

**COMMUNITY DEVELOPMENT COMMITTEE
CITY OF WILLMAR, MINNESOTA
THURSDAY, JANUARY 17, 2013**

MINUTES

The Community Development Committee of the Willmar City Council met on Thursday, January 17, 2013, in Conference Room No.1 at the City Office Building. Chair Fagerlie called the meeting to order at 4:45pm.

Present:

Rick Fagerlie	Chair
Bruce DeBlieck	Council Member
Ron Christianson	Council Member
Jim Dokken	Council Member
Bruce Peterson	Director of Planning and Development Services
Charlene Stevens	City Administrator

Others present: David Little – West Central Tribune, Gus Wordell – Mobile Home Park Developer

1. PUBLIC COMMENTS (FOR INFORMATION ONLY)

There were no public comments.

2. COMMERCIAL/INDUSTRIAL/INSTITUTIONAL EXTERIOR MAINTENANCE ORDINANCE (MOTION)

The Committee discussed the second draft of an ordinance to regulate exterior maintenance of commercial/industrial/institutional buildings. The ordinance has been cleaned up to eliminate conflicting references with the municipal code. Staff informed the committee that the format of the ordinance would be changed to be consistent with a typical City ordinance. It was a consensus of the Committee that the ordinance was needed to allow the City the necessary authority to regulate exterior maintenance. The ordinance will be enforced on a "complaint" basis.

A motion was made by Council member DeBlieck, seconded by Council member Dokken and passed for the following:

RECOMMENDATION: To refer the ordinance to the City Attorney for his review, and following legal review, transmit it to the Council for a public hearing.

3. EAST SIDE MOBILE HOME PARK (FOR INFORMATION ONLY)

Gus Wordell from Hutchinson presented a proposal to acquire and redevelop the east side mobile home park. He informed the Committee that he owned a mobile home park in Hutchinson and it has been very successful. His plan is to purchase the mobile home park and replace all the current homes with 3-5 bedroom homes. He has a letter of intent with the park owner. All new homes going into the park would be purchased by Mr. Wordell and subsequently resold. All homes will be on a permanent foundation. Because of the size and appearance they are considered to be manufactured homes, rather than mobile homes. They will have 2x6 walls and will meet all energy codes. Mr. Wordell said he planned to

upgrade the infrastructure in the park and will have crime free and drug free addendums to the lease. No rentals will be permitted; all homes will be owner occupied. Background checks will be required for all perspective owners.

Mr. Wordell concluded his presentation by requesting that the City consider issuing revenue bonds to assist with the financing and to create a tax increment financing district to assist with the costs of infrastructure improvements.

It was a consensus of the Committee to work with Mr. Wordell and directed him to pursue formal applications for the revenue bond financing and tax increment financing.

4. MISCELLANEOUS (FOR INFORMATION ONLY)

Council member Dokken suggested that the community highlight the history of the War Memorial Auditorium. 2012 marked the 75th anniversary of the building. Mr. Dokken agreed to spearhead the recognition effort.

The Committee briefly discussed the County Road 5/19th Avenue street light issue. City Administrator Stevens mentioned that she had been in contact with Willmar Municipal Utilities and the County to discuss a strategy to improve lighting.

5. There being no further business to come before the Committee, the meeting adjourned at 5:40pm.

Respectfully Submitted,



Bruce Peterson, AICP
Director of Planning and Development Services