

**WALKER CITY COUNCIL  
REGULAR MEETING MINUTES  
WALKER FIRE HALL MEETING ROOM  
Monday May 5, 2008**

**CALL TO ORDER – Mayor Walhof**

- Mayor Walhof called the regular scheduled meeting to order at 7:00 p.m.
- Council members present: Fjelstul, Finney, Worth, Wilkening, Walhof
- Council members absent: None
- Others present during portions of the meeting included:

Terri Bjorklund, Administrator  
Will Hoyt, Landecker & Assoc.  
Dean Morrill, Pilot Independent  
Edy Asell, Planning Commission  
Tony Sauer, Shingobee Twp.  
Shirley Mallory, Shingobee Twp.  
Chris Kimmerle, Walker Ambulance  
Ron Geiser, Shingobee Twp.  
Audrey Chelberg, Kitigami Library

Sylvia Bakker, City Employee  
Matt Pellinen, Landecker & Assoc.  
Willard Arends, Park Board  
John Valen, City Attorney  
Bob Mallory, Shingobee Twp.  
Gail Leverson, Cass County EDC  
Judi Moravec, Mathias C. Justin, Ltd  
Jamie Taage, Chase  
Scott Bruns, Walker Fire Dept.

**CONSENT AGENDA – Mayor Walhof**

M/S Wilkening, Fjelstul to approve the consent agenda items 1 thru 6 as presented.

1. Approve Walker City Council Regular Meeting Minutes April 7, 2008.
2. Approve Claim numbers #39631 thru #39648, and Claim number #39650 thru #39763, in the amount of \$101,455.68.
3. Approve Cash Balance Report for the month ended March 31, 2008.
4. Review and file Walker Police Departments Monthly Report.
5. To omit # 8 from Public Works as written.
6. Add # 8 under Public Works, consider request to purchase a air pressure tank from Freeman Well Drilling for the cemetery.

Motion passed: 5-0

**SCHEDULED CITIZEN PRESENTATIONS – Mayor Walhof**

- Judi Moravec – Presentation of 2007 City Audit.
- Gail Leverson – Cass County EDC Update.

**CITY STAFF COMMENTS/CONCERNS – Administrator Terri Bjorklund**

- Administrator Terri Bjorklund explained to the Council that according to the Star Tribune the City has received a Federal Aviation Administration Grant in the amount of \$47,500.00 to design a new taxiway at the Walker Municipal Airport, but the official paperwork has not been received.

**PERSONNEL, BUDGET & ADMINISTRATION – Council member Fjelstul**

1. **M/S** Fjelstul, Wilkening to approve the 2007 Audit as presented.

Motion passed: 5-0

2. **M/S** Fjelstul, Finney to approve payment of Invoice in the amount of \$528.00 to Everett Law, LLC.

Motion passed: 5-0

3. **M/S** Fjelstul, Wilkening to approve Terri Bjorklund, and Joanne Mitchell's attendance at the 2008 TIF Workshop on June 12<sup>th</sup>, 2008 at a cost of meals, and mileage.

Motion passed: 5-0

4. **M/S** Fjelstul, Finney to approve Budget & Finance Committee's recommendation to expend funds for Engineering Services to stabilize and address drainage issues for the back parking lot at City Hall so that it can be paved and utilized to its full capacity.

Motion passed: 5-0

5. **M/S** Fjelstul, Wilkening to approve Budget & Finance Committee's recommendation to appoint a committee to research alternatives for the Old City Hall/Liquor Store Building and to make a recommendation to the Council within 90 days for the building. Budget & Finance Committee to address the issue.

Motion passed: 5-0

6. **M/S** Fjelstul, Finney to approve sending Officer Baker, and LeBlanc to a one-day training in Baxter. The cost is \$118.00, plus meals and mileage.

Motion passed: 5-0

7. **M/S** Fjelstul, Wilkening to approve hiring Jenette Beasley, as a part-time Liquor Store Clerk at an hourly wage of \$8.00.

Motion passed: 5-0

8. **M/S** Fjelstul, Wilkening to approve the Chase on the Lake, LLC. application for a Liquor License, with defining the specific area that Liquor will be served.

Motion passed: 5-0

9. **M/S** Fjelstul, Finney to approve the forfeiture of the uniform allotment for the Walker Ambulance Service effective immediately.

Motion passed: 5-0

10. **M/S** Fjelstul, Wilkening to approve the Personnel Committee's recommendation to adjust back wages for Laurie Hill per FLSA standards.

Motion passed: 5-0

11. Update on the Senior Center. Council member Fjelstul stated that he had been working with the Senior Citizen's to relocate for the past year, so the City can utilize the Deed grant the City received in the amount of \$679,000.00 dollars, of which \$259,000.00 has been designated as buy out money for the Whistle Stop.

I'm sure you as council members are aware that we have some difficulties yet, in reaching an agreement in the sense that we find it very difficult to relocate them with just the \$259,000.00 as a resource. Land is expensive, and then to put up a building, along with purchase of land is very expensive. The best estimates we have been able to get so far to put up a 40' x 80' building, and then with parking space around it are around \$270,000.00 dollars, which leaves us with a very significant shortfall. The problem right now is that we need to report back to the Department of Employment and Economic Development, which is due in about mid June, and we need to show progress in dealing with that \$679,000.00 dollars, which has been granted for the construction of a Parking Lot, and the removal of the Whistle Stop. We have tried a variety of things, our initial recommendation was, that it seemed a logical fit that they go to the Community Center. They are opposed to going to the Community Center, cause they want ownership of the property, that they want to be relocated too. We've taken a look at what properties might be available on behalf of the City to be able to give them, the properties that we own, because we are not in the position of having a lot of extra cash laying around that we can buy land for. We considered one site that didn't prove to be adequate because there wasn't adequate parking space around it. The site we are looking into now is the lot immediately south of where the Ambulance Building is now. The City owns that lot, it's 100-foot frontage along Hwy 34, and it goes back towards Lake May. The City bought that lot when we put up the Ambulance Building thinking we might need to expand the Ambulance Building or use it for additional Parking, but since we're out of the Ambulance Business as of June 1<sup>st</sup>, it makes sense to consider doing something else with that property if we don't really need it, so we're going to be asking you if you might be inclined to want us to pursue making that as a part of the offer, along with the money that we've got available from the grant, and then we need to have some discussions on how we are going to fill the gap on the initial funding that's needed. We've had some contact with some parties that have been willing to discuss that with to us, but we are not at liberty to give you the information at this point, but that will take place as soon as we can identify what the funding gap is we need to fill, and right now it looks like that gap is in excess of \$100,000.00 dollars, and we need to figure out what to do with it, providing we decide to give them the land, that we recently held a Public Hearing on the Re-Zoning on Hwy 34, so I guess I feel this is the opportunity to ask some questions this is the time to do it, before we go any further, and to get a feeling from you as if we should move ahead on that property as an offer to them. After more discussion the following motion was made. (CD on file at City Hall)

**M/S Fjelstul, Wilkening to enter into a sales agreement for the Whistle Stop property/and a purchase agreement for the property located just South of the current Ambulance Building, known as Parcel # 96-375-0030, contingent upon the City applying for a conditional use permit to allow a Club/Lodge Facility on a parcel zoned Transitional Commercial.**

Motion passed: 5-0

12. **M/S** Fjelstul, Finney to approve Terri Bjorklund's attendance at her third year of the Minnesota Municipal Clerk's Institute at a cost of \$410.00, plus meals, mileage, and lodging.

Motion passed: 5-0

#### **ECONOMIC DEVELOPMENT – Council member Wilkening**

1. **M/S** Wilkening, Fjelstul to approve the review and file of the Walker Planning Commissions Public Hearing and Regular Meeting Minutes of Monday April 28<sup>th</sup>, 2008.

Motion passed: 5-0

2. **M/S** Wilkening, Finney to approve Walker Planning Commissions recommendation to grant a Conditional Use Permit to Kellogg & Kellogg to operate a Recreational Vehicle Campground at 815 Minnesota Avenue, contingent upon the Kellogg's furnishing their current Minnesota Department of Health License.

Motion passed: 5-0

3. **M/S** Wilkening, Fjelstul to approve Walker Planning Commissions recommendation to pass Resolution 18-2008, a resolution to Rezone an area from Low Density Residential/Public to Transitional Commercial, within the City of Walker.

Roll Call: Ayes: Finney, Fjelstul, Wilkening, Worth, Walhof Nyes: None

Motion passed: 5-0

4. **M/S** Wilkening, Finney to approve Walker Planning Commissions recommendation to appoint Gary Bilben to the Planning Commission to fill the remainder of a term expiring December 31, 2009.

Motion passed: 5-0

5. **M/S** Wilkening, Worth to approve Walker Planning Commissions recommendation to appoint Rich Hanson to the Planning Commission to fill the remainder of a term expiring December 31, 2009.

Motion passed: 5-0

6. **M/S** Wilkening, Fjelstul to approve Walker Planning Commissions recommendation to form a community task force to address temporary event signage, with Edy Asell to be in charge of forming the task force.

Motion passed: 5-0

7. **M/S** Wilkening, Worth to approve request from Guy Sharpe, E-Gads to raise his monthly retainer from \$400.00 per month to \$600.00 per month to cover increased expenses.

Motion passed: 5-0

8. **M/S** Fjelstul, Worth to approve Gary Wilkening's request to create an Economic Development Committee.

Motion passed: 5-0

9. **M/S** Wilkening, Fjelstul to approve to move forward in applying for grant funds to update Walker's Comprehensive Plan.

Motion passed: 5-0

**PARKS & RECREATION/LIBRARY – Council member Worth**

1. **M/S** Wilkening, Fjelstul to approve the review and file of the Walker Park Board Meeting Minutes of April 22, 2008.

Motion passed: 5-0

2. **M/S** Finney, Wilkening to table Walker Park Board's recommendation to reopen the street going onto 2<sup>nd</sup> Street, by removing the boulders, widen the sidewalk, and making it a one-way exit only, until a Park Plan is in place.

Motion passed: 5-0

3. **M/S** Fjelstul, Finney to approve request from Early Childhood Family Education to use the Park on May 22, 2008, for a Young Child Promotion Event.

Motion passed: 5-0

4. **M/S** Wilkening, Fjelstul to approve request from Walker Community Education Department to use the Walker City Park for the Summer Rec. Program.

Motion passed: 5-0

5. **M/S** Fjelstul, Wilkening to approve Walker Community Education's request for a donation in the amount of \$5,000.00 for the Summer Rec. Program.

Motion passed: 5-0

6. **M/S** Fjelstul, Finney to approve Walker Library Board's recommendation to appoint Rich Gunderson to serve on the Walker Library Board, and the reappointment of Mary Beth Mohr.

Motion passed: 5-0

Discussion on Park Restrooms.

**PUBLIC WORKS & SAFETY/CEMETERY – Council member Finney**

1. **M/S** Finney, Wilkening to approve having Med Compass complete a Basic Physical (SCBA User Exam) on the Firefighter's at a cost of \$1,740.00

Motion passed: 5-0

2. **M/S** Wilkening, Fjelstul to table quote in the amount of \$19,500.00 from Alex Air Apparatus, Inc. for Compressor Unit, and attachments,

Motion passed: 5-0

**M/S** Fjelstul, Finney to approve advertising for bids on the SCBA gear.

Motion passed: 5-0

3. **M/S** Finney, Wilkening to approve payment of Invoice in the amount of \$2,851.20 to Cass County Highway Department for 5400.00 units of Crack filler.

Motion passed: 5-0

4. **M/S** Finney, Fjelstul to approve entering into a joint powers agreement 19-2008 with the County of Cass for construction of a municipal water system and municipal sewer system at the site known as Ah-Gwah-Ching.

Roll Call: Ayes: Fjelstul, Finney, Wilkening, Worth, Walhof Nyes: None

Motion passed: 5-0

5. **M/S** Finney, Wilkening to approve the Engineering firm of Kimley-Horn be hired by Cass County for preliminary and final design, bidding document management and construction services for the Ah-Gwah-Ching Utility improvements, and Landecker's & Associates to be hired to do the Surveying.

Motion passed: 5-0

6. **M/S** Finney, Fjelstul to approve payment of Invoice #8298 in the amount of \$580.00 to Landecker & Associates for work completed on the Chase Project, and May Creek Lodge Project.

Motion passed: 5-0

7. **M/S** Finney, Wilkening to approve Landecker & Associates recommendation to hire Aspen Construction to rebuild the Storm Water Retention Pond on Tower Ave. in the amount of \$11,570.00, at Landecker's expense.

Motion passed:

8. **M/S** Finney, Fjelstul to approve quote in the amount of \$1,017.41 to replace a water pressure tank at the cemetery.

Motion passed: 5-0

**OTHER BUSINESS – Mayor Walhof**

- **M/S** Finney, Wilkening to approve proclamation 02-2008, a proclamation recognizing the Walker Ambulance Volunteers.

Motion passed: 5-0

- The Walker City Council will host an Open House in honor of the Walker Ambulance Service Volunteers and Staff at the Walker Ambulance Garage on May 22, 2008 from 3:00 to 6:00 p.m. The public is invited to attend.
- MNDOT – Summer Projects.

**ADJOURNMENT – Mayor Walhof**

Mayor Walhof adjourned the regular scheduled meeting at 8:42 p.m.

\_\_\_\_\_  
Bradley J. Walhof, Mayor

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