

**WALKER PUBLIC HEARING MINUTES**  
**Thursday June 19, 2008**  
**Walker Fire-Hall Meeting Room**  
**Proposed Request for Vacation of a Portion of Cleveland Boulevard between Fifth Street North and Sixth Street North**

**CALL TO ORDER – Mayor Walhof**

- Mayor Walhof called the Public Hearing to order at 6:00 p.m.
- Council members present: Finney, Wilkening, Worth, Fjelstul, Walhof
- Council members absent: None
- Others present during portions of the Public Hearing included:

Terri Bjorklund, Administrator  
Will Hoyt, Landecker & Assoc.  
Terry Freeman, Landecker & Assoc.  
Ron Geiser, Shingobee Twp.  
Kent Olson, Chase Dev.  
Bob Mallory, Shingobee Twp.  
Lisa Ward, Gilliland & Hayes, P.A.  
Ken Bresley, Walker Airport

Joanne Mitchell, City Employee  
John Valen, City Attorney  
Edith Asell, City Employee  
Steve Olson, Chase Dev.  
Shirley Mallory, Shingobee Twp.  
Gail Levenson, EDC.  
Dean Morrill, Pilot Independent

Mayor Walhof opened the Public Hearing at 7:00 p.m., and stated the Council would receive comments and concerns pertaining to the proposed vacation a portion of Cleveland Blvd. between Firth Street North and Sixth Street North. We have received one comment via mail, and I will read that at this time. Attn: Terri Bjorklund, Dear Ms Bjorklund Re: Cleveland Blvd Vacation. Unfortunately, I am traveling on business June 19<sup>th</sup>, 2008 and cannot change my plan's, I regret not being in attendance for this hearing. As an alternative, I am responding in writing with several questions I have in regard to the vacation of Cleveland Boulevard as follows:

1. Who will pay for this Change?
2. Where will the Chase deliveries be made along Cleveland?
3. How will maintenance be done (snowplowing) with the adjusted road?
4. With existing road and heavy equipment travel during construction, will the road be resurfaced and if yes, who will pay?
5. With the certain additional traffic and deliveries, who will pay for future road maintenance?
6. Where will water overflow from rain go?
7. What is the environmental impact of the change?
8. How will parking be affected on Cleveland?
9. Depending on the answers to the above questions, do I have recourse other than voicing concern?

Again, I am sorry to miss this important meeting. While I am excited about the upgrade to the Chase, I also have grave concern about how this particular change could impact my property value, access to the property, and future costs I could incur. Thank you for your attention to these concerns.

Respectfully,  
Nancy L. Nelson  
606 Cleveland Boulevard

And that is the only written comment that we have received, so that will be entered into the record. At this time we will move the public hearing to audience members question and concerns that anyone might have. Edith Asell says, Mayor I would like to add in to record that no comments or concerns were received from the DNR after proper notification. Mayor Walhof asks if there are any other questions or comments. Lisa Ward of Gilliland & Hayes, P.A. Attorney for Chase Developer asks to read a statement as to public benefit of project related to economic growth. Mayor Walhof reads letter:  
Dear City of Walker: As you know I represent the developer of Chase Condominiums, LLC. In support of the application for vacation of Cleveland Blvd., the developer wishes to advise of the following. The realignment of Cleveland Blvd. is required to complete the Chase on the Lake project as intended to operate with traffic flow and shared parking conceived with the city and city engineer. The City of Walker realizes public benefit from the Chase on the Lake project in a number of ways. This letter is intended to speak to the significant economic benefit the public including the following:

1. The developer has committed to create more than 70 new jobs. To date 40 jobs, with full time equivalent positions, are filled. Over 120 employees were used in the construction of the project. Additionally, the balance of the impact area of the DEED grant includes businesses with 154.5 full time equivalent positions. Restaurants, gift shops and other area businesses adjacent to the Chase on the Lake project area have seen an increase in sales from construction employees, sales employees and visitors coming to view the progress of the Chase. We would expect are businesses to realize an increase in positions as well.
2. The investment in the Chase on the Lake project by the developer is in excess of \$30 million. Projected sales revenue generated from the spa, java loon, hotel, conference sales and the restaurant are estimated at six million annually. Once fully operational may generated \$393,000 sales tax and \$60,000 tourism surcharge each year.

The developer looks forward to working with the community in this project. Should you have any further questions or need additional information, please feel free to contact me. Sincerely, Gilliland & Hayes, P.A. Lisa M. Ward.

Mayor Walhof asks if there are any more questions or comments from the audience. They're being none we will close this public hearing at 7:06 p.m.

**ADJOURNMENT – Mayor Walhof**

Mayor Walhof adjourned the Public Hearing at 7:06 p.m.

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Bradley J. Walhof, Mayor

Attest: \_\_\_\_\_  
Terri Bjorklund, Administrator