

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

December 4, 2006
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 Doug Reese, Ron Christianson, Bruce DeBlieck, Denis Anderson, Cindy Swenson, Rick Fagerlie, Jim Dokken, and Steven Gardner; Present 9, Absent 0.

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

The Council requested the Kandiyohi Area Transit Board Minutes be removed from the Consent Agenda.

Council Member Reese offered a motion adopting the Consent Agenda which included the following: City Council Minutes of November 20, Rice Hospital Board Minutes of November 15, Municipal Utilities Commission Minutes of November 27, and Convention and Visitors Bureau Minutes of October 17, 2006; and Rocky Mountain Elk Foundation Exempt Permit Application. Council Member Anderson seconded the motion, which carried.

The Council briefly discussed the status of the recent closing of Willmar Taxi. Council Member Dokken moved to accept the Kandiyohi Area Transit Operations Board with Council Member Gardner seconding the motion, which carried.

At 7:05 p.m. Mayor Heitke opened the hearing on the Issuance of a Care Facilities Revenue Note. Steve Fenlon, Midwest Health Care Capital, provided details of the sale of notes for capital improvements for Greater Minnesota Family Services. It was noted that this sale would exceed the annual \$10 million limit for Willmar. The City Council of Bird Island agreed to issue the notes as that city also has a Greater Minnesota Family Services facility. Upon hearing all those who wished to be heard, Mayor Heitke closed the hearing at 7:09 p.m.

Following discussion, Resolution No. 1 was introduced by Council Member Anderson, seconded by Council Member Christianson, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

Resolution No. 1

RESOLUTION GIVING HOST APPROVAL TO THE ISSUANCE OF A
CARE FACILITIES REVENUE NOTE FOR A PROJECT BY GREATER MINNESOTA
FAMILY SERVICES LOCATED IN WILLMAR, MINNESOTA, UNDER
MINNESOTA STATUTES, SECTIONS 469.152 THROUGH 469.1651

(For Resolution in its entirety, see City Council Proceedings file dated
December 4, 2006, located in the City Clerk's Office)

At 7:11 p.m. Mayor Heitke opened the Truth-in-Taxation hearing. City Administrator Schmit

presented details of the proposed 2007 budget which totaled \$19,775,707 with a levy to be set at \$2,806,995. Lauri Ortega and John Houlahan, representing Pioneerland Library, appeared before the Council to request reconsideration of the Willmar Library budget offered at an \$8,672 increase from the \$53,089 increase requested by the Library Board. Upon hearing all those who wished to be heard, Mayor Heitke closed the 7:50 p.m. and deferred action to the Finance Committee Report.

At 7:02 p.m. Mayor Heitke opened a hearing on an Ordinance to rezone certain lands from R-4 (medium density multiple family residential) to LB (limited business). Planning and Development Services Director Peterson presented details of the proposed rezoning which is for the purpose of building a Community Behavioral Health Hospital. The Planning Commission has approved the rezoning. Connie Schmoll, Director of the Shelter House, spoke in favor of the Community Behavioral Health Hospital. Upon hearing all those who wished to be heard, the Mayor closed the hearing at 7:53 p.m.

Council Member Gardner offered a motion to adopt, assign a number, and order final publication of the Ordinance Amending Municipal Ordinance No. 1060, the Willmar Zoning Ordinance. Council Member Anderson seconded the motion, which carried on a roll call vote of Ayes 6, Noes 2 – Council Members Fagerlie and Dokken voted “No.”

At 7:54 p.m. Mayor Heitke opened a hearing on an Ordinance Extending the Corporate Limits of the City. Planning and Development Director Peterson informed the Mayor and Council that the Planning Commission initiated and approved the process to annex .215 acres of City-owned property gifted from the Nelson family to allow for the connection of 5th street SE to 28th Avenue SE. There being no one present to speak for or against the proposed Ordinance, Mayor Heitke closed the hearing at 7:55 p.m.

Council Member Reese offered a motion to adopt, assign a number, and order final publication of the Ordinance Extending the Corporate Limits of the City of Willmar. Council Member DeBlieck seconded the motion, which carried on a roll call vote of Ayes 8, Noes 0.

At 7:55 p.m. Mayor Heitke opened a hearing on a currency exchange license renewal for Darrell K. Sunvold, d.b.a. Quick Funds, Inc. There being no one to speak for or against the proposed license renewal, Mayor Heitke closed the hearing at 7:56 p.m.

Council Member Christianson offered a motion to approve the currency exchange license renewal for Darrell K. Sunvold, d.b.a. Quick Funds, Inc. Council Member Fagerlie seconded the motion, which carried.

At 7:56 p.m. Mayor Heitke opened a hearing on a currency exchange license renewal for Wal-Mart Store #1470. There being no one to speak for or against the proposed license renewal, Mayor Heitke closed the hearing at 7:57 p.m.

Council Member Reese offered a motion to approve the currency exchange license renewal for Wal-Mart Store #1470. Council Member DeBlieck seconded the motion, which carried.

At 7:58 p.m. Mayor Heitke opened a hearing on a currency exchange license renewal for Bennett Ventures, Inc. d.b.a. Ace Cash Express. There being no one to speak for or against the proposed license renewal, Mayor Heitke closed the hearing at 7:59 p.m.

Council Member DeBlieck offered a motion to approve the currency exchange license renewal for Bennett Ventures, Inc. d.b.a. Ace Cash Express. Council Member Reese seconded the

motion, which carried.

Mayor Heitke recognized Willmar Design Center representatives Bev Dougherty and Carol Laumer, who presented a final draft of the Visioneer, a pamphlet layout of future projects designated to improve the Central Business District. The Visioneer is a summary of the downtown master plan showing common areas, restoration of Litchfield Avenue, and the urbanization of First Street. These proposals would be submitted to the Planning Commission. Mayor Heitke thanked them for their hard work. This matter was for information only.

Mayor Heitke acknowledged that no one had signed up to address the City Council during its scheduled Open Forum.

The Finance Committee Report for November 27, 2006, was presented to the Mayor and Council by Council Member Anderson. There were five items for Council consideration.

Item No. 1 Chairman Anderson recognized Mike Nitchals, General Manager of the Willmar Municipal Utilities, who was present to review with the Committee the Utility's proposed 2007 Budget. Mr. Nitchals reviewed in detail proposed capital expenditures and discussed operating budgets and the capital improvement program. Mr. Nitchals also discussed the idea of possible rate increases in the coming year. Following discussion, Chairman Anderson thanked Mr. Nitchals for his presentation and received the report for information only.

Item No. 2 Chairman Anderson recognized HRA Executive Director Dorothy Gaffaney and Board Member Mark Malam. Ms. Gaffaney reviewed with the Committee the Agency's proposed July 1, 2006, through June 30, 2007, Fiscal Year Budget. The HRA was requesting a \$129,776 levy to support its General Administration Expenditures. Following discussion, Chairman Anderson thanked Ms. Gaffaney for her presentation and noted the levy would be considered at the December 4, 2006, Truth in Taxation hearing.

Item No. 3 Chairman Anderson recognized CEO Lawrence Massa and CFO Bill Fenske who appeared before the Committee to present information regarding the 2007 Rice Memorial Hospital General Operating Budget. Mr. Massa reviewed the highlights of the proposed Budget which is based on four major components: capital expenditures, statistical indicators, revenues and contractual allowances, and operating expenses. Mr. Massa indicated the budget includes a 5 percent price/rate increase. Following a discussion of budget and related Hospital issues, Chairman Anderson thanked Mr. Massa for his presentation and accepted the Rice Hospital report as information only.

Chairman Anderson called for a recess at 5:50 p.m. and reconvened the meeting at 6:40 p.m.

Item No. 4 Mayor Heitke provided a general overview of the City's 2007 Budget. In his comments the Mayor talked about the City's current property taxes and how our tax capacity rate compares to other similar-sized cities, and the change in the Legislature and how that may affect existing/future grants. The Mayor then reviewed the budget process which included presenting the proposed budget in September to the Finance Committee, and the Committee studying various aspects of the Budget during the past two months. The 2007 proposed budget is set at \$19,535,707, which will result in an increase of the City's levy.

Chair Anderson reviewed with the Committee and Council Members the Mayor's proposed budget for 2007 including the Levy, Revenues and Expenditures by Departments, Capital Outlay,

and Non-departmental Expenditures. Chair Anderson discussed the fact that the City of Willmar is a rapidly, growing regional center and there is a need to address infrastructure issues.

The Committee then discussed the \$200,000 placed in the tax levy intended for growth and new construction. This amount is over and above the Mayor's proposed levy. The group also discussed the proposed utility fee increase from \$2 to \$4 which would generate another \$200,000 to be used on street reconstruction.

The Committee was recommending the Council approve the HRA 2007 levy request of \$129,776 and set the City's levy at \$2,806,995. Resolution No. 2 was introduced by Council Member Anderson, seconded by Council Member Dokken, read by Mayor Heitke, and approved on a roll call vote of Ayes 6, Noes 2 – Council Member Christianson and DeBlieck voted "No."

RESOLUTION NO. 2

BE IT RESOLVED by the City Council of the City of Willmar, Kandiyohi County, Minnesota, that the following sums of money be levied for the current year collectable in 2007, upon the taxable property in said City of Willmar, for the following purposes:

General Fund	TOTAL:	<u>\$ 2,806,995</u>
		\$ 2,806,995

BE IT RESOLVED, that there is a sufficient sum of money in the Debt Service Funds of the City, together with the above Debt Service Fund Tax Levy, to pay principal and interest in 2007 on all outstanding bond issues, and the deferred annual tax levies previously certified to the County Auditor are hereby cancelled;

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 2007 - 2008 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 \$129,776 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 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

Item No. 5 The Committee reviewed a request from the Community Marketing Coalition to include a \$15,000 contribution to the CMC as done in prior years. Following discussion, the Committee was recommending the Council continue funding the CMC by adding \$15,000 to the

Non-Department portion of the Budget and that Staff be allowed to transfer at their discretion proposed Capital Outlay dollars. Council Member Anderson moved to approve the recommendation of the Finance Committee with Council Member Gardner seconding the motion, which carried.

The Committee considered a request from the School District for an additional School Liaison Officer. Staff explained the City has a Police Liaison Officer assigned to the Senior High and a second Officer assigned to the Junior High and Roosevelt Elementary School. The School has proposed a third Officer to be assigned to the Area Learning Center as well as creating opportunities to do more proactive programs in the elementary schools. The Committee was recommending the Council approve of the request for a third School Liaison Officer and authorize Staff to hire an additional Officer subject to School agreements. Council Member Anderson moved to approve the recommendation of the Finance Committee with Council Member Dokken seconding the motion, which carried.

The Committee reviewed a request from the Community Band to reinstate the City's \$2,500 contribution. It was noted the Community Band does not qualify for funding as it is not a 501C3 organization. The Committee was recommending to the Council that \$2,500 be put back into the 2007 Budget with the understanding that the Community Band, with the assistance of Staff, work with the Willmar Arts Council for future funding through the Community Foundation. Council Member Anderson moved to approve the recommendation of the Finance Committee with Council Member Fagerlie seconding the motion, which carried.

The Council discussed the Willmar Library funding requests of Ms. Ortega and Mr. Houlahan and the State funding resolution seeking increased aid payments. Following discussion, Council Member DeBlieck moved to fund the Willmar Library's full request (an additional \$44,417) and reduce the transportation allotment (\$200,000) intended for new street construction. The motion died for the lack of a second.

Resolution No. 3 was introduced by Council Member Anderson, seconded by Council Member Gardner, read by Mayor Heitke, and approved on a roll call vote of Ayes 6, Noes 2 – Council Members Christianson and DeBlieck voted "No."

RESOLUTION NO. 3

ADOPTING THE BUDGET FOR THE FISCAL YEAR 2007

BE IT RESOLVED by the City Council of the City of Willmar that the Annual Budget for the fiscal year beginning January 1, 2007, which has been submitted by the Mayor and modified and approved by the City Council, is hereby adopted, the totals of the said budget and the Mayor's division thereof being as follows:

EXPENDITURE REQUIREMENTS

General Government	\$ 2,077,440
Public Safety	4,112,707
Public Works	2,880,814
Leisure Services	1,668,021
Capital Improvements	997,874
Other Operating	2,910,797
Waste Treatment	3,459,406
Debt Services	<u>1,668,649</u>

Total: \$19,775,707

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

The Committee discussed the status of the F-14 Tomcat project. \$6,615 has been raised to date along with an additional \$3,000 in pledges, for a total of \$9,615. It was noted that between \$50,000 and \$75,000 would be necessary to move the plane, located at the Minneapolis/St. Paul Air Base, for display at the Willmar Municipal Airport. December 5, 2006, is the deadline to notify the moving contractor of the City's intent. The Committee was recommending to the Council that the City contribute up to \$25,000 in matching funds from the 2006 Budget for the demilling and moving the F-14 Tomcat to Willmar. Mr. Patrick Curry appeared before the Committee offering an update in raised funds totaling \$31,590. Following discussion, Council Member moved to approve the recommendation of the Finance Committee with Council Member Dokken seconding the motion, which carried.

The Committee considered a request from the Pioneerland Library System for a City Resolution in Support of additional State Aid for Minnesota's Regional Libraries. It was noted that basic State and Federal aid for PLS has declined. It was the consensus of the Committee to present the proposed Resolution to the full Council for consideration. Resolution No. 4 was introduced by Council Member Anderson, seconded by Council Member Christianson, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 4

RESOLUTION IN SUPPORT OF STATE AID
FOR MINNESOTA'S REGIONAL LIBRARIES

WHEREAS, the regional public library systems in Minnesota provide an important service through library operations to the entire population of the State of Minnesota; and

WHEREAS, the regional public library systems are funded primarily through local tax levies, and by the State of Minnesota through Regional Library Basic System Support; and

WHEREAS, the State of Minnesota has not increased its contribution to Regional Library Basic System Support in over a decade; and

WHEREAS, the funding for regional public library systems has increasingly fallen on local property tax dollars.

NOW, THEREFORE, BE IT RESOLVED, that the Willmar City Council hereby requests its legislative representatives and the Governor to place a high priority on a substantial increase in the Regional Library Basic System Support appropriations during the 2007 legislative sessions; and

BE IT FURTHER RESOLVED that the Willmar City Council hereby requests that the League of Minnesota Cities join the Minnesota Library Association in supporting that increase during the 2007 Legislative session.

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

The Finance Committee Report for November 27, 2006, 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 Gardner, and carried.

The Public Works/Safety Committee Report for November 28, 2006, was presented to the Mayor and Council by Council Member Christianson. There were three items for Council consideration.

Item No. 1 The Committee reviewed the November Monthly Report Summary prepared by Donohue and Associates for the WWTP Relocation Project. Donohue continues efforts to complete the Environmental Assessment Worksheet and the NPDES Permit application which will be submitted to the Minnesota Pollution Control Agency in December. Design continues for the interceptor sewer and force mains east of County Road 5 with aerial mapping and ground survey. Donohue and staff met with landowners west of County Road 5 to seek permission to enter their lands for survey and wetland inventory. Permission to enter those lands has been denied.

S.J. Louis completed construction of the north half (Segment 1) of the Southern Interceptor through Water View Business Park. A trench stabilization method recommended by the geotechnical consultant was used to cross unstable soils. S.J. Louis has filed a differing site conditions claim (change order) for evaluation of merit and cost. This matter was for information only.

Item No. 2 Staff informed the Committee that the development of the Water View Business Park involves a total of six contracts. Two have been let and are under construction. The next two contracts involve the construction of the streets with curb and gutter. One project is the construction of approximately 6,500 feet of new streets within the development. The other is the reconstruction of 19th Avenue SE and a small portion of 9th Street SE. The remaining two are for street lighting and a signal system. Plans and specifications have been prepared by the consulting engineer, Bolton and Menk, and a scheduled bid letting for these two projects is January 22, 2007. Staff recommended approval of the plans as presented.

The Committee was recommending the Council approve the plans and specifications for both projects and authorize advertisement for bids to be opened on January 22, 2007. Resolution No. 5 was introduced by Council Member Christianson, seconded by Council Member Anderson, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 5

WHEREAS the City Engineer of the City of Willmar has presented to the City Council plans and specifications for Project No. 0703 (2007 Water View Business Park Street Improvements) for the City of Willmar;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Willmar that:

Final plans and specifications are hereby approved, and publication of the advertisement for bids is herewith authorized. Bids will be publicly opened and read at 1:00 p.m. on the 22nd day of January, 2007, at the City Office Building, 333 Southwest Sixth Street, Willmar, Minnesota.

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

Resolution No. 6 was introduced by Council Member Christianson, seconded by Council Member Anderson, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 6

WHEREAS the City Engineer of the City of Willmar has presented to the City Council plans and specifications for Project No. 0704 (2007 - 19th Avenue SE Street Improvements) for the City of Willmar;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Willmar that:

Final plans and specifications are hereby approved, and publication of the advertisement for bids is herewith authorized. Bids will be publicly opened and read at 1:00 p.m. on the 22nd day of January, 2007, at the City Office Building, 333 Southwest Sixth Street, Willmar, Minnesota.

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

Item No. 3 The Committee reviewed information relating to the installation of the aviation fueling system at the new Airport. B & H Petroleum Equipment Co. has requested an extension in the completion date from September 17, to October 21, 2006 due to difficulty in receiving all the necessary equipment from their supplier.

The Committee was recommending the Council extend the completion date as requested by the contractor as requested. Resolution No. 7 was introduced by Council Member Christianson, seconded by Council Member Reese, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 7

WHEREAS B & H Petroleum Equipment Co. of Mankato, Minnesota, contractor for the City of Willmar Airport Aviation Fueling Improvements, desires to have the completion date for the project changed to October 21, 2006.

WHEREAS it has been determined some of the necessary equipment was delayed from the

supplier.

NOW THEREFORE BE IT RESOLVED that the Airport Aviation Fueling Improvements completion date is hereby changed to October 21, 2006.

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

Staff informed the Committee of the circumstances prior to the fuel system being operable at the new Airport. The contractor's original completion date was September 17 with the City officially opening the facility on September 5, 2006. This situation required the City to temporarily lease a truck to provide fuel facilities at the new Airport. The total cost for the rental from September 5 to October 21, 2006, was \$5,325.00. Staff met with B & H Petroleum to negotiate a settlement for the cost of the fuel truck. Based on negotiations, staff recommends splitting the cost. This would result in Change Order No. 2 and a reduction to the contract price of \$2,662.50.

Approve Change Order No. 2 to the Aviation Fueling System Project and authorize the City Administrator to sign on behalf of the City. Resolution No. 8 was introduced by Council Member Christianson, seconded by Council Member Reese, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 8

WHEREAS, a contract has been awarded to B & H Petroleum Equipment Co. of Mankato, Minnesota, on April 17, 2006, in the amount of \$324,621.64 for the construction of Airport Aviation Fueling Improvements; and

WHEREAS, Change Order No. 1 increasing the amount by \$2,500.00, has previously been authorized; and

WHEREAS, it is desired to make additional changes to the work in the above contract resulting in a deletion;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Willmar that: Deletion of work is herewith authorized to the above contract estimated by the Consulting Engineer to be \$2,662.50.

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

Item No. 4 Phillip and Mark Kvam appeared before the Committee and expressed concerns about the proposed routing of the interceptor line for the proposed Waste Water Treatment Plant. These comments were received for information only.

The Public Works/Safety Committee Report for November 30, 2006, 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 Fagerlie, and carried.

The Community Development Committee Report for November 30, 2006, was presented to the Mayor and Council by Council Member DeBlieck. There were six items for Council consideration.

Item No. 1 The Committee reviewed an inspection report for 409 Litchfield Avenue SE, which was prepared following City action to have the property vacated and secured due to violations of the rental housing inspection program. The report detailed deficiencies within the structure and had been ordered as the first step of Council action to pursue a hazardous building designation for the property. The report references a number of photographs that were taken that are not included with these minutes.

The Committee discussed the conditions existing at the property. Of major concern was that the property is in tax forfeiture status. That leaves the City with no identifiable owner to pursue abatement or demolition. Staff reported that in a conversation with the City Attorney, it was decided that it would not be practical to pursue corrective action with the State of Minnesota, who is the current owner of the property due to the tax forfeiture situation.

The Committee took no action due to the ownership status and the lack of a responsible party to perform the corrective action. It was determined that because the property was vacant and secure, the City had done what it could at this time to remedy the situation. This matter was for information only.

Item No. 2 The Committee discussed activities underway to redevelop the former airport as an expansion of the industrial park. Procedures for platting, runway and taxiway demolition, and infrastructure development were discussed. Staff requested that the Council consider engaging a real estate professional to provide marketing and transactional services. It was acknowledged that staff did not possess real estate licenses and that it made sense to draw upon available expertise.

The Committee was recommending the Council direct staff to solicit requests for proposals for industrial park real estate services, to include marketing and transaction structuring. Council Member DeBlieck moved to approve the recommendation of the Community Development Committee with Council Member Dokken seconding the motion, which carried.

Item No. 3 The Committee discussed the possible future enactment of a smoking ban. Questions raised by the Committee included the timing of the matter and whether the City should pursue such a ban, or wait for the County or State to enact broader bans. Staff was asked to research the issue and to bring information to the Committee at a future date regarding what other governmental units have done to enact and enforce smoking bans. This matter was for information only.

Item No. 4 The Committee reviewed an appraisal of 13 City-owned parcels in the SE portion of the Pleasantview Additions. The appraisal set a value of \$39,000 for 1.89 acres. The issue before the Committee was whether or not to pursue the sale of the property. It was noted that no pressing municipal needs for the site had been identified. There has been some interest expressed by local developers in the property.

The Committee discussed the slow local residential real estate market and the fact that

there were a large number of residential lots available for development at this time. The discussion concluded by the Committee expressing no interest in offering the site for sale at this time. It was the desire of the Committee that the site remain in its current status for the short term, but that the City keep its options open for the future. This matter was for information only.

Item No. 5 Staff updated the Committee on efforts to finalize a grant agreement with the State of Minnesota for the \$1 million Airport grant awarded the City in the 2005 bonding bill. State officials informed the City earlier this week that in order to finalize the grant agreement it would be necessary for the City to pass a resolution formally dedicating the funds to be used as the local match for the T-hangar project.

Staff was recommending that funds from the Public Improvement Revolving Fund be used as the match. It is the intent of staff to draw down \$700,000 of the grant funds as reimbursement for land acquisition. A portion of this money can be used to reimburse the Public Improvement Revolving Fund for the local dollars that will be used as match for the T-hangar project.

The Committee was recommending the Council adopt a resolution dedicating the match dollars for the t-hangar project. Resolution No. 9 was introduced by Council Member DeBlieck, seconded by Council Member Christianson, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 9

BE IT RESOLVED by the City Council of the City of Willmar, Minnesota, that \$450,000 from the Public Improvement Revolving Fund be dedicated for use as matching funds for the T-hangar portion of the Airport SPAP Project.

Dated this 4th day of December, 2006.

/s/ Lester Heitke

MAYOR

/s/ Kevin Halliday

Attest: CITY CLERK

Item No. 6 Staff updated the Committee on the status of efforts to clean-up the Gewain Hanson property on SW 19th Avenue. This is the site of Hanson Boiler Repair and is the subject of numerous complaints over the last several years. The property contains a deteriorated building and a significant accumulation of equipment and scrap metal. Efforts to have the site voluntarily cleaned up have not been successful. Research by the City Attorney had indicated a substantial amount of liens against the property which would make it difficult for the City to recover any costs that it might incur if the City went ahead and cleaned up the site. The Committee received this matter for information only.

The Community Development Committee Report for November 30, 2006, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member DeBlieck, seconded by Council Member Christianson, and carried.

City Clerk Halliday informed the Mayor and Council that the Municipal Utilities Commission has requested the City certify unpaid utility charges of various properties as a lien on the real property. According to City Code, Section 16-127, a hearing was offered to the property owners to object to the charges. The MUC received no requests for appearance. Following discussion,

Resolution No. 10 was introduced by Council Member Dokken, seconded by Council Member Gardner, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 10

WHEREAS, Section 16-127 of the Willmar City Code states that such unpaid utility bills represent a lien on the real property receiving utility services; and

WHEREAS, the Willmar Municipal Utilities Commission has offered the owner the right to request an appearance before the Commission to make objections to payment; and

WHEREAS, the Willmar Municipal Utilities Commission has adopted Resolution No. 56 on November 27, 2006, requesting the Willmar City Clerk-Treasurer to certify the unpaid utility charges as a lien on the real property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Willmar that the amount of the unpaid utility charges totaling \$1,745.29 be certified to the County Auditor to be extended on the tax rolls of such real property in the same manner as other taxes for collecting in 2007 and collected by the County Treasurer, and paid to the City Clerk-Treasurer along with other taxes; and

BE IT FURTHER RESOLVED that the unpaid utility charges be certified against the real property as follows: (On file in the City Clerks Office)

Dated this 4th day of December, 2006.

/s/ Lester Heitke
MAYOR

/s/ Kevin Halliday
Attest: CITY CLERK

The Mayor and Council discussed the January, 2007, Willmar City Council meeting dates. Noting the Council's reorganizational meeting would be held on January 8, Council Member Gardner moved to schedule the second meeting for January 22, 2007. Council Member Anderson seconded the motion, which carried.

Announcements for Council Committee meeting dates were as follows: Finance, December 11; and Public Works/Safety, December 12, 2006.

There being no further business to come before the Council, the meeting adjourned at 9:53 p.m. upon motion by Council Member Gardner, seconded by Council Member DeBlieck, and carried.

Attest: _____
MAYOR

SECRETARY TO THE COUNCIL