

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
REGULAR MEETING
THURSDAY, APRIL 10, 2025 – 6:00 A.M.**

A.I. #1 CALL TO ORDER/ROLL CALL

The Melrose Area Development Authority/Community Opportunities Committee (MADA/COC) met in a Regular Meeting on Thursday, April 10, 2025, at 6:00 a.m. at the Melrose City Center pursuant to due notice being given thereof. Present were MADA Members Bob Mayers, Jerome Duevel, Joe Woeste, Jose Morelos, Travis Frieler, Mayor Joe Finken, City Administrator Colleen Winter, and Community Development Director Sheila Hellermann. MADA Member Dave Rahn was absent. There are no active COC members. President Bob Mayers called the meeting to order.

A.I. #2 APPROVAL OF AGENDA

A motion was made by Mr. Frieler, seconded by Mr. Woeste and unanimously carried to approve the agenda as submitted.

A.I. #3 APPROVAL OF MINUTES

A motion was made by Mr. Finken, seconded by Mr. Frieler and unanimously carried to approve the minutes from the March 13, 2025, Regular Meeting.

A.I. #4 REPORTS

- a. Community Development Director Sheila Hellermann reported that over in Freeport, the residential development is now allowing townhomes. The former Melrose bakery will be open this summer and will be a Hispanic bakery. Currently they are doing major remodeling.

There was discussion at the March 20, 2025, city council meeting about nuisance violations. A meeting will be held earlier today with Chief Maus, Attorney Dymoke, City Administrator Winter, Mayor Finken, Community Development Director Hellermann and City Clerk Patti Haase about enforcement of the nuisance ordinances and zoning ordinances. Community Development Director Sheila Hellermann stated that letters will be sent to rental property owners requesting that they or the tenants maintain the property. At this point the city will not nuisance shingles or sidings and focus mainly on parking enforcement, and upkeep of the yards.

A formal offer has been made on Casey's North property. They are in negotiations.. construction is underway at the coffee shop that will be located in Riverside Flats

An update on the Wobegon Crossing apartments; 71 of the 73 units are rented..

- b. City Administrator Colleen Winter reported that for the first time in 3 years we will shortly be at full staff for all full-time and part-time positions. Here is the breakdown:

Justin Henrichs – Electric Supervisor, start date April 28, 2025

Matthew Host – Police Officer, start date in June upon successful completion of the background and POST test

Nathan Welle – Seasonal Streets/Parks Worker, start date June 2nd

Eli Klasen – Water/Wastewater Intern, start date June 2nd

Amy Austing – Assistant Ambulance Coordinator, start date May 19th

1,000 hr line apprentice – interviews will take place this week

The city will be publishing a newsletter twice a year a spring and fall edition.
The audit will begin the week of April 21, 2025.

State Legislature:

The Omnibus bill was introduced on April 4th and while there are several areas that the City /Utility is watching, on the utility side the two most concerning are:

Air Dispersion Modeling: HF 1208 and SF 2833 were heard in committees before the deadline. One section of the bill would allow the Minnesota Pollution Control Agency to require air dispersion modeling for all sources of generation. The Chamber of Commerce, MMUA, the Coalition of Greater Minnesota Cities, MRES, and other organizations all expressed their opposition to this provision, which would impose unrealistic requirements and compliance mechanisms for backup generation.

Data Center Generation: HF 28/SF 1393 would exempt backup generation for data centers from the certificate of need process, even if it exceeds the 50 MW threshold. While it is unlikely that the House would pass such language, MRES is monitoring to ensure that language is not added that would allow data centers to directly enter the market or otherwise act as a utility.

A.I. #5 ACTION ITEMS

None

A.I. #6 UNFINISHED BUSINESS

- a.. Nate Hiltner property owner of 406 Main Street E provided an overview of what his vision is for the property. His plan is to leave the second floor vacant at this time. Mr. Hiltner asked if MADA funding could be used towards the exterior modifications. MADA reaffirmed supporting the project with a deferred payment loan of \$75,000
- b. At the March 31, 2025 meeting, the Planning & Zoning Commission held at a public

hearing about a possible mural ordinance. Staff provided an update on the hearing and the recommendations which will be coming to the City Council on April 16, 2025.. The Planning & Zoning Commission decided to go further into regulations of the murals. The following is the proposed ordinance

716. Murals

.01 Interim Use Permit Required.

Murals may be allowed by Interim Use Permit only on property zoned C-1, subject to the following regulations:

- (1) Murals shall not:
 - (a) Imitate or appear to imitate official traffic signs;
 - (b) Obscure or conceal safety equipment, lock boxes, or building numbers;
 - (c) Incorporate advertising for businesses or products off the property on which the mural is located; *** Incorporate advertising for the property on which the mural is located
 - (d) Incite lawless actions;
 - (e) Convey threats of violence against any person or persons; or
 - (f) Predominantly appeal to prurient sexual interests
 - (g) Contain profanity or derogatory language.
- (2) Murals on buildings are limited to a maximum coverage of 100% of the building wall area on which it is affixed.
- (3) No more than one wall on any structure may be covered by a mural.
- (4) Murals may not be affixed to building walls facing Main Street.
- (5) No more than 30% of any mural project may contain words, letters, or numbers.
- (6) No portion of a mural may extend beyond the surface on which it is installed.

- (7) Electrical, mechanical, or structural components that produce motion, flashing, scrolling, sequential lighting, or any other effect of movement are not permitted as component or feature of a mural.
- (8) The design must be reflective of the community and its history, with a focused theme.
- (9) The Council, upon recommendation of the Commission, may establish such additional conditions as are appropriate and necessary to protect the public health, safety, and welfare. Such conditions may include a provision that the property owner certify on a periodic basis that the terms and conditions of the interim use permit have been met and that the mural has been maintained in a manner consistent with the maintenance plan.

.02 Maintenance.

- (1) All murals shall be properly maintained.
- (2) A mural is considered to be in a state of disrepair when not preserved in accordance with the maintenance plan.
- (3) Exposed mural surfaces shall be clean and painted if paint is required.
- (4) Defective parts shall be replaced.
- (5) Any mural or any structure to which a mural is affixed that may be, or that may hereafter become, rotted, unsafe or unsightly shall be repaired or removed by the owner or manager of the property upon which the mural stands, at their expense, upon written notice of the Zoning Officer.
- (6) The Zoning Officer or Building Official shall have the right to order the repair or removal of any mural which is defective, damaged, substantially deteriorated, or not preserved in accordance with the maintenance plan.
- (7) The owner of the property on which the mural is situated shall be responsible for ensuring that murals on the property are properly maintained.

.03. Administration.

- (1) Interim Use Permits. (a) No mural shall be erected, altered, reconstructed, or moved in the City without first securing an interim use permit

from the City, unless specifically waived within this Section or elsewhere in the Ordinance.

(b) Application for the interim use permit shall be in writing addressed to the issuing authority and shall contain the following information:

- (1) Names and addresses of the owners of the property on which the mural will be located;
- (2) The address of the property on which any murals are to be affixed;
- (3) The names and addresses of the persons affixing the murals;
- (4) The lot, block, and addition at which the murals are to be affixed;
- (5) A complete set of plans showing the necessary elevations, distances, size, content, and details to fully and clearly represent the construction and placement of the murals;
- (6) A maintenance plan for the murals based on the type and durability of the materials used to affix the mural;

(7) Approximate start and end dates for completion of the mural.

- c.. MADA continued discussion regarding electronic billboards. Per the request of the MADA at the last meeting, additional proposals were requested for the wellhead area. MADA reviewed the proposals. MADA asked that Rheume be contacted for a contract and additional information.
- d.. Staff have been working since 2023 on updating the comprehensive plan. We have had challenges regarding the delivery of the chapters by the consultant. We terminated the contract with the consultant. The plan going forward is to complete the chapters and revisions in-house after receipt of an electronic version of the plan which can be edited.
- e. Staff will provide updates on discussions about the city's possible acquisition and redevelopment of a site.

Purchase or sale of real or personal property Minn. Stat. § 13D.05, subd. 3 (c). A public body may close a meeting to determine the asking price for real or personal property to be sold by the public body. • Review confidential or protected nonpublic appraisal data. • Develop or consider offers or counteroffers for the purchase or sale of real or personal property. Before holding a closed meeting under this exception, the public body must identify on the record the particular real or personal property that is the subject of the closed session. The closed meeting must be recorded. The recording must be preserved for eight years and must be

made available to the public only after all real or personal property discussed at the meeting has been purchased or sold, or after the public body has abandoned the purchase or sale. The real or personal property that is being discussed must be identified on the recording. A list of members and all other persons present at the closed meeting must be made available to the public after the closed meeting. The actual purchase or sale of the real or personal property must be approved at an open meeting, and the purchase or sale price is public data.

A motion was made by Mr. Finken, seconded by Mr. Woeste and unanimously carried to close the meeting at 6:37 a.m.

In attendance were the following: Members Bob Mayers, Jerome Duevel, Joe Woeste, Jose Morelos, Travis Frieler, Mayor Joe Finken, City Administrator Colleen Winter, and Community Development Director Sheila Hellermann.

The following parcels will be discussed for the purpose of redevelopment
66.37010.0770 66.37177.0000, 66.37174.0000, 66.37210.0000, 66.37209.0000,
66.37208.0000, 66.37010.0769.

Community Development Director Sheila Hellermann provided an overview of the potential redevelopment of the property. MADA provided staff with next steps for redevelopment of the property.

A motion was made by Mr. Duevel, seconded by Mr. Morelos and unanimously carried to open the meeting at 6:51 a.m.

A.I. #7 NEW BUSINESS

- a. There have been questions by developers about a possible new housing development. Staff reviewed with the MADA members the pre-application questions. The developer is asking if the city would be willing to install the street as a city street rather than a private street. However if the street is installed as a city street it may limit the type of housing that could be constructed and while meeting the set-back requirements. Staff is working with the developers to provide the setback requirements, and specifics for the road standards and utilities.

A.I. #8 INFORMATIONAL ITEMS

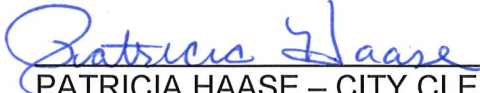
- a. MADA's next meeting is scheduled for Thursday, May 8, 2025, at 6:00 a.m.

A.I. #9 ISSUES of MADA/COC MEMBERS AND STAFF

None

A.I. #10 ADJOURNMENT

A motion was made by Mr. Frieler, seconded by Mr. Woeste and unanimously carried to adjourn the meeting at 7:06 a.m.


PATRICIA HAASE – CITY CLERK