

**KINDRED CITY COUNCIL SPECIAL MEETING MINUTES**

**Monday, May 8, 2023 | 7:00 pm | Kindred City Hall**

Present: Mayor Darrell Kersting, CMs Adam Spelhaug and Shad Stoddard. Absent: CMs Julie Johnson and Ozzie Peraza. Others present: PZ Chair Sue Kersting, PZ Members Brian Lammers, Joel Ronningen, and Christina Woller-Cornog, City Auditor Tabitha Arnaud, Mark Ottis, Mark Erickson, Jon Schmidt.

**Mayor Kersting called the meeting to order at 7:16 pm.**

**Planning & Zoning Discussion:** The board members reviewed the [current effective zoning map](#) that provides the City a ½-mile extra-territorial jurisdiction, as well as a [ET limit map from 2/2010](#) which shows both the ½-mile and 1-mile boundary options and [NDCC 40-47](#) regarding City Zoning regulations. Prior discussions have been had regarding the city expanding ET or corporate city limits, and with a recent inquiry from [James Erickson](#) who owns property within the current ET and just outside the ½-mile boundary, the board decided to meet together to discuss again. Discussed the change to state legislature around 2010 which gave Kindred a full 1-mile ET; the city elected at that time to retain the ½-mile ET and relinquish joint jurisdiction of the outer ½-mile. The only authority the City has over properties within the ET boundary is City Ordinance Chapter 4 for Planning & Zoning (Land Use Code). Zoning districts, land use, subdividing/platting, and building permitting are regulated by the City instead of the townships or county. Discussed options to annex properties into corporate city limits, which would result in the ET boundary shifting as well. Discussed a few of the overall benefits to the community of annexing more land within city limits: increasing the taxable valuations for the taxing entities would provide a larger tax base for levied revenues (City of Kindred, Kindred Park District, & Kindred Public Library tax districts are limited to properties within city limits); city sales tax revenues could increase as the tax rate is only applicable to the city limit boundary as well; properties included within city limits could take advantage of the Property Tax Exemption on New Construction for single-family residential properties. A review of two value-comparable properties (one in city limits, one in Woodlawn Subdivision) in 2021 showed that the city limit property tax statement was about \$200.00 more than the property within the ET. Woodlawn and Evergreen subdivisions on the south side of ND Hwy 46, consist of about 22 residential properties with an estimated total assessed value of about \$4.6 million, and are connected to the City sewer system via a private sewer system. Board members had an overall consensus that annexing one parcel into the city so that the ET would move out further, would not have a great cost-to-benefit ratio, especially if the land to be annexed is undeveloped. They would welcome the opportunity to work with any current subdivisions should they request to be annexed into city limits; noting that completing the annexation process for multiple properties at one time would save on legal expenses. Discussed additional city services that could be provided to properties that are annexed into city limits: water/sewer services, snow removal services, mosquito control, potential cost savings or availability for connection to the upcoming natural gas project by MDU. Guests Mark Erickson and Jon Schmidt are owners of property just outside the City’s current ET boundary; they stated they would support being within the City’s ET and would prefer to work with the City instead of the townships. Discussion about continuing the effort with MetroCog to complete a new/updated comprehensive plan for the city; this would typically include evaluating the surrounding areas and future growth of the community. The city will look into the next steps to engage with MetroCog for their services. As the FM metro continues to expand, the growth in and around Kindred will continue to progress as well and it would be beneficial to be prepared.

**MOTION**, passed – To adjourn meeting at 8:11 pm. Spelhaug moved, Stoddard seconded. RCV; MCU.

*(Minutes subject to council approval.) (Agenda deadline is noon Wednesday the week before the meeting.)*

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Darrell Kersting, Mayor

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Tabitha Arnaud, City Auditor

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Date approved