

**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

The Community Development Committee of the Willmar City Council met on Thursday, September 17, 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, 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 Order for Removal – 944 Olaf Avenue Northwest (Motion)

Staff provided an update on the removal process for the home at 944 Olaf Avenue Northwest. The owners have not complied with the extension for removal as previously offered by staff and the Council. A formal order is the next step in the process to eliminate the hazardous building. A formal order has been drafted by City Attorney Robert Scott. The order provides for a 20 day period for the owners to make the necessary repairs to the house or to remove it. The order includes the direction for the City Attorney to proceed with this matter according to law.

Following discussion, a motion was made by Council Member Nelsen, seconded by Council Member Johnson and passed that the order for removal be approved and served on the property owners.

Item No. 4 Removal Update – 810 Campbell Avenue Northwest (For Information Only)

Staff offered a status report on the efforts to remove the hazardous building at 810 Campbell Avenue Northwest. Following contact by the City Attorney, the property owner did apply for a demolition permit. It is expected that the structure will be removed in the Fall of 2015. Staff will monitor the demolition permit for compliance.

Item No. 5 Industrial Park Update (For Information Only)

The Committee discussed progress on the Industrial Park expansion. It was noted that the project started out very well in the spring and most of the infrastructure work was completed on schedule. The contractor recently contacted the City regarding a concern about soil moisture within the road right-of-way. Their recommendation was to increase the amount of granular material, thereby, raising project costs. City engineering staff countered by saying that the soils were suitable if the contractor would work them and allow them to dry. The contractor is currently on site working on the streets. To accommodate the contractor on the soil issue, staff has tentatively agreed to a deadline extension to June 2016.

Item No. 6. Willmar Wye/TIGER Grant Report (For Information Only)

Staff reported on the status of the project design and financing. A recent trip to Washington DC by staff as part of a local contingent was also discussed. The local group met with the staff of Representative Peterson and Senator Klobuchar, and were able to meet with Senator Franken. The group included Bruce Pederson, Director of Planning and Development Services for the City, Mel Odens, County Public Works Director, and James Butterfield, Chair of the County Board. Other members of the group representing BNSF Railroad were French Thompson, Paul Cristina, and Gael Sullivan.

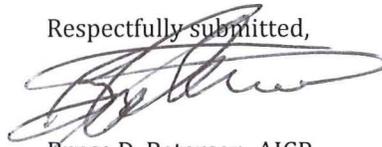
The message provided by the group to the elected officials in Washington was that the wye project served a number of purposes. It was an opportunity to diversify the local economy as the wye will afford the ability to extend a spur to the new Industrial Park. The project would reduce a major operational constraint for the railroad that will have local, regional, and national benefits. The project was a final component of a ten year initiative that included nearly \$120,000,000 in local investment to develop infrastructure and capacity for industrial development on the west side of Willmar. It was noted that the grant funds, if received, would be directed toward construction and not be used for soft costs. The planning, engineering, and design for the project has already been paid by project partners.

The primary purpose of this trip was to gather the final political support for the project. In the analyses of the first application in 2014, US DOT noted a lack of vocal political support. For this round, Governor Dayton has called with his support of the project. MN DOT Commissioner Charlie Zelle contacted the Washington congressional delegation stating MN DOT support for the project. Additionally, Senator Klobuchar was planning to call Secretary Fox to state that it was her priority project for the State of Minnesota. Representative Peterson has supported the project all along. At the end of the discussion with Senator Franken, he indicated that he too would offer vocal support for the project. The anticipated date for announcing the Tiger Grants is mid-October 2015

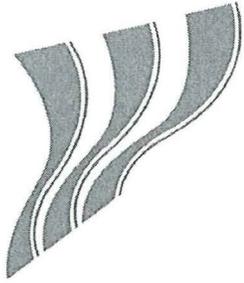
Item No. 7. Old Business

There being no further business to come before the Committee, the meeting was adjourned at 5:15 p.m. by Chair Fagerlie.

Respectfully submitted,



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



CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 3

Meeting Date: September 17, 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: Consideration of order to repair or remove homes at 944 Olaf Avenue Northwest

Recommended Action: To issue the order to repair or remove.

Background/Summary: The owners of the house at 944 Olaf Ave NW have not complied with the extension for removal as previously offered by staff and Council. A formal order is the next step in the process to eliminate a hazardous building.

Alternatives:

1. Give the owner more time to do it on his own.
2. Do nothing

Financial Considerations: If the owners fail to comply, the City is faced with paying the costs of demolition and assessing the property owners.

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

Signature:

Comments:

ORDER NO. _____

ORDER BY THE CITY COUNCIL
CITY OF WILLMAR, MINNESOTA

WHEREAS, evidence has been presented to the City Council of the City of Willmar, Minnesota, and the City Council finds the following facts:

1. That on the real property located at 944 Olaf Avenue Northwest in the City of Willmar, Minnesota, which real property is described as follows, to-wit:

The West 125 feet of the East 250 feet of Lot 9, Block 2 in Thorpe and Liens Addition to the City of Willmar, Kandiyohi County, Minnesota, EXCEPT the West 50 feet of the South 109 feet thereof

(the "property") there is a single family dwelling (the "dwelling") and detached garage (collectively, the "buildings").

2. That the records on file with the Kandiyohi County Recorder reveal that the owner of the real property is Mary Bregel Rodriguez and Crispin S. Rodriguez, wife and husband, and Gary Bregel, a single man, and that Guadalupe M. Flores, a single man, has entered into a contract for deed to acquire the real property.

3. That the dwelling located on the property is currently vacant, and has not been occupied for several years.

4. That the dwelling does not have running water in violation of Minn. R. 4715.0200(A) and (Q), and therefore presents a health hazard to the owner and to the general public as water use is necessary for human sanitation.

5. That the dwelling does not have a code compliant operable furnace installation.

6. That the dwelling does not provide safe and adequate means of exit in case of fire or panic.

7. That the dwelling is has experienced structural damage, dilapidation, deterioration and/or decay and is likely to partially or completely collapse.

8. That the dwelling, in its current condition, is unsanitary, is likely to cause sickness or disease, and is manifestly unsafe and unfit for human habitation.

9. That the dwelling in its current condition has become an attractive nuisance to children and/or a harbor for vagrants, criminals or immoral persons.

10. That the dwelling constitutes a fire hazard because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electrical wiring, gas connections or heating apparatus, or other cause.

11. That the dwelling has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds than is required in the case of similar new construction.

12. That garbage, junk, vehicles, structures, building materials and other debris, have been allowed to accumulate and are currently present in plain view on the premises of the property and constitute a public nuisance and hazard to the public health, safety and welfare of the community.

NOW, THEREFORE, it is found as a matter of fact that the dwelling is a hazardous building and that the property on which the dwelling is located is hazardous; that the dwelling must be brought into compliance with the state building code or the buildings must be razed.

YOU, Guadalupe M. Flores and/or Mary Bregel Rodriguez, Crispin S. Rodriguez, and Gary Bregel are hereby ordered to either:

1. Repair said buildings within Twenty (20) days after service of this Order upon you, i.e., install a code compliant operable furnace, hire a licensed plumber to restore running water to the dwelling; the roof on the dwelling must be repaired or replaced; that any structurally damaged walls or rafters must be repaired; all exterior surfaces must be repaired to a weather resistive state; or
2. Raze said buildings within Twenty (20) days after service of this Order upon you and fill any excavation left after the razing of said buildings so that there will be no hazard to the public health and safety; and you are further ordered to remove from said premises any personal property and fixtures within Twenty (20) days after service of this Order upon you, if the buildings are razed.

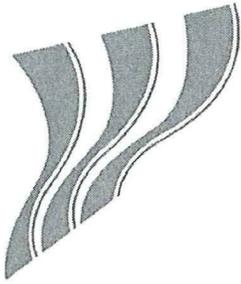
The City will make a motion for summary enforcement of this Order to the District Court of Kandiyohi County, Minnesota, if the corrective action is not taken as ordered, or unless an answer is served as provided in Minnesota Statutes Section 463.18.

The City Attorney is directed to proceed with this matter according to law.

Dated this _____ day of September, 2015.

By: _____
Marvin Calvin
Its: Mayor

By: _____
Kevin Halliday
Its: Interim City Administrator



CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 4

Meeting Date: September 17, 2015

Attachments: Yes No

CITY COUNCIL ACTION

Date: _____

- Approved Denied
 Amended Tabled
 Other

Originating Department: Planning and Development Services

Agenda Item: Update on removal of hazardous building 810 Campbell Avenue NW

Recommended Action: For information only

Background/Summary: Staff will provide an update on efforts to effect the removal of a hazardous building at 810 Campbell Ave NW.

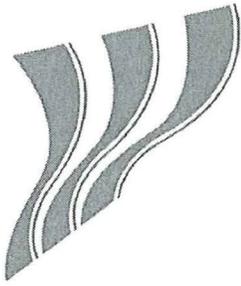
Alternatives: N/A

Financial Considerations: N/A

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

Signature:

Comments:



CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 5

Meeting Date: September 17, 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: Update on industrial park development

Recommended Action: For information

Background/Summary: Staff will provide a status report on the development of the expanded industrial park.

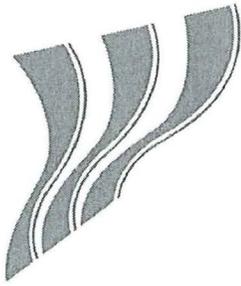
Alternatives: N/A

Financial Considerations: N/A

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

Signature:

Comments:



CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 6
Meeting Date: September 17, 2015
Attachments: Yes No

CITY COUNCIL ACTION

Date: _____

- Approved Denied
- Amended Tabled
- Other

Originating Department: Planning and Development Services

Agenda Item: Update on Wilmar wye project and TIGER grant

Recommended Action: For information only

Background/Summary: Staff will offer a status report on the project and project financing.

Alternatives: N/A

Financial Considerations: N/A

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

Signature: 

Comments:

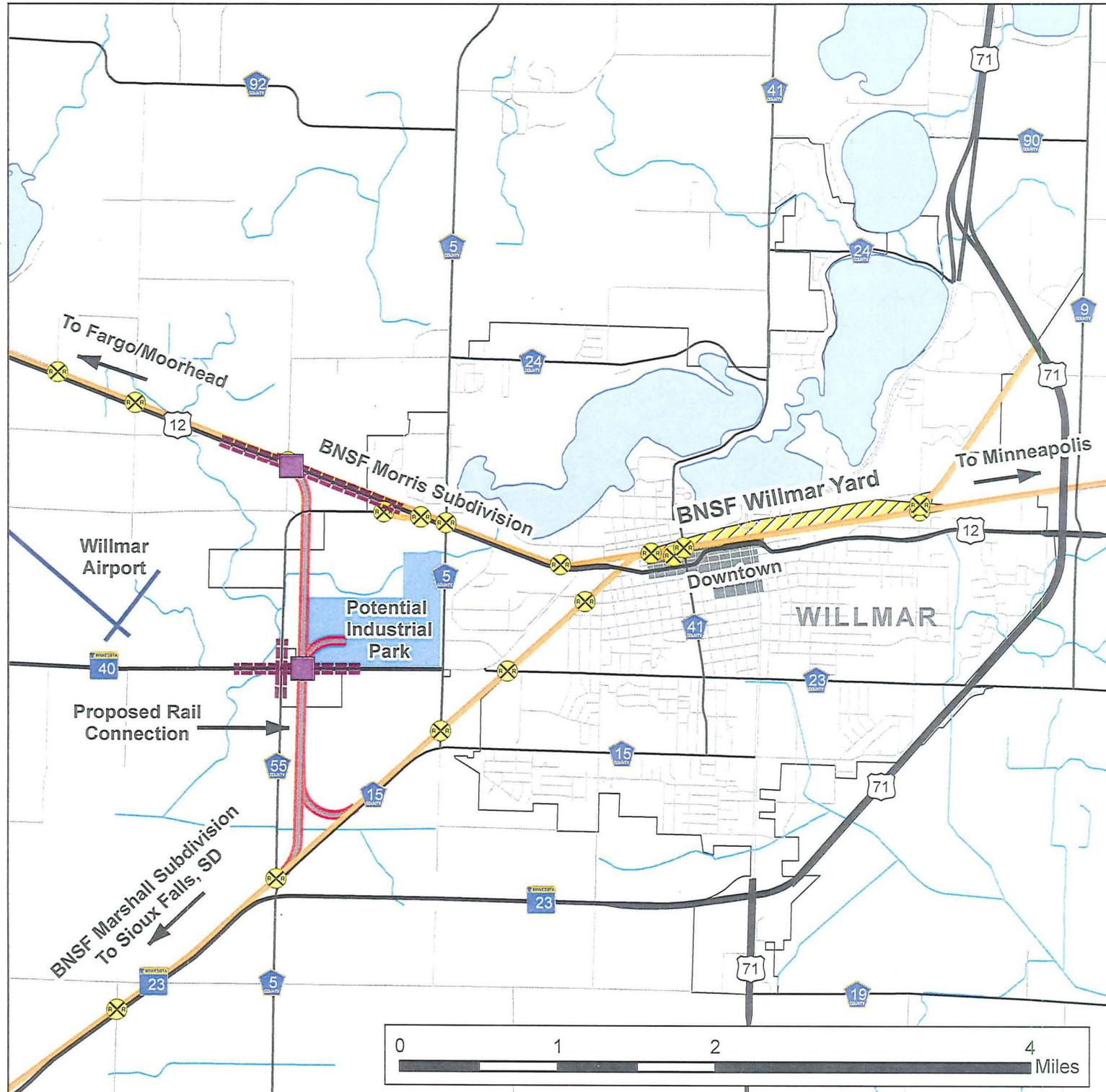
Willmar

Willmar Wye Construction and Grade Separation Projects

US Highway 12 and Minnesota Highway 40

Legend

- Existing BNSF Track
- Existing Railroad Crossing
- Rail Yard
- Trunk Highway
- County Highway
- City or Other Road
- Proposed Willmar Wye
 - Proposed Connection
 - Roadway Modifications
 - Proposed Highway Overpass



Willmar Rail Connector & Industrial Access Project

Multimodal Project Overview

- Construct approximately 10,000' of track connecting two BNSF main lines to bypass the City of Willmar to the west
- Construct highway overpasses at TH 12 and TH 40
- Provision for new rail access to Willmar Industrial Park at the old airport
- Collaborative public-private effort involving several levels of government



Project Benefits

- Reduction of 7-10 trains per day traveling through downtown Willmar, reducing train and vehicular conflicts
- Reduction of horn noise, idling trains and blocked downtown crossings
- Greater rail network fluidity and capacity, potentially relieving rail congestion in the Twin Cities and as far as Galesburg, IL
- Increased economic competitiveness with activity generated by rail-served industrial park
- Represents the final component of a much larger ten-year local initiative to proactively plan for the southern and western expansion of the Willmar community
- Supports quality of life in this middle class community by supporting the ability to attract and retain skilled workers to advance the City's economic growth.

Project Status

- Current funding shortfall \$15 million, applied for \$15 Million USDOT TIGER grant in 2015 to cover shortfall
- Preliminary engineering complete, construction could begin in 2016 if TIGER funding is received

Estimated Project Costs

| | |
|----------------|---------------------|
| Roadway Work: | \$26,631,448 |
| Railroad Work: | \$20,198,552 |
| Total | \$46,830,000 |

Project Partners

| | |
|------------------------|--|
| BNSF Railway: | \$16 million commitment |
| MnDOT: | \$15 million commitment |
| Kandiyohi County: | \$459,000 commitment |
| City of Willmar: | \$336,000 commitment of estimated right of way costs |
| Kandiyohi/Willmar EDC: | \$35,000 commitment; economic development work |