

**WALKER CITY COUNCIL
REGULAR MEETING MINUTES
WALKER FIRE HALL MEETING ROOM
Monday October 2, 2006**

CALL TO ORDER – Mayor Walhof

- Mayor Walhof called the regular scheduled meeting to order at 7:04 p.m.
- Council members present: Bresley, Fjelstul, Mohr, Bruns, Walhof
- Council members absent: None
- Others present during portions of the meeting included:

Terri Bjorklund, Administrator
Darrick Anderson, Landecker & Assoc.
Will Hoyt, Landecker & Assoc.
Gail Levenson, Cass Co EDC
Jeff Morrill, CavCom
Lisa Ward, Chase
Terry Hanson, Chase
Wayne Tennis, Police Chief
Mona Glassmann, Ambulance Director
Steve Larson, ROJO
Bob Mallory, Shingobee Twp.

Sylvia Bakker, City Employee
John Valen, City Attorney
Dean Morrill, Pilot Independent
Pat Finney, Resident
Barb Morrill, CavCom
Steve Olson, Chase
Edith Asel, Resident
Natalie Haglund, Ambulance
Shelia Johnson, ROJO
Terry Freeman
Shirley Mallory, Shingobee Twp.

CONSENT AGENDA – Mayor Walhof

M/S Fjelstul, Bresley to approve the Consent Agenda Items 1 thru 6 as follows:

1. Approve Walker City Council regular meeting minutes of September 11, 2006.
2. Approve Walker City Council continuation meeting minutes of September 18, 2006.
3. Approve September 2006 disbursements.
4. Approve Cash Balance Report as of August 31, 2006.
5. Review and file September 2006 Police Report
6. Review and file MN Department of Natural Resources, Walker Area Fisheries Office Update.
7. Approval to move Economic Development under City Staff Comments/Concerns.

Motion passed: 5-0

SCHEDULED CITIZEN PRESENTATIONS – Mayor Walhof

No scheduled Citizen Presentations

CITY STAFF COMMENTS/CONCERNS – Administrator Terri Bjorklund

- Acknowledged letter dated September 20, 2006 from the Minnesota Department of Employment and Economic Development, awarding the City a Redevelopment Grant in the amount of \$673,700.00.
- Acknowledged Grant award of the US Smokeless Tobacco Co. Polaris Ranger Donation Program’s “Operation Ranger”.
- Ambulance Ball & Retirement Party for Mona Glassmann at Moondance Saloon on Oct 7, 2006, 6:30 p.m.

ECONOMIC DEVELOPMENT – Councilmember Bruns

1. **M/S** Bresley, Mohr to approve Walker Planning Commissions Public Hearing Minutes of September 25, 2006.

Motion passed: 5-0

2. **M/S** Bresley, Bruns to approve Walker Planning Commissions Meeting Minutes of September 25, 2006.

Motion passed: 5-0

3. **M/S** Bresley, Fjelstul to approve Walker Planning Commissions recommendation to approve the final plat for Industrial Park II.

Motion passed: 5-0

4. **M/S** Bresley, Fjelstul to approve Walker Planning Commissions recommendation to approve the commercial planned Unit Development, and preliminary plat for the Chase Hotel Resort referencing to the September 18th, 2006 letter from attorney Lisa M. Ward in regards to items 1, 2, 3, 4, 6, 7, Sub Realignment w/vacation, and 8, and other contingencies as follows:

1. Special use or conditional zoning as needed to allow for hotel, condominium, restaurant, spa, and in the event docks and fueling of boats within the planned unit development.
2. The number of condotel units set at 116 which is the number of existing units contained within the hotel, restaurant as constructed, and motel. This allows the PUD to continue its current non-conforming attributes without increasing the number of units. We understand from our meeting of September 12th, 2006 that the Department of Natural Resources and City of Walker are primarily concerned with the number of units and not increasing the number above the present count.
3. The height of the buildings being constructed will not exceed the current height of the Chase Hotel. The additional buildings being constructed will be located further from the shoreline than the Chase Hotel. We understand from our meeting of September 12th, 2006, that this satisfies the concerns of the Department of Natural Resources.
4. The setback from the shoreline to the Chase Hotel as will be reconstructed will be further from the shoreline once the shoreline is also realigned under a Shoreline Stabilization Permit which will be applied for. In our decisions regarding development and the best use of the site, we identified the need to maintain or

increase the setbacks as much as possible from Leech Lake as this is the primary body adjacent to the site. Additionally, we reviewed the setback along May Creek and found that in order to develop the site and maintain or increase the setback to Leech Lake, we would need to reduce the setback, minimally, to May Creek. We believe that the beautification planned for May Creek area will offset any reduction in green space between May Creek and the site amenities.

6. The open space or green space allowance for this project is planned at 40% of the project's available land. This is greater than the existing use. Likewise the on site storm water detention is planned at a greater level than the existing use, all confirming our desire to be good neighbors in the community.
7. In order to best align the project and parking with existing buildings and traffic ways in the area, realignment of a portion of Cleveland Ave. As discussed with the City of Walker in our meeting September 12, 2006, it appears this will be of little significance in the community as it will require the addition of one stop sign, and otherwise will trade, in essence, a portion of land owned by the Owners for a portion owned by the City. We have shown this intended realignment on the site plan provided.
8. We have provided a concept drawing for the boat slips and boat fueling area. The number of boat slips will not exceed 30 which is the maximum number agreed would be appropriate with the Department of Natural Resources and City of Walker.

Also contingent upon the following:

- Any Dockage Permits, and Fuel Permits that are required, will be obtained.
- Approval from the Minnesota Department of Natural Resources & the EAW.

5. **M/S** Fjelstul, Bresley to approve payment of Invoice in the amount of \$15,415.00 to Briggs & Morgan for the establishment of TIF District 2-15, Leisure Opportunity Advisors, LLC. (Chase Escrow Account). Steve Olson was advised we need an additional \$20,000.00 for the Escrow Account.

Motion passed: 5-0

6. **M/S** Bresley, Mohr to approve Resolution 27-2006, an amendment to Resolution 12-2004, Business Subsidy Policy.

Roll Call: Ayes: Bresley, Fjelstul, Bruns, Mohr, Walhof Nyes: None

Motion passed: 5-0

7. **M/S** Bresley, Fjelstul to approve entering into a Business Subsidy Agreement with CavCom.

Motion passed: 5-0

8. **M/S** Bresley, Bruns to approve allowing Economic Development to award the bids for Industries Lane, with water & sewer to be stubbed at all 4 lots along the road. Bids came in at around \$30,000.00

Motion passed: 5-0

9. **M/S** Fjelstul, Bresley to approve Walker Planning Commissions recommendation to appoint Edith Asell to the Planning & Zoning Board.

Motion passed: 5-0

10. **M/S** Bresley, Bruns to approve the Development Agreement with ROJO Northwoods, for the Skywater Townhomes Project.

Council member Bruns excused himself from the meeting @ 7:35 p.m.

PERSONNEL, BUDGET & ADMINISTRATION – Councilmember Bresley

1. **M/S** Fjelstul, Mohr to approve Officer Travis Baker's request to attend the annual Safe & Sober Conference to be held November 2nd & 3rd, at a cost of meals, mileage, and wages.

Motion passed: 4-0

2. **M/S** Fjelstul, Mohr to approve request from Laurie Hill to attend the EMSRB & NREMT Legislative update session to be held October 24, 25 & 26, 2006.

Motion passed: 4-0

3. **M/S** Fjelstul, Mohr to approve payment of Invoice #91506 in the amount of \$595.00 to Merchant Software, for annual software support for the Liquor Controller Software.

Motion passed: 4-0

4. **M/S** Fjelstul, Mohr to approve payment of Invoice #11578 in the amount of \$6,004.81 to Tyler Technologies for annual support of the Accounting and Utility Billing Software for the year 2007.

Motion passed: 4-0

5. **M/S** Fjelstul, Mohr to approve payment of Invoice in the amount of \$665.00 to Mathias C. Justin, LTD for a meeting held on June 29, 2006 with Beth Ramsdell, and Sylvia Bakker.

Motion passed: 4-0

6. **M/S** Fjelstul, Mohr to have Finance Committee meet with representatives from Spencer Ross American Legion Post 134, on their request for a Tax Abatement for a period of 15 years on the increased assessed market value of their remodeling project.

Motion passed: 4-0

7. **M/S** Fjelstul, Mohr to approve Resolution 26-2006, a Resolution establishing procedures relating to compliance with reimbursement bond regulations under the Internal Revenue Code.

Roll Call: Ayes: Bresley, Fjelstul, Mohr, Walhof Nyes: None Absent: Bruns

Motion passed: 4-0

8. **M/S** Bresley, Mohr to deny request from Cass County to submit a proposal to provide Ambulance Service to the Longville Ambulance Service Subordinate Service District.

Motion passed: 4-0

9. **M/S** Bresley, Mohr to approve request from the Ambulance Department to purchase 20 winter coats at a cost of \$5,618.95.

Motion passed: 4-0

10. **M/S Fjelstul, Mohr** to approve quote from Bay Carpet, in the amount of \$2,955.00, to replace the carpeting in the Walker Fire Hall Meeting Room.
Motion passed: 4-0

PARKS & RECREATION/CEMETERY/LIBRARY – Councilmember Mohr

1. **M/S Fjelstul, Bresley** to approve Walker Park Board Meeting Minutes of September 26, 2006.

Motion passed: 4-0

2. **M/S Bresley, Fjelstul** to approve Telephone Poll conducted Sept. 22, 2006, dry docking of Coborn's Boat.

Motion passed: 4-0

3. No Local Library Board Meeting in September. KRLS met on September 21, 2006, and Bemidji, Blackduct, and Beltrami County have officially withdrawn their Notices of Intent to withdraw from the KRLS

4. **M/S Bresley, Fjelstul** to approve the Quam Court Report.

Motion passed: 4-0

PUBLIC WORKS & SAFETY – Councilmember Fjelstul

1. **M/S Bresley, Mohr** to approve payment of Invoice # 7623 in the amount of \$955.00 to Landecker & Associates for the referenced projects.

Motion passed: 4-0

2. **M/S Bresley, Mohr** to approve payment of Invoice in the amount of \$5,313.68 to Jet Line, Inc.

Motion passed: 4-0

3. **M/S Bresley, Mohr** to approve payment of Invoice # 7662 in the amount of \$1,642.50 for revisions to the Industrial Park plat.

Motion passed: 4-0

4. **M/S Bresley, Fjelstul** to approve payment of Invoice #7658 in the amount of \$7,335.00 to Landecker & Associates for the Tower Avenue & 2nd Street Improvement Project.

Motion passed: 4-0

5. **M/S Bresley, Mohr** to consider approval of payment of Invoice # 7655 in the amount of \$120.00 to Landecker & Associates for review of Developer's Agreement for ROJO Northwoods.

Motion passed: 4-0

6. **M/S Bresley, Mohr** to approve hiring T & C Excavating to replace the broken sewer line & rebuild a manhole at 2nd & Michigan Ave, at a cost not to exceed \$9,000.00. Noted that if a pumper should have to be on stand-by, it would be an additional cost, and the replacement of the pavement will be an additional cost.

OTHER BUSINESS – Mayor Walhof

- Informed the Council that Visa Sewer would be lining the sewer mains on Main Street by May Creek on Tuesday Oct. 3, 2006, and that the affected businesses had been notified.

- Gail Levenson extended an invitation to the Council to attend the Cass County Economic Development Corporation's 3rd Annual Meeting on November 2, 2006 at Northern Lights Casino & Event Center.

ADJOURNMENT – Mayor Walhof

Mayor Walhof adjourned the regular scheduled meeting at 8:11 p.m.

Bradley J. Walhof, Mayor

Attest: _____
Terri Bjorklund, Administrator