

**PUBLIC HEARING MINUTES
TOWER AVENUE & 2ND STREET
WALKER FIRE HALL MEETING ROOM
Monday December 5, 2005 6:00 p.m.**

CALL TO ORDER – Mayor Walhof

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

Terri Bjorklund, Administrator
John Valen, City Attorney
Will Hoyt, Landecker & Assoc.
Derek Anderson, Landecker & Assoc.
Pat Tabaka, Land Owner
Scott Boie, Living Waters
Rosie Ochs, Resident
Bob Mallory, Shingobee Twp.
John Thompson, Boys/Girls Club
Paul Nye, Living Waters
Jared Olson, Leisure Opportunities, LLC
Larry Anderson, Fishing Task Force

Sylvia Bakker, City Employee
Jeff Lindstrom, Superintendent WHA
Jeff Holly, Land Owner
Dean Morrill, Pilot Independent
Ben Brovold, WACC
Troy Stewart, Living Waters
Lee Westfield, WACC
Shirley Mallory, Shingobee Twp.
Joanie Johnson, Boys/Girls Club
Linda Nye, Living Waters
Mike Elsenpeter, Resident
Andrew Bednarczyk, Fishing Task Force

Mayor Walhof turned the Public Hearing over to Will Hoyt, and Derek Anderson from Landecker & Associates for a presentation on the Assessment Roll for Municipal Water, Sanitary Sewer, and Street Improvements, and a Street Extension for the Proposed Community Center.

Will Hoyt from Landecker & Associates explained to the audience what the proposed assessment roll consisted of in terms of improvements and extensions. He also explained that the assessment roll was preliminary, and the numbers would change, based on complete construction cost.

This Public Hearing is being held to receive any written or oral comments for the Council to consider, and these comments will be heard at this time.

Mayor Walhof stated that the City had received one written comment from the WHA School District, which is on file, and was read to the audience.

Mayor Walhof then opened the Public Hearing to oral comments.

Pat Tabaka stated that he had suggested at an earlier meeting that the thing he didn't understand was why the School District and City didn't become more involved in this, as the City, School District, and the Community Center were the primary beneficiary.

Mayor Walhof stated that if you looked at the assessment roll, and you look at the front frontage sold, figured out here there would be two entity's that are paying more than their fair share on the front footage assessment, and one would be the City of Walker. By the

actual front foot the City's assessment would come out to \$99,000.00, and if you look at the assessment roll the City of Walker is taking a \$228,682.00 share, so that is considerably more than the actual front footage. The other one that would be assessed more than the actual front footage would be the Community Center itself. As I understand it, and I didn't attend the meeting myself, but the Community Center Board has agreed to their \$244,302.00 assessment.

Pat Tabaka stated, "that he understood, but the School and City by far had the most to gain by this all coming together". He stated, he already had sewer, all he needed was water, and the property the City and School own aren't worth anything the way things are, but will be worth a small fortune if this thing goes through, so why aren't they paying an excessive amount like the Community Center. Look at Beverly Enterprises, they aren't being assessed a lot, but then they don't need it, just like I don't. I'm not land locked; I'm along the highway.

Mayor Walhof asked if there were any other comments or questions.

Paul Nye, representative for Living Waters questioned if a fair market analysis had been done. Will Hoyt, from Landeckers & Associates, stated the figures were based on the Counties Fair Market Value. They had not had an appraiser actually go out and appraise each individual piece of property, and the City could have done that, but it would be reflected in the cost of the assessment. Will Hoyt, stated that as far as Living Waters, they are actually one of the bigger payers, and the reason is, they have a piece of property now that is difficult to develop because of road access, and no access to Sanitary Sewer and Water, and in my opinion that property is worth a lot more, in fact \$149,000.00 more if it has road access, and sewer and water.

Mayor Walhof asked that answered their question.

Paul Nye stated, "yes it did".

Mayor Walhof asked the audience if there were any other comments or questions.

Bob Mallory asked if 2nd Street was a plotted street all the way down to Highway 371.

Will Hoyt from Landeckers answered that no it wasn't and part of the project would be acquiring 80 foot dedicated right of way, but right now they is no City right of way from 2nd Street all the way down to 371.

Bob asked as a follow up to that question, how do you propose to secure that right of way thru some of these parcels of property with all the people your assessing.

Brad said he thought that was figured into the actual cost.

Will Hoyt stated it would be a voluntarily granting easement, and a credit has been figured at \$20,000.00 an acre against the assessment.

Mayor Walhof asked if there were any other questions.

A member of the audience asked why the 80 feet, for the right of way.

Will Hoyt answered forty feet each side of center, and the reason was the terrain of the property, they didn't feel they could build a city road for less than 50 to 60 feet wide, and we need 80 feet to get the construction done.

Mayor Walhof asked if there were any other questions or comments.

Lee Westfield, representative from WACC spoke to the Council and Audience in favor of the project, and expansion of the City.

Jeff Lindstrom, Superintendent WHA spoke about how the School District was against the assessment.

Pat Tabaka then spoke again about how he felt the cost should be redistributed more towards property owners who would benefit more from the project.

John Thompson, representative of the Leech Lake Area Boys and Girls Club spoke in favor of construction of the Community Center.

After more discussion the Public Hearing was adjourned.

ADJOURNMENT – Mayor Walhof

Mayor Walhof adjourned the public Hearing at 6:40 p.m.

Bradley J. Walhof, Mayor

Attest: _____
Terri Bjorklund, Administrator