

COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

The Community Development Committee of the Willmar City Council met on Monday, August 11, 2014, in Conference Room No. 1 at the City Office Building.

Present: Rick Fagerlie Chair
Bruce DeBlieck Vice Chair
Steve Ahmann Member
Tim Johnson Member

Others present: Bruce Peterson, Director of Planning and Development Services; Kim Fedders, Regency Mobile Home Parks Manager.

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 Mobile Home Parks Update (For Information Only)

Kim Fedders, Regency East & West Mobile Homes Park Manager for the past three years was present to discuss the operation and maintenance of the parks with the Committee. She noted there had been a number of improvement made to the parks and that they have evicted numerous bad tenants and removed many dilapidated homes. Other improvements include, tree removal, landscape changes, and infrastructure improvements. It was noted that the owners of the park - Churchill Group from Colorado provides the maintenance dollars. Currently the east park has 40 mobile homes and the west park has 80 homes. Most are occupied by families, many are long-term tenants. Ms. Fedders is unaware of any long range plans to make major changes to the parks. The owners have indicated an interest in purchasing some mobile homes to rent. Both parks have been listed for sale, but there is not imminent buyer. The Committee asked about storm shelters. There is a storm shelter at each park, however due to vandalism they are usually kept locked. Approximately, 10 tenants and the maintenance people have keys to the shelter. Ms. Fedders said that they have minimum contact with the County, who is the licensing authority for mobile home parks. She mentioned some tax issues that they had with the County relative to demolished homes. She said the number of police calls are down due to the demolition of vacant and abandoned homes. There is no electricity available to the homes, and are not attractive to squatters. She also said the City staff works well with management, and that the Police Department will not pick up stray dogs within the park but they didn't know why. Staff was asked to find out why animal control was not being extended into the parks. Ms. Fedders also asked the City for help in demolishing a wood sided mobile home and wondered if the Fire Department would be willing to do a burn. Ms. Fedders concluded her comments by saying that they do not have any playground equipment in either of the parks because the teenage tenants have destroyed it.

The Committee concluded the discussion by saying that they recognize and appreciate the improvements made to the parks but that expectations remain high for park maintenance and esthetics.

Item No. 4 Industrial Park Expansion Discussion (For Information Only)

Staff presented a draft copy of the final plat of Willmar Industrial Park Fourth Addition. This is the portion that is being plated west of County Road 5. Staff said they still anticipate bidding the dirt work and infrastructure services into that area in 2014. It all depends upon the wetland mitigation process. The

mitigation efforts for the wetlands in that Industrial Park. The Committee discussed stormwater drainage within the expanded Industrial Park as well as access. Staff pointed out that all the lots would be accessible from interior roads and that no driveways will be allowed from CSAH 5 or Highway 40.

Item No. 5 Old Business

Staff informed the Committee that they were addressing some concerns by Council Member Ahmann and would be returning to the Committee with some defined procedures for the Business Subsidy Process. It was noted that some of the information being requested may be considered private and that the Council may not be legally entitled to review it.

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 5:45p.m. by Chair Fagerlie.

Respectfully submitted,



Bruce Peterson, AICP
Director of Planning and Development Services