

**EDAP BOARD MEETING
WISH'N WELL CAFÉ
FEBRUARY 21, 2017
7:00 A.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Election of Officers (page 3)
 - B. Meeting Schedule (page 4)
 - C. 310 Belmont St. – Small Cities Grant (page 5)
 - D. Downtown Rehab
- IV. OLD BUSINESS
 - A. Economic Status Of Community – Update
 - B. Past Due Loans – Update
 - C. Craig Elfering – Update (page 9)
 - D. Housing Incentive Programs (page 10)
- V. INFORMATIONAL
 - A. Revolving Loan Report (page 15)
 - B. New London & Spicer Building Permit Newspaper Article (page 16)
- VI. ADJOURN

***** Please call or email Renee at 320-243-3714 ext. 227 or at renee@paynesvillemn.com if you are not able to attend the meeting.*****

Members: Don Pietsch, Don Wiese, Bruce Stang, Chris Stanley, Wayne Nelson, Jean Soine, and Len Gilmore. Advisory Member: Renee Eckerty.

This agenda has been prepared to provide information regarding an upcoming meeting of the EDAP Board. This document does not claim to be complete and is subject to change.

BARRIER FREE: All EDAP Board meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please contact City Hall (320) 243-3714 early, so necessary arrangements can be made.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: EDAP Board

Committee/Council Meeting Date: February 21, 2017

Agenda Section: Consent Agenda

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the December 20, 2016 EDAP Board meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the December 20, 2016 EDAP Board meeting.

**MINUTES
EDAP BOARD MEETING**

DECEMBER 20, 2016

Chairperson, Jean Soine called the meeting to order at 7:00 a.m. Members present were Kay McDaniel, Bruce Stang, Wayne Nelson, and Chris Stanley. Also present was Renee Eckerly, City Administrator. Don Pietsch and Don Wiese were absent.

Motion was made by Stanley to approve the minutes from the October 25, 2016 and November 15, 2016 EDAP Board meetings. Seconded by McDaniel and unanimously carried.

KARL BLOMGREN

Eckerly reported on the Small Cities Loan to repair the roof at the bank building. Due to exposure and risk Eckerly took this loan directly to the City Council for approval.

CRAIG ELFERING – EDAP LOAN

Soine reported that Elfering didn't bring any of his financials to the Sub-Committee meeting. Stang reported that he had stopped in and spoke with Elfering, but he doesn't have any paperwork for financials. The Board discussed taking first on the building so EDAP has all control. It was suggested that persons go to the banker and have the bank assist them in completing the EDAP Loan application. The Board will wait for Elfering to contact the City if he needs financial assistance.

VALLEY INDUSTRIES/MIDWEST CYLINDER BUILDING

The Credit Union had the first mortgage and foreclosed on the building. The second mortgage, the City would have had to pay off the first mortgage to obtain control over who gets paid off, but would have cost over \$400,000.00 and then the City would have had to sell it and cover the costs the Credit Union was paying. All expenses of \$108,104.44 really came out of the City or bank, by law the expenses are paid first. Bad thing is that if the building would have sold sooner it would have reduced the expenses so the City would have gotten more.

WINSTROM

Winstrom has located to a building in another community.

EDAP FINANCE SUB-COMMITTEE

Habben is not on the Finance Sub-Committee. The Board discussed meeting with the borrower's bank along with the borrower. This would insure that the loan application is complete.

BAKERY

The Board discussed the bakery that has been sold on Contract For Deed.

There being no further business the meeting was adjourned at 8:00 a.m.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: EDAP Board Meeting

Committee/Council Meeting Date: February 21, 2017

Agenda Section: New Business

Originating Department: Administration

Item Number: III - A

ITEM DESCRIPTION: Election of Officers

Prepared by:

COMMENTS:

Nominations for Chairperson
Nominations for Vice Chairperson
Nominations for Secretary

ADMINISTRATOR COMMENTS:

Current Officers:

Chair Jean Soine
Vice Chair Chris Stanley
Secretary Renee Eckerly

COMMITTEE/COUNCIL ACTION:

A motion to elect _____ as Chairperson.
A motion to elect _____ as Vice Chairperson.
A motion to elect _____ as Secretary.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: EDAP Board Meeting

Committee/Council Meeting Date: February 21, 2017

Agenda Section: New Business

Originating Department: Administration

Item Number: III - B

ITEM DESCRIPTION: Meeting Schedule

Prepared by: Staff

COMMENTS:

Each year every Board sets their meeting schedule. Currently the EDAP Board meets on the third Tuesday of each month at 7:00 a.m. at the Wish'n Well Café.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the EDAP Board meeting schedule for _____.

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REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: EDAP Board Meeting

Committee/Council Meeting Date: February 21, 2017

Agenda Section: New Business

Originating Department: Administration

Item Number: III - C

ITEM DESCRIPTION: 310 Belmont St. – Small Cities Grant

Prepared by: Staff

COMMENTS:

Renee Eckerly will give a verbal report. Please see the attached email to Tri-CAP asking if a Small Cities Grant could be utilized. Photos and map of the property are also attached. Would EDAP support Small Cities Grant monies used to clean up this property?

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve Small Cities Grant money used to clean up the property at 310 Belmont St. and recommend such to the City Council.

Renee Eckerly

From: Renee Eckerly
Sent: Wednesday, February 15, 2017 12:33 PM
To: Simon Thielen
Subject: FW: 310 Belmont St, Paynesville
Attachments: 20170215_120842_resized_1.jpg; 20170215_120754_resized_1.jpg

Simon,

Can any of the Small Cities grant money be utilized at 310 Belmont Street. I have attached pictures. The house was occupied by renters that allegedly were involved with taking and dealing drugs. The inside is trashed and full of trash, but structurally sound. I have been in contact with the neighbors who are rehabbing the church next door and they are interested in the property but would need help with either demolition or stripping down to the frame. The owners of the property go to California in the winter and so the property is just sitting like this. I don't want to see any more drug issues that this property so would like to clean it up. Just not sure if the grant allows the money to be used for something like this.

Renee Eckerly
City Administrator – Economic Development Director
221 Washburne Avenue
Paynesville MN 56362
(320) 243-3714 ext. 227

From: Renee Eckerly
Sent: Wednesday, February 15, 2017 12:24 PM
To: Renee Eckerly
Subject: Pic

Sent from my Verizon, Samsung Galaxy smartphone

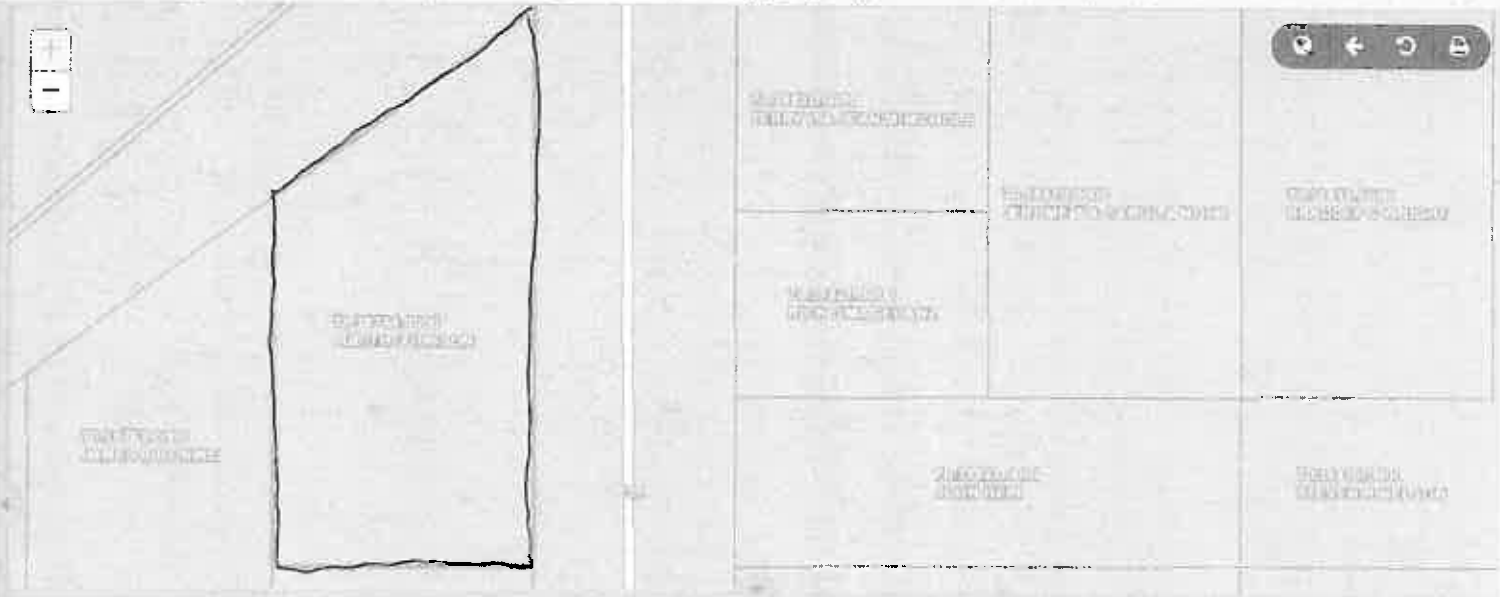


7

By PIN #

By Owner

By A.S. Code



RESULTS

70.38764-0000 - 310 BELMONT ST

Property Information

PIN: 70 38764 0000
 ADDRESS: 310 BELMONT ST
 CITY: PAYNESVILLE
 ZIP: 56362
 ADDITION: GILBERT'S ADD
 OWNER'S NAME: JUDITH JOHNSON
 OWNER'S ADDRESS: 509 MILL ST W
 CITY: PAYNESVILLE MN 56362
 DEEDED ACRES: 0
 SECTION/BLK: 16/122.032
 LEGAL PLAT: i
 LEGAL DESCRIPTION: i

Tax Districts

Property Information | **Taxation & Valuation**

Taxes (8)

Special Assessments (0)

Valuation (5)

Tax Year	Emv Land	Emv Building	Emv Machine	Total Emv	Ga Emv	TMV	Ga Acr
2018	\$24,000.00	\$42,300.00	\$0.00	\$66,300.00	\$0.00	\$0.00	.0000
2017	\$24,000.00	\$42,300.00	\$0.00	\$66,300.00	\$0.00	\$0.00	.0000
2016	\$24,000.00	\$43,900.00	\$0.00	\$67,900.00	\$0.00	\$0.00	.0000
2015	\$24,000.00	\$42,600.00	\$0.00	\$66,600.00	\$0.00	\$0.00	.0000
2014	\$24,900.00	\$43,300.00	\$0.00	\$68,200.00	\$0.00	\$0.00	.0000

Customize

2

**MINUTES
EDAP BOARD MEETING**

NOVEMBER 15, 2016

Chairperson, Jean Soine called the meeting to order at 7:00 a.m. Members present were Kay McDaniel, Bruce Stang, Wayne Nelson, and Chris Stanley. Also present were Renee Eckerly, City Administrator; and Craig Elfering. Don Pietsch and Don Wiese were absent.

No minutes available for approval.

CRAIG ELFERING – EDAP LOAN

Elfering expressed interest in changing J & M Auto Service into a diesel machine shop. He has already purchased the wreckers and is looking for a \$35,000.00 EDAP Loan. Elfering purchased the property for \$179,900.00. The loan is needed for the building. EDAP would be a second on the mortgage behind the Credit Union. Elfering is putting 10% down. The EDAP Finance Sub- Committee is Soine, Stang, and Al Habben. Elfering will eventually have employees, but right now it will be only him, while he is getting up and running. The DOT test is January 11, 2017 so he can start conducting DOT inspections of trucks. He has his own trucking business with 5 trucks. Any time after December 10, 2016 Elfering can take possession of the property. The Board is open to an early meeting in December. Elfering has three financing options from the Bank that he will discuss with the EDAP Finance Sub-Committee.

MIDWEST CYLINDER

The property will be selling for a negotiated amount of \$585,000.00. Midwest Cylinder's outstanding loan amount is \$171,906.00. The City, EDAP, and the Credit Union will be losing money. The Credit Union has the first, third, and fourth position in the funding line. EDAP will lose approximately \$148,906.33. EDAP will receive \$23,000.00. It was suggested to bring the interest, principle, and TIF amounts to the next meeting as informational. Wilson has filed personal and professional bankruptcy. The closing is December 1, 2016.

EATS & TREATS

Eckerly was notified that Marcy Thompson is continuing the business; serving soup & sandwiches this week

PAST DUE LOANS

Eckerly stated that all loans are current right now.

There being no further business the meeting was adjourned at 7:35 a.m.

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REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: EDAP Board Meeting

Committee/Council Meeting Date: February 21, 2017

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV - D

ITEM DESCRIPTION: Housing Incentive Programs

Prepared by: Staff

COMMENTS:

Renee Eckerly will give a verbal report. Previously EDAP had a \$2,500.00 incentive program. Discuss a new housing incentive program. Please review the attached examples.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the Housing Incentive Program and recommend such to the City Council.



Housing Incentive Program

Interested in building a new home?

The City of Paynesville is offering a Housing Incentive Program. Purchase any privately owned or city owned lot within the city limits and receive these exciting incentives. List of available lots on back.

Incentives

- \$2,500 DEFERRED LOAN. Requires ownership be retained for 6 years without having to pay all or any portion of the loan back to the City of Paynesville.
- Free Water Hookup (savings of \$800) does not include the meter
- Free Sewer Hookup (savings of \$1,000)
- One Free Boulevard Tree (savings of \$250)
- Free Family School Activity Pass (1 year)
- \$100.00 in Paynesville Chamber Bucks

Businesses have chosen to participate by offering discounts and/or merchandise. Participating businesses include: ?.

For more information on this program
contact Renee Eckerly, City Administrator/Economic Development Director
(320) 243-3714 ext. 227 or renee@paynesvillemn.com
Website: www.paynesvillemn.com

2013- 2015 Housing Incentives

These apply to all new construction on lots purchased from the city:

1. City owned lots purchased for new construction will be sold on a deferred loan, which will convert to a grant upon completion of home within one year. Deed will not be prepared until house construction has begun. Building permit required with 50% of the cost forgiven.
2. Free electrical services to the site during construction until permanent meter box(es) are installed or maximum of 5,000 kWh's.
3. Upon completion of construction, the owner will be provided with utility credit of \$2,000, free family swim pass, free family school activities pass, free single (1) individual golf pass for new members only (all passes are for one year) and one year of free cable television.

These apply to NEW RESIDENTS purchasing an existing home as primary residence:

1. Free building permit (Remodel – within one year).
2. Utility credit of \$600.
3. Free family swim pass (One year).
4. Free family school activities pass (One year).
5. Free single (1) individual golf pass (One year for new members only).
6. Warren Sheaf subscription for one year.

These apply to new construction on a private lot:

1. Free electrical services to the site during construction until permanent meter box(es) are installed or the maximum of 5,000 kWh's.
2. Upon completion of construction, the owner will be provided with utility credit of \$2,000, free family swim pass, free family school activities pass, free single (1) individual golf pass for new members only (all passes are for one year) and one year of free cable television.

These apply to current residents purchasing an existing home as primary residence:

1. Free building permit (Remodel – within one year).
2. Utility Credit of \$200.

These apply to the construction of home(s) by a developer:

1. For the Developer-free electrical services to the site during construction until permanent meter box(es) are installed or the maximum of 5,000 kWh's.
2. For the *first* purchaser of the newly built structures - utility credit of \$2,000, free family swim pass, free family school activities pass, free single (1) individual golf pass for new members only (all passes are for one year) and one year of free cable television.

2015 - CITY OF WARROAD HOUSING INCENTIVES

Must submit a copy of RECORDED DEED from the County to be eligible.



NEW HOMES

New construction on a private lot located in the City:

- Free electrical service to the site during construction until permanent meter box(es) are installed or a maximum of 5,000 kWh's.
- Upon completion of construction, the owner will be provided with an electric credit of \$3,000 and...
 - Free Family Indoor/Outdoor Swim Pass (one year)
 - Free Family School Activity Pass (one year)
 - \$500 Reimb. for purchase of trees/shrubs/landscaping
 - One Year of Free Basic Cable Television
 - \$500 in Warroad Chamber Bucks

New construction on lots purchased from the city....all incentives above, plus:

- City owned lots purchased for new construction will be sold with a \$6,000 deferred loan. This loan will be forgiven upon completion of a home within one year. Deed will not be prepared until house construction has begun. Building permit required with 50% of the cost forgiven.

EXISTING HOMES

NEW RESIDENTS purchasing an existing home as a primary residence:

(This would be either new residents to the City, or someone not currently a city taxpayer....i.e. moving from an apartment and purchasing a home.)

- Free Building Permit for Remodel w/in 12 mo. of purchase
- Free Family Indoor/Outdoor Swim Pass
- 6-Months of Free Basic Cable Television
- \$500 Reimb. for purchase of trees/shrubs/landscaping
- Electric credit of \$1,500
- Free Family School Activity Pass (one year)
- \$500 in Warroad Chamber Bucks

CURRENT RESIDENTS purchasing an existing home as primary residence:

- Free Building Permit for Remodel w/in 12 mo. of purchase
- Electric Credit of \$1,000
- \$500 in Warroad Chamber Bucks

***Incentives are not redeemable for cash. Not available to contractors.
Purchaser must contact the City Office at time of purchase to be eligible for incentives.
Incentives are not transferrable and are subject to change at any time.***

Renee Eckerly

From: Tina Murn <tvcity@tvutel.com>
Sent: Thursday, May 23, 2013 10:25 AM
To: Finance - Treasurers
Subject: [SPAM] Re: [finance] Housing Incentives

Importance: Low

Our new home incentives are 6 mos. free utilities when the person or family move in, must be w/in 12 mos of approval, the local businesses give \$500 in Booster Bucks-which are Twin Valley dollars that can be used for anything like filling up your car at the local station, paying your phone bill or buying groceries. The phone company has install/phone/cable offers, OTP has a \$100 credit coupon we give once move in, they send in with first electrical billing. We waive the sewer and water connection fees (\$1625 value), pay a reduced price for a city lot. tmm

On 5/23/2013 9:32 AM, Sue Vergin wrote:

I am looking for what other cities may be doing to encourage single family housing development. Any help would be appreciated.

Thanks!

Sue Vergin

Interim Administrator/Finance Director

City of Clearwater

svergin@clearwatercity.com

320 558-2428, Opt #3

320 558-2794 Fax

You are currently subscribed to finance as: tvcity@tvutel.com
To unsubscribe send a blank email to leave-227325-5890.fc95fa5740ba01a870cfa52f671fe1e4@listserv.lmc.org

REVOLVING LOAN STATUS REPORT

Date of Update:

2/6/2017

Business Name	Outstanding Balance	Date of last Payment	Amount of Last Payment	Current/Next Due Date
Blomgren, Karl	\$ 1,928.04	2/6/2017	\$ 60.03	4/3/2017
Eats & Treats	\$ 13,157.60	2/3/2017	\$ 180.00	2/3/2017
William Fuchs	\$ 8,841.21	1/26/2017	\$ 100.00	3/13/2017
Koronis Lanes	\$ 3,458.84	2/1/2017	\$ 197.79	3/1/2017
Koronis Living LLC	\$ 19,031.23	1/25/2017	\$ 284.63	2/13/2017
Lamb Labor Services	\$ 8,640.86	1/30/2017	\$ 98.89	3/1/2017
Lamb Labor Services #2	\$ 1,064.21	1/30/2017	\$ 108.16	3/1/2017
Midwest Cylinder #2	\$ 155,447.17	12/1/2016	\$ 31,949.97	balance will be written off
Queen Bee's Bar & Grill	\$ 73,519.55	1/24/2017	\$ 509.82	2/20/2017
Skinz #4	\$ 83,912.01	1/19/2017	\$ 637.96	2/15/2017
Skinz #5	\$ 61,978.33	1/19/2017	\$ 969.08	2/28/2017
Savage Land Partnership	\$ 293,035.07	1/30/2017	\$ 1,957.36	4/3/2017
<u>Sweet Nook Bakery</u>	<u>\$ 4,784.98</u>	<u>12/19/2016</u>	<u>\$ 272.88</u>	<u>1/17/2017</u>

Joint Loans w/Township

Joint Loans w/State

**TOTAL OUTSTANDING
BALANCE**

\$ 728,799.10

LATE PAYMENTS:

Sweet Nook Bakery \$ 272.88 Due 1/17/17

Eats & Treats \$ 177.99 Due: 2/3/17

TOTAL DELINQUENT \$ 450.87

CITY REVOLVING LOAN BALANCE (available) \$445,226.36 11/30/2016 (unaudited)

CITY EDAP BALANCE \$ 63,199.29 11/30/2016 (unaudited)

TOWNSHIP LOAN BALANCE (available)

1.28.17

Lakes Area Review

on a custom order. His spears until two ring at 100. He now is to, make an average of

no radio" basic spears all way high-end spears with re tines and twisted tines number of tines range one to seven.

Fishing spears
Continued on page 3

lates



Submitted photo
2017 Snow Daze roy-
ow Daze candidates:
rum, Alaina Mueller,
arter Montpetit, and

The survey is in anticipation of a community-wide meeting this spring.

While the city has a schematic for the library, created as part of the local option sales tax process, details have yet to be developed.

An off-shoot of the CIA (Community in Action) group, a Friends of the Library committee is forming to do some

council meeting. Hatlestad is active with the Friends of the Library group

But the city is hesitant to spend money on an architect so early in the process. The architect's work for the basic schematic alone was \$3,500, City Administrator Trudie

Library survey
Continued on page 2

NL, Spicer approve more than 50 building permits each in 2016

By Dori Moudry
Editor

As a part of their year in review for 2016, New London and Spicer took a look at their respective building permits for last year, and both had relatively good years.

In 2016, New London approved 98 building permits for a total valuation of \$18 million, city administrator Trudie Guptill said. Of that, \$15 million in valuation was for New London-Spicer schools, which is in the midst of a \$21.635 million building project.

Also among the 98 building permits were nine new single-family homes and one twin home.

The city of Spicer, in 2016, approved 52 building permits for a total valuation of \$7.5 million, City Administrator Leslie Valiant said. Of that, \$4.8 million was for the 52-unit Hampton Inn, which currently is under construction.

Three building permits were for new home construction, including one home valued at \$1.8 million.

The Spicer city council recently approved the preliminary plat for twin homes to be built in what had been the outlot at the city's Lakeview Ridge development, located off of 71st Street Northeast, near Woodcock Lake.

"The plan is for two twin homes, but we'll start with one," Valiant said.

The Spicer Economic Development Authority has a developer for the twinhome project, she said. The design will be suitable for seniors because the twinhome will be a single level, Valiant said.

The Spicer city council meets at 5:30 p.m. on the first and third Tuesdays of the month. The New London city council meets at 5:30 p.m. on the first and third Wednesdays of the month.

do ed in icked area! March 27*

Penny Larson, Sales
P.O. Box 838, New London
320.354.2945
reviewsales@lds.net

LAKES AREA REVIEW

110

**MINUTES
PLANNING COMMISSION**

FEBRUARY 6, 2017

Chairman Ron Mehr called the meeting to order at 6:00 p.m. Members present were Randy Christman, Alicia LaBeau, and Carly Brockner. Also present were Renee Eckerly, City Administrator; Randi Ampe, Social Media Specialist; Chuck DeWolf, Bolton & Menk; Brad Mehlhop, Building Official; Bill Fuchs, James Beckstrand, Denise Beckstrand and Brandon Wensmann.

Motion was made by Christman to approve the minutes of the January 10, 2017 Planning Commission meeting with one noted change. Seconded by Brockner and unanimously carried.

VARIANCE REQUEST - BECKSTRAND

A Variance Application was submitted by Denise & James Beckstrand of 305 W. Mill St. This property is zoned R1 – Single and Two Family Residential. They must replace their existing 10'8" x 20' attached garage as the foundation is deteriorating. The existing garage is non-conforming as it does not meet the 5' setback off the side property lines as it is only 3'. They wish to replace the garage in its same location and add on an additional 3' to the front (north). The new garage will not meet the 5' side setback, but will meet all other zoning regulations. The new garage will also be increasing in size by the additional 3'; therefore, increasing the non-conformity. In addition the current garage has a flat roof and the new garage has a pitched roof.

There will be no overhang on the East side. The East wall is the wall that is failing. Gutters will extend off the front and water will exit off the back. The water will not impact the neighbor with water runoff. Black dirt and rock is in the front while pea rock is in the back. Denise Beckstrand brought pictures of the failing foundation.

Motion was made by Christman to approve The Report & Recommendation Of Planning Commission On Application For Variance and recommend such to the City Council. Seconded by LaBeau and unanimously carried.

CONDITIONAL USE PERMIT – CITY FOR KWIK TRIP

A Conditional Use Permit submitted by the City of Paynesville for Kwik Trip was presented. According to the City Ordinance a Conditional Use Permit must be obtained prior to the development of a new gas station, etc. The proposed Kwik Trip facility will be more than a gas station and will exceed the 200' setback from any meeting place having a seating capacity of 50 or more persons (Paynesville Area Center) as they are 289' from front door to front door. This property is currently zoned C-2 Highway Commercial.

Motion was made by LaBeau to set the Kwik Trip Conditional Use Permit Public Hearing for Monday, March 6, 2017 at 6:05 p.m. Seconded by Christman and unanimously carried.

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PRELIMINARY PLAT – AIRPORT VIEW

This was tabled from the January Planning Commission Meeting. A Preliminary Plat Application submitted by the City of Paynesville was presented. The City wishes to plat 9 lots. The lots would be zoned C2-Highway Commercial. Furthermore, please find Mr. Hislop's concepts/suggestions for a plat and the City Engineer's layout and costs for such.

Chuck DeWolf, City Engineer was in attendance to answer any questions on the layouts and costs and reported on the following:

- Controlled access
- Curves would be tight for large vehicles
- Preliminary cost of new design would be \$670,000.00
- Original design cost is \$439,500.00
- New design adds more infrastructure
- Additional acre taken up by road right of way in the new design

It was questioned who lays out the development; professionals or Council. DeWolf responded that multiple layouts were reviewed. Infrastructure costs are a big part of the decision making. The Daniel Funeral Home lot would be 2 acres. Lot 5 would be 2.3 acres. An increase in assessment costs would increase the price per lot. The City would lose money on the lot that has been approved for sale. The land is odd shaped.

The Commission discussed making the lots smaller and squarer to make them more marketable. The Council's goal was to minimize the cost of the infrastructure and maximize the use of the land. Infrastructure comes down from the East to the cul-de-sac. DeWolf reported that the original layout does minimize the costs. Larger lots give room to expand as a selling point and area for parking and deliveries. More road, more assessment costs in the future. Taxes are based on the cost of the structure and use.

A purchase agreement has been made on Lot 4 with Daniel Funeral Home and they wish to adjust their southerly lot line. This change will appear on the Final Plat.

The previous overlap and gap issue that was presented at the January meeting will be cleared up with Quit Claim Deeds.

A Report & Recommendation Of Planning Commission On Application For Approval Of Preliminary Plat was presented for consideration.

Motion was made by Brockner to approve the Report & Recommendation Of Planning Commission On Application For Approval Of Preliminary Plat and recommend such to the City Council. Seconded by Christman and passed 3:1 (Mehr, yes; Brockner, yes; Christman, yes; and LaBeau, no).

MEMBER VACANCY

Motion was made by LaBeau to appoint Bill Fuchs to the Planning Commission and recommend such to the City Council. Seconded by Christman and unanimously carried.



INFORMATIONAL

The Commission reviewed the New London & Spicer Building Permits Newspaper Article. The Commission discussed that developers are frustrated that their lots are not selling while other communities are building houses and have asked why not Paynesville. People and builders are still gun-shy because of the 2008 housing market crash.

Mehlhop reviewed the City's 2016 Building Permit reports totaling \$2,232,707.44 million with 112 permits; most of which are maintenance permits. This shows that property owners are keeping up their properties and that the Paynesville is right in line with the other communities.

New London:

- 98 building permits for 2016
- \$18 million total valuation, of which \$15 million was for the school project, leaving \$3 million which included 9 new single family homes and one twin home

Spicer:

- 52 building permits for 2016
- \$7.5 million total valuation, of which \$4.8 million for the new Hampton Inn hotel and \$1.8 million for one new home, leaving \$900,000.00 which included 2 new homes

The League of MN Cities Article – Handling Complaints About A Neighbor's Property was presented and Eckerly explained why it was being presented.

The Next Meeting is Monday, March 6, 2017

There being no further business the meeting was adjourned at 7:15 p.m.