

**WALKER CITY COUNCIL
WORK SESSION MEETING MINUTES
WALKER FIRE HALL MEETING ROOM
MONDAY JUNE 5, 2017**

CALL TO ORDER –Mayor Shaw

- Mayor Jed Shaw called the regular scheduled meeting to order at 5:00 p.m.
- Council members present: McMurrin, Moore, Shaw, Senenfelder
- Council members absent: Wilkening (McMurrin, for portion of)
- Others present during portions of the meeting included:

Terri Bjorklund, City Administrator
Pamela Smith, City Employee
Neil Lange, Public Works Director

John Valen, City Attorney
Wayne Tennis, Chief of Police
Terry Freeman, NECI

DISCUSSION ON COCHRAN LAND EXCHANGE NEXT STEPS -Mayor Shaw

Valen stated that the Council will need to decide how much of this area to vacate. Valen describes the background information on the land exchange. He stated that he was unsure of who did the negotiation on the land exchange or how it came about. The City did a land exchange with David Cochran. The City received a piece of land and we gave Mr. Cochran a strip of land 25 feet wide. That portion is dedicated to the public as a street; so we had no right to do that. Part of the justification that I put into the resolution is that it is in the public interest to acquire this property. If we can't provide him good title of this property we would have to rescind the whole deal and loose what we have. Then the question became what to vacate. He describes the sections on the survey and points out that the irregular shaped pieces is Lakeview Drive and Vonda Avenue adding that nobody knows where the line between Vonda Avenue and Lakeside Drive is. To avoid that, I spoke with Terry Freeman and we both came to the conclusion that instead of trying to vacate everything or figure out where the line is, we would just vacate the same strip that we deeded him.

Shaw added that this seems like a reasonable solution.

Valen explains that the City has Tract A; we would give a deed to Cochran for this piece. He points out on the map that this whole thing is street. We have to vacate it before our deed is any good. The only use of our deed at this point is that has easement language in it. The title to this piece is still technically dedicated to the public. When we vacate that portion it will go to the abutting land owner which happens to be Dave Cochran.

Bjorklund clarified that we can do that based on safety and straitening the road out. Valen stated that the one catch here is that we have to give notice to the Commissioner of the DNR. Bjorklund added that this would be a 60 day notice and that is why on the resolution it is the date of September 11, 2017.

M/S Moore/Senenfelder to approve of resolution 18-2017 to vacate a portion of Lakeside Drive in the Plat of Parkside Addition to Walker.

Absent: McMurrin, Wilkening

Motion passed (3-0)

DISCUSSION ON PARKING SURVEY FOR DOWNTOWN- Mayor Shaw

Shaw explained that in their discussion in Public Works in reviewing the survey seemed that a majority of the people favored the 4 hour parking signs with enforcement. Shaw asked Chief Tennis his thought on this suggestion. Tennis stated that he thinks that the 4 hour signs would provide enough time to go shop and then eat. Shaw question if Chief Tennis felt like this was a reasonable solution to the problem. Tennis stated that yes; he thought it was a reasonable solution, and also if you notice there were quite a few comments in the survey that suggested that the business owners help take care of their own parking issues.

Bjorklund indicated that there is a line item in the regular meeting agenda that addresses this.

DISCUSSION ON PROPOSED LAND EXCHANGE / OTHER CITY OWNED PROPERTY -Mayor Shaw

Bjorklund stated that it has been an ongoing discussion about disposing of City property that can get back on the tax rolls. What we found in this project is that the City owns a piece of property that has been consuming an enormous amount of public works staff time to keep clean to the neighbor's satisfaction. She noted that the piece of property is located behind Carol Smith; referring to the last four digits of the PID# 0290. Public Works requested that I have a discussion with Carol Smith about purchasing 110 feet of her property and attaching it to our property and then putting it up for sale as a lot and then you would have access onto 2nd Street. Public Works felt that the assessment that we just did was \$5,260 on that portion of Carol Smiths property. They felt that would be a fair offer for that property. The City would do the Survey and the Quit Claim Deed. Carol Smith would like to see that moved forward. In order to follow protocol because the City has adopted a comprehensive plan and if the Council feels like this might be something that they would like to consider, I suggest you send this request to the Planning Commission this month for consideration and to make sure that it goes with our Comprehensive Plan and then to bring back to the Council with the Planning Commission's recommendation.

McMurrin questioned if that is the lower piece of land that is unbuildable. Bjorklund stated that it would take some dirt-work. I know in Public Works it was discussed as a possibility to perform the dirt-work before the land was offered for sale.

Moore questioned if this piece was considered wet-land?

Senenfelder questioned if we were okay with set-backs; as far as where the garage is at. Bjorklund stated that we would be okay with the set-backs.

McMurrin clarified that this piece is connected to Quam's Court.

Senenfelder questioned whether or not they would be paying for that piece or just taking over the assessment. Bjorklund clarified that we would be taking over the assessment.

Senenfelder stated his concern about how low this property seemed. McMurrin stated that where the Reeve's apartment buildings are located were always low her whole life and that they filled that in good.

M/S Moore/McMurrin to approve to send the proposed land exchange between Carol Smith and the City of Walker back to the Planning Commission for consideration and recommendation.

Motion passed (4-0)

Senenfelder noted that he thinks it is important to make sure that there is no wetland. Moore agrees and comments on a similar situation when she was building. Senenfelder added that he believes we would be protecting ourselves by ensuring that this is not considered wet-land. Shaw added that we can make sure to bring up the wet-land to the Planning Commission and let that committee look into that.

COMMERCIAL OPERATION AT THE WALKER MUNICIPAL AIRPORT - Mayor Shaw

Bjorklund describes the request from Brian Grey. He would like to do flight instruction and aircraft rental in one of the two hangers that he leases at the Airport. In order to gain approval through the Minnesota Department of Transportation; part of the application process requires local jurisdiction approval. There is a line item in the regular council agenda to move on this item. She added that he has also sent us a certificate of insurance. We also checked with other municipally owned hangers to see if there was a difference in what was charged between commercial or non-commercial hanger rentals and found that there was no difference. She added that our current monthly rates for the older hangers are \$125 a month and for the newer hangers is \$175 a month.

McMurrin stated that she sees no issue with this request adding that it may bring more people to the area. Shaw question Valens thoughts. Valen stated that he sees no legal issue with it adding that he had no comment on this.

Bjorklund noted that there is an action item on the agenda regarding this.

Shaw questioned if Senenfelder saw anything wrong with this request. Senenfelder stated that as long as we don't take on anymore liability. Senenfelder added that we probably have lease agreements with the current hanger renters; if he is going to run a business out of the hangers we should probably enhance our lease agreement to fit this. So we don't take on any more responsibility. Valen added that he has not looked at our lease agreements in a long time.

DISCUSSION AIRPORT COURTESY VAN -Mayor Shaw

Bjorklund started to explain that the courtesy van at the airport is not working correctly. Lange interrupted stating that it came back to life today; however the speedometer is still broke. Bjorklund stated that when you put the key in it to turn the van over it sounds like it is going to explode. Bjorklund added that from a safety standpoint this isn't safe to send someone down the road in. Valen notes that you have more liability with the courtesy van that with commercial leasing at the airport. McMurrin brings up the idea to see if Tom Hill wants it back and then trade up to get a working courtesy van again. The board agrees that that they need to pull the van out of service and ask Tom Hill if he wants it.

LGA 2017 CERTIFIED AND 2018 CURRENT LAW -Mayor Shaw

Bjorklund covers the dropping LGA numbers. It started with \$179,000 and then it went to \$122,000, then it went from \$69,000 to \$60,000 and then \$51,000. If current law stays in effect next year we would receive \$41,000, if the special law session goes into effect we will get 51. The board discusses the amounts other cities in Minnesota are receiving. Shaw requested that Terri do some more research into the declining LGA numbers.

Bjorklund suggested going back to the previous agenda item regarding the land exchange. She reviews the properties listed on the spreadsheet and noting where each is located. The Board discusses the locations of the properties listed. Bjorklund stated that property located just north of the Sautbine road was received as traded property and that parcel could be annexed as City as long as it isn't raising any tax revenue at that time. The Board discussed the Clinic property and the property by forestry. Neil notes that he has brought this up to Jason about the electricity in the parcel by the forestry and will bring that information back to the Public Works Committee.

ADJOURNMENT-Mayor Jed Shaw

Mayor Shaw adjourned the special work session meeting at 5:52 p.m.

Jed Shaw, Mayor

Attest: _____
Terri Bjorklund, Administrator