

COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

The Community Development Committee of the Willmar City Council met on Thursday, May 1, 2014, in Conference Room No. 1 at the City Office Building.

Present: Rick Fagerlie Chair
Bruce DeBlieck Vice Chair
Audrey Nelsen Member
Tim Johnson Member

Others present: Frank Yanish, Mayor; Denis Anderson, Council Member; Ron Christianson, Council Member; Bruce Peterson, Director of Planning and Development Services; Steve Renquist, EDC Director; Ken Warner, Willmar Lakes Area Chamber of Commerce; and 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 Final Review of Tax Increment Financing Program for Jennie-O Turkey Store Expansion Project (For Information Only)

Staff presented final details about the tax increment financing program for the Jennie-O Turkey Store Expansion Project. This matter is scheduled to go to Council on May 5, 2014 for a public hearing as required by Statute. The hearing process will require two steps. The first step will be to conduct a public hearing to amend the Municipal Development District which is the basis for creating the Tax Increment Financing District. The second action that will need to be taken is to approve the Tax Increment Plan. Both actions will require resolutions. Staff reviewed the Tax Increment Financing Plan for the project (see attachment). The financial implications were noted, as were the statutorily required findings for the creation of the Tax Increment Financing District. The matter was received for information.

Item No. 4 Economic Development Commission Update (For Information Only)

Steve Renquist, Director of the City of Willmar/Kandiyohi County Economic Development Commission, presented information to the Committee regarding Economic Development Commission activities (see attachments). The documents presented to the Committee consisted of the following:

- A. Goals and strategies related to economic development activities
- B. Current projects
- C. Estimate of return on investment for EDC budget expenditures
- D. Recommendations for EDC priorities

Mr. Renquist concluded his presentation by offering some development statistics related to EDC programs.

Item No. 5 Old Business

- Solid Waste Ordinance (Motion)

Council Member Johnson expressed concern about the new solid waste ordinance; specifically, that there was inadequate enforcement. Staff reminded the Committee that the ordinance was to be a complaint-driven process and that there had been very few complaints received lately. Staff is still adjusting to the new ordinance and working with the Police Department who is preparing the forms for the administrative citations. One suggestion from staff was that there be an "enforcement beat" that a staff person could walk weekly in the Central Business District to take a more proactive approach. The Committee discussed the Task Force process and ordinance, but was not in agreement on the issue of enforcement methodologies.

Following discussion, a motion was made by Council Member Johnson, seconded by Council Member DeBlieck and passed to direct the City Administrator to draft a policy for aggressive enforcement of the new Solid Waste Ordinance.

- Building Status Reports (For Information Only)

Staff provided status reports on the Rule Tire building, Erickson building, and Habitat for Humanity House on 7th Street Northwest.

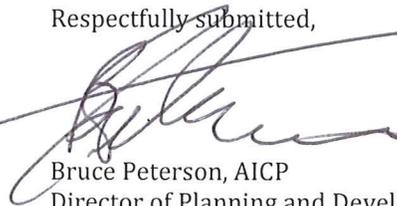
Item No. 6 New Business – Willmar Industrial Park 3rd Addition Plat (Motion)

Staff informed the Committee that the City had recently been informed that an error had been made in the preparation of the Willmar Industrial Park Third Addition plat. One lot dimension was shown incorrectly on the plat, but that error has since been corrected. It is necessary to file a Surveyor's Certificate of Plat Correction, and this document has been drafted by Bonnema Surveys who prepared the original plat.

A motion was made by Council Member DeBlieck, seconded by Council Member Johnson and passed that the Surveyor's Certificate of Plat Correction be approved and that the Mayor and City Clerk be authorized to execute the certificate.

There being no further business to come before the Committee, the meeting was adjourned at 6:00 p.m. by Chair Fagerlie.

Respectfully submitted,



Bruce Peterson, AICP
Director of Planning and Development Services