

MINUTES OF THE REGULAR MEETING  
OF THE ADRIAN CITY COUNCIL HELD  
IN THE COUNCIL CHAMBERS OF THE  
ADRIAN GOVERNMENT CENTER ON  
MONDAY, APRIL 22, 2019



**Regular City Council Meeting**  
**Monday, April 22, 2019 at 7:00 pm**  
**Adrian Government Center's Council Chambers, 209 Maine Avenue, Adrian, MN 56110**

1. **CALL TO ORDER:** Mayor Faber called the Public Hearings and Regular Meeting to order at 7:00 PM.
2. **ROLL CALL:** Roll Call indicated the following present for the Public Hearings and Regular Meeting: Council Members: John Faber, Ron Lonneman, Joe Hornstein, Dean Von Holtum, and Tracy Kunkel Department Heads: Administrator/Clerk-Treasurer Bruce A. Heitkamp, Police Chief Shawn Langseth, and Public Works Superintendent Adam Henning Staff: Deputy Clerk-Treasurer Rita Boltjes Guests: Nobles County Review's Deb Kroon, Tim Honermann, Jerry Lonneman, Stan Wieneke, Larry & Sharon K. Balster, and Meredith Vaselaar
3. **7:00 - SIDEWALK REMOVAL REQUESTS:** Mayor Faber introduced that several residents requested to remove sidewalks on their properties in Adrian. Those residents were: Stan Wieneke (410 Pennsylvania Avenue), Sy Lonneman & Son's-Jerry & Connie Lonneman (416 Oklahoma Avenue), and Doug Hermeling (512 Pennsylvania Avenue). Discussion commenced regarding the removal, and non-replacement, of Adrian's sidewalks. R. Lonneman requested Heitkamp's input regarding the circumstances and outcomes of recent sidewalk-replacement requests. Heitkamp indicated that several parties introduced a variety of reasons to take out their sidewalks without replacing them. All were granted permission to not replace their sidewalks. Discussion commenced regarding the 416 Oklahoma Avenue sidewalks and the property's proximity to the Adrian Elementary School. A resident email was also read to illustrate general concerns of sidewalk removal; and specifically the removal of the 416 Oklahoma Avenue sidewalks because of the sidewalk's proximity to the Elementary School. Hornstein expressed his concerns for child safety if the sidewalks weren't replaced. Discussion then commenced regarding marking the streets, and posting signs, near the 416 Oklahoma property to indicating a street-walking area, near the boulevards, for children who will walk to school. After discussion, motion by Von Holtum, second by Kunkel, motion carried to allow these residents to remove their sidewalks without replacing the sidewalks. RCV 3-yes, 1 no (Hornstein) with Lonneman abstaining due to his relationship with one party who was requesting to remove sidewalks.
4. **PUBLIC HEARING – Zoning Variance Hearings:**

**Call to Order:** Mayor Faber called the Public Hearing to order at 7:17 PM.

**Hearing Purpose; Jason & Amber Like's Garage at 220 Indiana Avenue:** The Like's are requesting to construct a garage that would reside seventeen (17') feet from the Third Street West right of way. Henning stated that he did not have any concerns with the Like's construction plans.

**Hearing Purpose; Sy Lonneman & Son's-Jerry & Connie Lonneman Home at 416 Oklahoma Avenue (310 Fifth Street East):** The Lonneman's are requesting to construct a home with attached garage that would reside twenty (20') feet from the Fifth Street East right of way and twenty (20') feet from the Oklahoma Avenue right of way, respectively. Henning stated that he did not have any concerns with the Lonneman's construction plans.

**Public Input:** After being asked, Mayor Faber acknowledged that no members of the public had input to share in regards to each request. No written correspondence was received in reference to this tax abatement request. Motion by Von Holtum, second by Kunkel, motion carried to close the public input portion of the hearing. RCV 4-yes, 0-no (Lonneman abstained due to a family member making this request)

**Zoning Variance Request; Jason & Amber Like at 220 Indiana Avenue:** Motion by Von Holtum, second by Kunkel, motion carried to approve the zoning variance request for Jason & Amber Like's garage construction. RCV 5-yes, 0-no

**Zoning Variance Request; Sy Lonneman & Son's-Jerry & Connie Lonneman at 416 Oklahoma Avenue (to be 310 Fifth Street East after dwelling construction):** Motion by Von Holtum, second by Kunkel, motion carried to approve the zoning variance request for Sy Lonneman & Son's home construction; in which Jerry & Connie Lonneman will reside. RCV 4-yes, 0-no (Lonneman abstained from voting)

**Adjourn:** After all public hearing items were addressed, motion by Kunkel, second by Von Holtum, motion carried to adjourn the public hearing at 7:19 PM. RCV 5-yes, 0-no

**5. PUBLIC HEARING – Nobles Home Initiative Request**

**Call to Order:** Mayor Faber called the Public Hearing to order at 7:15 PM.

**Hearing Purpose; Sy Lonneman & Son's Nobles Home Initiative Request:** The public hearing is required as Jerry & Connie Lonneman of Sy Lonneman & Son's is requesting the Nobles Home Initiative tax abatement be applied to a dwelling that will be built in 2019 within the lot that is currently addressed 416 Oklahoma Avenue (likely to be addressed 310 Fifth Avenue East after construction). The Nobles County Parcel identifying number is: 21-0184-000. The same tax abatement request is being offered to Independent School District #511 and the Nobles County Commissioners.

**Public Input:** After being asked, Mayor Faber acknowledged that no members of the public had input to share in regards to this tax abatement request. No written correspondence was received in reference to this tax abatement request. Motion by Kunkel, second by Hornstein, motion carried to close the public input portion of the hearing. RCV 4-yes, 0-no (Lonneman abstained due to a family member making this request)

**Nobles Home Initiative; Sy Lonneman & Son's-Jerry & Connie Lonneman at 416 Oklahoma Avenue (to be 310 Fifth Street East after dwelling construction):** Motion by Kunkel, second by Hornstein, motion carried to approve the Nobles Home Initiative tax abatement request for Sy Lonneman & Son's; in which Jerry & Connie Lonneman will reside. RCV 4-yes, 0-no (Lonneman continued to abstain)

**Adjourn:** After all public hearing items were addressed, motion by Kunkel, second by Von Holtum, motion carried to adjourn the public hearing at 7:17 PM. RCV 5-yes, 0-no

**6. SUEDKAMP ADDITION; Lot Valuations and Purchase Proposal:** The Council reviewed a Suedkamp Addition lot map that included lot valuations. After review, parcel 21--628-025 was deemed to be overvalued by the Council. The property owner requested assistance regarding this valuation and the resulting 2019 taxes. After discussion, motion by Kunkel, second by Von Holtum, motion carried to proclaim a corrected valuation be placed upon the afore-mentioned parcel.

**Suedkamp Addition; Lot Valuation and Purchase Proposal:** As a part of the motion, Heitkamp was directed to request the 2019 tax amount from the Nobles County Assessor's Office; using a set assessed value. As a part of the motion, the Council will consider a City-portion rebate after the parcel owner of 21-628-025 pay their 2019 real estate taxes. The Council will also forward their concern for their 2019 assessment for taxes payable 2020 at the May 2, 2019 Board of Review Meeting; as the property owners believe that assessment is too high as well. Heitkamp was directed to investigate the process to rebate real estate taxes to take place at a later Regular Meeting.

**Lot Purchase Proposal; A Portion of Lot #11 (parcel 21-0628-020):** The Balster's requested to purchase the north half of Lot #11 as their house won't fit appropriately on his currently-owned lot (Lot #9). Balster stated that water issues will arise if he places his proposed house on the lot in the way he wants. Lot #11's extra space would offer his proposed home the additional space so water flows as it should. Without the additional space, he is worried about complaints regarding the water that will drain on the north side of his property. The Council discussed his proposal to purchase half of Lot #11 and then all of Lot #11 at a reduced price. After discussion, motion by Lonneman, second by Hornstein, motion carried to only sell the entirety of Lot #11 at the original asking price. RCV 4-yes, 1-no (Kunkel)

**7. LIBRARY OPEN HOUSE; Head Librarian Meet & Greet:** Adrian Branch Librarian Meredith Vasselaar invited the Council Members and meeting attendees to a Wednesday, May 1, 2019 Open House to introduce new Library Director Marjorie Ferguson. The Open House will be in the Adrian Branch Library from 2:00-5:00 PM.

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

**FINANCES; Accounts Payable /Pledge Securities:** The Consent Agenda vote includes the City finances in reference to any transfers as noted on the Monthly Financial Report along with claims paid; check #20312-#20371 and the ACH payables as listed on the City Council Accounts Payable Listing: Total Expenditures: \$104,030.52

Fire Relief Association Investments: Parr McKnight Monthly Report 3/31/19

**MINUTES:** The Consent Agenda vote also acted upon the various monthly minutes and reports:

Approved:

Council	3/25/19
Park	4/16/19
Ambulance	4/1/19
Fire Department	4/3/19
Consent Agenda, Minutes; Continued:	
Police Report	3/19
Public Utilities Commission	4/16/19
Housing & Redevelopment Authority	4/16/19
Community Development	4/19

**Police Report; Staffing:** Langseth stated that a part-time Patrol Officer resigned within the past month. A new part-time Patrol Officer was recently hired and will begin duties soon.

**Adrian Housing & Redevelopment Authority (HRA); Nuisance Properties:** Discussion commenced regarding nuisance issues in Adrian and ongoing efforts to remedy them. Langseth offered an update of several properties. Langseth, Heitkamp, and the HRA will continue to review the nuisance issues until properties are brought up to City Code standards.

**PERMITS & LICENSES:** The Consent Agenda vote also acted upon the permits & licenses, as submitted, contingent upon the Public Works Superintendent, Police Chief, and possible ADA approval, as necessary, and with submission of all pertinent information and documents, as required: Zoning, Golf Cart, and Request for Use-City Property.

**One Year Limit on Approved Zoning Projects:** The Council discussed timelines for completing projects in Adrian. Currently, permit holders have six (6) months to complete their projects. The winter months can delay projects due to inclement weather. After discussion, and as part of the Consent Agenda action, staff are directed to offer permit holders twelve (12) months to complete their projects.

- 9. RESOLUTION #565-2019; Specified Donation - Toni Bullerman:** Motion by Von Holtum, second by Kunkel, motion carried to approve Resolution #566-2019 which designate funds donated by Toni Bullerman, as specified, for the purchase of a thermal camera for the Adrian Fire Department and a hand-held radio for the Adrian Ambulance Service. RCV 5-yes, 0-no
- 10. CITY ASSESSING; Total County Assessing and the City Assessor's Termination Notice:** Discussion regarding City assessing was introduced during a property owner's request for assessing assistance. Additional discussion and any pending action is tabled until Total County Assessing information is gathered during the May 2, 2019 Board of Review Meeting; held with the Nobles County Assessor's Office personnel. If Total County Assessing is ordered by Nobles County, a notice not renewing City Assessor Gary Spaeth must be offered prior to June 1, 2019.
- 11. LANDSCAPING EFFORTS; South Municipal Sign and the Community Billboard:** Motion by Hornstein, second by Lonneman, motion carried to approve landscaping projects for the south municipal sign near 812 Maine Avenue S. and for the Adrian Community Billboard near the Power Plant. As a part of the motion, landscaping quotes were received from Hendel Landscaping & Seeding for the south municipal sign and for the Adrian Municipal Billboard. RCV 5-yes, 0-no
- 12. EXCESS PROPERTY; 1990 Dodge Pickup:** Motion by Hornstein, second by Kunkel, motion carried to proclaim a 1990 Dodge pickup as excess property. The pickup was recently used by the Park Department. A golf cart will be purchased to replace the pickup. RCV 5-yes, 0-no
- 13. PAST/OTHER BUSINESSES:** The Council was briefly updated about these ongoing topics;
- EMS Building Construction: The flooring is all in. Tim Honermann is now installing cabinets and preparing for the meeting room's final details. Hopefully the meeting room will be ready for use by mid-May.
  - Morgenthaler Land-City Land Purchase: A per acre price was accepted by Christine Morgenthaler for approximately 32 acres of land next to the Adrian well field. Heitkamp is now discussing the purchase with water agencies who may be able to assist in the land purchase. A purchase agreement will be prepared for Morgenthaler's review. Further details will be shared as they are known and as the land purchase progresses.
  - Trunk Highway 91 Fee & Update: The City's portion of the Ninth Street E turn lane and south (east) Maine Avenue sidewalk installation will be higher than previously estimated. The sidewalk and curb/gutter replacement may begin during the summer of 2019. It is possible the mill and overlay of Trunk Highway 91 will also take place by the end of 2019.
- 14. UPCOMING COUNCIL MEETINGS:** The next Regular Council Meeting will take place on Monday, May 20, 2019 at 7:00 p.m. within the Adrian Government Center's Council Chambers. This meeting is a week earlier than other normal Regular Meetings due to Memorial Day (Federal holiday) taking place during the fourth Monday of May, 2019.
- Board of Review-Equalization; May 2, 2019 & 9:00 AM:** The Council Members were reminded of the Thursday, May 2, 2019 Board of Review-Equalization Meeting where Adrian residents can address concerns related to their property valuations.
- 15. ADJOURNMENT:** Motion by Kunkel, second by Von Holtum, motion carried to adjourn the Regular Meeting at 8:27 PM. RCV 5-yes, 0-no

**Signed:**

/s/ John W. Faber, Mayor

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