

# Finance & Personnel Committee Agenda

L. Wateland, Chair, B. Lambrecht, R. Fobb and J. Goltz

Monday October 12, 2020

5:00 PM

**NOTE:** The Finance & Personnel Committee meetings will convene in the Council Chambers to allow adequate spacing for social distancing throughout the COVID-19 Pandemic Emergency. To attend the meeting via telephone please call 701-553-8600 and enter the code 19001, meeting handouts will be available on the City's website.

1. Westdale Single Family Housing Project Recap
2. Westside Development
3. Former Central School Site Development Proposals – Next Steps
4. Business Licensing Renewals Chapter 22

## Finance, Economic Development & Personnel Committee Meeting

Monday, October 12, 2020

5:00 PM

(This meeting was audio recorded.)

**Members Present:** Lane Wateland, Brett Lambrecht, Renata Fobb, and Jason Goltz

**Others Present:** Finance Director Huwe, City Assessor Broadland, Community Development Director DeVries, Public Works Director Miranowski, Mayor Dale, City Attorney Hatting, Finance Assistant Amos, and Rich Slagle

The meeting was called to order at 5:02 p.m. by Committee Chair Wateland.

**Westdale Single Family Housing Project Recap** – A recap of the recent residential lot development in Westdale 2<sup>nd</sup> Addition was provided and reviewed. The \$120,000 investment resulted in \$1,245,096 of real property valuation in 120 days. Both developers have expressed interest in doing another similar project. There are 6 remaining city-owned undeveloped lots. A concept plat showing possible future development areas was then reviewed. Suggestion was made to consider proposing an offer to the landowner on the remaining 16 lots as well as the acreage that's left to the north. Proposed funding would be from the sales tax Housing Development Reserve Fund and HELP Housing Fund, with the intent to replenish those funds upon the sale of the developed lots. **Motion by Goltz, seconded by Lambrecht, to recommend to Council to approve up to \$250,000 from the Sales Tax Housing Development Reserve Fund and HELP Fund to initiate negotiations for acquiring additional land in Westdale 2<sup>nd</sup> Addition and a parcel to the north.** Discussion held. **Motion carried with all voting 'aye'.**

**Westside Development** – DeVries explained the City was approached by the WCDC who were requesting a \$500,000 loan to purchase land they are interested in for the Westside Development. The City is not currently in a financial position to accommodate this request so the WCDC is looking at other options. This was informational only.

**Business Licensing Renewals Chapter 22** – Huwe said input has been received and the City Attorney and City staff are still working on details. It is hoped to have first reading in November so they are in place for the license renewals that are effective January 1<sup>st</sup>.

**Former Central School Site Development Proposals – Next Steps** – This is a work in progress. Hatting has created a draft Development Agreement. Discussion held regarding any clawbacks that should be included in the agreement. [Miranowski exit at 6pm] Consensus was to include wording in the agreement that physical construction of the infrastructure will not commence until the first 7 lots are sold to bona fide third party purchasers, and a clawback of 2 years at a prorated purchase price, no waiver if choose not to exercise it at the end of the 2 years. Hatting will make the changes to the development agreement.

**Motion by Lambrecht, seconded by Goltz, to adjourn the meeting at 6:13 p.m. Motion carried with all voting 'aye'.**

CITY OF WAHPETON  
 RESIDENTIAL LOT DEVELOPMENT - WESTDALE 2ND ADDITION  
 OCT. 12, 2020

2017 Housing Study Recommendations: Need 11-14 new housing units added annually to grow current population and attract new households.

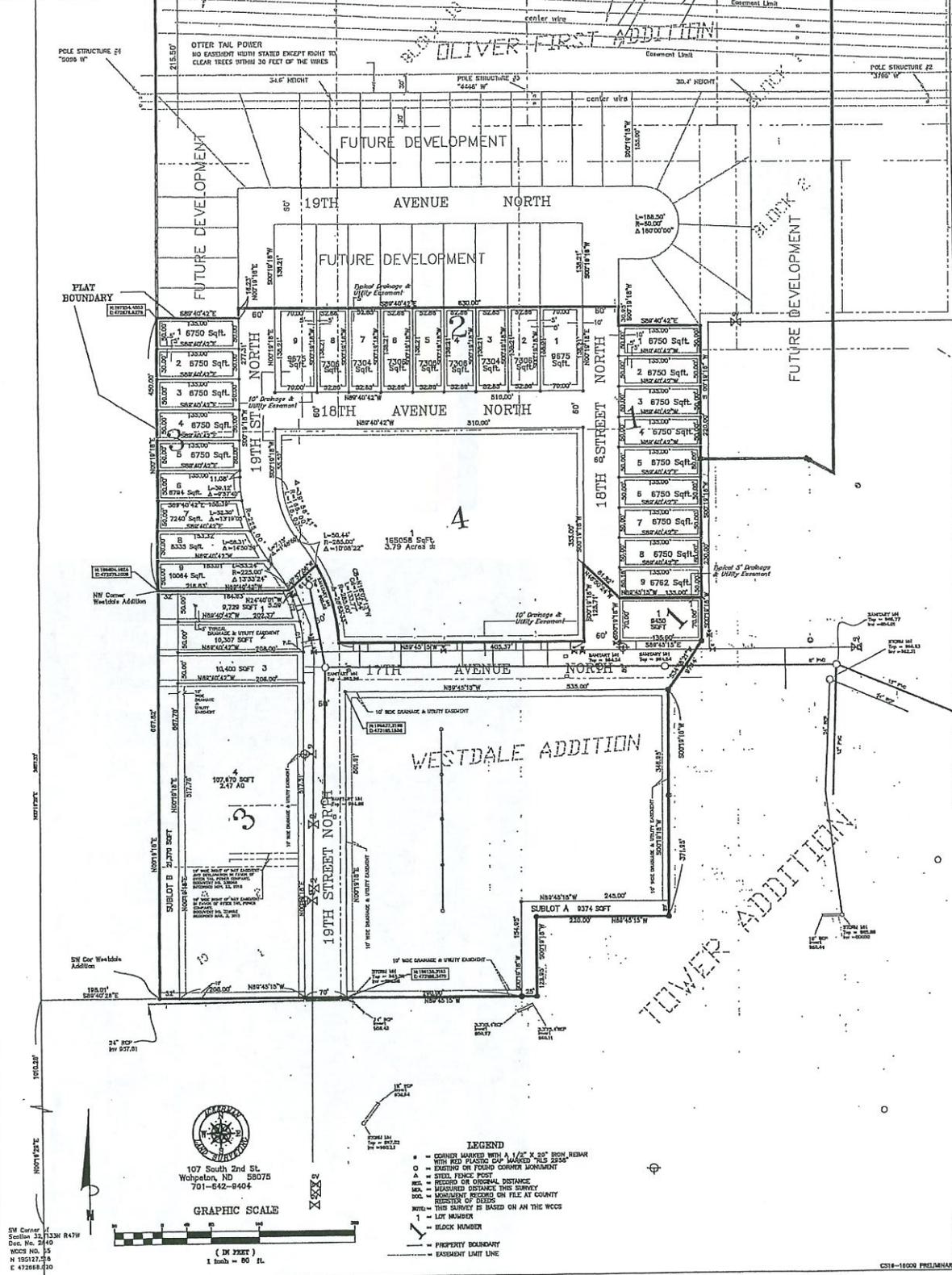
PARCEL NO.	ADDRESS	WIDTH	LENGTH	AREA	LOT PURCHASE PRICE	HOME SALE PRICE	STATUS	OWNER
50-4335-15892.020	1701 19th St N	50	240.00	12,000	\$ 10,000.00		TBD	CITY OF WAHPETON
50-4335-15892.010	1717 19th St N	50	240.00	11,907	\$ 10,000.00		TBD	CITY OF WAHPETON
50-4335-15892.000	1727 19th St N	50	234.37	11,329	\$ 10,000.00		TBD	CITY OF WAHPETON
50-4340-15893.260	1737 19th St N	50	216.63	10,064	\$ 10,000.00		AVAILABLE FOR SALE	CITY OF WAHPETON
50-4340-15893.250	1747 19th St N	50	153.32	8,335	\$ 10,000.00		AVAILABLE FOR SALE	CITY OF WAHPETON
50-4340-15893.240	1757 19th St N	50	138.39	7,240	\$ 10,000.00		SOLD	REILLY, K.
50-4340-15893.230	1767 19th St N	50	135.00	6,794	\$ 10,000.00	\$ 227,291.00	SOLD	THOMAS, S.
50-4340-15893.220	1777 19th St N	50	135.00	6,750	\$ 10,000.00	\$ 210,285.00	SOLD	RHEAULT, T.
50-4340-15893.210	1797 19th St N	50	135.00	6,750	\$ 10,000.00	\$ 199,894.00	SOLD	HASKIN, T & L
50-4340-15893.200	1801 19th St N	50	135.00	6,750	\$ 10,000.00	\$ 215,600.00	SOLD	HS INVESTMENTS LLC
50-4340-15893.190	1817 19th St N	50	135.00	6,750	\$ 10,000.00	\$ 194,000.00	SOLD	LUEBKE, D.
50-4340-15893.180	1827 19th St N	53	135.00	7,155	\$ 10,000.00	\$ 198,026.00	SOLD	
12 LOTS					\$ 120,000.00	\$ 1,245,096.00		

- 6 HOUSE BUILT/SOLD 2020
- 6 CITY OWNS/FOR SALE \$10k
- 3 VOTECH BUILT/OWNED
- 16 AVAILABLE FOR SALE



PRELIMINARY PLAT OF  
**WESTDALE 2ND ADDITION**  
 TO THE CITY OF WAHPETON, BEING A REPLAT OF A PART  
 OF WESTDALE ADDITION, AND A REPLAT OF A PART OF OLIVER FIRST ADDITION,  
 LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32,  
 TOWNSHIP 133 NORTH, RANGE 47 WEST, CITY OF WAHPETON,  
 RICHLAND COUNTY, NORTH DAKOTA

W 1/4 Corner  
 of Section  
 32-T133N-R47W  
 Doc. No. 2839



SW Corner of  
 Section 32-T133N-R47W  
 Doc. No. 2840  
 N 150127-22  
 E 472868-20



- LEGEND**
- CORNER MARKED WITH A 1/2" X 2 1/2" SIGN, MARK WITH RED PLASTIC CHAIN MARKED "1/2" SIGN
  - EXISTING OR FOUND CORNER MONUMENT
  - IRON FENCE POST
  - RECORD OR ORIGINAL DISTANCE
  - MEASURED DISTANCE THIS SURVEY
  - MONUMENT RECORDED ON FILE AT COUNTY REGISTER OF DEEDS
  - NOTE: THIS SURVEY IS BASED ON AN THE WCCS
  - 1 LOT NUMBER
  - ELDOR NUMBER
  - PROPERTY BOUNDARY
  - EASEMENT LIMIT LINE



CORRD 10

19TH ST N

COMMERCE ST

WHEATLAND RD

78TH ST SE

16TH AVE N

15TH ST N

OAKWOOD AVE N

OAKWOOD CT

14TH ST N

14TH AVE N

HWY 210

78 1/2 ST SE

AVE B

WESTERN RD

WESTMORE AVE

RICHLAND ST

AVE A

79TH ST SE

RAMPS

WESTMORE AVE

**Sales Tax for Economic Development  
Statement of Fund Position  
30-Sep-20**

<b>Balance 9/30/2020</b>	<b>\$ 1,385,739.09</b>	
Less:		
Loans Receivable	\$ -	
PACE Loans Receivable	\$ (419,402.44)	BND PACE Interest buy-downs
Red Door Art Gallery Visitor Ctr.	\$ (4,250.00)	\$17,000 annually 2020-2022 approved 4/15/19
John Randall Field Grant	\$ (76,112.97)	\$ 400,000 Approved by Council 9/4/18
Water Capacity Planning Grant	\$ (365,000.00)	Approved by Council 10/21/19
Natural Gas Capacity Consultant	\$ (35,100.74)	\$50,000 Approved by Council 10/21/19
Current Year Operating	\$ (71,403.25)	Balance of 2020 Operating Budget
Minimum Fund Reserve	\$ (285,613.00)	2021 Est. Operating Budget
	<u>\$ (1,256,882.40)</u>	
<b>Funds Available</b>	<b>\$ 128,856.69</b>	
	\$ (722,016.25)	Capital projects & reserve funds