

**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

The Community Development Committee of the Willmar City Council met on Thursday, July 30, 2015, at the Willmar Municipal Utilities Building, Council Chambers.

Present:	Rick Fagerlie	.....	Chair
	Andrew Plowman	.....	Vice Chair
	Audrey Nelsen	.....	Member
	Tim Johnson	.....	Member
	Denis Anderson	.....	Member
	Ron Christianson	.....	Member
	Steve Ahmann	.....	Member

Others present: Mayor Marv Calvin, Bruce Peterson - Director of Planning and Development Services, Steve Okins - Finance Director, Frank Hanson - Fire Chief , Steve Renquist – EDC Director, Joline Hovland – Habitat for Humanity, Donn Winkler, David Little -“West Central Tribune”

Item No. 1 Call to Order

The meeting was called to order by Chair Fagerlie at 4:45 p.m.

Item No. 2 Public Comments

There were no public comments.

Item No. 3 Capital Improvement Program Discussion (For Information Only)

The full Council was present to initiate discussion of the capital improvements programing process. Mayor Calvin introduced the subject and explained how the capital improvements budget fits into the overall City budget. Steve Okins, Finance Director, presented a PowerPoint outlining the capital improvements planning process. Mr. Okins noted that a staff committee reviewed, scored, and ranked all requests using six criteria. The primary sources of funding for the capital improvements program are bonding, cash (general revenues), special revenue, and State/Federal aid. Mr. Okins noted that there was approximately \$900,000 carryover from the 2014 budget that can be used for the CIP. Additional dollars will come from other unspent capital projects. The areas of focus for 2016 are pavement management, municipal facilities, vehicle replacement, storm/surface water management, and the community parks plan. Planning and Development Services Director Peterson presented a spreadsheet showing departmental requests for 2016, as scored and ranked by the staff committee. The Council raised a number of questions about projects and funding sources. Mayor Calvin requested that the Council Members review the CIP budget information in Dropbox as updates are made available. The CIP budget proposals were received for information only.

Item No. 4 EDC Update (For Information Only)

Steve Renquist, EDC Director, provided an update on EDC activities. He reviewed development statistics from the last 10 years, such as retail spending, employment, and weekly payroll, that all demonstrate the growth of the area economy. He said the biggest projects to deal with in the near future will be the Willmar Wye rail project, and the industrial park expansion. He said it was a good opportunity to bring rail service into the west end of the new industrial park. He did express concern that the City has priced the industrial land too high. Mr. Renquist praised the land write-down policy as one means of reducing the cost of industrial park land. He emphasized the importance of the turkey industry to not just Kandiyohi County, but to the entire region. He said that the EDC was pushing the U of M for a turkey research facility and noted the expansion of activity at the avian lab located at the Mid Central Research and Outreach Center. He concluded by saying that the City and County need to grow their way to prosperity, rather than save their way to

prosperity. Because the JOBZ program is shutting down statewide, a number of local companies will be losing some property tax benefits. Mr. Renquist urged the Council to consider other means of assisting the local companies as those benefits expire. He concluded his presentation by stating that he would make the EDC five- year plan available to the Council as an electronic document.

Item No. 5 Habitat for Humanity Request (Motion)

Staff presented a request by Habitat for Humanity that the City gift to them a lot described as Lot 1, Block 2, Pleasant View 4th Addition. This is property that the City received as a gift a number of years ago and has since improved with utilities and streets. Joline Hovland from Habitat was present to answer questions such as the number of homes they have completed in Willmar (over 10) and how many homes have come back to Habitat because the purchasers couldn't perform on the mortgages (approximately 3). Ms. Hovland said that Habitat currently needs a lot for a 5-6 bedroom home and the lot they have on North 7th Street is too large for the house they need to build. The property is valued at \$6,300 and there is approximately \$9,600 in special assessments against the property. Ms. Hovland stated that Habitat would be willing to take on the assessments as those would be passed onto the buyer and be payable over a 10-year period.

Following discussion, a motion was made by Council Member Nelsen, seconded by Council Member Plowman, and passed that the City sell the lot for \$1.00 with the buyer paying the assessments.

Item No. 6. WWTF Land Sale Proposal (Motion)

Staff presented a proposal by a local company to purchase approximately 4.8 acres of land at the Waste Water Treatment Facility site to develop an ag/industrial use. The Council had previously given preliminary approval to the concept and directed staff to negotiate an agreement. That has been done. The offer on the table is consistent with an appraisal of the land as ordered by the City. The offer is for the sale of 4.8 acres in the amount of \$54,000 dollars. This price represents the value of the land as ag land, with a premium added due to its accessibility to municipal sewer. The Committee discussed the nature of the business and concluded that it would be a good fit at that site due to the fact that it does generate some truck traffic and odors. It was noted that the volume and strength of discharge to the sewer system would be very minimal.

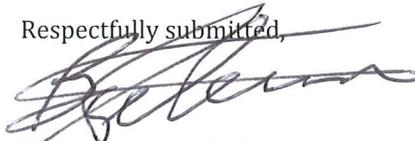
Following discussion a motion was made by Council Member Fagerlie, seconded by Council Member Nelsen, and passed that the City proceed with the sale of the property, that the buyer survey the property and provide a legal description to the City for the purpose of Ordinance adoption, and that staff pursue the drafting of a development agreement to govern the activities of the buyer with respect to site development and sewer construction.

Item No. 7. Old Business

Staff provided an update on the clean-up efforts at 944 Olaf Avenue Northwest.

There being no further business to come before the Committee, the meeting was adjourned at 6:15 p.m. by Chair Fagerlie.

Respectfully submitted,



Bruce Peterson, AICP
Director of Planning and Development Services