

**WALKER CITY COUNCIL
CONTINUATION MEETING MINUTES
WALKER FIRE HALL MEETING ROOM
THURSDAY, MAY 23, 2019**

CALL TO ORDER –Mayor Shaw

- Mayor Jed Shaw called the regular scheduled meeting to order at 5:01p.m.
- Pledge of Allegiance
 - Council members present: Hansen, Moore, Shaw and Wilkening
 - Council members absent: Senenfelder
 - Others present during portions of the meeting included:

Terri Bjorklund, City Administrator
Mark John Valen, City Attorney

Pamela Smith, City Employee
Mark Vondenkamp, Portage Brewing

CONSENT AGENDA-Mayor Shaw

None.

SCHEDULED CITIZENS PRESENTATION –Mayor Shaw

None.

CITY STAFF COMMENTS – Administrator Terri Bjorklund

None.

AUDITOR’S PRESENTATIONS – Mayor Shaw

PERSONNEL, BUDGET & ADMINISTRATION– Mayor Shaw

1. **M/S Shaw/Wilkening** to approve of Resolution amending resolution 26-2019, a resolution authorizing execution of a Development Agreement for TIF 2-16. Bjorklund explained this is the same agreement that you approved at the last council meeting. Terri explains that there are two entities; Portage Brewing and Portage Holdings. Portage Holdings owns the land and the building. Portage Brewing leases that from Portage Holdings. This document reflects the correct entity name.
Ayes: Hansen, Moore, Shaw, Wilkening Nays: None
Absent: Senenfelder
Motion passed (4-0)
2. **M/S Shaw/Wilkening** to approve to hire Daniel Salitros as a Public Works Maintenance Worker at a starting salary of \$19.57 per hour, upon successful completion of a six-month probation period and additional \$1.00 per hour added to his wage. Upon receiving a sewer operator’s license from the state of Minnesota within 14 months of hire an additional \$1.00 per hour
The Board noted that he interviewed well.
Motion passed (4-0)

3. **M/S Shaw/Moore** to approve of Jay Carroll's successful completion of one year working for the City of Walker approving the additional \$1.00 per hour for him as of 05-07-2019
Motion passed (4-0)
4. **M/S Shaw/Hansen** to approve of Daniel Martins successful completion of one year working for the City of Walker approving the additional \$1.00 per hour for him as of 05-14-2019
Motion passed (4-0)

**ECONOMIC DEVELOPMENT/LIQUOR STORE/AIRPORT/LIBRARY –
Councilmember Hansen**

1. Review information/draft ordinance proposal for Transitional Housing.

Terri explained that prior to the public hearing she would like the City Council to have all the information at their fingertips explaining state regulated group homes and the difference between group homes and transitional housing. She added that when writing a zoning ordinance we regulate the land not the people.

Valen stated that group homes that are licensed by the department of human services are covered in the State Statute. He reiterates that we zone the use of properties not the people that are in them. There are federal regulations for people with disabilities. The Board agrees that things that would add more pressure on the neighborhood like more people in a single family residential setting; adding the need to provide zoning regulations for things like off-street parking.

Shaw explained that he sees the 500 foot setback as not to saturate the community and use up available real estate that we are in short supply in and to limit the impact on residential neighborhoods.

Terri explained that if you look at group home regulations set by State; no group home can be 300 or 500 feet of the next group home.

Valen stated that they should find another alternative language for the setbacks.

Bjorklund stated that she sees this no different than regulating VRBO's (Vacation Rental by Owner). Our Ordinance allows this by Interim Use Permit and we did this so that standards would be set as not to disturb the surrounding neighborhood. We have done this in other arenas and now we want to do this in this arena.

PARKS/AMBULANCE BOARD–Councilmember Moore

None.

PUBLIC WORKS, SAFETY & CEMETERY – Councilmember Wilkening

1. Review and discuss letter to the Mayor and City Council from Miner's Inc. dated May 16, 2019 and received by the City on May 21, 2019

Wilkening explained that going back to this process we have highway access off of 371 through Summit, Onigum Ave, Tower and Hansen (across from Lucky Moose). Mn Dot is restricting one entrance off of highway 371; allowing one access point from 371 to one of those points. He added that one of the access points that has been discussed as a possibility is Tower Avenue; however, they are not excited about paying their fair share

of the assessments. Wilkening explains the different options of location of the proposed road and having a roundabout place in different places. Wilkening stated the real issue is about \$600,000 in assessments that separate us from completing this. It is roughly a 1.8 million dollar project. In discussion of how the possible division of assessments, a rough estimate of 1/3 of the total project would be a 1/3 of the City's responsibility. Half of the road would be Super One and the other half would be undeveloped property sharing the remainder of assessments. Super One could request that we work with them through abatement of taxes on the new store to help them get back a portion of the \$600,000. One option that has been discussed is that Tower Avenue could become a single business entrance point and the City's decision of where to put it; adding that for a period of time would remain the access point it would belong to Super One but the City could always make Tower Avenue in the future. Wilkening stated that there is the Lundrigan and Tabaka property as well and if the road is put in at certain access point it could potentially land lock the Lundrigan property which you cannot do. In order to petition this you need 2/3 of the landowners to be on agreement of this. You need cooperation of a majority of the land owners. It is not the City's responsibility to complete this task. The other problem that Super One has is deeding us a right of way on their property for Tower Avenue if it comes through. And it would create Super One as an island and MnDot does not want us to have two access points. Wilkening explains that Super One doesn't own the property and he isn't sure that they have even communicated with the neighboring property owners.

Bjorklund adds that she worries about the safety of the elderly community members; not having an access point to the grocery store from through town and having to go onto a busy highway as their only access point.

Jed stated that even if they were going to respond by doing everything they requested in the letter that doesn't take away from the fact that Super One still needs to approach the surrounding property owners to request petition to vacate the street and the actual property owner needs to make that application. Wilkening reiterates that Super One doesn't even own the property that they are requesting that they vacate.

Bjorklund stated that number one on the letter has been completed by the City which included taking care of the access points and discussion with Mn Dot. She added that either the City waits for Super One to do everything or the Council orders the road to go through and we do it and have an assessment hearing and move on. Regardless of ownership the City could avoid the culture dig site and move it down and put the roundabout at Lucky Moose and either Super One would build or not build. Jed clarified; purchasing the property with assessments left.

Wilkening questioned if it would be possible to do this through eminent domain with delayed assessments.

Shaw stated that if you did delayed assessments with the property owners until the land was sold you could potentially get their agreement.

Bjorklund stated that if Tower Avenue went through the portion of City property they could possibly spur some potential future housing development projects.

The Board suggested that Mary Beth and Jed contact Pat Tabaka and have an open discussion and formulate a scenario to present to City Council.

Jed suggested deferring the assessments for a term no more than 5 to 7 years.

OTHER BUSINESS –Mayor Shaw

Bjorklund stated that in the tax bill we are still alive for the tax rebate.

ADJOURNMENT-Mayor Jed Shaw

Mayor Shaw adjourns the meeting at 6:03p.m.

Jed Shaw, Mayor

Attest:_____
Terri Bjorklund, Administrator