

MINUTES OF THE REGULAR MEETING
OF THE ADRIAN CITY COUNCIL HELD
IN THE COUNCIL CHAMBERS OF CITY
HALL MONDAY, APRIL 28, 2014

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

ROLL CALL: Roll call indicated the following present:

Mayor/Councilmember's: Robert Wiese, Don Shorter, Ron Lonneman, Dennis W. Kruger, and Dean Von Holtum (arrived at 7:45 P.M.)

Dept. Heads: Administrator/Clerk-Treasurer Bruce A. Heitkamp and Police Chief Shawn Langseth

Absent: Utilities Superintendent Terry Miller

City Staff: Deputy Clerk-Treasurer Rita Boltjes

Guests: Cox Realty and Land Service's Alan Cox, Bruce & Lori Stugelmeyer, P.U.C. President David Edwards, Carrie Domeyer and Kyle Strampe

ELECTRIC REVENUE BONDS, SERIES 2014A Bond Sale: Heitkamp presented the Council with sales results for the Electric Revenue Bonds. The sale was regarding the refinancing of the Power Plant's diesel generator. Ehler's & Associates and Boltjes arranged for the sale of the bonds. Heitkamp shared that United Banker's Bank, with the participation of the Adrian State Bank, offered the low bid for the bonds. Ehlers and Associates recommended the Council accept the United Bankers Bank bid and authorize Wiese and Heitkamp to sign the bond documents on the City's behalf. After discussion, Lonneman moved, second by Shorter, motion carried to pass Resolution #483-2014; which authorized the bond sale and acknowledged the 1.3975% bid that was offered by United Bankers Bank. The motion also authorized Wiese and Heitkamp to sign the bond documents on behalf of the City. RCV 4-yes, 0-no

NON-CONFORMING USE REQUEST; Bruce & Lori Stugelmeyer: The Stugelmeyer's shared their intent to purchase the former Lower Trailer Court; which is located at First Street West and Kentucky Avenue. The Stugelmeyer's plan is to construct commercial storage units at this location. A Non-Conforming Use Permit was requested to construct rental storage units. After discussion, Kruger moved, second by Lonneman, motion carried to approve the Stugelmeyer Non-Conforming Use Application pending the receipt of 75% of the required resident signatures who own property within 300' of the proposed site. The motion also included the City of Adrian as willing participant in that petition. RCV 4-yes, 0-no

CONSENT AGENDA: Motion by Kruger, second by Lonneman, 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 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: \$95,479.89 (Res #820, AP Bk 7)

Fire Relief Assn Investments: Wells Fargo 3/31/14 Monthly Report, 3/31/14 Quarterly Report

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

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, Demolition, Outdoor Dance, Request for Use of City Street/Property, and Temporary On-Sale Liquor License.

(Councilmember Von Holtum arrived at this portion of the meeting)

Land Acquisition Interests: Cox shared that he recently received interest for additional commercial properties in Adrian. However, there are no properties available that are over 75'x150' in size. Heitkamp stated the PUC was working with the Minnesota Rural Water Association (MRWA) to update the Wellhead Protection Plan. The MRWA Representative, Aaron Meyer, shared that Adrian's water quality would improve if the agricultural land surrounding Adrian's wells were used for a purpose other than agricultural. The Council discussed the two unrelated reasons to acquire land. After discussion, Shorter moved, second by Kruger, motion carried directing Heitkamp to author a letter to ascertain the land owner's interest in selling land to the City. RCV 5-yes, 0-no

HOUSING DEVELOPMENT AND NUISANCE PROPERTIES; Rebuild Adrian Program: Cox inquired about the use of the Rebuild Adrian Program. Heitkamp stated that nobody used the program to date. Heitkamp stated that City Attorney Brian Daiker shared that benefit levels could be raised. Heitkamp believed the Rebuild Adrian Program would be utilized with an increased incentive and the simultaneous use of the new Nobles Home Initiative. After discussion regarding the Rebuild Adrian Program, Kruger moved, second by Shorter, motion carried to increase the Rebuild Adrian Program incentives to \$5,000.00 for the purchase of property with the removal of a dilapidated structure. The incentive would increase to \$10,000.00 for the: purchase of dilapidated property, removal of dilapidated structures, and constructing another structure at that location which would increase the taxable value by 75%. RCV 5-yes, 0-no

PUBLIC EMPLOYMENT RETIREMENT ASSOCIATION'S (PERA) PHASED RETIREMENT OPTION (PRO): Heitkamp shared that an employee had signed his Phased Retirement Agreement. Using prior history as precedent, the next step would include a meeting with the employee to discuss the phased retirement, time allotments, and the upcoming work schedules. P.U.C. President David Edwards was already appointed to a PRO Committee. Heitkamp stated that two (2) Councilmember's should also be appointed to the PRO Committee. After discussion, Von Holtum moved, second by Lonneman, appointing Wiese and Kruger to the PRO Committee for a Tuesday, May 6, 2014 PRO Meeting. Heitkamp and Boltjes would also be present to offer information during the meeting. RCV 5-yes, 0-no

CITY TREE-BURNING DUMP LEASE; Dan Matthiesen: Motion by Lonneman, second by Shorter, motion carried to renew a City Tree-Burning Dump Lease with Dan Matthiesen. RCV 5-yes, 0-no

ADRIAN COMMUNITY BILLBOARD; City Investment: Motion by Lonneman, second by Von Holtum, motion carried to approve the City's ownership and investment in a Community Billboard. As a part of the motion, the City Council directed Heitkamp to: establish a fund for the Community Billboard, request the transfer/deposit of the other contributor's funds, and to pay Ace Signs of Sioux Falls, SD the 50% down payment prior to the Billboard's installation. RCV 5-yes, 0-no

BOARD OF REVIEW; Value Concerns: Heitkamp forwarded that several property owners expressed concerns with their values. Heitkamp forwarded the appeal process that is administered by Nobles County. Heitkamp also offered a synopsis of a letter that was authored by an Adrian resident.

ADJOURNMENT: With no further business appearing, motion by Shorter, second by Kruger, motion carried to adjourn the Regular Meeting at 8:16 P.M. RCV 5-yes, 0-no

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

/s/ Mayor Robert Wiese