

**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

The Community Development Committee of the Willmar City Council met on Thursday, December 15, 2016, in Conference Room No. 1 at the City Office Building.

Present:	Rick Fagerlie	Chair
	Audrey Nelsen	Council Member
	Shawn Mueske	Council Member

Others present: Bruce Peterson - Director of Planning and Development Services, Shelby Lindrud - "West Central Tribune".

Item No. 1 Call to Order

The meeting was called to order by Chair Fagerlie at 5:00 p.m.

Item No. 2 Public Comments (For Information Only)

There were no public comments.

Item No. 3 Proposed Land Acquisition (Motion)

Staff presented a proposal that the Council consider the acquisition of a 6.15 acre tract of land that lies north of Highway 40 and was part of the former airport property. The property was part of a land exchange when the new airport was constructed. The owner has now expressed an interest in selling the property. The Committee viewed a location map and discussed possible future uses of the site. Staff had requested authorization to proceed with an appraisal.

A motion was made by Council Member Nelsen, seconded by Council Member Mueske and passed that staff be authorized to pursue an appraisal for the property as the first step in determining whether or not the Council will proceed with acquisition.

Item No. 4 Rental Housing Ordinance Text Change (Motion)

Staff presented a request that the Rental Housing Inspection Ordinance be amended to change requirements for smoke detectors and carbon monoxide detectors. Current law requires that all residential units be served with smoke and carbon monoxide detection. Although this is difficult to enforce with owner-occupied single family homes, staff is requesting that the Ordinance be amended to require that level of detection/safety for all rental properties. The goal of the amendment is to create consistency between the City's ordinance and the adopted State codes. Staff said that as part of the license renewal process for the rental program, information will be provided to the owners so that they can make the changes to the units in advance of the required inspections.

A motion was made by Council Member Mueske, seconded by Council Member Nelsen and passed that staff be directed to prepare the Ordinance amendments for introduction at a future Council meeting.

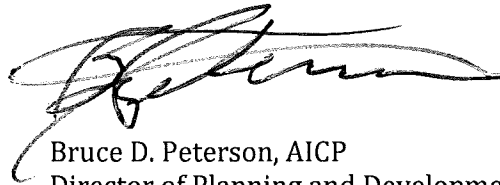
Item No. 5 Assignment of Tax Abatement (Motion)

Staff presented a proposal to assign the tax abatement program for the Donner/Oil Air project from William Donner to Granite Community Bank. William Donner is losing the property on a foreclosure and the bank has requested that the City formally assign the abatement to the bank, as they are responsible for all financial matters related to the real estate. Under the terms of the tax abatement agreement between the City and Donner/Oil Air, the City has the authority to approve or disapprove any assignment of the tax abatement.

A motion was made by Council Member Nelsen, seconded by Council Member Mueske and passed that the City formally assign the Donner/Oil Air tax abatement to Granite Community Bank.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bruce D. Peterson", with a large, stylized flourish extending to the right.

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