

REGULAR COUNCIL MEETING

A regular meeting of the LeRoy City Council was held Monday, April 6, 2015, at 6:30 PM at the LeRoy Community Center with the following members present: Mayor Jennifer Gumbel, Council Members Kathleen Gottschalk, Gene Miller, Ashley Huntley, Maintenance Supervisor John Jones, and City Clerk Patty White. Council Member Justin Brandau was absent. Others in attendance included Clyde & Merry Olson, Dan Lowe, Harold & Joann Shipman, Dave Perkins, Jan & Shirley Whisler, Brian Thiel, Ginger Holm, Deputy T. J. Lynch, Roger & Pauline Fister, and Axel Gumbel. 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.

During Public Input Time, (1) School Board Member Dan Lowe, acting as an informal ambassador of the L-O School, noted the school is considering installing an LED sign in front of the school. He noted this would be a community sign, not just a sign announcing school activities. The school board is not looking for any funding from the city, but they would gladly accept any funds the city might want to donate. Gumbel noted the city budget is already set for 2015; she recommended approaching the LeRoy Community Foundation for funding for this sign. Council thanked Mr. Lowe for attending the meeting and presenting this information to them. (2) Brian Thiel, on behalf of Prairie Visions, reported that Prairie Visions is going to focus more on the original intent of this joint powers group which is community cooperation, economic development, and tourism throughout the Prairie Visions towns of Adams, LeRoy, Rose Creek, and Taopi. He noted the Shooting Star Trail should be completed to Austin yet this year. Mr. Thiel also encouraged more council involvement and representation at the Prairie Visions meetings. (3) Gumbel noted the city clerk's office has received complaints about dogs not being restrained to their owner's property, not being cleaned up after, and for barking. Gumbel reminded those present about city ordinance pertaining to animals; she also reminded citizens to call law enforcement if they see dogs running at large.

Council members had nothing else to add to Standing Committee Reports.

Deputy Lynch handed out the written police report. He reviewed the report with council and answered any questions. Council thanked Deputy Lynch for his time.

Miller reported he has talked to Construction Management Services about doing an outside inspection of the property located at 314 East Main Street; this inspection could be done without going onto the property. Council consensus to get this inspection done for the house at 314 East Main Street and forward the results to the city attorney.

Miller reported the Harry VanTries property is now listed with Fuhrman Real Estate; the asking price for the property has been lowered to \$9900. Council discussed if they could request the donation of the property to the city or if an offer should be made. With the proximity of this property to the present well house, it would make an excellent location for a second city well. White noted the city could consider drilling a second well in the city land located just across the alley from the Emergency Services Building. Council will further discuss this when they go to closed session at the conclusion of this regular council meeting.

White reported the initial estimate of the demolition of the buildings at 102 East Main Street is \$50,000. Gumbel noted the council does have an offer for the remaining property; council will further discuss this when they go to closed session at the conclusion of this regular council meeting. Clyde Olson did note that his offer is still valid as it is written with no changes following the demolition of the buildings.

Council reviewed two bids received for mowing the two city parks and city cemetery. Bid #1 from Brady O'Connor was for \$330 per time for the cemetery, \$80 per time for the North Park, and \$55 per time for the South Park. Also included with Mr. O'Connor's bid was a listing of his equipment and certificate of insurance. Bid #2 from Aces Outdoor Services was for \$550 per time for the cemetery, \$75 per time for the North Park, and \$75 per time for the South Park. Also included with Aces Outdoor Services bid was a listing of his equipment. Council further discussed these bids. Motion by Huntley,

second by Miller to accept the bid from Brady O'Connor for mowing the city cemetery and two city parks for the 2015 mowing season. Motion carried 4-0.

White reported the date has been set for the city-wide cleanup. Saturday, April 25 will serve as the clean-up day. It will be held in the parking area just north of the Emergency Services Building.

White had included information for council on the ordinance the City of Austin had recently passed regulating e-cigarettes. Gumbel would like to further investigate this; council will review this at their May council meeting.

White updated those present of the layout of the LeRoy Cemetery and the understanding that the furthest west section of the cemetery was to have only flat monuments placed. This was put in place prior to the cemetery being transferred to the city. Council reviewed a map of this area. White noted that the flat monuments require more work than upright monuments with grass removal and keeping the monuments level with the ground. White also noted that there is no mention of this stipulation in Ordinance 1991-09, LeRoy Cemetery Rules and Regulations. Council discussed the pros and cons of making a change to allow upright monuments in the rows beyond W-1 and W-2. Motion by Miller, second by Huntley to allow upright monuments in Rows W-3, W-4, W-5, and W-6 and to contact present plot owners in Rows W-1 and W-2 that have not installed a monument yet to offer them the option of switching their plot with one in Rows W-3, W-4, W-5, or W-6 if they would like the option of installing an upright monument. This offer would be good for 60 days from the date of the mailing. Flat monuments would still be required in Rows W-1 and W-2 to keep uniformity. Motion carried 4-0.

Council reviewed three building/zoning permits.

1. Lot 7, Block 2, Hickock 2nd Addition-build wood frame shop/storage building on cement floor
2. Lot 12, Block 10, Caswell & Lewis Addition-install cement approach to garage and cement out driveway
3. Lots 3 & 4, Block 5, Original Village-build rest area with gazebo

Motion by Gumbel, second by Miller to approve said permits. Motion carried 4-0.

The Communications File was reviewed. Items included the annual report from SELCO/SELS for fiscal year 2014. White presented a letter from the Mower County Board of Commissioners pertaining to the All Hazard Mitigation Plan Update-Letter of Intent to Participate. Council consensus for the City of LeRoy to continue to participate in the Mower County All Hazard Mitigation Plan.

Gumbel reported she had received a concern about snow removal from Main Street. The concern raised was that the skid loader work done when Main Street is cleared of snow from the curb areas was not put out for bids. She noted the city has always received good service in the past from the previous contractor; when this contractor had some issues, another contractor was hired to complete this job. It was noted this job is not large enough to require putting it out for bids.

Jones reported there is a weed issue at the wastewater ponds; these weeds cause an issue with the phosphorus levels in the ponds. He got prices from two different chemical companies, each quoting the same product. One company quoted \$2650 for the chemicals; the other company quoted \$1250 for the chemicals. It was council consensus to purchase the chemicals for \$1250 from CHS.

Council inspected the demolition at the Community Center of the ceilings in both upper and lower banquet rooms and the condition of the existing duct work. Adams Plumbing and Heating had missed including the bid for the air conditioner unit for the lower banquet room. This unit would add an additional \$4450 to the overall cost of the project. Miller questioned if the city should reject this bid and have the entire project rebid. Council discussed this option but didn't pursue this due to the time constraints of getting these projects completed with upcoming events already booked at the center. Miller questioned if the City should try to negotiate on the \$4450 price. Gumbel noted the LeRoy Community Foundation did approve 100% of the funds requested for the renovation in the amount of \$27,635.06. White has contacted Adams Plumbing & Heating to see if the existing air conditioner could be used; she has not received a response to this question. Miller suggested holding Adams to their bid and have them connect to the existing unit; if this is not possible, Miller and White will try to negotiate with Adams to get a better price.

Gumbel noted she will drive around this weekend to compile a list of properties that are in violation of the Nuisance Administrative Fines Ordinance. Those in attendance were reminded they can also submit letters of concern to City Hall. Council will review the Minnesota Basic Code as time allows.

Council moved to closed session at 8:18 PM to discuss real estate matters. The meeting was re-opened at 8:48 PM. Clyde & Merry Olson were invited back into the council chambers. Mr. Olson noted he has proof of financing and noted they are working with CEDA for their business plans. Council noted they really like the plan the Olson's have for the property but are concerned with the amount of work that it will take to renovate the building to make it useable. Gumbel noted council could table this issue, review any issues or concerns they may have, and call a special meeting to accept or reject the Olson's bid for this property. Mr. Olson reported to council his experience with all the renovation projects he has completed and the bike shop he ran in Rochester a few years ago. Mr. Olson questioned if he could gain access to the building prior to the closing to get started with the renovation work. Gumbel felt the council needs more time before a decision can be made. Council would prefer to not allow access until the deed is completed and recorded. Miller questioned about the remaining property where the demolition of the buildings took place, ie-the east 25' and the back part located on the railroad property. Mr. Olson would like to also own these parts to allow bicycle and motorcycle parking and additional space for other possible ventures. Council reiterated they would like to see the Olson's business plans and financial information prior to their approval. It was council consensus to call a special meeting for Monday, April 13, 2015, at 6:30 PM at the LeRoy Community Center to further discuss this property and offer for 102 East Main Street. Mr. & Mrs. Olson were thanked for attending this meeting and for their plans for this property.

Being no further business to come before the council, the meeting was adjourned on a motion by Miller and seconded by Huntley at 9:10 PM.

Jennifer Gumbel, Mayor

Attest:

Patty A. White, City Clerk-Treasurer