

REGULAR COUNCIL MEETING

A regular meeting of the LeRoy City Council was held Monday, August 29, 2016, at 6:30 PM at the LeRoy Community Center with the following members present: Mayor Jennifer Gumbel, Council Members Jan Whisler, Gene Miller, Ashley Huntley, Kathleen Gottschalk, Maintenance Supervisor John Jones, and City Clerk Patty White. Others in attendance included James Loven, Dave Perkins, Brian Thiel, Dan Bartel, Axel Gumbel, and Dan Evans. Mayor Gumbel called the meeting to order at 6:30 PM.

Council posed a few questions on some of the bills presented for payment. After receiving answers, a motion was made by Huntley and seconded by Gottschalk to approve the consent agenda. Motion carried 5-0.

During Public Input Time, (1) Dan Bartel addressed the council about the parking issue that was addressed at the last council meeting in the alley by his home. Mr. Bartel stated there is no problem with the parking as vehicles are only there a short amount of time; he does have room in his driveway when he is tinting the windows of a car. Council felt the biggest issue is if the alley is blocked at any time, that anyone driving on the alley has access to the alley or to their property if they live along the alley. Mr. Bartel also questioned if the lots next to him, which are owned by the city, are for sale. Council replied that anything is for sale for the right price. Council suggested to Mr. Bartel to meet with White with a proposal for these lots or a portion of them and with his plans for the additional land. Mr. Bartel noted he would like to build some type of park-like setting in memory of his mother. (2) Dave Perkins noted he had read an article about the accessibility of township minutes; he questioned about the accessibility and transparency of the city council minutes. He was told the minutes are public information and they are on the city website. (3) Huntley reported that a couple of gravel driveways on East Cabot Street have had the rock wash out of the end of them during heavy rainfalls. She questioned if the city is responsible for replacing this rock. Council noted the homeowner is responsible for their own driveway. (4) Huntley also expressed concern with dog issues and law enforcement follow-through. She noted that if people call the Law Enforcement Center to request deputy assistance with dog issues, the dispatcher either tells the person that the deputies don't handle dog issues or these messages aren't passed to the assigned deputy. White reported she has contacted the sheriff on these matters and has been told that the City of LeRoy is the only city in Mower County that the deputies will handle dog issues since the City contracts for police protection from the County. Huntley also reported of people walking their dog and not cleaning up after the dog. White will follow through with another letter to this party. (5) James Loven noted there is rock on West Street that washes there after a rainfall and rock on South Broadway following the Summerfest tractor pull. He also would like the sidewalk in front of city hall fixed as it is a barricade for him. He stated that if the sidewalk is not going to be fixed the front door of city hall should be locked making it a barricade for everyone. He also reported the west wall of the Bergan building is leaning out. He expressed concern about safety on the sidewalk and the vehicles that park in that area.

No council member had anything to report under Standing Committee reports.

There was no police report in the absence of a deputy.

Council discussed putting a capital improvement plan together. Gumbel noted that September can be used as an information gathering time; council can then come to the October council meeting with dates to work on the CIP.

Gumbel read the due call for the public hearing to opt out of the requirements of Minnesota Statutes, Section 462.3593, the temporary family healthcare dwellings law and opened the hearing at 7:02 PM. No one spoke from the public regarding these temporary dwellings. Council discussed these temporary dwellings and felt it best to opt-out of allowing these dwellings. Motion by Whisler to amend City Code, Title 15, Land Usage, Chapter 151, Zoning, by adding section 151.08 of the LeRoy City code. Second by Huntley. Motion carried 5-0. The public hearing was closed at 7:06 PM.

White updated council on the timeline for repairs to County Road 56. Specifications for the road repairs will be done yet this fall and put out for bid; the project won't begin until the spring of 2017. Also included in the specifications will be the three blocks of Cabot Street between Mower County 14 and

Broadway Street and Broadway Street from State Highway 56 to Cabot Street. It was noted these are county streets.

White had checked with County Coordinator Craig Oscarson about the Mower County Tax Abatement Program. Even if the City of LeRoy does not adopt a policy for tax abatement, a new homeowner of a newly constructed house could still request an abatement of the county portion of the taxes. Council discussed different options and whether or not this program would be beneficial to the City of LeRoy. White had a sheet that showed taxable market values for houses and the breakdown of property taxes for the county, city, and school district. Miller and Whisler both felt this program could be beneficial to LeRoy. Huntley expressed concern that she doesn't want to see her property taxes increase to help cover the abated taxes of a new home. She felt if someone wanted to build a new home here in LeRoy, they would build whether this program was in place or not. Dan Evans summarized the program; he couldn't see why the city wouldn't want to offer this program. Gumbel noted this would show LeRoy as being progressive by offering this program. Motion by Whisler to adopt a tax abatement policy effective for new construction of single-family or multi-family homes for those homes built after September 1, 2016, through December 31, 2019. Second by Gottschalk. On a roll call of votes, Gumbel, Gottschalk, Huntley, and Whisler voted aye. Miller abstained. The motion carried.

Gumbel updated those present about previous discussion at council meetings about the angle parking on that portion of South Broadway between Main Street and the South Business Alley. Previous discussion was to consider switching the parking on the east side of South Broadway to parallel parking and leaving the west side of South Broadway as angle parking. Huntley commented she would rather see a yellow curb painted further south on the east side of South Broadway and keep the parking as angle. She felt that parking is already limited on Main Street; by changing the parking on South Broadway would take away parking spaces. Miller would rather see the east side switched to parallel parking and leave the west side as angle parking. This would also alleviate people from driving over the curb and parking on the sidewalk. Motion by Miller to amend City Code Title 7, Traffic Code, Chapter 71, Parking Regulations, by revising 71.03 (D) to read, "Every vehicle parked upon any street with a curb shall be parked parallel to the curb, unless angle parking is designated by appropriate signs or markings. That portion of South Broadway, between Main Street and the South Business Alley, on the east side of the street shall be designated as parallel parking; that portion on the west side of the street shall be designated as angle parking. On streets with a curb, the right-hand wheels of any vehicle parked shall be within one foot of the curb. On streets without a curb, the vehicle shall be parked to the right of the main traveled portion of the street and parallel to it and in such a manner as not to interfere with the free flow of traffic, unless angle parking is designated by appropriate signs or markings." Second by Whisler. Motion carried 5-0.

Council reviewed the proposed 2017 budget and levy. Miller recommended increasing the preliminary levy to \$500,000 to allow designating more funds for future infrastructure projects. Council was reminded the preliminary levy can only be decreased prior to final adoption; it cannot be increased. Motion by Miller to pass Resolution 2016-11, a resolution setting the preliminary levy at \$500,000 and setting the Truth in Taxation hearing for Monday, December 5, 2016, at 6:00 PM. Second by Gottschalk. Motion carried 5-0. The 2017 proposed budget will be further reviewed at all upcoming council meetings until final adoption at the December council meeting.

Council was in favor of offering a fall city-wide cleanup day. Motion by Miller to hold a Fall City-Wide Cleanup Day on Saturday, October 8, from 8:30 until 10:30 AM. Second by Gottschalk. Motion carried 5-0.

White reported the city currently pays over \$100 per month for uniforms (shirts & pants) for Jones. Maintenance Worker Nick Sweeney had not gotten uniforms yet. Jones noted the city could save money if the maintenance department could purchase their own clothes instead of using a uniform service. Jones suggested high-visibility shirts and jeans. Council discussed how much to offer each year for funding for work clothes. Motion by Gumbel to allow \$200 to each Jones and Sweeney for clothes for 2016 with the funds coming from the Street Department Miscellaneous account and to allow \$300 to each Jones and Sweeney for 2017. Second by Miller. Motion carried 5-0. The maintenance employees

will purchase their own clothes and turn in receipts for reimbursement. These dollars can be used for shirts, jeans, jackets, and/or shoes.

Council reviewed two land use permits.

1. Lot 15, Block 1, River's Edge Addition-build home with 3-car attached garage
2. Lot 11, Block 11, Original Village-install 12.7 KW solar system on the SE facing roof

Motion by Huntley, second by Gottschalk to approve said permits. Motion carried 5-0.

The Communications File was reviewed. Items included (1) an invitation to the installation of Rev. John Kerr as the First Presbyterian Pastor, (2) a thank you from LeRoy-Ostrander Community Education for the funds provided for summer recreation, (3) a thank you from Ashley Norby, recipient of the Pangborn Scholarship, (4) a letter from Mower County pertaining to changes being made to the Mower County Recycling Program, (5) a notice of public hearings for the Root River One Watershed One Plan program, and (6) the invitation to the September Mower County League of Cities dinner and meeting.

Jones reported he had contacted two cement contractors to look at the condition of the sidewalk in front of city hall. The sidewalk has started tipping in towards the building and is causing water to pool and drain down next to the foundation of the building. Only one contractor got back to Jones with a quote of up to \$2000 to replace the sidewalk. The sidewalk would be sloped up to the door making the entry handicap accessible. Motion by Whisler, second by Huntley to proceed with Bulldog Construction to replace this sidewalk. Motion carried 5-0.

Under On-Going Items, Council reviewed the ongoing renovations being made to the Community Center. The flooring is currently being installed. White was told she could expect to receive a signed letter regarding a nuisance property. There was nothing new to report on the Minnesota Basic Code or the Canoe Access.

Being no further business to come before the council, the meeting was adjourned at 8:31 on a motion by Huntley, second by Gottschalk.

Jennifer Gumbel, Mayor

Attest:

Patty A. White, City Clerk-Treasurer