Minutes of the Hills City Council
& Hills EDA meeting
July 14, 2026 at 6:00 PM

Mayor Jim Susie opened the meeting with the pledge of allegiance.

Council present: Jim Susie, Joe Streeter, Dusty Seachris, Vickie Busswitz and Dennis Boese.

Council absent: None.

Employee present: Connie Wiertzema, City Clerk-Treasurer; and Dustin Verhey, Public Works Supervisor.

Guests: Allen Saakyan; Mark Feldman; Emily Crabtree; Katie Aase; Todd Haak; Deon Carriere; Jesse & Karin Gaugler; and Keith Elbers.

Emily Crabtree, Executive Director, previously known as Luverne Area Community Foundation changed the name to Rock County Community Foundation. The program, grants and events will continue to help with community projects. The HBCS Community Club funding is with RCCF.

Katie Aase requested a building permit for a new home at 302 East Sixth Street. The contractor is Greg Arp Construction. Council approved of the building permit, pending a description of the steel roof be submitted and is in compliance with the City's ordinance.

Ron & Bev Schouwenburg @ 405 South Church Avenue, Parcel #15-0105-100 replace the existing patio with a new 14'x12' concrete patio, the same size and same location as the existing patio. Also, replace the bottom portion of the driveway with new 15'x24' cement – Council approved.

Ron & Jan Solberg's rental house located at 113 North Church Avenue, Parcel #15-0158-000 increase the height of the existing sidewalk from a handicap ramp near the front door of the home (east side) which then curves around along-side the home going west. This sidewalk will be approximately 40' long and 4" thick – Council approved.

Kim Jansma @ 312 South Main Avenue, Parcel #15-0127-000 replace deck with new green treated materials of the same size –Council approved.

Paul & Stephanie Page @ 208 South Josephine Avenue, Parcel #15-0191-000 move-in a steel sided 12'x20'x12' high storage shed, no foundation. Also, replace garage door on existing garage. Due to the size of the proposed storage building, and in order to be in compliance with the City's outbuilding ordinance Page's will need to attach their existing garage to their home.

Minutes of June 9th and 30th – Approved.

List of bills – Approved for payment.

Todd Haak, LDH Construction, requested a building permit to tear down and remove the existing garage, and replace it with a new garage for Kim Jansma at 312 South Main Avenue, Parcel #15-0127-000. A survey will be completed to confirm if the proposed plan meets the five foot setback, but because of the existing stamped concrete driveway they may need to request a variance, and set the garage in line with the neighbor to the north.
Council approved pending the survey information meets the five foot setback. If not, they need to return and request a variance.

MAINTENANCE REPORT:
-Verhey informed the Council that he will epoxy the park and baseball field restrooms.

-Presented quotes for the 60'x25' daycare ground work for poured-in underlayment $46,750; and artificial turf is $31,500. Council took no action at this time.

-Baseball restrooms – Verhey will build doors/stalls and pour a concrete curve to redirect the ground water from draining inside the restrooms.

-A new swing set was ordered for Jacobson Park with pull-tab funding from the Optimist Club, which were sold at Brody's Bar.

-Purchased three new park benches, built by Irene Hazelton.

-Pickleball court will be repainted and proposing plans for landscaping along the east side of the court.

Received quotes from PW Construction and Vanburg Constuction for the cement pad, open shelter and covered sandbox. Leave an eight foot clearance along the entrance into the gate for maintenance purposes. Council approved to hire Vanburg Construction/Stacen Burgers.

Deon Carriere, owner of Brody's requested permission to block-off a portion of Main Avenue for the purpose of Sidewalk Saturdays at Brody's which will include bands and food from 6:00 PM – 9:00 PM – Council approved.

Mark Feldman commented that the fireworks display was good. Also, informed the Council that there's a proposed offer for Sandbulte's to purchase property from their neighbor to the north. The Council informed Feldman that the City does not get involved in property line matters amongst residents.

Jesse & Karin Gaugler @ 128 South Main Avenue requested permission to move-in a garage onto their property in the SW corner of their property within the fence line, to be used as a garden shed. Verhey Construction will do the concrete work. When the existing fence was constructed the City granted a variance due to the alley is not straight. The garage will be painted to match the house. The structure to the edge of Second Street is approximately 14.5 feet. There are no other detached sheds/garages in the yard – Council approved.

Treasurer's report:
-Discuss CD renewals maturing on 8/6/26 and 8/13/26.
-Received fire training reimbursements from the State of MN.
-Received funds from pull-tabs at Brody's to be spent on new swings at Jacobson Park.
-Received the June County tax settlement and delinquent utilities.
-Transferred funds from the fire equipment savings account to pay for equipment purchased at Napa Auto Parts.

Council put a hold on CD renewals until the next meeting.
Council approved of the Treasurer's report.

Request the city attorney to prepare the documents to vacate the alley between Parker Schumacher & Ron/Jan Solberg at 124 & 120 South Water Avenue.

Regarding the Resolutions Concerning Detachment of Certain Land in regards to Walnut Grove, Ltd., Nicholas Sandager, and Lena J. Marbus Decedent Trust, the Hills City Council took action to oppose the petitions for detachment. The Motion was approved, none opposed, motion carried to oppose the petitions.

Council approved of the cable TV franchise renewal contract with Alliance Communications for an additional 15 years.

Due to Primary Elections on August 11th, the City Council approved to reschedule the City's regular August meeting to Tuesday, August 18th at 6:00 PM.

Discussed how to control vehicles speeding along East Fourth Street near the city park, consider speed bumps or a dip/swell in the street to slow vehicles down. No action was taken at this time.

Advertise future availability of daycare unit #2.

Proposed an idea to hire help on an as needed basis for the city office, similar to summer maintenance/seasonal help. No action was taken at this time.

Discussed whether to hire a structural engineering company to research the Legion building. No action was taken at this time.

No further business, motion to adjourn the regular meeting at 7:52 PM. – Approved.