

MINUTES OF THE PUBLIC HEARING  
AND THE REGULAR MEETING OF THE  
ADRIAN CITY COUNCIL HELD IN  
THE COUNCIL CHAMBERS OF CITY  
HALL MONDAY, NOVEMBER 24, 2014

**CALL TO ORDER:** The Public Hearing was called to order by Mayor Wiese at 7:00 P.M.

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

Councilmember's: Robert Wiese, Ron Lonneman, Dennis W. Kruger, Don Shorter, and Dean Von Holtum  
Dept. Heads: Administrator/Clerk-Treasurer Bruce A. Heitkamp, Utilities Superintendent Terry Miller, and  
Police Chief Shawn Langseth

City Staff: Deputy Clerk-Treasurer Rita Boltjes

Guests: City Attorney Brian Daiker, Nobles County Commissioner Gene Metz, Alan & Cindy Cox, Sarah &  
Kacey Lenz, and Merlyn Inglett

**NOBLES HOME INITIATIVE; REQUESTS FOR TAX ABATEMENT:** Wiese directed Heitkamp to provide a brief summary of the Nobles Home Initiative requests. Heitkamp explained that Nobles County and the Worthington Regional Economic Development Corporation created the Nobles Home Initiative. The City of Worthington performed a formal marketing study that derived a need for housing in Worthington and other Nobles County communities. The City of Adrian and the Adrian School District supported Nobles County's effort to provide a five-year tax abatement through the Nobles Home Initiative. Tonight, Adrian will be acting upon the first and second request of the Nobles Home Initiative. After the explanation of the Initiative, the Council discussed the requests and Adrian's need for additional housing.

**Public Input:** After the Council's discussion, Wiese requested public comments regarding the requests. None of the guests offered input. Heitkamp stated that no written correspondence was received in regards to the requests. Wiese then closed the public input portion of the hearing.

**Resolution #491-2014; Nobles Home Initiative Tax Abatement Request:** Motion by Kruger, second by Lonneman, motion carried to adopt Resolution #491-2014, which abates the first five years of City of Adrian taxes on the new home-construction at 209 W. Eighth Street, Adrian, MN 56110 (Country Club First Addition, Parcel #21-0362-200); in accordance with MN Statute 469.1813. RCV 5-yes, 0-no

**Resolution #492-2014; Nobles Home Initiative Tax Abatement Request:** Motion by Kruger, second by Lonneman, motion carried to adopt Resolution #492-2014, which abates City of Adrian taxes on the new home construction at 821 Maine Avenue, Adrian, MN 56110 (Country Club First Addition, Parcel #21-0362-565); in accordance with MN Statute 469.1813. RCV 5-yes, 0-no

**Adjourn:** Motion by Shorter, second by Von Holtum, motion carried to adjourn the public hearing at 7:09 PM.

**CALL TO ORDER:** The Regular Meeting was called to order by Mayor Wiese at 7:10 P.M.

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

Councilmember's: Robert Wiese, Ron Lonneman, Dennis W. Kruger, Don Shorter, and Dean Von Holtum  
Dept. Heads: Administrator/Clerk-Treasurer Bruce A. Heitkamp, Utilities Superintendent Terry Miller, and  
Police Chief Shawn Langseth

City Staff: Deputy Clerk-Treasurer Rita Boltjes

Guests: City Attorney Brian Daiker, Nobles County Commissioner Gene Metz, Alan & Cindy Cox, Sarah &  
Kacey Lenz, and Merlyn Inglett

**RESIDENTIAL HOME DEVELOPMENT; Campbell's East Side Addition:** Heitkamp was contacted by an anonymous party in regards to developing a home on Block 7 of the Campbell's East Side Addition. The anonymous party requested City Council input regarding street access to the platted parcel of land. Heitkamp offered assessment history and a plat map in connection with the land. Heitkamp then requested that Daiker review the plat and the legal history of the Tennessee Avenue development. After discussion, motion by Kruger, second by Shorter, motion carried to offer support toward further home development on in Campbell's East Side Addition and to direct Heitkamp to seek a legal opinion regarding the City easements on Campbell's East Side Addition. RCV 5-yes, 0-no

**TAX FORFEITED AND NUISANCE PROPERTY; Nobles County Commission Efforts:** Metz offered an update regarding the tax-forfeited properties in Adrian. There are four (4) tax-forfeited properties. The Nobles County Commissioners are holding work sessions to expedite County action regarding these properties. Metz will offer information as it becomes available.

**Blandin Broadband Community:** Nobles County has been declared a broadband-adopted county by the Blandin Foundation. Blandin will review internet capabilities throughout Nobles County to ascertain what broadband services are needed. Grants and other forms of financial assistance may be offered after the assessment.

**CITY NUISANCE PROPERTIES; City Attorney Brian Daiker:** Daiker introduced himself to the Councilmember's. Daiker will assist Langseth and Heitkamp to remedy Adrian's dilapidated property issues. Daiker recommended taking action against several owners in Adrian. The Council and Daiker discussed possible solutions to the problems. After discussion, Lonneman moved, Von Holtum second, motion carried directing Daiker to act on the City of Adrian's behalf to file lawsuits against the owners of Adrian's dilapidated properties. RCV 5-yes, 0-no

**CONSENT AGENDA:** Motion by Kruger, second by Lonneman, motion carried to approve the following consent agenda items. RCV 5-yes, 0-no

**FINANCES; Accounts Payable/Pledge Securities:** The above motion carried to approve all the financial data provided. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADRIAN THAT THE FOLLOWING BILLS ARE DUE AND PAYABLE AND THAT THE MAYOR AND ADMINISTRATOR/CLERK-TREAS. ARE HEREBY AUTHORIZED TO MAKE PAYMENT FOR SAME AND BE IT FURTHER RESOLVED THAT THE FUNDS ARE SUFFICIENTLY PROTECTED BY FDIC AND PLEDGE SECURITIES: Total Expenditures: \$128,715.57 (Res #834, AP Bk 7)

**Fire Relief Assn Investments:** Wells Fargo 10/31/14

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

Approved:

Council	10/27/14 (Reg), 11/6/14 (Sp)
Park	11/10/14
Ambulance	11/3/14
Fire Relief	11/5/14
Fire	11/5/14
Police	10/14
PUC	11/18/14
HRA	11/12/14
Community Development	11/14

**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 and Request for Use of City Street/Property

**Street Department; Snow Removal at the High School:** Heitkamp stated the school shared concerns with stacking Indiana Avenue and Third Street W. snow on the High School's north lot. The Council discussed snow-removal procedures at the High School. After discussion, the Council directed staff to continue the current snow-removal procedures. The procedures used on other Adrian blocks would require the school's personnel to remove this same snow from their sidewalks. The current snow-removal procedure is cost-effective for all of the parties involved.

**2015 LICENSES AND PERMITS; Annual:** Motion by Lonneman, second by Shorter, motion carried to approve the various annual: liquor, 3.2 beer, pool table, and dance permits. All of the licenses and permits are approved pending the receipt of the required documentation. RCV 5-yes, 0-no

**2015 BOARD TERMS:** The Councilmembers reviewed the 2015 board openings that preside under the City Council. A discussion ensued regarding the lack of term limits on the Public Utilities Commission. After sharing opinions regarding the benefits of term limits versus continuity, Kruger moved, second by Lonneman, motion carried directing Daiker to review the ability to establish term limits on the Public Utilities Commission RCV 4-yes, 1-no. The fore-mentioned motion directed staff to place an ad in the Nobles County Review that shared the 2015 board openings.

**2015 ASSESSMENT ROLL; 2008 Street Assessments and Resolution #493-2014:** Kruger moved, second by Von Holtum, motion carried to certify the assessment roll to the Nobles County Auditor for collection in 2015 (2008 Street Improvement Project). As a part of the assessment roll motion, Resolution #493-2014 was also adopted which explains the process placing liens against the properties of unpaid utility accounts and then assesses those liens as additional 2015 assessments for the noted parcels RCV 5-yes, 0-no

**MISSOURI RIVER ENERGY SERVICES (MRES); Support Letter Regarding the Environmental Protection Agency:** The Public Utilities Commission requested City Council action and that Mayor Wiese sign a letter to legislative leaders expressing concerns over proposed standards imposed against coal-burning electric plants. After discussion regarding adverse electric-rate outcomes, motion by Kruger, second by Shorter, motion carried to support MRES' initiative to offer support of the coal-burning electric plants and the protection from increases in Adrian's electric rates. RCV 5-yes, 0-no

**WORKER'S COMPENSATION INSURANCE; 2015 Renewal:** Shorter moved, second by Kruger, motion carried to approve the 2015 renewal of the City/PUC worker's compensation insurance coverage at the \$2,500.00 deductible option. The City and PUC will experience a 5.8% increase and will pay an additional \$1,523.00 premium with this deductible option. RCV 5-yes, 0-no

**Commercial Business Interest in Adrian:** Heitkamp explained that a representative from Brimark Development visited City Hall earlier in November to inquire about placing a commercial business in Adrian. The representative shared a similar endeavor that is currently taking place in Sibley, IA. If a marketing study illustrated positive information, a business could offer the following benefits to Adrian: a new service in Adrian, a new tax payer, a new PUC customer, up to \$3.5 million in additional tax base, and possibly up to \$40,000.00 in additional City revenue through the establishment of a local tax. The City Council discussed the possibility of such an endeavor in Adrian. The Council weighed the fore-mentioned benefits versus the cost of the marketing study. After discussion, Kruger moved, second by Lonneman, motion carried to hire HMI Incorporated to perform a study to ascertain the feasibility of such a business in Adrian. RCV 5-yes, 0-no

**FEMA; Fire Assistance Grant Application and Equipment Funding Commitment:** Motion by Lonneman, second by Shorter, motion carried directing Heitkamp to apply for FEMA's Fire Assistance Grant. The fore-mentioned motion also committed City of Adrian funds to match any FEMA grant proceeds for the purchase of a tanker. The Equipment Revolving-Fire Equipment Account would be utilized toward the purchase of a tanker truck if the grant is obtained. RCV 5-yes, 0-no

**KANARANZI-LITTLE ROCK WATERSHED DISTRICT (KLR); Use of the Adrian Government Center's Council Chambers for Meetings:** Heitkamp explained that KLR's Managers requested the use of the Council Chambers for their meetings. The Councilmember's discussed KLR and the positive presence that KLR would maintain in Adrian by holding their meetings in the Council Chambers. By consensus, the Councilmember's granted KLR permission to utilize the Council Chambers at no cost. KLR's use of the Council Chambers will be scheduled as to not interfere with the Chambers' other scheduled events.

**SNOW REMOVAL; Logistical Lessons:** The Councilmember's discussed the use of Ordinance #78; which was approved during the October 27, 2014 Regular City Council Meeting. A discussion commenced regarding the ordinance and its use during a recent snowfall event. Heitkamp explained the logistical issues in the first snowfall event. As a result, staff sent a direct mailer out to all residents after the snow event to further educate and market the new requirements of Ordinance #78. Heitkamp believed staff are better-prepared for the next snow-emergency event.

**ADJOURNMENT:** With no further business appearing, motion by Shorter, second by Kruger, motion carried to adjourn the Regular Meeting at 8:46 P.M. RCV 5-yes, 0-no

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

/s/ Mayor Robert A. Wiese