

REGULAR COUNCIL MEETING

A regular meeting of the LeRoy City Council was held Monday, March 7, 2016, at 6:30 PM at the LeRoy Community Center with the following members present: Mayor Jennifer Gumbel, Council Members Gene Miller, Ashley Huntley, Kathleen Gottschalk, Jan Whisler, Maintenance Supervisor John Jones, and City Clerk Patty White. Others in attendance included Camden Huntley, Ginger Holm, Dave Perkins, John Grass, Joe & Alice Kempe, Brian Bergan, Axel Gumbel, Deputy T.J. Lynch, and Deputy Aaron Kjome. Mayor Gumbel called the meeting to order at 6:30 PM.

Following a few questions about the bills, a motion was made by Huntley, seconded by Gottschalk to approve the consent agenda. Motion carried 5-0.

During Public Input Time, Ginger Holm questioned if the hole in the flooring at the back of the Bergan Property had been fixed. Brian Bergan was in attendance and noted that he had taken care of that. There was nothing more brought to the council during Public Input Time.

During Standing Committee Reports, Gottschalk reported on the Prairie Visions meeting. She noted Prairie Visions held their annual Pat on the Back dinner in November, a grant was received for the purchase for a sweeper for the trail, there will be two bike rides this year, and their next meeting will be March 28 in Rose Creek. Huntley reported on the year-end figures for the pool; Miller will insert these figures into a spreadsheet, and council will further review this information at their April meeting. Huntley had a new printed bill from the LeRoy Area Ambulance Service for the 2016 annual assessment. This bill shows an amount of \$600 for the board seat. White noted she had sent a letter to the Ambulance Service with a copy of the informational sheet the city received last year with the amount to budget for in 2016. That was \$2.50 per capita plus \$200 for a board member. The new bill has the \$2.50 per capita plus \$600 for a board member. Miller suggested paying the additional amount for the board seat but then charging the ambulance service back for a portion of the Emergency Services building utilities and upkeep in the amount of \$400. Council was in agreement that the city is paying more than their fair share when the space the ambulance has at the Emergency Services building plus the city paying for all the utilities and upkeep on the building. Council also noted that it would be much easier to deal with a change in billing amounts at budget time instead of after the budget is set for the year. Motion by Gumbel to make a counter-offer that the City of LeRoy pays the additional \$400 for the board seat but then charge the LeRoy Area Ambulance Service \$400 for utilities and upkeep of the Emergency Services building. Second by Whisler. Motion carried 5-0. Huntley will take this information back to the ambulance board and report back at the April meeting.

Deputy Lynch introduced Deputy Aaron Kjome as the City of LeRoy new assigned deputy. Deputy Kjome was the former chief of police for the City of Brownsdale. Council welcomed Deputy Kjome to the City.

Gumbel opened a bid from Koch, Inc. for demolition of the house located at 314 East Main Street. The bid was for \$23,700; this bid includes taking down the house, dispose of the asbestos, remove concrete, fill in the basement, top off with black dirt and seed it down. Miller wondered aloud how serious Mr. Hardecopf would be in keeping the house and using this as leverage to get the commercial property cleaned up. The demolition costs and legal fees associated with this cleanup can be assessed to this property for collection through the property taxes. Concern was expressed that Mower County could end up with this property through tax forfeiture. Deputy Kjome noted that police protection during demolition will come as a civil standby at no cost to the city. Motion by Miller, second by Gumbel to accept the bid from Koch, Inc. and proceed with the demolition and removal of the house located at 314 East Main Street. Motion carried 5-0.

Gumbel noted the Personnel Committee has met and discussed the 2016 Wage & Benefit Package for city employees. Due to having to address a personnel issue, this item will be moved to the end of the agenda to allow the council to move to a closed session to discuss the personnel issue.

Dave Perkins, on behalf of the History Museum Committee, shared aerial photos of the city lot next to the LeRoy Independent and of the Bergan Property with the Hambrecht Cabin overlaid on them and the location of a proposed museum building on the city lot. The group has done research on building

costs; a 40' x 60' building would cost approximately \$63,000; materials and labor would cost approximately \$16,000 for renovation of the Bergan Building. This amount does not include the purchase price for the property, anything for cleanup costs for the end building at the Bergan property or for interior cleanup. The group noted that it is not feasible to use the cement slab in the South Park for a temporary location for the Hambrecht Cabin. The committee noted they see a benefit with both locations. The question arose as to what the city can offer either financially or in some other way to get the museum jump started. Gumbel noted research would have to be done to see what can be done legally if the city were to either sell or lease the lot next to the LeRoy Independent building or if the city were to purchase the Bergan Property and lease it back to the Museum. Council was in agreement they like the Bergan Property location better. The group asked council to look into the feasibility of funding, leasing, etc. It was noted the brick front on the far west end of the Bergan Property could be salvaged and build a new building behind it, thus keeping the ambiance of the old front. Council felt there could be a great deal of potential with the Bergan Property. John Grass questioned if Chesebrough Funds could be used for renovation of the building. Council was reminded the Museum Group is a 501(c)3 organization and could file their own application with the LeRoy Community Foundation. Possible asbestos in the Bergan Property was also discussed. Council felt this inspection cost should be shouldered by either the seller or the Museum Group. The Group noted they would like to get the Hambrecht Cabin moved into town by summertime to help garner more interest in a museum. Gumbel felt the most likely fit for the city would have the city as the landlord; the museum committee would be creating the museum in that facility and operating it. Gumbel also noted the most likely revenue source would be the LeRoy Community Foundation and the Chesebrough Funds. Perkins noted there are other grant programs for possible funding. Gottschalk expressed concern that there are too many unknowns at this time for the council to get a clear-cut picture. This also leaves the museum committee at an unknown, too. Miller felt the asbestos inspection is the biggest issue at this time. He felt that Bergan could possibly split the cost for the asbestos assessment with the museum committee or shoulder the cost himself because he will need to know this to sell this property. Miller reminded council of the motion made at the February meeting that the council would work out some type of lease agreement for the group to move the Hambrecht Cabin on some city property.

White reported she had been contacted by Brady O'Connor, the gentleman that mowed both city parks and the city cemetery last year. Mr. O'Connor would be interested in doing the mowing for the 2016 mowing season and had submitted a bid for this mowing. Council consensus to advertise for mowing bids. This will be further reviewed at the April council meeting.

White reported the Small Cities Development Program application has been filed. The pre-application fee was \$500; this fee was paid by the EDA. There is now a \$500 bill for the final application. The EDA had questioned if the city would pay this bill, since the program is a benefit to the city, too. Funds would come from the unallocated expense account. Motion by Miller to pay the \$500 bill. Second by Gumbel. Motion carried 5-0.

Council reviewed the resolution of support for the Rochester International Airport be included in the bonding bill for replacing the U.S. Customs facility. Motion by Miller, second by Gottschalk to pass Resolution 2016-03, a resolution in support of the 2016 Rochester Regional Airport Bonding Bill. Motion carried 5-0.

There were no land use permits for council review.

The communications file was reviewed. Items included two thank you cards, the charitable gambling reports from the LeRoy Community Foundation, and a letter from HomeServe. Council also discussed letters received from the Mower County Commissioners pertaining to implementing a true county assessing system. White had talked to Commissioner Polly Glynn about this; she noted the City of LeRoy should not see any difference since the county assessor's office does the assessing for the City.

White reported she had talked to Commissioner Polly Glynn about Mower County 56. This is the street that goes north from Bauer Built. This street is in the city limits, but it is a county street. Commissioner Glynn and County Engineer Mike Hanson have discussed making improvements to this

street and then turning the street over to the City. White noted this is in the very early discussion phase. White will keep council informed of future developments.

White reported Wheeler Electric quoted \$30 per outlet to extend the outlets in the Community Center if sheetrock is installed on the walls. Council discussed their options of painting the paneling or installing sheetrock over the paneling in the upper banquet room. Council considered painting one of the paneled walls in the upper banquet room to see how the painted paneling would look. White reminded council that if sheetrock is installed over the paneling, a chair rail of some type should be installed to protect the walls. Council also reviewed bids from Classic Carpets & Interiors for flooring options. Options included VCT for both the upper banquet room and lower banquet room for a total of \$11,157.06; Granicrete for the upper banquet room for a cost of \$13,111.75 and Granicrete for the lower banquet room for a cost of \$9,360.35; carpet tile for the lower banquet room for a cost of \$5,562.63; or carpet for the lower banquet room for a cost of \$4,812.33. All the options included tearing out and disposing of the old floor coverings. More discussion followed. Motion by Miller to install sheetrock over the paneling in the upper banquet room, have Granicrete installed in the upper banquet room, have carpet tiles installed in the lower banquet room, and make a request to the LeRoy Community Foundation Chesebrough Fund for funding for this project. Second by Gottschalk. Motion carried 5-0.

The council moved to closed session at 8:35 PM to discuss personnel issues. The council moved to open session at 8:53 PM. Gumbel reported that in the closed session a motion was made and seconded that employee Mark Heimer would not be eligible for a 3% pay increase at this time.

Council further discussed the proposed 3% pay increases for the rest of the city employees. Gumbel noted the personnel committee recommended the pay increases. Motion by Miller, second by Gumbel to grant a 3% pay increase retroactive to January 1, 2016, to the rest of the city employees. Motion carried 5-0.

Being no further business to come before the council, the meeting was adjourned on a motion by Huntley, second by Whisler at 8:58 PM.

Jennifer Gumbel, Mayor

Attest:

Patty A. White, City Clerk-Treasurer