

REGULAR COUNCIL MEETING

A regular meeting of the LeRoy City Council was held Monday, March 2, 2015, at 6:30 PM at the LeRoy Community Center with the following members present: Mayor Jennifer Gumbel, Council Members Ashley Huntley, Kathleen Gottschalk, Gene Miller, and City Clerk Patty White. Council Member Justin Brandau and Maintenance Supervisor John Jones were absent. Others attending the meeting included Ginger Holm, Jan Whisler, Harold Shipman, Deputy T. J. Lynch, Jay Hardecopf and friend, Axel Gumbel, and Don Theobald. Mayor Gumbel called the meeting to order at 6:30 PM.

Motion by Miller, second by Gottschalk to approve the consent agenda. Motion carried 4-0.

No one in the audience had any information for Public Input time.

Council had nothing to add to the information already included in their packets for Standing Committee reports.

Deputy Lynch handed out the police report and reviewed the information. Council thanked Deputy Lynch for his time and written report.

Jay Hardecopf was present and informed council he has been on the road trucking and is heading out again; he doesn't expect to be back in the area until early April. Gumbel expressed concern about the tarp not covering much of the roof anymore. Mr. Hardecopf plans to complete the house renovations prior to the building/zoning permit expiration in August, 2015. Council discussed if the house was still repairable or if it should be labeled as a hazardous building. Gumbel suggested moving to a closed session of the council for attorney-client privilege at the end of this regular meeting to review additional information. Mr. Hardecopf stated that he would not be putting money into the house if it was not repairable.

White had included information in the council packets from Justin Blum, Minnesota Department of Health, about a possible location for a second well. The location being considered is located directly north across the alley from the present well house and primary well. This parcel has gone through foreclosure and is listed for sale through a real estate agent. Miller noted the mortgage company may be interested in making a contribution to the city if the city has a public use for this property. White was directed to contact the realtor to get the name of the mortgage company and make those contacts.

White updated council that the city contracts out the lawn mowing of both city parks and the city cemetery. The gentleman that has been doing the mowing since 2011 passed away last year; his wife has sold the equipment to another gentleman that is interested in these mowing jobs. Council can choose to have this new person do the mowing, or council can advertise for bids for the mowing. Jan Whisler, a member of the LeRoy Lutheran Cemetery board, commented that awarding the mowing bid to the cheapest bidder always isn't the best, that references should be checked to make sure there haven't been any issues with damage to cemetery monuments from mowers. Motion by Miller, second by Huntley to advertise for mowing bids for the two city parks and the city cemetery. Motion carried 4-0. The bids will be reviewed at the April council meeting.

Council reviewed the street funding resolution being proposed by LMC. White noted a city's population has to exceed 5,000 to be eligible for municipal state aid for streets. Motion by Miller, second by Gottschalk to pass Resolution 2015-03, a resolution supporting dedicated state funding for city streets. Motion carried 4-0.

Council discussed sponsoring a city-wide cleanup again. White had the full-page ad that was run in the LeRoy Independent last year. Council consensus to sponsor a city-wide cleanup this spring in early to mid-May.

There were no building/zoning permits for council review.

Council reviewed the Communications File. Items included the LeRoy Community Foundation charitable gambling reports, the minutes from the Prairie Visions meeting, and the minutes from the LeRoy Public Library board meeting. Council was reminded the open book meeting for Mower County is scheduled for Monday, April 13, 2015, at 9:00 AM at the Commissioners Room in the lower level of the Mower County Courthouse.

Don Theobald presented his bid for the replacement of the upper banquet room ceiling grid and tiles in the Community Center. He noted the present ceiling has insulation loose-laid on top of the ceiling tiles. He commented to be fair to both the city and himself, his bid only includes the replacement of the grid and ceiling tiles. The insulation and labor would be done as a time and material cost. He noted there are enough tiles in the lower banquet room that are in good shape that could be used to replace the stained tiles in the upper banquet room without replacing the entire grid system, tiles, and insulation. If council chooses to replace this ceiling, Mr. Theobald recommended using spray foam insulation in the upper banquet room ceiling for the best coverage of insulation and R value and then replacing the grid system and new tiles. Gumbel and Miller both thought this would be the best way to proceed. It was questioned if a bid should be gotten for the spray foam insulation. Council agreed with getting a bid. White questioned if the city can proceed with the new furnace, duct work, and ceiling in the lower banquet room and look at the ceiling in the upper banquet room as a separate project. Miller questioned if there were any grant funds available for this type of project. Gumbel noted there are not many grant funds available for municipal type projects since cities have taxing authority. White will check with Sherry Hines and CEDA for grant opportunities. Gumbel questioned how much the council should ask the LeRoy Community Foundation for funding from the Chesebrough funds. She noted the Foundation had not finalized an application form yet. Gumbel and Miller offered to make a presentation to the Foundation at their next meeting for the lower banquet room project. Motion by Miller to award the bid for the furnace and duct work to Adams Plumbing & Heating in the amount of \$11,371.46 and to Don Theobald for the ceiling in the amount of \$3,395.00. Second by Gottschalk. On a roll call of votes, all members voted aye. The motion carried 4-0.

In on-going items, Gumbel noted she will monitor properties for zoning enforcement in April to see who is not in compliance with the ordinance. She reminded council and those present that they can also submit letters of concern for properties appearing to not be in compliance with the ordinance. There was nothing new to report on the Basic Code of Ordinances. White reported that Tim Koch has gotten licensed as an asbestos contractor; the property at 102 East Main Street will be removed as soon as the weather permits.

Council moved to further discussion on the property located at 314 East Main Street. Council doesn't feel option #2 as offered by the city attorney is a viable option. Council directed Miller to contact CMS to see if they can provide an inspection of this property. White was directed to keep the city attorney apprised of the proceedings on this property.

Being no further business to come before the council, the meeting was adjourned on a motion by Gumbel, seconded by Huntley at 8:16 PM.

Jennifer Gumbel, Mayor

Attest:

Patty A. White, City Clerk-Treasurer