

COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

The Community Development Committee of the Willmar City Council met on Thursday, February 27, 2014, in Conference Room No. 1 at the City Office Building.

Present:	Rick Fagerlie	Chair
	Bruce DeBlieck	Vice Chair
	Jim Dokken	Member
	Tim Johnson	Member

Others present: Frank Yanish, Mayor; Audrey Nelsen, Council Member; Ron Christianson, Council Member; Denis Anderson, Council Member; Bruce Peterson, Director of Planning and Development Services; Charlene Stevens, City Administrator; Megan DeSchepper, City Planner; Randy Alsleben, Jennie-O Turkey Store; Jean Spaulding, EDC; Ken Warner, Willmar Lakes Area Chamber; Craig Holmgren; Errol Bluhm; Steve Gardner; Linda Kacher; Robert Enos; Linda Mathiasen; Don Williamson; Stephen Deleski; 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 Jennie-O Turkey Store Purchase Agreement (Motion)

Staff presented a proposal to transfer property to Jennie-O Turkey Store for their future expansions. The phase I expansion is intended for 2014 and involves the transfer of two parcels totaling approximately 8 acres of land to Jennie-O Turkey Store as detailed on the attachment. A calculated purchase price of \$238,072 would be written down to \$0 by applying the City's land write-down policy. An option or first right of refusal was proposed for the 30-acre phase II parcel, in order to provide a level of assurance to the company that the land was available for their future needs.

The Committee had a number of questions regarding past record keeping for the project. Council Member Johnson inquired about the appraisal numbers and the fact there were different square foot values assigned to the three parcels. Chair Fagerlie explained that each parcel had to be appraised separately. Mr. Johnson also inquired about the jobs to be created by the project. Randy Alsleben of Jennie-O Turkey Store said a majority of the jobs coming to the expanded corporate headquarters would be from other Jennie-O offices in Minnesota and Wisconsin, with a good number of those coming from Spicer. Council member DeBlieck asked about the value of the phase I parcels to the City. Staff explained that there was very little value to the parcels due the physical encumbrances and obstacles inherent with each parcel. Chair Fagerlie asked if Jennie-O Turkey Store was ready to move forward with the office expansion if the Council acted favorably on the land transfer. Mr. Alsleben replied, "yes, as soon as they can." The question was asked whether the two possible expansion projects are tied to the action for the phase I land transfer. Again, Mr. Alsleben replied "yes". Council member DeBlieck concluded discussion by saying that the corporate

expansion sets the stage for future industrial growth and he recognized the value of Jennie-O Turkey Store in the region as a Fortune 500 company.

Following discussion a motion was made by Council Member DeBlieck, seconded by Council Member Johnson, and passed to recommend the transfer of property for phases I and II as proposed by staff, and directing staff and legal counsel to prepare the necessary purchase agreement and option/first right of refusal for final review by the Council.

Item No. 4 Consideration of Municipal Code Amendments/Solid Waste Issues (Motion)

Staff introduced the review of the solid waste section of the Municipal Code. Megan DeSchepper, City Planner who led the Task Force, outlined changes to the Municipal Code as proposed by the Task Force (see attachment). The proposed changes include additions/revisions to the sections on collection, storage, and disposal of solid waste, as well as enforcement procedures. Under the proposed ordinance, administrative citations can be issued by Community Service Officers or Police Officers following unsuccessful attempts by the Department of Planning and Development Services to resolve a violation. Several members of the Task Force were present to offer comments. Linda Mathiasen explained that information from other cities was helpful in structuring the ordinance amendments. Stephen Deleski showed some photos of problem areas, specifically in the downtown area. Council Member DeBlieck offered the comment that the ordinance was not specific to the downtown, but would be enforced city-wide. Don Williamson of the Task Force offered comments regarding his company's requirements for access to solid waste receptacles.

Following discussion a motion was made by Council Member Johnson, seconded by Council Member Dokken, and passed to introduce the Ordinance amending the Municipal Code and to set a hearing for March 17, 2014.

Item No. 5 Old Business

There was no old business to come before the Committee.

Item No. 6 New Business

There was no new business to come before the Committee.

There being no further business to come before the Committee, the meeting was adjourned at 5:35 p.m. by Chair Fagerlie.

Respectfully submitted,



Bruce Peterson, AICP
Director of Planning and Development Services