

**ARLINGTON CITY COUNCIL
JOINT COUNCIL, EDA, AND PLANNING & ZONING
SPECIAL WORKSHOP AGENDA
FEBRUARY 21, 2019 AT 5:30 PM
COUNCIL CHAMBERS**

1. Call Meeting to Order and Pledge of Allegiance
2. Roll Call
3. Approve Joint Council, EDA, and Planning & Zoning Meeting Workshop Agenda
4. Review 2019 City Council Goals – review to include how these pertain to EDA and Planning & Zoning Committees
5. Discussion on Re-Zoning of Property North of Race Track

ADJOURNMENT

**ARLINGTON CITY COUNCIL
SPECIAL JOINT COUNCIL, EDA & PZ WORKSHOP
MEETING MINUTES
FEBRUARY 21, 2019**

The regular meeting was called to order at 5:33 p.m., Mayor Richard Nagel presiding.

Members present: Mayor Rich Nagel, Councilmembers Michelle Battcher, Adam Cowell, and Jim Heiland.
Members absent: Ben Jaszewski and Tom Hatlestad.

Also present: EDA Committee – Director Amy Newsom, Tim Kloeckl, Dick Thomes, Kurt Menk, Darnell Halverson. Planning Committee members – Consultant Cynthia Smith Strack, Dwight Grabitske, Janet Deno, and Jim Carlson. City Administrator Patrick Melvin.

Motion by Battcher, seconded by Heiland, and passed by unanimous vote to approve the agenda.

Administrator Melvin reviewed the information that was included in the packet from Council goal setting in 2018. This included the results from the strategic meeting with Craig Waldron in which the Council conducted a SWOT (Strengths, Weakness, Opportunities and Threats) analysis. The Council then invited the public to provide input as to which goals they felt were most important. The public chose the following top priorities: 1) attracting new businesses to Arlington; 2) securing the resources needed to keep the City safe and; 3) marketing and advertising the unique qualities of Arlington.

The group also reviewed the four 2019 goals established by the Economic Development Authority (EDA) which include 1) actively promoting available commercial sites - privately and publicly owned; 2) selling the former TSE Building; 3) acquiring an industrial park and; 4) working with developers to stimulate housing.

Each Council member summarized their 2019 goals which led into further discussion about how to assist the City of Arlington to grow. The focus was on two sections of Arlington to grow, residential homes and businesses. There was some excitement that a new builder has recently listed a twin home to be built in Arlington and the question was posed as to what the City can do to help promote sale of the home. Ideas included putting the sale announcement into the newsletter and listing the property in trade magazines to maximize its exposure to perspective buyers.

Cynthia Smith Strack inquired as to what type of housing the City wishes to provide, i.e. cost, type of house, monthly rent amount, low income or senior housing on slab, etc. She felt the City needs to better define what housing it wants. The cost of building a new home under \$200,000 was noted as a significant challenge.

There was discussion about multi-family housing and Janet Deno shared that her daughter worked at a home in which several handicapped individuals resided, providing the need for housing, as well as providing employment for individuals within the community. Janet Deno suggested the City reach out to this organization inviting them to open a home in Arlington.

There was some discussion about the cheap lots for sale on the north side of town and those lots were compared to the lots for sale on the south side of town. There was a suggestion to reach out to homeowners to build on vacant neighboring lots and to reach out to homeowners following the completion of the 2019 Street & Utility Improvement Project which may be the time they would consider selling to avoid the additional assessment expense.

From a business perspective the City does not have additional industrial land to sell to a prospective business. The only remaining parcel is the Nickel property located north of the racetrack which is currently zoned residential. The group questioned if that parcel would be better suited to industrial because to the proximity to the racetrack. There was question as to whether or not the Planning Committee would allow the City to rezone that to I-1 Light Industrial. Cynthia Smith Strack suggested changing the zoning to I-1 after a business is identified and waiting until a commitment is pending to rezone.

There was discussion about the ideal location for an industrial park noting the challenges that are currently being experienced with regard to Northland Drying. The group wanted to ensure that there was a buffer and minimal disruption from the industrial park on the residential neighborhoods. There were different opinions as to where would be the ideal location.

The group briefly talked about the City's ownership of the 20 acres located south of Northland Drying and questioned why the City did not progress forward with acquiring access and developing those lots. It was noted that purchasing land to have an access road and extending utilities into the area for the benefit of two parcels would cost the City over \$1 million. It was confirmed that the City did exhaust the possibility of accessing the property from the south.

Council member Jim Heiland discussed a presentation by Ben Winchester in which he explains the need to provide various housing so that seniors can move out of large homes to provide homes for families who are looking to move into the community. However because Arlington lacks senior housing options, seniors are occupying homes that are not being purchased by young families with children. Jim felt strongly that everybody should attend the Ben Winchester presentation and it was agreed that Administration would schedule and invite members from these two Committees and the Council to attend such a presentation, as well as residents.

Mayor Nagel asked if the Planning Committee would be willing study and evaluate the zoning and recommend a location to start planning for an industrial park. Cynthia Smith Strack indicated that yes that would be something with which they could assist the Council.

Motion by Heiland, seconded by Battcher, and passed by unanimous vote to adjourn the meeting at 7:11 pm.

/s/ Patrick Melvin
City Administrator Patrick Melvin

/s/ Richard Nagel
Mayor Richard Nagel