

HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

Regular Board Meeting Minutes

October 14, 2019

CALL TO ORDER

President Johannsen called to order the regular meeting of the Hendrum EDA at 6:35 pm on October 14, 2019 in the board room of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

ROLL CALL

The following board members were present: Milton Alm, Michael Smart and Curt Johannsen.

CONSENT AGENDA

- a) September 16, 2019, EDA regular meeting minutes

MOTION: M. Smart moved; seconded by M. Alm to approve the listed consent agenda items.

ALM: aye; JEFFERY: absent; JOHANNSEN: aye; JOHNSON: absent; SMART: aye. MOTION PASSED.

APPROVAL OF AGENDA

MOTION: M. Alm moved; seconded by M. Smart to approve the agenda as presented.

ALM: aye; JEFFERY: absent; JOHANNSEN: aye; JOHNSON: absent; SMART: aye. MOTION PASSED.

REPORTS OF OFFICERS AND DEPARTMENT HEADS

- a) **PRESIDENT:** No update.
- b) **SECRETARY/TREASURER:** The September financial report and October claims list totaling \$108.50 was presented for approval.

MOTION: M. Smart moved; seconded by M. Alm to approve the financial report and payment of the following claims totaling \$108.50.

Heritage Publications	\$44.00
Julin Law Office	\$64.50

ALM: aye; JEFFERY: absent; JOHANNSEN: aye; JOHNSON: absent; SMART: aye. MOTION PASSED.

UNFINISHED BUSINESS

- A. **Dekko Foundation Grant:** No update.
- B. **304 Main Street East:** No update.
- C. **Community Club:** No update.
- D. **Redevelopment Proposals:** Kelly and Nicole Kjersten are interested in donating their property at 312 Main St E to the city for redevelopment purposes. The simplest way to start the process is to send a form letter to the Kjersten's to fill out and sign that indicate their desire to donate their property to the City of Hendrum. John and

Lorraine Jossund sent a letter to the city stating that they would be interested in selling their property at 314 Main St E to the city for redevelopment purposes as well. President Johannsen reached out to the Jossund's for more information regarding their asking price and other considerations. They will get back to President Johannsen with a proposal to present to the EDA at a later date.

NEW BUSINESS:

- A. **Tax-Forfeited Properties:** The City of Hendrum has been notified by Norman County that three properties located within the city have been forfeited to the State of Minnesota for nonpayment of property taxes. The County is requesting a decision by the City to choose to approve of the classification and sale of the parcels at public auction, request a conveyance to the city for public use, or request purchase prior to the public sale for blight removal. Two of the properties have blighted structures that could be removed to make the properties available for redevelopment. The Hendrum EDA reviewed the properties and recommends to the City Council that the EDA would like to purchase two properties for blight removal and would also recommend authorizing the third property to be sold at public auction.

MOTION: M. Alm moved; seconded by M. Smart to recommend to the City Council to purchase 335 Main St W and 363 Rice St S prior to the public sale for blight removal and to offer two hundred dollars (\$200.00) per property for a total of four hundred dollars (\$400.00) of which the Hendrum Economic Development Authority will pay for the purchase and title.

ALM: aye; JEFFERY: absent; JOHANNSEN: aye; JOHNSON: absent; SMART: aye. MOTION PASSED.

- B. **Christmas Light Contest:** The EDA board discussed having a Christmas Light Contest with prizes for First, Second, and Third Place. Board members M. Alm and C. Johannsen were appointed to the judging committee.

MOTION: M. Alm moved; seconded by M. Smart to appoint M. Alm and C. Johannsen to the holiday light judging committee; that the judging will take place after December 18th; that the Holiday Light Contest is publicized in the city's Holiday Newsletter; and that gift certificates in the following denominations are purchased from Nepstad Oil and Tank's Barley House: Two twenty dollar (\$20), two fifteen dollar (\$15), and two ten dollar (\$10.)

ALM: aye; JEFFERY: absent; JOHANNSEN: aye; JOHNSON: absent; SMART: aye. MOTION PASSED.

The meeting was recessed at 7:15 pm.

PUBLIC HEARING

A public hearing of the Hendrum Economic Development Authority was opened at 7:30 pm to hear public commentary concerning the application for a Conditional Use Permit filed by Robert Mitchell on behalf of Mitchell Farms, Inc., pursuant to Subd. 5 and 6, Ordinance No.

74: Planning & Zoning (Land Use) for the operation of a Grain Elevator and Feed and Seed Storage at 154 Highway 75 South. A Variance is also being sought from Subd. 12, Ordinance No. 74, to allow parking of more than three commercial vehicles without screening for vehicles related to the principle use of the property.

Public Commentary:

- 1. Dustin Anderson: My concern would be parking trucks on the east side of the road. Occasionally, it's difficult to get out of the driveway safely.** There is no parking of any kind allowed along the Highway 75 corridor through Hendrum between the hours of 10:00 pm and 6:00 am. The signs will be reinstalled before the completion of the Highway 75 Reconstruction Project.
- 2. Dustin Anderson: I don't have an issue with more than three vehicles as long as they are parked in an orderly manner on the property.**
- 3. Paul Baukol: I am concerned with how many vehicles will be allowed, whether or not the vehicles currently on the property are all licensed and operable, and about the number of vehicles that have not moved in over ten (10) years. These vehicles and other machinery appear to be on the property for storage purposes which is in violation of the city ordinances.**

Written Testimony:

- 1. Mike Halstad, Echo Halstad and Jeremy Bachmeier: We oppose a variance to more than 3 commercial vehicles without screening for the following reasons:**
 - a. Trucks and trailers that have been parked by the old railroad right of way have been parked up to or on the sidewalk for years and has caused mud and also snow problems in the winter.
 - b. It causes poor visibility at the intersection of Main and 75 to see cross traffic.
 - c. There are numerous implements and trailers that have not moved or have been in use for years and have become an eye sore.
 - d. Maintenance for weed control and mowing and pests are not regular.
 - e. It can be an unsafe area for children since nothing is fenced.
 - f. Most trailers and some trucks are not licensed and have not been for years.
 - g. Sidewalk is full of mud and gravel where trucks should not be parked and are parked too close to the sidewalk.

The public hearing concluded at 7:38 pm. The regular meeting of the Hendrum EDA reconvened at 7:38 pm to discuss their recommendation to the City Council regarding the Conditional Use Permit and Variance. The board recommended that due to factors involved in the pending

litigation that the EDA does not have a specific recommendation and that the City Council will need to discuss and make their decision using the available facts.

ADJOURNMENT

Having no further business, *M. Alm* moved; seconded by *M. Smart* to adjourn the meeting at 7:41 pm. The next regular board meeting will be at 6:00 pm on November 18, 2019, in the board room of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer