

MINUTES OF THE REGULAR MEETING
OF THE ADRIAN CITY COUNCIL HELD IN
THE COUNCIL CHAMBERS OF CITY HALL
MONDAY, SEPTEMBER 28, 2015

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:

Councilmember's: Robert Wiese, Ron Lonneman, Don Shorter and Joe Hornstein

Absent: Dean Von Holtum

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

City Staff: Deputy Clerk-Treasurer Rita Boltjes

Guests: Municipal Advisor Todd Hagen, Ehlers & Associates

2008 STREET BONDS; Refinancing Pre-Sale Report: Hagen offered the Councilmembers a synopsis of the pre-sale report to refinance the 2008 Street Bonds. Hagen indicated that Council action was not required but he requested consensus on the preparation of an October 26, 2015 bond sale; to be approved during the Regular City Council Meeting. The sale of new bonds would possibly reduce the interest rate by up to 1.5%. This, along with utilization of cash in the bond account, would save the City money in the long term. After discussion, motion by Hornstein, second by Lonneman, motion carried adopting Resolution #506-2015, which providing City Council directives for the sale of 2015 Refunding G.O. Improvement Bonds. RCV 4-yes, 0-no

CONSENT AGENDA: Motion by Lonneman, second by Shorter, 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 #17,346-#17,434 and the ACH payables as listed on the City Council Accounts Payable Listing: Total Expenditures: \$88,757.76

Fire Relief Assn Investments: Wells Fargo 8/31/15

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

Approved:

Council 8/24/15 (Reg), 9/9/15 (PH), 9/9/15 (Sp)

Park 9/14/15

Ambulance 9/14/15

Fire 9/2/15

Police 8/15

PUC 9/15/15

HRA 9/1/15 (PH), 9/1/15 (Sp)

Community Development 9/15

Ambulance: The Councilmembers discussed wage rates for the Ambulance Department. An Ambulance Department member reached out to Heitkamp with concerns over the inability to staff weekends. Discussion ensued about support of the Ambulance Department but no Council action took place.

Police: Discussion commenced regarding nuisance complaints and trailer parking on streets. Langseth stated that fines have been issued for nuisance violations and the trailer-length ordinance was now enforceable.

Community Development; Subdivision Variance: The Councilmembers discussed the PUC's offer to finance the water and sanitary-sewer infrastructure within the proposed housing subdivision. Heitkamp requested input regarding a variance of City Code Section 12.04, Subdivision 4, which states that developers are required to finance their own developments. After discussion, motion by Lonneman which would forward support for a pending variance request for the Adrian Industrial Development Corporation. No second was offered for the motion.

PERMITS/LICENSES: The previous Consent Agenda 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, Moving, and Demolition.

COMPLETE STREET'S POLICY; Resolution #505-2015: Motion by Shorter, second by Lonneman, motion carried to adopt Resolution #505-2015; which establishes Adrian's Complete Street's Policy. RCV 4-yes, 0-no

REBUILD ADRIAN PROGRAM; Richard Bruns Request: Motion by Lonneman, second by Shorter, motion carried to approve Richard Brun's Rebuild Adrian Program Request, pending HRA approval, and under the following understanding: the funding for the demolition of the 22 Oklahoma Avenue house is approved and the additional funding for redevelopment is tabled due to a lack of an approved zoning permit. RCV 4-yes, 0-no

ASSESSMENT COLLECTIONS OF FORMER TAX-FORFEITED PROPERTIES: The Councilmembers discussed the recent sale of three tax-forfeited properties in Adrian. Two of those properties had unpaid outstanding assessments. The Councilmembers discussed the amount of time connected to collecting these assessments and the fact the owners knew of the assessments at the time the properties were purchased. After discussion, motion by Hornstein, second by Shorter, motion carried to reestablish payment schedules for the following parcels for five (5) years and at 6% interest: RCV 4-yes, 0-no

- Parcel #21-0415-000 Owner = Richard Bruns
- Parcel #21-0349-000 Owner = Janeen Heitkamp

COMMERCIAL PROPERTY; Declined City Offer to Purchase Land: Heitkamp explained the City of Adrian's offer to purchase land for commercial expansion in Adrian was declined by the property owner. The City Council directed Heitkamp to continue conversation with Dalmark Development regarding the potential development of commercial property in Adrian. Perhaps Dalmark Development could purchase the land directly from the property owner.

2016 CITY OF ADRIAN BUDGET; Health Insurance Package and Proposed Campground Red-Site Upgrade: Discussion commenced regarding the 2016 Budget and the need to accept Southwest/West Central Service Cooperatives' (via Heidebrink & Associates Insurance) Blue Cross/Blue Shield health insurance package for 2016. None of the Councilmembers illustrated concerns regarding the current health insurance package for employees, which is offered at a 2.5% premium discount for 2016. The discussion then revolved around the Park Board's request to upgrade (50-amp electric, sewer, and water) the 14 "Red" sites at the Adrian Campground. Hornstein believed the City Council should wait for additional budget information to be known prior to approving the campground upgrade. After discussion, motion by Shorter, second by Lonneman, motion carried to approve the 2016 health insurance package and to approve Red site improvement at the Adrian Campground. RCV 3-yes, 1-no

SOUTHEAST HOUSING SUBDIVISION; Acceptance of the Preliminary Plat: Motion by Lonneman, second by Hornstein, motion carried to approve the preliminary plat of the proposed housing subdivision. As directed, Heitkamp will request that Dewild, Grant & Reckert Engineers prepare the final plat for City Council approval. RCV 4-yes, 0-no

SMALL CITIES DEVELOPMENT PROGRAM (SCDP); Grant Application Commitment: Heitkamp stated that interest and surveys have been turned in but there was poor attendance during the September 23, 2015 SCDP Information Meetings. Discussion commenced regarding a real need to help people improve their homes and businesses in Adrian. The Councilmembers observed value in ordering the writing of the grant application. After discussion, motion by Shorter, second by Lonneman, motion carried directing the Southwest Minnesota Housing Partnership to investigate the Comprehensive SCDP Grant Application on behalf of the City of Adrian. RCV 4-yes, 0-no

THE DEN DISCOUNT LIQUOR; Curb & Gutter Replacement: Heitkamp forwarded a proposal from the owners of The Den Discount Liquor, Dan & Ben Nath (C&D Solutions). The Nath's are planning to install a new sidewalk on the south side of their new store at 123 Maine Avenue. However, the curb and gutter at the sidewalk's location is cracked and uneven; which would make the new sidewalk unstable during inclement weather conditions. Nath proposed the City replace the curb and gutter prior to the sidewalk being poured. The Councilmembers held a discussion regarding property-owner responsibilities and the City's responsibilities. Heitkamp was directed to derive a cost estimate and to investigate street-maintenance responsibilities. The City Council tabled any curb & gutter action until the next City Council meeting.

ADJOURNMENT: With no further business appearing, motion by Hornstein, second by Lonneman, motion carried to adjourn the Regular Meeting at 8:23 P.M. RCV 4-yes, 0-no

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

/s/ Mayor Robert Wiese