WALKER CITY COUNCIL
REGULAR MEETING MINUTES
WALKER FIRE HALL MEETING ROOM
TUESDAY, SEPTEMBER 5, 2023

CALL TO ORDER – Mayor Worth
Mayor Worth called the regularly scheduled meeting to order at 6:00 p.m.

- Pledge of Allegiance.
- Councilmembers present: Mary Beth Hansen, Char Moore, Jim Senenfelder, Gary Wilkening, Jerecho Worth
- Councilmembers absent: none
- Staff members present: Hope Fairchild, City Administrator; Jennie Meyer, Zoning Administrator; Peter Anderley, Police Chief; Dan Martin, Public Works Director

- Others present during portions of the meeting include:

Steve Darling, Pickleball
Kevin Hoffman, Pickleball
Israel Moe, Self
Jeff Hagen, Pickleball
Kathi Cadmus, Library
Cherie Ploeger, Pickleball
Amy Rassmussen, Pickleball
Bev Corr, Pickleball
Kevin Schiller, Pickleball
Diane Martin, Pickleball
Lou Wasmund, Pickleball
Meg Naugle, Pickleball
Dave Schwartz, Pickleball
Rick Maibon, Pickleball
Chris Pennell, Hatch Burrito Co.
Gina Moore, Pickleball
Ross Fischer, Pickleball
Randy Matsen, Pickleball
Steve Cashman, Pickleball
Kent Kollodge, Pickleball
Pam Johnson, Pickleball
Bob Moore, Self
Jenny Darling, Pickleball
Lisa Hoffman, Pickleball
Brian, Pickleball
Suzi Hagen, Pickleball
John Ploeger, Pickleball
Dave Rasmussen, Pickleball
Carolyn Arndt, Pickleball
Shannon Schiller, Pickleball
Kevin Costley, Pickleball
Renee Wasmund, Pickleball
Jed Shaw, Self
Rich Thomas, Pickleball
Denise Schwartz, Pickleball
Cecelia Walker, Self
Rob Burns, Pickleball
Jeff Moore, Pickleball
Jay Lindgren, Pickleball
Peg Cashman, Pickleball
Nicole Moe, Self
Dave Johnson, Pickleball
Patty Mallory – Mapes, Pickleball
Dean Morrill, Pilot Independent Newspaper

CONSENT AGENDA – Mayor Worth
M/S Senenfelder/Hansen to approve of consent agenda items 1 through 23 as follows, waiving the reading.

1. Approve of Walker City Council regular meeting minutes of August 7, 2023.
2. Approve of Planning Commission/Board of Adjustments regular meeting minutes of August 28, 2023.

3. Review and file July 2023 Zoning Administrator Report.
4. Approve of Public Works Committee regular meeting minutes of August 15, 2023.
5. Review and file draft of Library Advisory Board regular meeting minutes of August 15, 2023.
6. Review and file draft of Park Advisory Board regular meeting minutes of August 22, 2023.
7. Review and file Walker Police Department Monthly Report.
8. Approve of the Cash Balance Report dated July 31, 2023.
9. Review and file Sales Tax Receipts.
10. Approve of claim no. 62375 to claim no. 62498 including voided check numbers 62420, 62423, 62424, and 662431, and bank drafts 1040, 1044-1052 in the amount of $636,601.10.
11. Review and file 2023 Forfeited Tax Settlement from Cass County Auditor-Treasurer in the amount of $3,635.64.
12. Approve of Park Advisory Board regular meeting minutes of July 25, 2023.
13. Approve of Library Advisory Board regular meeting minutes of July 18, 2023.
14. Approve of the transfer of July 2023 Paul Bunyan Natural Gas franchise fees in the amount of $710.00 from general checking account to street capital project fund 500 (sidewalk project).
15. Approve of the transfer of 2nd quarter 2023 Arvig franchise fees in the amount of $9,524.40 from general checking account to street capital project fund 500 (sidewalk project).
16. Approve of paying invoice no. 94850 in the amount of $2,385.00 to Ehlers for 2022 Tax Increment Financing (TIF) Reporting.
17. Approve of paying invoice no. 23321 in the amount of $3,700.00 to Turf Technology LLC for July Evergreen Cemetery Lawnmowing.
18. Approve of paying invoice no. 23339 in the amount of $2,005.00 to Turf Technology LLC for 2nd application of City Hall and City Park lawn fertilizer with broadleaf herbicide.
19. Approve of paying invoice no. ARIV1015376 in the amount of $2,664.15 to Ulteig Engineers, Inc. for C.S.A.H 37 construction support professional services through July 31, 2023.
20. Approve of paying invoice no. 3189 in the amount of $4,290.00 to T & C Excavating for replacement of culverts on Garden Street and Vine Street.
21. Approve of Liquor Store Clerk Matt Haas attending the 2023 Minnesota Municipal Beverage Association regional meeting in Bagley on October 4 in the amount of $20.00 plus milage.
22. Review and file 2022 Investment Report Card for the Walker Fire Relief Association.
23. Approve of paying invoice no. 424567 in the amount of $16,578.00 to Applied Concepts, Inc. for the purchase of police technology and equipment upgrades to be paid for by Sourcewell Impact Funding.

    Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)

SCHEDULED PRESENTATIONS – Mayor Worth
None.

CITY STAFF COMMENTS – Administrator Fairchild
None.

PERSONNEL, BUDGET & ADMINISTRATION – Councilmember Senenfelder

1. **M/S Senenfelder/Moore** to approve of Resolution 43-2023, a Resolution Adopting the 2024 Preliminary Budget and Tax Levy and Certifying the Truth and Taxation Meeting.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
2. **M/S Senenfelder/Wilkening** to approve of the following transfers included in the 2024 preliminary budget that brought down the levy amount:
   - $10,000.00 from ambulance fund.
   - $10,000.00 from clinic fund.
   - $35,000.00 from Street Capital Projects fund.

   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
3. **M/S Senenfelder/Moore** to approve of the recommendation of the Budget & Finance/TIF Committee to remove cap of $100,000.00 from liquor store profit allocations for Park Capital Projects funding, and to distribute and transfer 2023 liquor store profits as laid out by previously-approved liquor store profit allocation document.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
4. **M/S Senenfelder/Moore** to approve of the recommendation of the Budget & Finance/TIF Committee to approve of transferring $300,000.00 from the ambulance fund to the library capital projects fund.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
5. **M/S Senenfelder/Hansen** to approve Resolution 44-2023, a Resolution Accepting Donations Made to the City of Walker Through Fiscal Year 2023.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
6. **M/S Senenfelder/Wilkening** to approve of paying $1,000.00 donation from Hackensack Lions Club Gambling to the Walker Lion's Club for Trishaw Bicycle.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
7. **M/S Senenfelder/Moore** to approve of the Vendor/Transient License Application from Christopher Pennell for Hatch Burrito Co. food truck to sell food on Saturdays in September, 2023 out of the parking lot at Leer Title Services, located at 210 5th Street.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
   Discussion: Councilmember Wilkening would like to discuss vendors in the city, as we have 17 other brick and mortar, tax paying businesses that could be damaged by the presence of food trucks.
8. **M/S Senenfelder/Moore** to approve of the School Resource Agreement by and between the WHA School District #113 and the City of Walker.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
9. **M/S Senenfelder/Moore** to approve of the letter of resignation from Kristi Stebe, part-time Liquor Store Clerk.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays:

Motion passed (5-0)

10. **M/S Senenfelder/Moore** to approve of Resolution 45-2023, a Resolution Decertifying Tax Increment Financing District No. 2-15.
    Discussion: Israel Moe, owner of Chase on the Lake, explained that he was notified of the decertifying of the tax increment financing only two weeks ago and feels unheard about his opinions. He goes on to say that he had gotten legal opinion that differs from the city's legal opinion received. He asks for more time, for this to be vetted properly, and insists that the city has the legal right to rescind the cancellation of the TIF.
    Councilmembers Senenfelder and Wilkening both explained to him at different exchanges during discussion that the city cannot legally do that and that the original TIF was cancelled upon default as per the developer's agreement.
    The city cancelled the TIF when the previous owner defaulted prior to another company taking over the business. Both members explained the legal opinion is not going to change from the letters they have received already. Mr. Moe insisted he get more time, asked for a tabled motion, and asked if the Council is aware of the impact The Chase has on the City of Walker and how much Council fully understands that and the Chase's TIF.
    Councilmembers who voted nay explained that they did so to allow Mr. Moe more time to work with his attorney on the matter.
    Roll call: Ayes: Wilkening, Senenfelder Nays: Hansen, Moore, Worth
    Motion failed (3-2)
11. **M/S Senenfelder/Hansen** to approve of hiring Brandon Goehring in the position of full-time Police Officer at a starting wage of $25.25 an hour.
    Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays:
    Motion passed (5-0)
    13. **M/S Worth/Hansen** to move the vote of the decertification of the Chase TIF District No. 2-15 to the second monthly Council meeting on September 21, 2023 at 5:00 p.m.
    Roll Call: Ayes: Moore, Hansen, Worth, Senenfelder Nays:
    Abstained: Wilkening
    Motion passed (4-0)

PLANNING AND ZONING, LIBRARY & LIQUOR STORE – Councilmember Hansen

1. **M/S Hansen/Moore** to approve of the recommendation of the Planning Commission/Board of Adjustments to approve of Resolution 41-2023, a Resolution Approving of Land Use Application 2023-14, an Interim Use Permit for the Renewal of a Vacation/Short-Term Rental, located at 601 Heartland Place South, Walker, Minnesota, with the Stated Findings of Fact and Conditions.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays:
   Motion passed (5-0)
2. **M/S Hansen/Moore** to approve of the recommendation of the Planning Commission/Board of Adjustments to approve of Resolution 42-2023, a Resolution Approving of Land Use Application 2023-15, an Interim Use Permit for the Renewal of a Vacation/Short-Term Rental, located at 607 2nd Street South, Walker, Minnesota with the Stated Findings of Fact and Conditions.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays:
   Motion passed (5-0)
3. Discussion on nuisance property located at 221 4th Street.

Discussion: The Council would like Jon Stewart, the building inspector, to thoroughly inspect the property to ensure it is habitable and no longer a nuisance.

4. **M/S Senenfelder/Moore** to approve bringing proposals received for rural residential and industrial-zoned City-owned lots located near the Industrial Park to the Budget & Finance/TIF Committee for a recommendation.
   Discussion: Councilmember Wilkening wanted to be sure purchasers of these lots understand that they will not be hooked up to municipal water and sewer as the system cannot handle the extension.
   Councilmember Senenfelder suggested that this matter is sent to the Budget & Finance/TIF Committee for recommendation.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
5. Review and discuss memorandum from Ehlers regarding library financing options.
   Discussion: Kieth Dahl spoke about two different options the city has for leveraging to get the remaining funds to construct the library. There is a capital improvement plan bond or a tax abatement bond. The capital improvement plan bond requires a public hearing, drafted and approved capital improvement plan and is subject to a thirty-day reverse referendum, meaning if clerk receives a petition from 5 percent of voters it would have to go to referendum for approval. Tax abatement does not require a public hearing and the time frame is shorter. He explained there are pros and cons to both.
   Councilmembers stated that they would like to go over this information more in depth and that it should be handled by the Budget & Finance/TIF Committee.
6. **M/S Hansen/Moore** to approve of the Walker Public Library Agreement for Naming Rights in the amount of $10,000.00 to be paid over one year for the Harold and Linda Sherbrooke Classics Collection.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)

PARKS, CEMETERY & AIRPORT – Councilmember Moore

1. **M/S Senenfelder/Wilkening** to approve of Walker Pickleball Club's request to resurface two tennis courts into one tennis court and four additional pickleball courts, and creating a pickleball resurfacing fund for donations.
   Discussion: Councilmember Senenfelder's concern was that we do not have a budget for this project right now. Citizen with pickle ball club stated that they would raise all the funds, and just need the city to create the account and hold the money. To begin, they need formal approval from the city. Councilmember Wilkening would like an accurate tally of funds collected and from whom in order to return if need be later. Citizen explained there is a DNR grant that may allow the city to also include the bathrooms in the project and it is eligible for up to 50% matching funds. The city would have to cover the engineering costs, which Councilmember Wilkening stated we would want engineer's plans anyway. Councilmember Senenfelder added that there was talk about this starting this fall. He prefers that no work begins until the funds are raised. The citizen agreed.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)

PUBLIC WORKS – Councilmember Wilkening

1. **M/S Wilkening/Moore** to approve of the estimate dated August 11, 2023 from Shingobee Township for gravel application on the City's portion of Hillsdale Loop Road.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
2. **M/S Wilkening/Moore** to approve of paying invoice no. ARIV1017030 in the amount of $70,501.97 to Ulteig Engineers, Inc. for Northwest Area Project professional services through August 26, 2023.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
3. **M/S Wilkening/Senenfelder** to approve of paying Application for Payment Number 1 in the amount of $217,248.38 to RL Larson Excavating, Inc. for supplies and work completed on the Northwest Area Project through August 31, 2023.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
4. **M/S Wilkening/Moore** to approve of the Event/Street Closure Permit Application from WHA School for Homecoming Parade on September 23rd, 2023 on Tower Avenue, 4th Street S., and 2nd Street S.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
5. **M/S Wilkening/Hansen** to approve of the street dedication request from 3 Blue LLC of Boulder Ridge Street.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
6. **M/S Wilkening/Senenfelder** to approve of Resolution 46-2023, a Resolution Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a $193,981 General Obligation Improvement Note of 2023B, Providing for its Issuance and Authorizing Execution of a Bond Purchase and Project Loan Agreement with Water Infrastructure Funding Grant.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)
7. **M/S Wilkening/Senenfelder** to approve of Resolution 47-2023, a Resolution Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a $795,955 General Obligation Improvement Note of 2023A, Providing for its Issuance and Authorizing Execution of a Bond Purchase and Project Loan Agreement with Water Infrastructure Funding Grant.
   Roll call: Ayes: Hansen, Wilkening, Senenfelder, Moore, Worth Nays: Motion passed (5-0)

ANNOUNCEMENTS – Mayor Worth

- The Evergreen Cemetery will be conducting clean-up of the Cemetery grounds after September 17, 2023. Cemetery personnel will be removing items from graves, including

fresh and artificial flowers. Please remove any items you wish to save prior to September 17, 2023.

- Upcoming meeting dates:
  - NW Area Project reoccurring weekly meeting: 9/12/2023 at 10 a.m.
  - Public Works Committee meeting: 9/19/2023 at 7 a.m.
  - Library Advisory Board meeting: 9/19/2023 at 5 p.m.
  - Planning Commission/Board of Adjustments meeting: 9/25/2023 at 6 p.m.
  - Park Advisory Board meeting: 9/26/2023 at 5 p.m.
  - City Council meeting: 10/02/2023 at 6 p.m.

ADJOURNMENT – Mayor Worth
Mayor Worth adjourned the meeting at 7:29 p.m.

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Jerecho Worth, Mayor Hope Fairchild, City Administrator/Clerk-Trs.