

COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

The Community Development Committee of the Willmar City Council met on Thursday, April 30, 2015, in Conference Room No. 1 at the City Office Building.

Present:	Rick Fagerlie	Chair
	Andrew Plowman	Vice Chair
	Audrey Nelsen	Member
	Tim Johnson	Member

Others present: Bruce Peterson, Director of Planning and Development Services; Steve Renquist, EDC Director; 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. Bethesda Heritage Redevelopment (For Information Only)

Steve Renquist addressed the Committee about the future of the Bethesda Heritage nursing home property. To avoid any appearance of a conflict of interest, Mr. Renquist disclosed his position on the Bethesda Board of Directors. He said that Bethesda desires to sell the property for redevelopment as multi-family housing. No particular developer has been identified to redevelop the site. It is anticipated that 48 units would be developed in the existing buildings, which is the maximum allowed under a City R-5 zoning. It was noted that several issues exist on the site, such as lack of parking and a lack of recreational amenities. Mr. Renquist said one developer had mentioned a need for the use of tax increment financing to make the project feasible.

The Committee was asked about their appetite to rezone the property and for the use of tax increment financing for a multi-family, workforce housing project. The Committee expressed interest in the project as workforce housing, but had some concerns about the density on the site and the potential for congestion in the area. The Committee also agreed that they would consider the use of tax increment financing depending on the nature of the final project and the eligible tax increment costs.

Item No. 4 Property Acquisition at Minn West (Motion)

Staff presented a proposal that property at Minn West Technology Campus be deeded to the City for the purpose of constructing a roadway and parking. Recently, a business development infrastructure grant was awarded to the City and Minn West, and grant rules stipulate that the project be constructed on public property. The Planning Commission has reviewed the proposed acquisition and recommends approval. Staff informed the Committee that there would be other documents associated with the grant signing that remove all maintenance responsibilities and liability from the City, and transfers those responsibilities to Minn West Technology Campus. Staff recommended that the ordinance to acquire the property be introduced for a hearing.

Following discussion, a motion was made by Council Member Johnson, seconded by Council Member Plowman, and passed to introduce the ordinance and set a public hearing for May 18, 2015.

Item No. 5 Proposed Development at WWTF (For Information Only)

The Committee discussed ongoing efforts by a local business to site and design an industrial project at the Waste Water Treatment Facility. It was noted that preliminary engineering has been done for a 5 plus acre site that would accommodate the business as proposed. Staff was directed to continue negotiations with the company.

Item No. 6 Airport Historical Documentation (For Information Only)

Staff presented photos of the interpretive display erected at the new airport and the bronze plaque erected near the beacon at the former airport. With that work completed, the historical mitigation required for the former airport property is complete.

Item No. 7 Going Green (For Information Only)

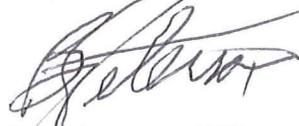
Staff informed the Committee that the City had again been asked by Lakeland Broadcasting to participate in their Going Green cleanup efforts to be conducted in September 2015. The Committee stated their support for City participation and acknowledged success with previous efforts.

Item No. 8 917 6th Street Southwest (For Information Only)

The Committee discussed ongoing exterior storage violations at 917 6th ST SW. Staff said the property had been cited and the matter had been referred to the Police Department for ticketing approximately 2 weeks ago. Staff will follow up on the status of the matter with the Police Department, will attempt contact with the property owner to threaten vacation of the premises, and will re-cite the property. As a last resort, depending on the status of the matter with the Police Department, the site could be cleaned up by the City and billed to the property owner.

There being no further business to come before the Committee, the meeting was adjourned at 5:30 p.m. by Chair Fagerlie.

Respectfully submitted,



Bruce Peterson, AICP
Director of Planning and Development Services



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.

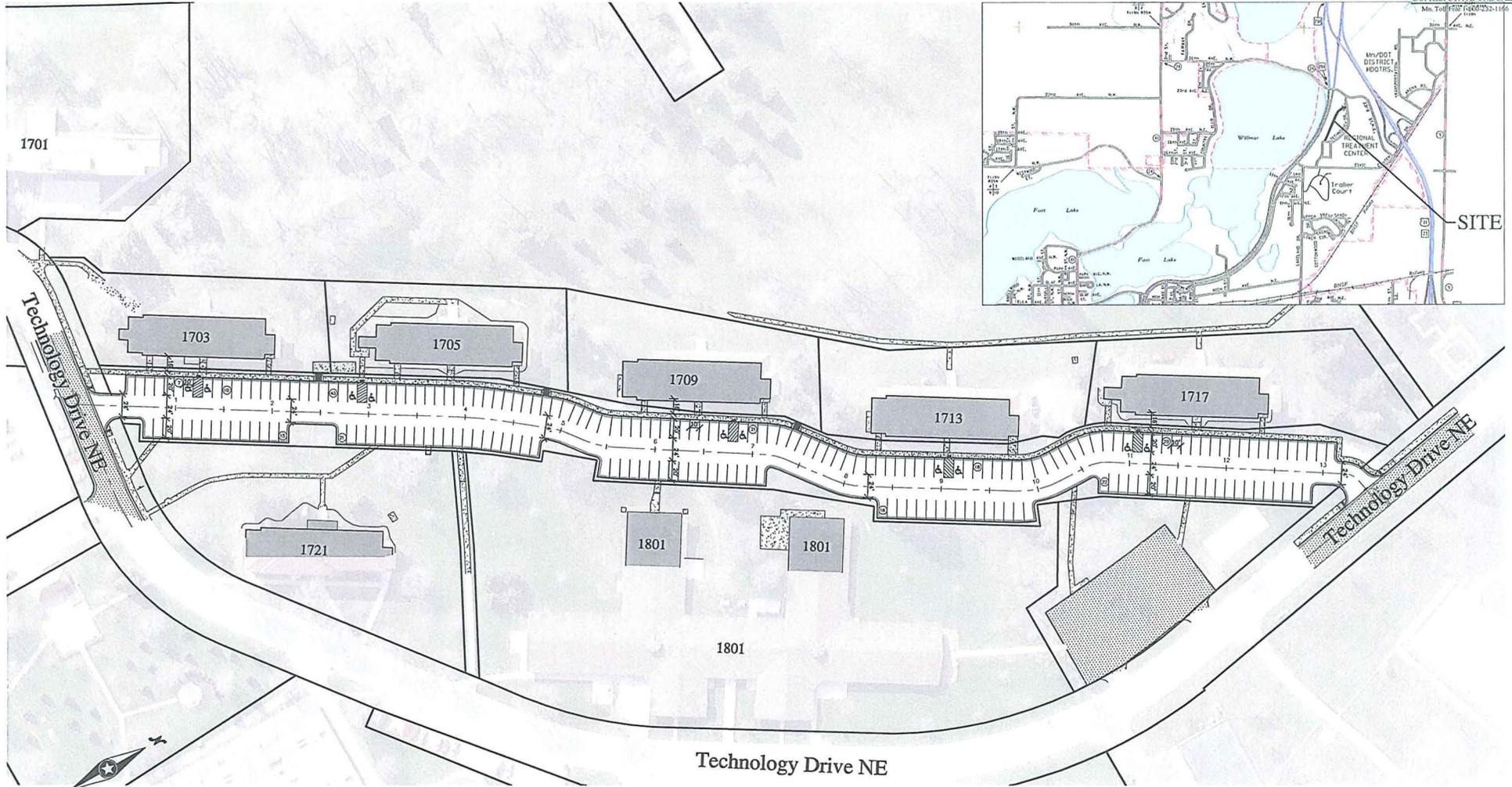
Alternatives: To not do the project.

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

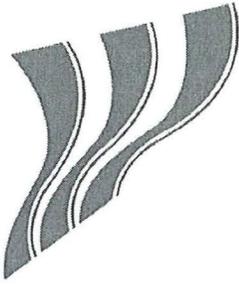
Surveyed:	KVD
Designed:	ARN
Drawn:	JAH
Checked:	ARN

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: _____

- | | |
|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Amended | <input type="checkbox"/> Tabled |
| <input type="checkbox"/> 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.

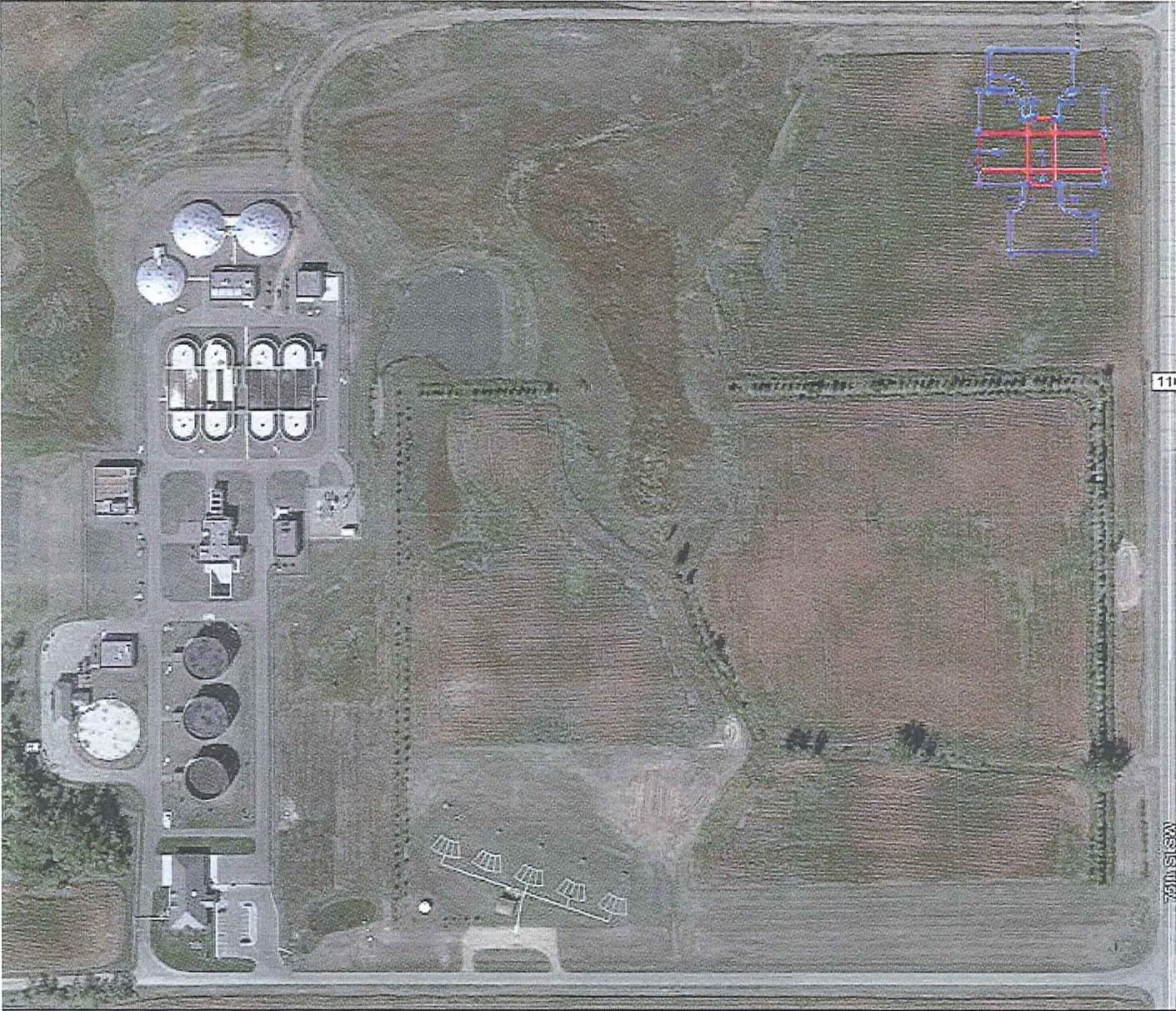
Alternatives: To terminate discussions with the Company.

Financial Considerations: Land sales price to be negotiated.

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

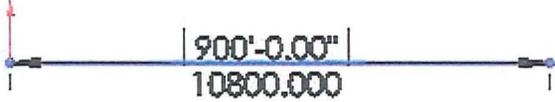
Signature:

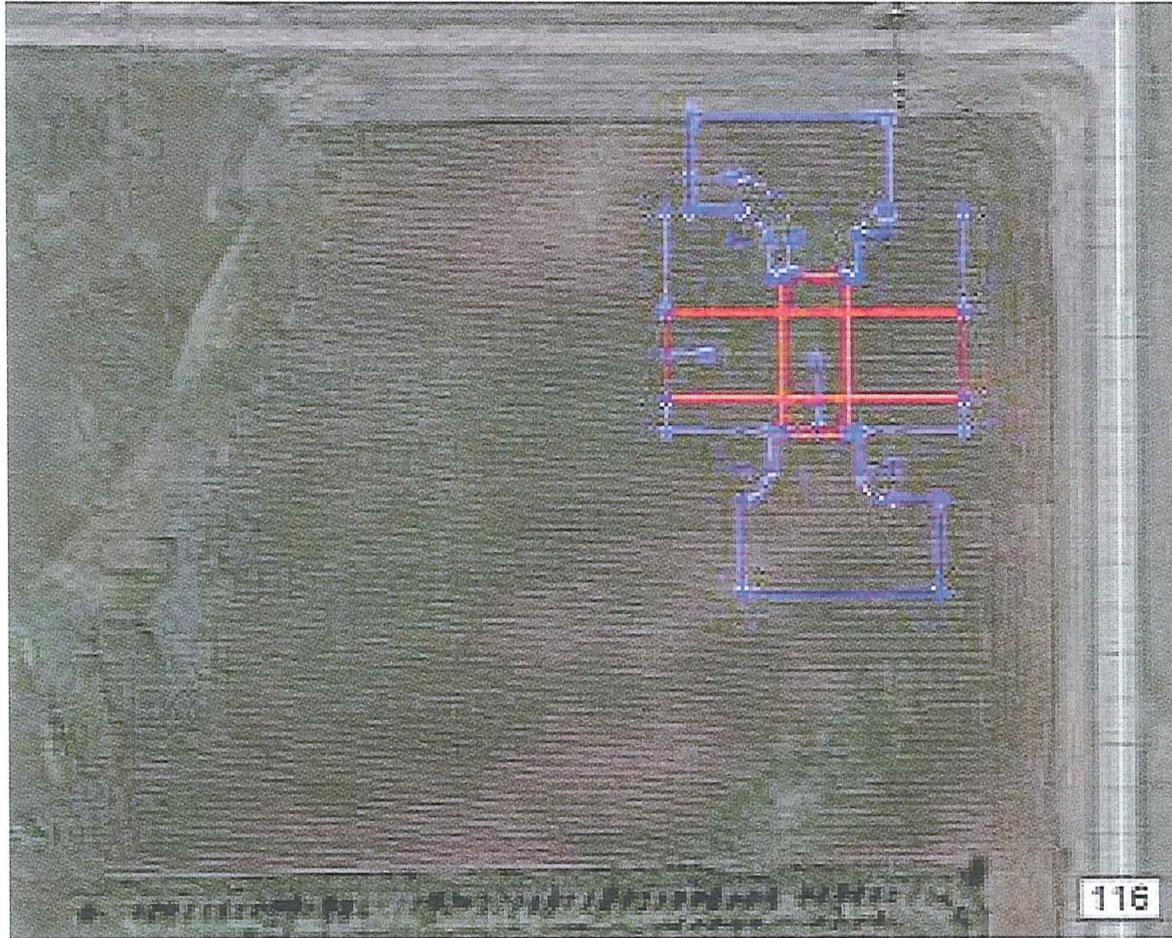
Comments:



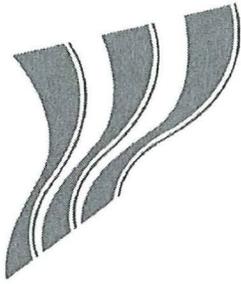
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**CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION**

Agenda Item Number: 5

Meeting Date: April 30, 2015

Attachments: Yes No

CITY COUNCIL ACTION

Date: _____

- | | |
|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Amended | <input type="checkbox"/> Tabled |
| <input type="checkbox"/> 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

W

When the first World War airplane was built in 1903, it was a simple wooden structure with a single engine and a propeller. It was designed to fly over water, and its only purpose was to demonstrate the possibility of powered flight.



The Wright brothers' invention was a major breakthrough in aviation. It paved the way for the development of modern aircraft, which have revolutionized transportation and warfare.





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.