

MINUTES OF THE PUBLIC HEARING OF THE  
CITY COUNCIL OF THE CITY OF ADRIAN HELD  
IN THE COUNCIL CHAMBERS OF CITY HALL,  
WEDNESDAY, SEPTEMBER 9, 2015

**CALL TO ORDER:** Pursuant to due call, and notice thereof, the public hearing was called to order by Mayor Robert Wiese at 7:00 P.M.

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

Mayor/Councilmembers: Robert Wiese, Don Shorter, Dean Von Holtum, & Joe Homstein (arrived at 6:31 P.M.) Absent: Ron Lonneman

Dept. Head: Administrator/Clerk-Treas. Bruce A. Heitkamp and Public Works Supt. Adam Henning  
Staff: Deputy Clerk-Treas. Rita Boltjes

Township Representatives: Olney Township's Chair Lane Erlandson, Olney Township's Supervisor John Hokeness and Westside Township Chair Gene DeBeer

Members of the Public: Ann Lange, Attorney Reece Almond, Patty Reisdorfer, Christale Castenada, Larry & Lori Voss, Ryan & Sheena Eidhammer, Kevin Lonneman, & Tony Konz

**ANNEXATION BY ORDINANCE; Annexation of Two (2) Private & Petitioned Properties**

**(land) and Two (2) City of Adrian Properties (land):** Wiese explained the City of Adrian's intent to annex the following land into the corporate limits of the City of Adrian:

| <u>Owner</u>                                    | <u>Parcel</u> | <u>Township</u> |
|---|---------------|-----------------|
| • Adrian Industrial Development Corporation     | 14-0114-750   | Olney           |
| • Brian & Lyle Gengler                          | 14-0015-000   | Olney           |
| • City of Adrian (well field)                   | 14-0101-500   | Olney           |
| • City of Adrian (land west of the water tower) | 18-0075-500   | Westside        |

Wiese stated that a public hearing notice was published in the August 12, 2015 Nobles County Review. Certified mail notifications were also sent to the respective townships and the neighboring land owners. After questioned, Heitkamp stated the Gengler land was not included in the notifications. The Gengler's petition, illustrating intent to waive the option of a public comment period, was received after the notifications were sent out.

Ordinance #80, 2<sup>nd</sup> Series was made available for the public's review. The ordinance states:

- The afore-mentioned properties are not incorporated by another city
- The land, proposed to be annexed, is less than sixty (60) acres and is not currently served by public sewer facilities
- The City of Adrian considers the land suburban in nature as all of the properties about the City of Adrian's corporate city limits; some in multiple bordering-lot locations

**PUBLIC INPUT:** The following are a synopsis of remarks offered by members of the public during the public input portion of the meeting:

**Attorney Reece Almond:** Almond stated that he represents: Patty Reisdorfer, Larry & Lori Voss, Ryan & Sheena Eidhammer, and Anthony (Tony) & Nancy Konz. In these proceedings, he is also authorized to speak on behalf of Olney Township. Almond, on behalf of his clients, issued an objection to the annexation by ordinance to incorporate the afore-mentioned properties. The first objection relates to the lack of notification on the annexation of the Gengler property.

Almond outlined other objections in the form of a letter; which he summarized:

- The land to be annexed is not suburban in character
- The City has not investigated the environmental impacts of the Rock River Watershed
- The Adrian Industrial Development Corporation land (AIDC) sits well outside of the corporate city limits and curves around land that is not currently incorporated (owned by Almond's clients); which are proposed to be annexed in an orderly annexation process.
- Adrian's population is decreasing. It makes little sense to add more land for residential purposes
- The annexation of land is inconsistent with the present pattern of physical development and inconsistent with land use in that area
- No information has been provided regarding how the City Council will construct and develop roads providing ingress or egress to the private property land (AIDC's) or how the present transportation network may be impacted by the proposed annexation
- No information has been provided detailing how the City Council would expand governmental services to serve the annexed areas in a cost-effective and feasible manner
- No information has been provided regarding the fiscal impact the proposed annexation would have on Adrian, the proposed annexed areas, or the adjacent townships
- No information has been provided regarding the monetary value of the benefits that would be conferred upon the annexed areas and how that monetary value relates to the increased revenues for Adrian; via taxes

Public Input – Almond’s comments; Continued:

Due to the following reasons, Almond states the City Council’s proposal to annex the aforementioned properties, and future properties proposed to be annexed through an orderly annexation process (explained during the June 2, 2015 Public Hearing), are inappropriate actions taken by the City of Adrian.

Public Input – Adrian Residents and/or representatives

Resident 1; shared frustrations regarding the lack of communication throughout the annexation process. They requested information about tax increases.

Resident 2; Shared his frustration regarding the cost of placing a private sewer system in a rural property and how annexation could create further financial hardships for people who’d then have to pay for public sanitation connections and improvements. Tony and Nancy Konz are proposed to be annexed and they still won’t have access to a public sewer system.

Resident 3; Adrian is too small to consider annexation. Young people will want to move to locations like Sioux Falls; not Adrian.

Resident 4; Expressed concerns about dilapidated properties in Adrian. Perhaps those properties could be demolished to make room for new houses. Something needs to be done with the dilapidated houses in Adrian.

Resident 5; Requested input regarding the gravel road connected to Eighth Street East. Would that road become annexed into the City with this annexation process? Could the City do something to remedy the gravel that washes off of that road?

After all of the members of the public had an opportunity to respond, motion by Shorter, second by Von Holtum, motion carried to close the public input portion of the hearing. RCV 4-yes, 0-no

(Councilmember Hornstein arrived at 6:31 P.M. and during the public input portion of the hearing)

**CITY COUNCIL RESPONSES:** The Councilmembers offered comments regarding the questions and objections. Shorter and Wiese objected to statements that suggested Adrian, and specifically the AIDC land, was inappropriate for residential development. Nobles County is promoting residential development through the Nobles Home Initiative program. Several parties have expressed interest in constructing homes in this afore-mentioned, and proposed, new residential development, certain residents know this because they sell building supplies and lumber for new homes. Wiese stated that engineers have investigated the new development through surveys and plats; and those were available for viewing. Even Sioux Falls, SD recently experienced difficulties with infrastructure issues and flooding; therefore no one is immune to environmental concerns. Adrian has previously built a berm to avoid flood conditions in the Indiana Avenue location of town. The berm project provides evidence that other areas of Adrian have been engineered in a manner to care for residents and the environment. Numerous projects are ongoing around Adrian to rehabilitate or demolish dilapidated homes. And finally; the gravel road along Eighth Street East would have to be investigated. If annexed, the road would be contained within the corporate city limits.

**ORDINANCE #80, Second Series; An Ordinance Annexing Land Owned by the City of Adrian and Other Lands Petitioned by Their Owners:** After brief discussion, motion by Shorter, second by Von Holtum, motion carried to adopt Resolution #80, 2<sup>nd</sup> Series, which proposes annexation by ordinance the afore-mentioned portions of land into the corporate limits of the City of Adrian.

Heitkamp was directed to contact City Attorney Brian Daiker so Ordinance #80, 2<sup>nd</sup> Series and the supporting exhibits (maps) can be sent to the Minnesota Boundary Adjustment Unit for their approval. As stated in Ordinance #80, 2<sup>nd</sup> Series; signed copies of the Ordinance will also be sent to: the Nobles County Auditor-Treasurer’s Office, Olney Township, and Westside Township. RCV 4-yes, 0-no

**ADJOURNMENT:** With no further business appearing, motion by Shorter, second by Von Holtum, motion carried to adjourn the public hearing at 6:37 PM. RCV 4-yes, 0-no

/s/ Administrator/Clerk-Treas; Bruce A. Heitkamp      /s/ Mayor; Robert Wiese