, 2017 Glyndon City Council Public Hearing Minutes