CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: _____

Meeting Date: September 17, 2015

Attachments: ☒ Yes ☐ No

CITY COUNCIL ACTION

Date: _____

☐ Approved ☐ Denied
☐ Amended ☐ Tabled
☐ Other

_____

_____

Originating Department: Planning and Development Services

Agenda Item: Consideration of order to repair or remove homes at 944 Olaf Avenue Northwest

Recommended Action: To issue the order to repair or remove.

Background/Summary: The owners of the house at 944 Olaf Ave NW have not complied with the extension for removal as previously offered by staff and Council. A formal order is the next step in the process to eliminate a hazardous building.

Alternatives:
1. Give the owner more time to do it on his own.
2. Do nothing

Financial Considerations: If the owners fail to comply, the City is faced with paying the costs of demolition and assessing the property owners.

Preparer: Bruce D. Peterson, AICP
Director of Planning and Development Services

Signature:

Comments:

ORDER NO. _____

ORDER BY THE CITY COUNCIL
CITY OF WILLMAR, MINNESOTA

WHEREAS, evidence has been presented to the City Council of the City of Willmar, Minnesota, and the City Council finds the following facts:

1. That on the real property located at 944 Olaf Avenue Northwest in the City of Willmar, Minnesota, which real property is described as follows, to-wit:

> The West 125 feet of the East 250 feet of Lot 9, Block 2 in Thorpe and Liens Addition to the City of Willmar, Kandiyohi County, Minnesota, EXCEPT the West 50 feet of the South 109 feet thereof

(the "property") there is a single family dwelling (the "dwelling") and detached garage (collectively, the "buildings").

2. That the records on file with the Kandiyohi County Recorder reveal that the owner of the real property is Mary Bregel Rodriguez and Crispin S. Rodriguez, wife and husband, and Gary Bregel, a single man, and that Guadalupe M. Flores, a single man, has entered into a contract for deed to acquire the real property.

3. That the dwelling located on the property is currently vacant, and has not been occupied for several years.

4. That the dwelling does not have running water in violation of Minn. R. 4715.0200(A) and (Q), and therefore presents a health hazard to the owner and to the general public as water use is necessary for human sanitation.

5. That the dwelling does not have a code compliant operable furnace installation.

6. That the dwelling does not provide safe and adequate means of exit in case of fire or panic.

7. That the dwelling is has experienced structural damage, dilapidation, deterioration and/or decay and is likely to partially or completely collapse.

8. That the dwelling, in its current condition, is unsanitary, is likely to cause sickness or disease, and is manifestly unsafe and unfit for human habitation.

9. That the dwelling in its current condition has become an attractive nuisance to children and/or a harbor for vagrants, criminals or immoral persons.

10. That the dwelling constitutes a fire hazard because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electrical wiring, gas connections or heating apparatus, or other cause.

11. That the dwelling has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds than is required in the case of similar new construction.

12. That garbage, junk, vehicles, structures, building materials and other debris, have been allowed to accumulate and are currently present in plain view on the premises of the property and constitute a public nuisance and hazard to the public health, safety and welfare of the community.

NOW, THEREFORE, it is found as a matter of fact that the dwelling is a hazardous building and that the property on which the dwelling is located is hazardous; that the dwelling must be brought into compliance with the state building code or the buildings must be razed.

YOU, Guadalope M. Flores and/or Mary Bregel Rodriguez, Crispin S. Rodriguez, and Gary Bregel are hereby ordered to either:

1. Repair said buildings within Twenty (20) days after service of this Order upon you, i.e., install a code compliant operable furnace, hire a licensed plumber to restore running water to the dwelling; the roof on the dwelling must be repaired or replaced; that any structurally damaged walls or rafters must be repaired; all exterior surfaces must be repaired to a weather resistive state; or

2. Raze said buildings within Twenty (20) days after service of this Order upon you and fill any excavation left after the razing of said buildings so that there will be no hazard to the public health and safety; and you are further ordered to remove from said premises any personal property and fixtures within Twenty (20) days after service of this Order upon you, if the buildings are razed.

The City will make a motion for summary enforcement of this Order to the District Court of Kandiyohi County, Minnesota, if the corrective action is not taken as ordered, or unless an answer is served as provided in Minnesota Statutes Section 463.18.

The City Attorney is directed to proceed with this matter according to law.

Dated this _____ day of September, 2015.

By: _____
Marvin Calvin
Its: Mayor

By: _____
Kevin Halliday
Its: Interim City Administrator

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Originating Department: Planning and Development Services

Agenda Item: Update on removal of hazardous building 810 Campbell Avenue NW

Recommended Action: For information only

Background/Summary: Staff will provide an update on efforts to effect the removal of a hazardous building at 810 Campbell Ave NW.

Alternatives: N/A

Financial Considerations: N/A

Preparer: Bruce D. Peterson, AICP
Director of Planning and Development Services

Signature:

Comments:

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Originating Department: Planning and Development Services

Agenda Item: Update on industrial park development

Recommended Action: For information

Background/Summary: Staff will provide a status report on the development of the expanded industrial park.

Alternatives: N/A

Financial Considerations: N/A

Preparer: Bruce D. Peterson, AICP
Director of Planning and Development Services

Signature:

Comments:

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Originating Department: Planning and Development Services

Agenda Item: Update on Wilmar wye project and TIGER grant

Recommended Action: For information only

Background/Summary: Staff will offer a status report on the project and project financing.

Alternatives: N/A

Financial Considerations: N/A

Preparer: Bruce D. Peterson, AICP
Director of Planning and Development Services

Signature:

Comments:

Willmar

Willmar Wye Construction and Grade Separation Projects

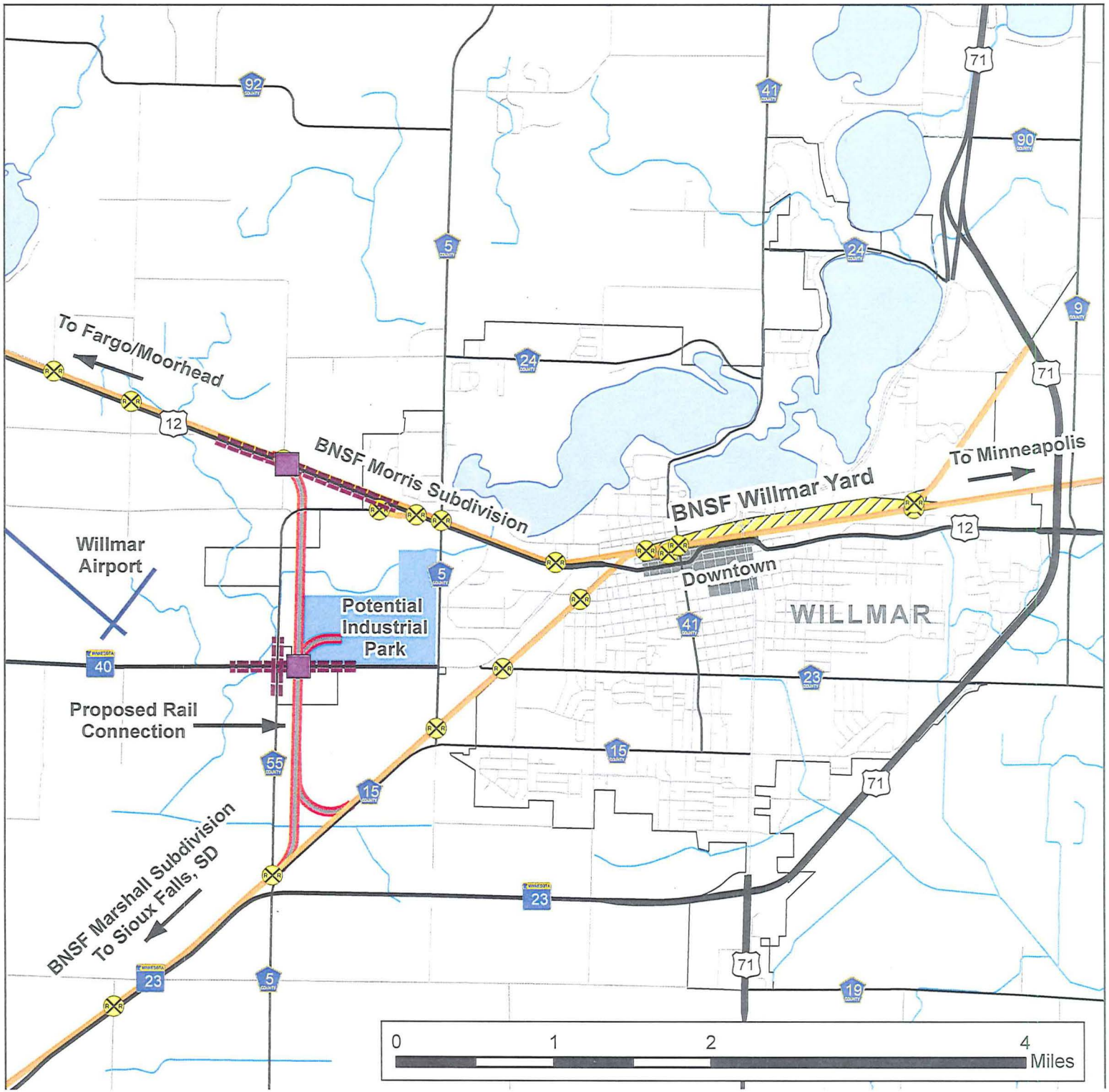
US Highway 12 and Minnesota Highway 40

Legend

- Existing BNSF Track
- Existing Railroad Crossing
- Rail Yard
- Trunk Highway
- County Highway
- City or Other Road

Proposed Willmar Wye

- Proposed Connection
- Roadway Modifications
- Proposed Highway Overpass



MINNESOTA DEPARTMENT OF TRANSPORTATION

Willmar Rail Connector & Industrial Access Project

Multimodal Project Overview

- Construct approximately 10,000' of track connecting two BNSF main lines to bypass the City of Willmar to the west
- Construct highway overpasses at TH 12 and TH 40
- Provision for new rail access to Willmar Industrial Park at the old airport
- Collaborative public-private effort involving several levels of government

Project Benefits

- Reduction of 7-10 trains per day traveling through downtown Willmar, reducing train and vehicular conflicts
- Reduction of horn noise, idling trains and blocked downtown crossings
- Greater rail network fluidity and capacity, potentially relieving rail congestion in the Twin Cities and as far as Galesburg, Il
- Increased economic competitiveness with activity generated by rail-served industrial park
- Represents the final component of a much larger ten-year local initiative to proactively plan for the southern and western expansion of the Willmar community
- Supports quality of life in this middle class community by supporting the ability to attract and retain skilled workers to advance the City's economic growth.

Project Status

- Current funding shortfall $15 million, applied for $15 Million USDOT TIGER grant in 2015 to cover shortfall
- Preliminary engineering complete, construction could begin in 2016 if TIGER funding is received

Estimated Project Costs

Roadway Work:	$26,631,448
Railroad Work:	$20,198,552
Total	$46,830,000

Project Partners	**Contributions**
BNSF Railway:	$16 million commitment
MnDOT:	$15 million commitment
Kandiyohi County:	$459,000 commitment
City of Willmar:	$336,000 commitment of estimated right of way costs
Kandiyohi/Willmar EDC:	$35,000 commitment; economic development work