

City of LeRoy MN – Council Meeting Minutes, November 6, 2017

A regular meeting of the LeRoy City Council was called to order by Mayor Brian Thiel on Monday, November 6, 2017, at 6:30 PM at the LeRoy Community Center with the following members present: Mayor Brian Thiel, Council Members Kathleen Gottschalk, Ashley Huntley, Gene Miller, Jan Whisler, Maintenance Supervisor John Jones, and City Clerk Patty White.

Also attending: Wayne Isenberg, Brent Warrington, D.J. Start, Dave Perkins, Cindy Vitse, Michelle Vrieze, Axel Gumbel, Cordell Stockdale, John Kerr, Mike Harrington, Don Orum, and Mary Harrington. All present stood and recited the Pledge of Allegiance.

Council reviewed the items included in the consent agenda. Motion by Huntley, second by Whisler to approve the consent agenda. Motion carried 5-0.

During Public Input Time:

- John Kerr questioned when the decision had been made to not have a stove in the Community Center. Thiel noted that decision has not been made yet.

With the consent of the council, item #7.B-SEMA Update was moved up on the agenda. Wayne Isenberg, Brent Warrington, and D.J. Start, employees of SEMA, were in attendance. Mr. Isenberg noted SEMA has been addressing how to grow their business and expand. He reported it is more feasible to build one new structure instead of remodeling three existing facilities. This will consolidate the LeRoy, Spring Valley, and Austin locations. SEMA has a purchase agreement for land near Grand Meadow. Mr. Isenberg noted this consolidation comes with a heavy heart that SEMA will be leaving these three communities. SEMA still wants to support the local communities of LeRoy, Spring Valley, and Austin. The time frame for this consolidation will be after harvest of 2018. Mr. Isenberg noted they have no plans for the sites at this time; he also noted that SEMA does not own any of these three sites. Mr. Isenberg also noted that none of the existing employees will be losing their jobs with this consolidation. He also reported SEMA is working with the City of Grand Meadow and Mower County on possible tax incentives and other items.

Thiel read the due call for the public hearing and opened the hearing at 6:45 PM. Cindy Vitse of SEMCAC reported on the Small Cities Development Grants owner-occupied housing rehabilitation. Fifteen projects were authorized to be completed; eight projects have been completed with other projects in process. Michelle Vrieze of CEDA reported on the Small Cities Development Grants commercial rehabilitation. Seven projects were authorized to be completed; three projects have been completed with other projects in process. This grant program will run through December, 2018. Ms. Vrieze reported that DEED requires adherence to conflict of interest with applicants. Dave Perkins, a member of the LeRoy EDA, has accessed funds for two projects through the commercial rehab program. It was noted that Mr. Perkins does not have any voting authority in which projects are authorized or approved; Mr. Perkins also abstained from voting on two loans authorized for his projects through the EDA. Being no further business to come during this public hearing, the hearing was closed at 6:51 PM.

With the consent of the council, item #7.C-Veteran's Memorial-American Legion Post 161 was moved up on the agenda. Don Orum, on behalf of Legion Family 161, would like to request the use of the grassy area in front of the Community Center for a Veteran's Memorial. Mr. Orum noted the Legion Family will do their own fundraising for this project. The trees would need to be removed; this memorial will not infringe on the marquee sign. A small grassy area between the sidewalk and front of the building would remain in place. Some rough sketches of a proposed memorial were reviewed. Mr. Orum reported the Legion Family has no timeframe in place for completion of this memorial. This will all depend on funding. The Legion Family likes the Main Street location for this memorial. Council was also in agreement with this location. Motion by Miller to allow Legion Family 161 the space

requested in front of the LeRoy Community Center for a Veteran's Memorial. Second by Huntley. Motion carried 5-0.

During Standing Committee Reports:

- Thiel reported the Technology Committee will be meeting in November.
- Thiel reported he had attended a Border to Border Broadband Conference in Brainerd; this conference was put on by the Blandin Foundation.
- Huntley reported the ambulance service will be offering an EMT class beginning in January. Twelve people have committed to taking the class.
- Gottschalk reported the Library Board has questioned when the railing will be installed at the library. Jones reported the railing pieces need to be welded together and installed.
- Miller reported the EDA was hopeful the property at 131 East Main Street was sold, but that hasn't happened yet. He noted the LeRoy City Lines busses are running good; ridership is up. The winter bus schedule will run from December 1 through March 31; this schedule change involves a seven-minute change in morning route times.

There was no police report to review.

In Old Business:

- Thiel reported the default policies of small cell wireless will apply unless individual communities adopt an ordinance changing this. Council took no action on this.
- Thiel updated council on two conferences he attended. Thiel noted that Mark Erickson, the EDA director for Winthrop, was involved with getting county-wide broadband to Sibley County. Mr. Erickson has agreed to give a presentation here in LeRoy pertaining to broadband. Motion by Thiel to agree to pay for Mr. Erickson's expenses (lodging and food) and have him come to LeRoy to give a presentation sometime before the middle of December. Second by Whisler. Motion carried 5-0.

Council reviewed one land-use permit.

- 109 N County Road 56, Lot 1, Block 1, Hanson Addition-take down old shed and rebuild new larger shed in same location

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

Council had nothing to review in the Communications File.

Streets:

- There were no snow removal bids to review, but Jones had received an offer from Koch, Inc. for the city to lease their equipment (Volvo L140 4.5 yard loader) and person for \$160 per hour for the winter season from December 1, 2017, through April, 2018. Jones also received an offer from Cordell Stockdale for the city to lease his equipment (Cat skidloader) and person for \$85 per hour for the winter season from December 1, 2017, through April, 2018. Jones noted it takes both pieces of equipment to remove snow from Main Street. Motion by Miller, second by Huntley to approve these lease agreements with Koch, Inc. and Cordell Stockdale. Motion carried 5-0. Motion by Huntley, second by Gottschalk to pass Resolution 2017-07, a resolution entering into cooperative agreement with the Minnesota Department of Transportation for snow removal from Trunk Highway 56. Motion carried 5-0.
- Council reviewed the current snow removal and snow parking ordinances. Miller felt the ordinance as it is written is a good ordinance. He suggested just enforcing the parking ordinance more. Huntley questioned if the city needs to switch to a 'no parking' ordinance if not many cars are being towed. Thiel suggested sending out the current parking policy to all box holders reminding them of the ordinance and noting the city will be enforcing this ordinance.

- It was noted that Mower County 56 street project has been completed. The striping will be completed when the weather permits.

Water & Sewer:

- Council reviewed the water tower inspection report that was completed in 2013. There was no further action of the council on this topic.
- White reported sealed proposals for the Sensus Radio Transceivers will be opened at 1:00 PM on November 15, 2017. Council will review these proposals at the December council meeting.
- Council reviewed a list of properties with past due water/sewer bills. Council can choose to assess these amounts to the property taxes. Motion by Whisler, second by Huntley to hold a public hearing on December 4, 2017, at 7:00 PM to address assessing these past due bills. Interest will be charged at 8% if the past due amounts are not paid prior to the assessment roll adoption. Motion carried 5-0.

Public Buildings:

- Whisler reported the Community Center Kitchen Committee is still waiting for quotes on equipment. White questioned on the timeline for the removal of the stove as the Community Center is moving into its busiest time with many family Thanksgiving and Christmas gatherings. John Kerr commented about a business that relies on the stove in the kitchen to cater events at the Community Center. Thiel noted that council had decided this would be a serving kitchen, not a prep/cooking kitchen, at a previous council meeting. Miller noted he will follow-up with the purchaser of the stove to see when it will be removed. Thiel noted he would like a target date of the December council meeting to make final decisions on the kitchen; he would like to approve any funds for this project in 2017.

2018 Budget:

- Thiel presented a 2017 Summary Cash Flow for the General Fund, Water Fund, and Sewer Fund; this report was compiled from monthly reports from the clerk's office. These reports give council a way to see inflows and outflows to get a better understanding of the fund balance. Thiel questioned council if they had any questions or comments about the proposed 2018 budget or levy. Council will address these items at the December council meeting. Miller noted that some of the capital outlay balances could be decreased quickly when the Highway 56 project is done in 2020. Thiel noted the city does have a strong cash balance; he noted the council will need to answer to the taxpayers as to why the property tax levy remains steady with these strong balances. Miller commented he felt the Highway 56 project is higher on a priority list than the water tower, second well, and wellhouse. White will make contact with the city engineer for their guidance on city needs for the Highway 56 project.

Personnel Reviews:

- Council moved to closed session at 8:46 PM to discuss personnel reviews.
- Council moved to open session at 9:23 PM and reported the personnel review for city clerk-treasurer Patty White has been completed.

Being no further business to come before the council, the meeting was adjourned on a motion by Huntley, second by Gottschalk at 9:24 PM.

Brian Thiel, Mayor

Attest:

Patty A. White, City Clerk-Treasurer