

**WILLMAR CITY COUNCIL PROCEEDINGS**  
**COUNCIL CHAMBERS**  
**WILLMAR MUNICIPAL UTILITIES BUILDING**  
**WILLMAR, MINNESOTA**

September 6, 2000  
7:00 p.m.

The regular meeting of the Willmar City Council was called to order by the Honorable Mayor Lester Heitke. Members present on a roll call were Mayor Heitke, Council Members Ron Christianson, Bruce DeBlicek, Douglas Reese, Denis Anderson, Nancy Houlahan, Jim Dokken, and Rick Fagerlie; Present 8, Absent 1 - Council Member Verna Kelly was excused from the meeting.

Also present were City Administrator Michael Schmit, City Attorney Richard Ronning, Police Chief Jim Kulset, Fire Chief Marv Calvin, City Engineer Mel Odens, Finance Director Steven Okins, Planning and Development Services Director Bruce Peterson, and City Clerk Kevin Halliday.

Proposed additions to the agenda included consideration of the 2001 Levy and a presentation from the Willmar Airport Commission.

Council Member Fagerlie offered a motion adopting the Consent Agenda which included the following: City Council Minutes of August 16, Municipal Utilities Commission Minutes of August 28, Rice Hospital Board Minutes of August 28, and Planning Commission Minutes of August 23, 2000; and Mayoral appointments of Ron Erpelding to the Board of Zoning Appeals and Rick Anderson to the Willmar Area Convention and Visitors Bureau. Council Member Reese seconded the motion, which carried.

Dick Halterman and Steve Nedrelow, Willmar Airport Commission, and Steve Wright, Airport Manager, appeared before the Mayor and Council to request that \$150,000 be placed in the 2001 budget to be used for the constructing of a new hangar at the existing airport. The Fixed Base Operator is expanding services and has indicated he will displace private planes from his leased hangars and consequently six to eight planes will be moved to the tarmac. The Commission Members were asking the City to build the hangar and properly locate the building in order that it becomes saleable commercial property when the airport expands west. This matter was for information only.

The Finance Committee Report of August 21, 2000, was presented to the Mayor and Council by Council Member Anderson. There were two items for Council consideration.

Item No. 1 Staff presented to the Committee a cost sharing proposal for the new Law Enforcement Center. The agreement worked out with Kandiyohi County would share the costs for office areas based on square footage occupied and provide for a flat amount annually for maintenance.

Following review and discussion, the Committee was recommending to the Council to authorize the Mayor and City Administrator to sign the agreement on behalf of the City. Resolution No. 1 was introduced by Council Member Anderson, seconded by Council Member Houlahan, read by Mayor Heitke, and approved on a roll call vote of Ayes 7, Noes 0.

**RESOLUTION NO. 1**

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that the Mayor and City Administrator be authorized to enter into an agreement between the City of Willmar and Kandiyohi County for the Law Enforcement Center.

Dated this 6<sup>th</sup> day of September, 2000.

/s/ Lester Heitke  
MAYOR

/s/ Kevin Halliday  
Attest: CITY CLERK

Item No. 2 The Committee reviewed the City Policy to participate in the cost of replacing sewer service lines to residential properties when tree roots obstruct the flow. The present policy was 50 percent up to \$600.00.

The Committee was recommending to the Council that the City amend its sewer service lines participation policy to 50 percent up to \$1,000.00 starting on January 1, 2001, and that the Mayor include the funding in his 2001 Budget. Council Member Anderson moved to approve the recommendation of the Finance Committee with Council Member Christianson seconding the motion, which carried.

The Finance Committee Report of August 21, 2000, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member Anderson, seconded by Council Member Houlahan, and carried.

The Public Works/Safety Committee Report of August 22, 2000, was presented to the Mayor and Council by Council Member Reese. There were four items for Council consideration.

Item No. 1 The Committee reviewed a request from Main Street to close Becker Avenue SW between 4<sup>th</sup> and 6<sup>th</sup> Streets and 5<sup>th</sup> Street SW between Trott and Litchfield Avenues for the September 16, 2000, Celebrate Art - Celebrate Coffee Festival. The Committee was recommending to the Council to approve the street closures as presented. Council Member Reese moved to approve the recommendation of the Public Works/Safety Committee with Council Member Christianson seconding the motion, which carried.

Item No. 2 The Committee reviewed and approved a map showing the recommended parking revisions for Block 50. The changes will be completed as soon as the signage can be arranged. This matter was for information only.

Item No. 3 Wilt Croonquist, Kandiyohi County Economic Development Director, appeared before the Committee to answered questions regarding the possible site location of a poultry litter fired power plant. Mr. Croonquist requested the City look into providing effluent water from the W.T.P. for cooling water. Staff estimated the cost to run a force main to this location would be a minimum of \$750,000. The Committee felt no action should be taken until staff can meet with Fibrominn and report back to Committee. This matter was for information only.

Item No. 4 Staff informed the Committee that the contractor plans to pave the Downtown next Tuesday and Wednesday starting early in the morning. Traffic control and sequencing is still in the planning stages. This matter was for information only.

The Public Works/Safety Committee Report of August 22, 2000, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member Reese, seconded by Council Member Fagerlie, and carried.

The Labor Relations Committee Report of August 23, 2000, was presented to the Mayor and Council by Council Member Christianson. There was one item for Council consideration.

Item No. 1 The Committee was closed to receive updates on contract negotiations with Rice Hospital, Utility General Manager and City bargaining groups. Upon reopening the meeting, it was the consensus of the Committee that three tentative agreements between Rice Hospital and the MLPN Association Group, AFSCME Local 3296 and AFSCME Local 559 fall within the guidelines set by the City Council for contract approvals. Formal consideration and approval will take place through the regular presentation and approval of the Rice Hospital Board minutes. This matter was for information only.

The Labor Relations Committee Report of August 23, 2000, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member Christianson, seconded by Council Member Anderson, and carried.

The Community Development Committee Report of August 24, 2000, was presented to the Mayor and Council by Council Member DeBlicek. There were three items for Council consideration.

Item No. 1 Representatives of local veterans' organizations presented to the Committee a proposal to construct a storage building at the Flags of Honor site. Construction of the building would be funded by the veterans' organizations, and the plan is for the building to be gifted/dedicated to the City. Maintenance would be the responsibility of the City.

The Committee was recommending to the Council that the building proposal be approved, and the veterans organizations work with staff to site the building and determine appropriate materials. Council Member DeBlicek moved to approve the recommendation of the Community Development Committee with Council Member Dokken seconding the motion, which carried.

Item No. 2 Margo Nemitz appeared before the Committee to present a list of concerns regarding redevelopment activities on South First Street. This matter was for information only.

Item No. 3 The Committee received updates on a variety of development projects and issues as follows: new airport/hangar issues, Mill's project, miscellaneous commercial/industrial construction, housing starts, and construction valuation. This matter was for information only.

The Community Development Committee Report of August 24, 2000, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member DeBlicek, seconded by Council Member Fagerlie, and carried.

City Clerk Halliday presented to the Mayor and Council a list of property owners who have made application for agricultural land exemptions and have met the criteria in the City's Assessment Policy. Following discussion, Resolution No. 2 was introduced by Council Member Reese, seconded by Council Member Fagerlie, read by Mayor Heitke, and approved on a roll call vote of Ayes 7, Noes 0.

RESOLUTION NO. 2

WHEREAS, the City Council of the City of Willmar, Minnesota, did order the installation of certain street and other improvements made under Projects No. 9801, 9301 and 9101, and certain sewer and water main improvements made under Projects No. 9801, 9701, 9303, 9202, 9004, 9002, 7402, and 6905.

WHEREAS, Section W of the City of Willmar Comprehensive Assessment Policy allows the City to temporarily exempt from assessments certain lands currently used for agriculture purposes; and

WHEREAS, certain property owners have made application to the City for delayed payment of taxes on special assessments and have met the criteria contained in the Comprehensive Assessment Policy for said deferment;

NOW, THEREFORE, BE IT RESOLVED by the Willmar City Council that special assessments as hereinafter designated be certified to the County and deferred until such property is developed or upon approval of the final plat, and that no interest be charged until such time.

BE IT FURTHER RESOLVED that upon development or plat approval that tapping fee shall be based on the project year bid price per front foot or unit, or on the current year costs at the time of connection/platting, whichever is greater:

1.	Harvey Hawkinson	95-924-0020	
	7340 26 <sup>th</sup> St NE	Project 9202	\$13,005.00
	Willmar	Project 9101	51,455.70
		Project 9002	35,340.00

Section 24, Township 119, Range 35

That part of the Northwest Quarter of Northwest Quarter lying Northwesterly of Highway right-of way, except the South 125 feet of North 175 feet of West 133 feet. (31.40 acres)

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|----|-----------------------------|--------------|-------------|
| 2. | Harvey Hawkinson            | 95-913-0040  |             |
|    | 7340 26 <sup>th</sup> St NE | Project 9202 | \$12,095.00 |
|    | Willmar                     | Project 9002 | 8,255.00    |

Section 13, Township 119, Range 35

Southwest Quarter of Southwest Quarter, except North 300 feet of South 345 feet of East 435.6 feet of West 468.8 feet of Southwest Quarter of Southwest Quarter, and except part out to road to Pheasant Run. (32 acres)

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|----|--------------------------|--------------|-------------|
| 3. | Glenn and Joanne Shannon | 95-913-1120  |             |
|    | 605 Lakeland Drive SE    | Project 9101 | \$ 2,035.00 |
|    | Willmar                  | Project 9801 | \$13,901.47 |

Section 13, Township 119, Range 35

Part of Southwest Quarter of Northwest Quarter: Commencing at point on West line of Southwest Quarter of Northwest Quarter 26 2/3 rods North of Southwest corner, thence East parallel to North line of Southwest Quarter of Northwest Quarter 60 rods, thence South to a point 13 1/3 rods North of South line of Southwest Quarter of Northwest Quarter, thence West to West line thereof, thence North to beginning.

- |    |                        |              |             |
|----|------------------------|--------------|-------------|
| 4. | Edward Gesch ETAL      | 95-914-2610  |             |
|    | 1205 Willmar Avenue SE | Project 9002 | \$37,310.00 |
|    | Willmar                | Project 9303 | 34,984.00   |

Section 14, Township 119, Range 35

South 610 feet of Northeast Quarter except West 393.61 feet; Southeast Quarter except South 914.88 feet of West 1085 feet and except part platted as Bergquists Estates, Perkins 5th Addition and Gesch Park. (130 acres)

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|----|--------------------------|--------------|-------------|
| 5. | Maurice & Evelyn Bomstad | 95-913-0035  |             |
|    | 809 Lakeland Drive SE    | Project 9002 | \$ 3,731.00 |
|    | Willmar                  |              |             |

Section 13, Township 119, Range 35

South 15 acres of Northwest Quarter of Southwest Quarter except plat of Valley View Addition.

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|----|--------------------|--------------|-------------|
| 6. | Mildred Thorpe     | 95-908-0130  |             |
|    | 1301 SW 8th Street | Project 6905 | \$ 2,460.00 |
|    | Willmar            | Project 7402 | 3,517.00    |

Section 8, Township 119, Range 35

West 309.7 feet of East 929.2 feet of North 400 feet of South 470 feet and West 854.2 feet of East 929.2 feet of North 300 feet of South 770 feet of Southeast Quarter of Northeast Quarter. (6 acres)

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|----|-----------------------|--------------|-------------|
| 7. | Marlan and Kay McLane | 95-913-1200  |             |
|    | 613 Lakeland Drive SE | Project 9801 | \$13,901.47 |
|    | Willmar               |              |             |

Section 13, Township 119, Range 35

Part of Northwest Quarter: Commencing at the Southwest Corner of the Northwest Quarter, thence North 110 feet, thence East 163 feet, thence North 110 feet, thence East 827 feet, thence South 220 feet, thence West 990 feet to beginning, except the North 6 feet of the South 135 feet of the East 8 feet of the West 171 feet thereof.

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|----|---------------------------|--------------|----------|
| 8. | Jeffrey & Susan Danielson | 95-921-5990  |          |
|    | 2900 15th St SW           | Project 9004 | \$257.45 |

Willmar

Section 21, Township 119, Range 35

Northeast 1/4 of Southeast 1/4 except West 3' thereof lying North and East of Lot 6, Block 3, Yorktown Estates and except parts platted as Westwind Estates, Wovenhearts addition and Senior Cottages of Willmar and Carpenter's Tools except Highway R-O-W. (13.79 acres)

9. Triumphant Life Church 95-908-0140 \$27,495.00  
3010 7<sup>th</sup> Ave NW Project 9301  
Willmar

Section 8, Township 119, Range 35  
West 423 feet of East 929.2 feet of North 400 feet of South 470 feet of  
East half of Northeast quarter - Aq property.

\*Split Property  
(West 431.2 feet of East 506.2 feet of North 400 feet of South 470 feet of  
East Half of Northeast Quarter - Church property.)

10. William N. Bernard, ETAL 95-912-0970 \$12,119.04  
520 Litchfield Ave W Project 9701  
Willmar

Section 12, Township 119, Range 35  
North 1,655 feet of Northwest 1/4 excluding West 40 acres thereof  
(60 acres)

Dated this 6<sup>th</sup> day of September, 2000.

/s/ Lester Heitke  
MAYOR

/s/ Kevin Halliday  
Attest: CITY CLERK

Planning and Development Services Director Peterson presented to the Mayor and Council for consideration of a final plat for Eagles Landing Twin Fifth Addition. It was noted the plat was approved by the Planning Commission subject to the developer paying all special assessments prior to the City releasing the plat for recording. Council Member Christianson moved to approve the plat with the same conditions. Council Member Reese seconded the motion, which carried.

Mayor Heitke announced that the Board of Canvass is scheduled to meeting on September 13, 2000, at 4:45 p.m.

City Administrator Schmit presented to the Mayor and Council for consideration a Resolution setting the preliminary tax levy by September 15, 2000, to meet statutory requirements. Following discussion, Resolution No. 3 was introduced by Council Member Christianson, seconded by Council Member Fagerlie, read by Mayor Heitke, and approved on a roll call vote of Ayes 7, Noes 0.

RESOLUTION NO. 3

BE IT RESOLVED by the City Council of the City of Willmar, Kandiyohi County, Minnesota, that \$2,544,350 be set as the preliminary levy for the current year collectable in 2001, upon the taxable property in said City of Willmar;

BE IT RESOLVED, that there is a sufficient sum of money in the Debt Service Funds of the City to pay principal and interest in 2001 on all outstanding bond issues, and the deferred annual tax levies previously certified to the County Auditor are hereby canceled;

FURTHER, pursuant to a request by the Housing and Redevelopment Authority in and for the City of Willmar, for authorization to levy a special tax to be included as part of its fiscal year 2001 - 2002 Budget;

BE IT RESOLVED that the City Council of the City of Willmar, Minnesota, hereby authorizes the Housing and Redevelopment Authority to levy a special tax in the amount of \$75,418.00 pursuant to the powers vested under the Minnesota Statutes.

The City Clerk is hereby instructed to transmit a certified copy of this Resolution to the County Auditor of Kandiyohi County, Minnesota.

Dated this 6<sup>th</sup> day of September, 2000.

/s/ Lester Heitke  
MAYOR

/s/ Kevin Halliday  
Attest: CITY CLERK

Announcements for Council Committee meeting dates were as follows:  
Finance, September 11; and Labor Relations, September 13, 2000.

It was noted the Airport Commission would be meeting on September 7, 2000.

There being no further business to come before the Council, the meeting adjourned at 8:10 p.m. upon motion by Council Member Christian, seconded by Council Member Reese, and carried.

Attest:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SECRETARY TO THE COUNCIL