

MINUTES OF THE CONTINUED HEARING AND  
REGULAR MEETING OF THE ADRIAN CITY  
COUNCIL HELD IN THE COUNCIL CHAMBERS OF  
CITY HALL MONDAY, JANUARY 22, 2018

**CALL TO ORDER:** The Regular Meeting was called to order by Mayor Faber at 7:00 P.M.

**ROLL CALL:** Roll call indicated the following present:

Councilmember's: John W. Faber, Ron Lonneman, Joe Hornstein, and Tracy Kunkel

Absent: Dean Von Holtum

Dept. Heads: Administrator/Clerk-Treasurer Bruce A. Heitkamp, Public Works Superintendent Adam Henning, and Police Chief Shawn Langseth

Guests: Andrew Fodness, Kathy & Doug Berning, and David Reese

**CONTINUED PUBLIC HEARING; Variance Request at 117 Oklahoma Avenue:**

**Call to Order:** Mayor Faber called the continued public hearing to order at 7:00 PM

**Hearing Purpose:** This hearing continuance from November 29, 2017 is required as Andrew & Laura Fodness are sharing their intent to construct a garage extension at their 117 Oklahoma Avenue home in Adrian. The garage addition is proposed to be built sixteen (16') feet from the Second Avenue E. Right of Way. The construction does not meet the thirty (30') foot street setback requirement; as per City Code

**Public Input:** Fodness shared his amended plan to construct a one-stall garage addition to the south side of his existing garage at 117 Oklahoma Avenue. Heitkamp reviewed the plan with one of the adjacent neighbors. That neighbor offered their support of the variance plan. The other adjacent neighbor was sent a notification of the continued hearing and has not offered input. After reviewing all of the input, motion by Hornstein, second by Lonneman, motion carried to close the public-input portion of the meeting. RCV 4-yes, 0-no

**City Council Decision:** After discussion, motion by Hornstein, second by Lonneman, motion carried to approve the variance; as currently presented. RCV 4-yes, 0-no

**Adjournment:** Motion by Hornstein, second by Lonneman, motion carried to adjourn the public hearing at 7:05 PM. RCV 4-yes, 0-no

**NUISANCE ISSUES; Louisiana Avenue:** Adjacent property owners stated that nuisance issues on a Louisiana Avenue property were still a problem. The first City Council visit regarding this nuisance property was during the October 27, 2014 regular Meeting. It was acknowledged that Chief Langseth made efforts over the January 20, 2018 weekend to get the Louisiana Ave property cleaned up. However, it was noted that a construction project on the south side of the home wasn't finished yet. This construction started over two years ago. It was stated that any new nuisance issue arising at the Louisiana Avenue residence will be turned in as a complaint. If there isn't a solution found through the City, they'll seek the public's assistance by publicizing it in a local newspaper. Faber offered the Council's direct attention to this matter. If there are future issues, Heitkamp was directed to place it on the following Council agenda for the Council's review.

**Other Area Nuisance Issues along the 100 & 200 Blocks of Kentucky & Louisiana Avenues:** An adjacent property owner on Second Street West stated that current nuisance issues surround their home too. They also wanted the Council's assistance with cleaning up these properties. Examples of debris being stored on these properties in plain sight from their front and back yard were stated.

**HRA Intervention:** Faber explained the Adrian Housing & Redevelopment Authority's new role; in which they'll be assisting Langseth in identifying Adrian's nuisance issues. The HRA will be reviewing nuisance properties on a quarterly basis in an effort to acknowledge progress. This HRA effort is new and will begin in 2018. The adjoining property owners were pleased to hear about the HRA's involvement to clean up Adrian.

**CONSENT AGENDA:** Motion by Lonneman, second by Kunkel, motion carried to approve the following consent agenda items. RCV 4-yes, 0-no

**FINANCES; Accounts Payable/Pledge Securities:** The above motion carried to approve any transfers as noted on the Monthly Financial Report along with claims paid; check #19358-#19432 and the ACH payables as listed on the City Council Accounts Payable Listing: Total Expenditures: \$193,908.08

**Fire Relief Assn Investments:** Wells Fargo 12/31/17 Year End

**MINUTES:** The motion, above, carried to approve/acknowledge receipt of the following minutes/reports:

Approved:

Council	12/18/17
Park	1/9/18
Ambulance	1/8/18
Fire	1/3/18
Police	12/17
PUC	12/19/17, 1/16/18
HRA	12/20/17, 1/17/18
Community Development	1/18

**PERMITS/LICENSES:** The previous motion, which carried to approve finances and minutes, also approves the permit/licenses, as submitted, contingent upon the Utilities Superintendent, Police Chief, and ADA Inspector Boltjes' approval, as necessary, and submission of all pertinent information and documents, as required: Zoning

**2018 VOLUNTEER BOARD TERMS:** By consensus, the Council approved the following volunteer's terms on the following City Boards: RCV 4-yes, 0-no

- Kate McCann, Housing & Redevelopment Authority (1<sup>st</sup> 5-year term)
- Laura Ramerth, Park Board (1<sup>st</sup> 3-year term)

The Councilmembers acknowledged one opening on the following Board:

- Adrian Park Board; 1 opening (3-year term)

**SUEDKAMP ADDITION; Pending Sale of Lots 10, 12, 14, & 16:** Heitkamp explained the following purchase proposals from three (3) separate parties:

**Party #1** – proposes to purchase all of lot #10 and the north 52' of lot #12 (1/2 of the lot). This party proposes to pay the 10% down payment and to close as soon as sale documents are ready.

**Party #2** – proposes to purchase the south 52' of lot #12 (1/2 of the lot) and the north 85' of lot #14. This party proposes to pay the 10% down payment and to close when his existing home sells.

**Party #3** – proposes to purchase the south 15' of lot #14 and all of lot #16. This party proposes to pay the 10% down payment and to close as soon as sale documents are ready.

**Council Direction Regarding Sales:** The party identities aren't public information yet. By consensus, the Councilmembers acknowledged that sales should proceed with parties #1 and #3 immediately and without additional terms. A sale can proceed with Party #2 if that party agrees to close within 180 days (July 23, 2018). The Council will stay apprised of the closing efforts of Party #2 in an effort to see this sale take place.

**LICENSE & PERMIT FEES; Resolution #544-2018:** Motion by Lonneman, second by Kunkel, motion carried to adopt Resolution #544-2018, entitled "A Resolution Establishing and Revising License and Permit Fees Not Specifically Set by City Code". The City's various license and permit fees were reviewed during the December 22, 2017 Council Meeting. The resolution included a \$50.00 snow-removal fee to the existing license and permit fee list. RCV 4-yes, 0-no

**ANNEXATION UPDATE; Order Approving the Annexation of Five (5) former Olney Township parcels into Adrian's Corporate City Limits:** The Councilmembers reviewed an Office of Administrative Hearing's order approving the annexation of the following parcels:

- Parcel 14-0114-500; 25518 State Hwy 91 (Voss)
- Parcel 14-0114-250; 826 Maine Avenue (Getzel aka Eidhammer)
- Parcel 14-0115-000; 820 S. Maine Avenue (Gengler)
- Parcel 14-0110-500; 500 Eighth Street East (Jeffers)
- Parcel 14-0107-000 (split); 16520 250<sup>th</sup> Street (Konz)

The order was signed by Administrative Law Judge Tammy L. Pust. The City is directed to pay Olney Township a lump sum per year; starting the first year in which revenue is collected by the City.

**Nobles Home Initiative (NHI); 2017 Refund Amount:** By consensus the Councilmembers acknowledged a NHI reimbursement to Nobles County for the one participating homeowner.

**SIDEWALK-CLEARING CONCERNS:** Hornstein stated that he was alerted to a problem with sidewalks not being cleared on Fifth Street West between the Adrian Elementary School and the Adrian High School.

**NEXT REGULAR COUNCIL MEETING; Monday, February 26, 2018:** The Councilmembers acknowledged Monday, February 26, 2018 at 7:00 P.M. as the next Regular Council Meeting date and time.

**ADJOURNMENT:** With no further business appearing, motion by Lonneman, second by Hornstein, motion carried to adjourn the Regular Meeting at 8:17 P.M. RCV 4-yes, 0-no

/s/ Administrator/Clerk-Treasurer Bruce A. Heitkamp

/s/ Mayor John W. Faber