

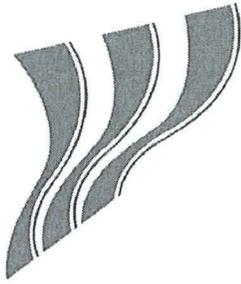
## ***CITY OF WILLMAR***

**COMMUNITY DEVELOPMENT COMMITTEE MEETING  
4:45 PM, THURSDAY, APRIL 30, 2015  
CONFERENCE ROOM #1  
CITY OFFICE BUILDING**

**Chair: Rick Fagerlie  
Vice Chair: Andrew Plowman  
Members: Tim Johnson  
Audrey Nelsen**

### **AGENDA**

1. Meeting Called to Order
2. Public Comment
3. Property Acquisition at Minn West
4. Proposed Development at WWTF
5. Airport Historical Documentation
6. Adjourn



CITY OF WILLMAR, MINNESOTA  
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 3

Meeting Date: April 30, 2015

Attachments:  Yes  No

CITY COUNCIL ACTION

Date: \_\_\_\_\_

- Approved  Denied
- Amended  Tabled
- Other

Originating Department: Planning and Development Services

Agenda Item: Property Acquisition at Minn West

Recommended Action: Introduce the Ordinance to acquire property.

**Background/Summary:** Recently a Business Development Infrastructure Grant was awarded to the City and Minn West Technology Campus for development of a new road and parking on the campus. One stipulation of the grant was that the development must occur on public property. For that reason, it is proposed that the project site be deeded to the City of Willmar. This action would be very similar to what was done at the Mid Central Research and Outreach Center, although that was done on a long term lease, initially. Once the property has been transferred to the City, the construction project can occur. The project is being bid and managed by MinnWest Technology Campus. All municipal bidding requirements will be met; again, just like they were for the MCROC. There will be no responsibility or liability to the City, as once the project is completed there will be an easement back to MinnWest Technology Campus and a management agreement with Campus management for all maintenance and upkeep of the property. The City Attorney has seen copies of the proposed documents and has suggested some changes. Those issues will be resolved in the near future.

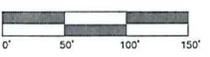
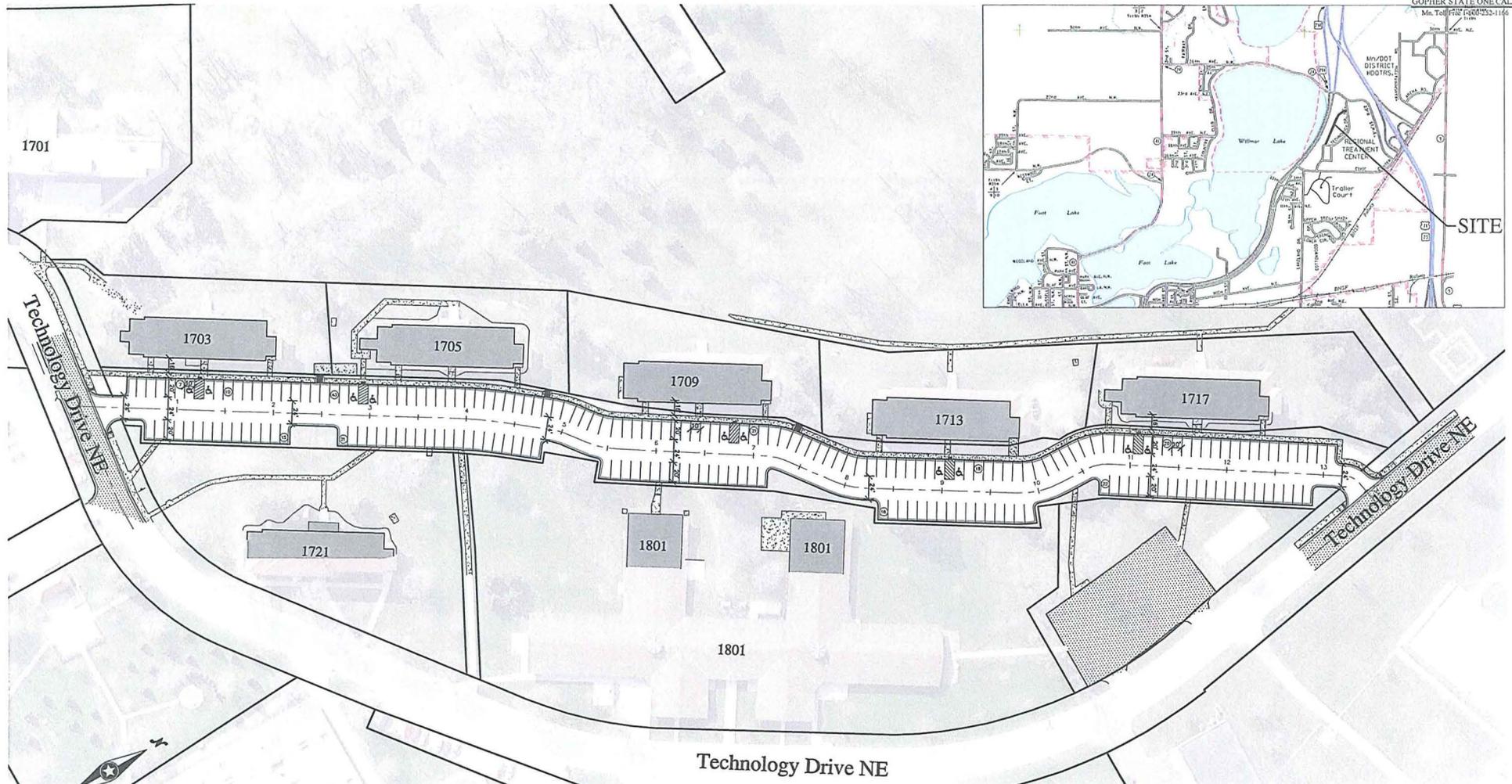
Alternatives: To not do the project.

Financial Considerations: Staff time and Attorney time

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

Signature:

Comments:



Legend			
	EXISTING BITUMINOUS PAVEMENT		PROPOSED BITUMINOUS PAVEMENT
	EXISTING CONCRETE		PROPOSED CONCRETE
	PROPERTY LINE		

**Parking Summary**  
 Total Proposed Spaces = 210 spaces  
 Proposed Handicap Parking = 10 spaces

Project Number: 133007

**BOLLIGinc**  
 engineering & environmental  
 Willmar, Minnesota  
 PH: 320.235.2555 Email: contact@bollig-engineering.com  
 www.bollig-engineering.com

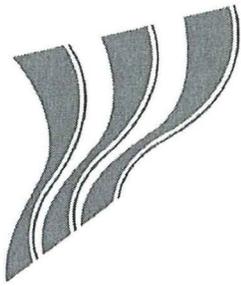
Surveyed:	KVD
Designed:	ARN
Drawn:	JAH
Checked:	ARN

Revisions:			
No.	Date	Revision	Sheets

Prepared for:  
**MinnWest Technology Campus**  
 1700 Technology Dr NE Suite 101  
 Willmar, MN 56201  
 Phone: 320.222.9770

**West Campus Parking**  
 Willmar, MN

**Parking Lot Exhibit**  
 Date: 4/21/15      Sheet: 1 of 1



CITY OF WILLMAR, MINNESOTA  
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: \_\_\_\_\_

Meeting Date: April 30, 2015

Attachments:  Yes  No

CITY COUNCIL ACTION

Date: \_\_\_\_\_

- Approved  Denied
- Amended  Tabled
- Other

\_\_\_\_\_  
\_\_\_\_\_

Originating Department: Planning and Development Services

Agenda Item: Proposed Development at WWTF

Recommended Action: For information only

**Background/Summary:** The Company that has been working with the City regarding a possible development project at the Waste Water Treatment Facility property has submitted a preliminary site plan. The site plan comes to the Committee for information only. Staff wants the Committee and Council to see that the project fits on the Waste Water Treatment property and poses no physical obstacles to current use or future development of the property. Staff will continue to negotiate with the Company for the acquisition of the development property.

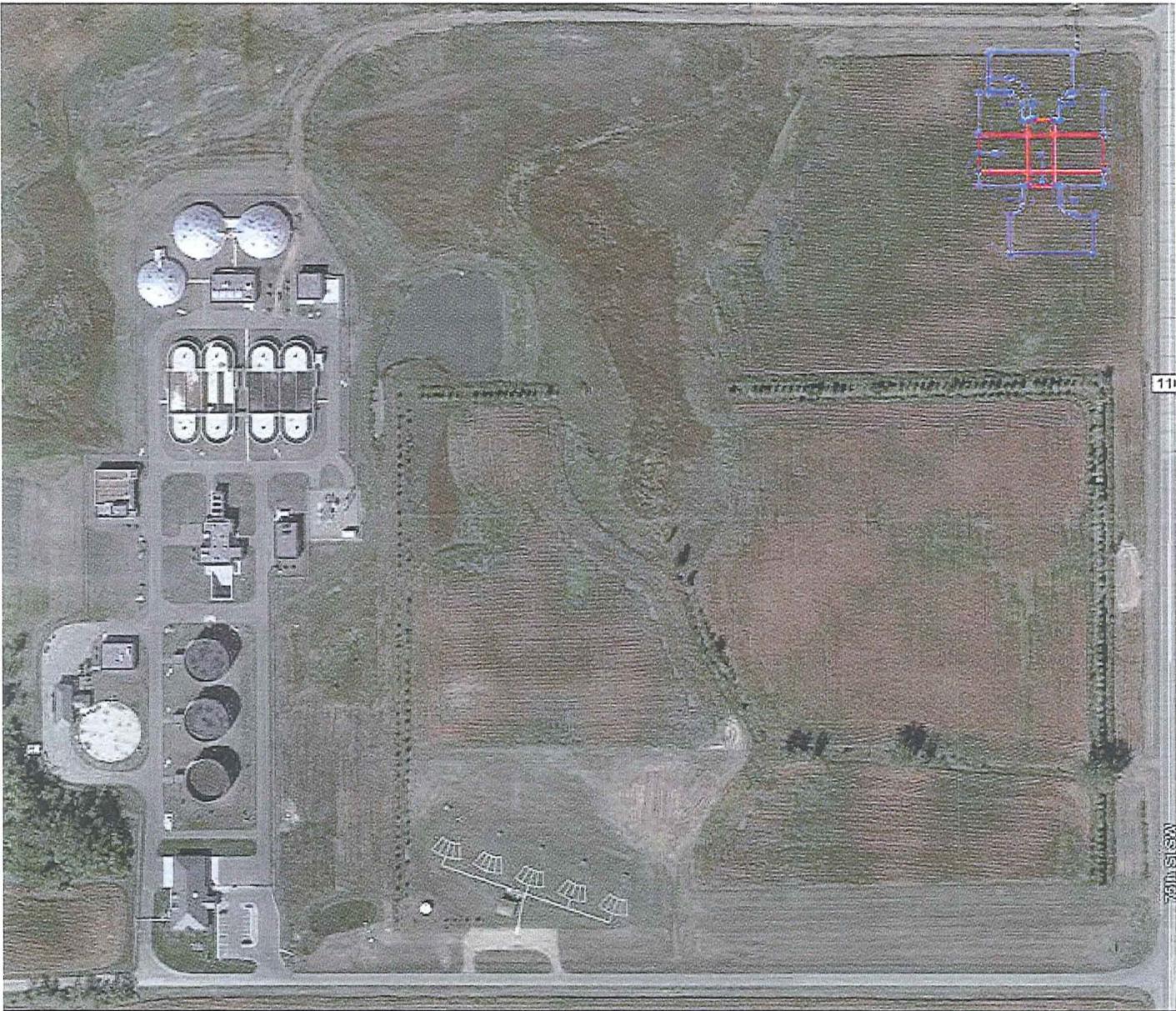
**Alternatives:** To terminate discussions with the Company.

**Financial Considerations:** Land sales price to be negotiated.

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

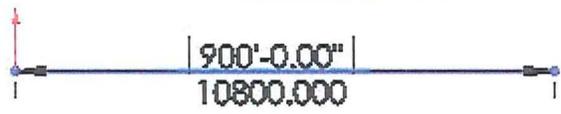
Signature:

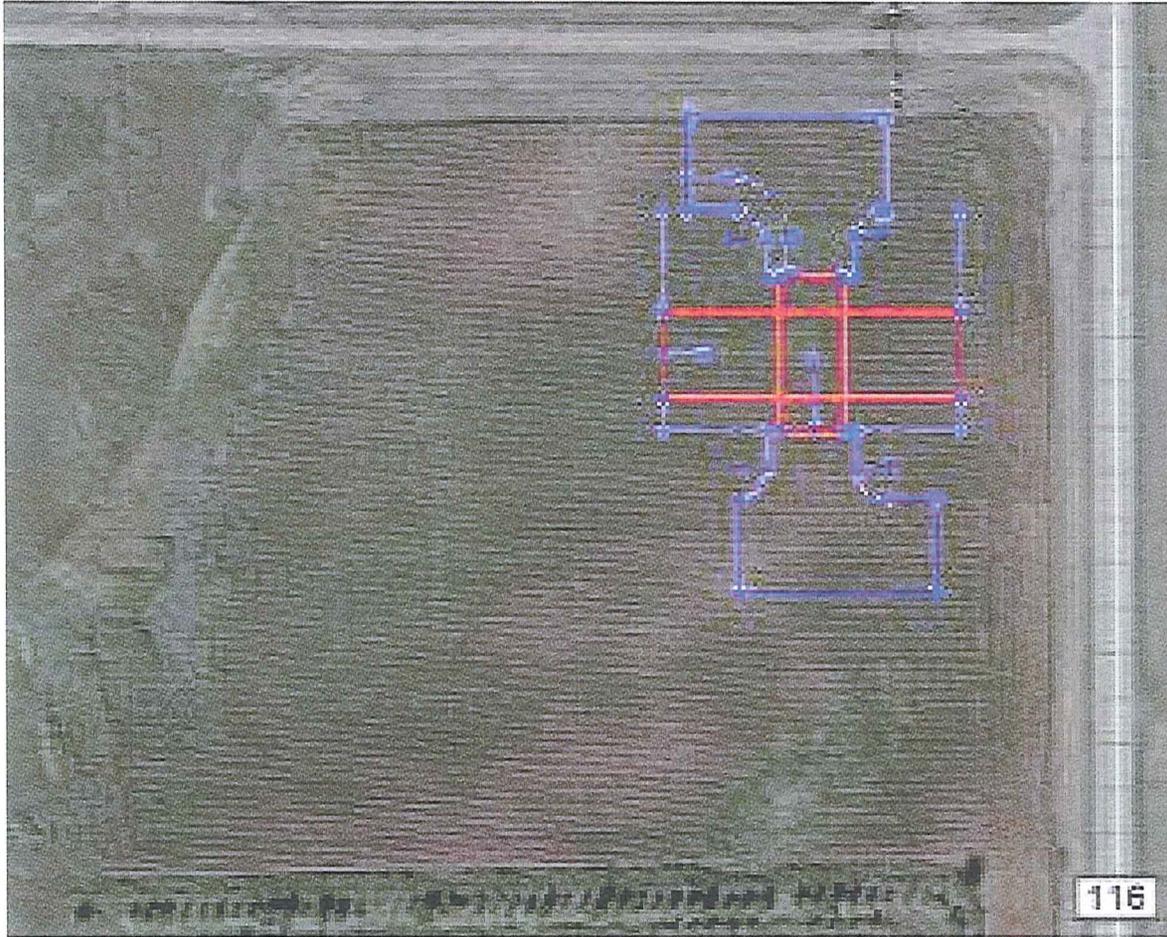
Comments:



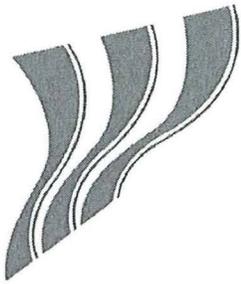
11

70m S15W





116



CITY OF WILLMAR, MINNESOTA  
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 5

Meeting Date: April 30, 2015

Attachments:  Yes  No

CITY COUNCIL ACTION

Date: \_\_\_\_\_

- Approved       Denied
- Amended       Tabled
- Other

Originating Department: Planning and Development Services

Agenda Item: Airport Historical Documentation

Recommended Action: For Information Only

**Background/Summary:** The interpretative panel highlighting the history of the former airport and of the Rice family's involvement in aviation has been erected at the new airport. Likewise, the bronze plaque commemorating the beacon at the former airport has been erected next to the beacon. Both of these historical fixtures were required by the State Historic Preservation Office and the FAA as part of the historical review process for the land release. With this work done, staff will continue to pursue release of the former airport property.

Alternatives: N/A

**Financial Considerations:** All costs were covered by the Local Options Sales Tax as part of airport redevelopment.

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

Signature:

Comments:



### TAKING FLIGHT

Wallops Flight Facility Aircraft 1950-2000

W

allops Flight Facility (WFF) is a major NASA facility for the study of the Earth's atmosphere and the development of aircraft. It is located on the Eastern Shore of Virginia, near the town of Wallops Island.



Diagram illustrating the flow of air over the wing of an aircraft.

The flow of air over the wing of an aircraft is a complex phenomenon that involves the interaction of the air with the shape of the wing and the resulting pressure distribution.

This diagram shows the air flowing over the upper surface of the wing, where it is forced to move faster, creating a region of lower pressure.

The lower pressure on the upper surface of the wing creates a net upward force, which is the lift that allows the aircraft to fly.

The flow of air over the lower surface of the wing is also shown, where it moves more slowly, creating a region of higher pressure.

The higher pressure on the lower surface of the wing also contributes to the lift.

The overall lift is the result of the difference in pressure between the upper and lower surfaces of the wing.

This diagram is a simplified representation of the complex flow of air over a wing.

It is used to illustrate the basic principles of lift and the role of the wing in flight.

For more information on the science of flight, visit the NASA website.

www.nasa.gov

Wallops Flight Facility

Wallops Island, Virginia

2025

© NASA

All rights reserved.

Wallops Flight Facility

Wallops Island, Virginia

2025

© NASA

All rights reserved.

Wallops Flight Facility

Wallops Island, Virginia

2025

© NASA

All rights reserved.

### Willmar Airport Signal Beacon

Between circa 1940 and 2006, this beacon signaled to pilots the location of the Willmar Municipal Airport, once located at this site. From dusk to dawn and during poor weather conditions, a light rotated atop the 50-foot tower, casting beams of green and white in opposite directions at a few revolutions per minute.