

## REGULAR COUNCIL MEETING

A regular meeting of the LeRoy City Council was held Monday, February 1, 2016, at 6:30 PM at the LeRoy Community Center with the following members present: Acting Mayor Kathleen Gottschalk, Council Members Jan Whisler, Gene Miller, Ashley Huntley, Maintenance Supervisor John Jones, and City Clerk Patty White. Mayor Jennifer Gumbel was absent. Others attending included Ginger Holm, Dave Perkins, Cindy Vitse, Alice Kempe, Deputy T.J. Lynch, and Eileen Evans. Acting Mayor Gottschalk called the meeting to order at 6:30 PM.

After some discussion, a motion was made by Miller and seconded by Huntley to approve the consent agenda. Motion carried 4-0.

During Public Input time, Whisler handed out some information he has gathered on LeRoy Manor. Whisler reported he sits on the board for LeRoy Manor, and one of his questions was, "Who owns LeRoy Manor?" He noted that shares were sold sometime in the late 1960's to the early 1970's to raise funds for the construction of this apartment complex. These funds plus funding from USDA were used to construct this facility. The loan from USDA is a 50-year loan; there is 10 years left to pay on this loan. The LeRoy Manor Board meets only once per year. He reported Huntley had contacted him about a sanitary sewer service line backup a few weeks ago. The cost for repairs to the facility from this backup totaled approximately \$15,000. The line was cleaned out, but repairs to the line were not completed. Huntley noted the building was almost inhabitable until the repairs were completed. Miller suggested the board should convene another meeting to discuss this backup and to have a plan in place if this happens again. Jones noted he was not contacted when this backup occurred.

During Standing Committee Reports, Huntley presented the bill from LeRoy Area Ambulance Service for the 2016 apportionment for the City. The bill had increased by \$400. The City is charged \$2.50 per capita for the ambulance service and \$200 for a council member to sit on their board. The fee for the board seat increased to \$600. Council discussed this increase. Huntley reported the other entities with board members pay the \$600 per year; the City was charged the \$200 per year since the City maintains the area where the two ambulances sit and pay the utilities for the building. Motion by Miller, second by Whisler to deny this payment request until more information has been gathered for this increase. Motion carried 4-0. Huntley also reported she had attended the pool board meeting. The pool has received a grant and will be replacing some of the tile. She noted the council should be receiving year-end financials for the pool in the near future.

Gottschalk read the due call for the public hearing and opened the hearing at 7:03 PM. Cindy Vitse, Housing Coordinator for SEMCAC, updated council on the preliminary proposal that has been submitted for Small Cities Development Program grant. The preliminary proposal was approved, so a full application can now be submitted. The grant program will be for residential rehabilitation of owner-occupied housing and commercial rehabilitation. Motion by Miller to pass Resolution 2016-01, a resolution authorizing a small cities development program full application for the City of LeRoy. Second by Whisler. Motion carried 4-0. Motion by Miller to pass Resolution 2016-02, a slum and blight resolution regarding the determination of areas characterized as meeting "slum and blight" definition for the LeRoy 2016 SCDP grant application. Second by Huntley. Motion carried 4-0. Being no further business to come during the public hearing, the hearing was closed at 7:06 PM.

Deputy Lynch handed out the written police report and reviewed the report with council. Deputy Lynch noted that February 8, 2016, will be his last day as the City of LeRoy's assigned deputy. He reported he will still cover the LeRoy area when the new assigned deputy has a day off. Council thanked Deputy Lynch for the written report and for the time he has spent as LeRoy's assigned deputy.

Council discussed the direction to take following the 14 days that Jay Hardecopf has had to remove any personal property or fixtures from the house located at 314 East Main Street following the service of the Order and Judgment on January 14, 2016. Whisler commented he would like to see the house razed now. Miller felt a spring project would be easier to do instead of razing the house now in the heart of the winter season. No contractor has been contacted to find out what the costs of demolition would be. Miller felt contact should be made with Tim Koch of Koch, Inc. to see if he is interested in this

job. Asbestos will need to be addressed, too. White was directed to check with the city attorney to get direction for the proper procedure to follow to get the asbestos inspection completed and to raze house. Huntley expressed concern with the precedence this demolition could pose, if the townspeople will now expect the council to raze any other poorly looking houses here in town. Huntley also expressed concern with the appearance of the commercial property located at 304 East Main Street. Miller commented this would not set a precedent, but it does show the townspeople that the city can follow the proper channels to get a house razed if it is in poor repair or condition. Miller felt the city is in a position with this court case to have some leverage to force Mr. Hardecopf to clean up the commercial property in exchange for saving his house from demolition. An attorney would have to draft a proposal with steps that have to be followed through on, or the house would be demolished. Gottschalk expressed concern that if the council stops now on this project, what has the city gained. Miller noted the council has gone through this process and is in a better position today to get this cleaned up. White was directed to gather information on making an ordinance change requiring an insurance company to keep funds in escrow for the city in the case of a structure fire to make sure the property gets cleaned up. Council will further review all this information at their March council meeting.

There was nothing new to report on the water treatment facility, water tower, or backup well.

There has been no further contact with Josh Whalen on his request for zoning ordinance authorization for the gun-smithing business he wants to open in a residential district.

The 2016 Wage/Benefit Package was tabled until the March meeting; the personnel committee has not met yet to give a recommendation to the council.

The Small Cities Development Program Application was already addressed during the public hearing.

Dave Perkins, Alice Kempe, and Eileen Evans reviewed with council a summary of the LeRoy History Club and their pursuit for establishing a LeRoy History Museum. The group has toured some properties here in town; these properties will require quite a bit of work to make them useable for a museum. They do have the opportunity to get the Hambrecht Cabin as part of the museum. They would like to entertain the idea of acquiring some city property to move the Hambrecht Cabin on, so the group can show there is activity in getting a LeRoy History Museum started. This would also allow the group the ability to apply for grants. Kempe commented the committee is at a dilemma; do they acquire an old building and renovate it or construct a new building. Miller commented the city could allow the Hambrecht Cabin on the city property located next to the LeRoy Independent offices, but he felt it would be best to know where the museum will be located so the cabin only has to be moved once. Evans commented the committee is now thinking the better option would be to build new, but the Hambrecht Cabin would be the beginning of the museum. The group also expressed interest in the city-owned lots located across the street from Wildwood Grove and the EDA owned lots on East Atkins Street. White commented research on zoning would have to be done on the two residential parcels and what it take for the city to lease or sell land to the museum group. The lot by the Independent measures 75' x 100'. Miller would be in favor of making a motion to lease that lot to the museum group and allow the Hambrecht Cabin to be moved onto it. Jones commented about the cement slab that is located in South Park that could be utilized for the cabin. This pad is close to electrical power and restrooms. Motion by Miller to work out some type of lease agreement on the 75' x 100' lot next to the LeRoy Independent or the cement slab at South Park and allow the group to move the Hambrecht Cabin on it. Second by Huntley. Motion carried 4-0.

Jones reported the MN/IA Fire Association has agreed to pay their half for the additional training requested by the fire department officers. Council reviewed the budget to see where these additional funds for the city half of the training could come from. White suggested using part of the funds allocated for capital outlay and using these funds to cover the additional training costs. Motion by Miller, second by Huntley to approve the transfer of funds from Fire Department Capital Outlay of \$3000 to Other Pay for this additional training. Motion carried 4-0.

Council reviewed one land use permit:

1. 300' x 190' old RR RTWY adj to Lots 5-10, Block 25, Original Village-Remove three steel bins and construct one 66' diameter 215,000 bushel steel bin

Motion by Huntley, second by Miller to approve said permit. Motion carried 4-0.

The Communications File was reviewed. Items included an invitation to the 12<sup>th</sup> Annual Southeast Minnesota Toward Zero Deaths Workshop, the charitable gambling reports from the LeRoy Community Foundation, a letter from Tekstar Communications regarding the application of Tekstar Communications for an amended certificate of authority to provide facilities-based and resold local services regarding telephone services, the notice of the 2016 Mower County Republican Caucuses, and an information sheet from the Minnesota Department of Health pertaining to lead contamination in water in Minnesota.

Jones reported the front tires on the city tractor are almost worn down to nothing and in need of replacement. These tires have never been replaced; they are original from the time the tractor was purchased in 2005. The cost for two new tires, mounting, and balancing would cost approximately \$1400. Motion by Whisler, second by Miller to proceed with the tire purchase. Motion carried 4-0.

Council reviewed two options for renovating the walls in the Community Center. A quote for painting the paneling was for \$591.62 plus another \$500 to \$600 for labor or for installing sheetrock on top of the paneling and then painting the sheetrock for \$1469.20 plus another \$1500 for labor. White noted the electrical outlets would have to be extended if the sheetrock is installed. The cost to do that is not included in the quote. White also reported she has contacted Kurt Bill from Classic Carpets for flooring options. Those quotes have not been received yet. White was directed to get a quote on the cost to extend the electrical outlets. Council will further review this information at the March meeting.

There was nothing new to report on any of the ongoing items-zoning enforcement, the Minnesota Basic Code, or canoe access update.

Being no further business to come before the council, the meeting was adjourned on a motion by Miller, second by Whisler at 8:22 PM.

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Kathleen Gottschalk, Acting Mayor

Attest:

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Patty A. White, City Clerk-Treasurer