

**CITY OF LE CENTER
REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 12, 2013 - 7:00 PM**

**** MINUTES ****

I. CALL TO ORDER

Present: Mayor Fredrickson, B. Emmers, C. Harmeyer, G. Meidlinger Jr., D. Woelfel
Absent: None

II. APPROVAL OF MINUTES

A) Motion by Emmers, Seconded by Harmeyer, Minutes from October 8, 2013
Regular Council Meeting be approved. Approved unanimously.

B) Council changes to Agenda: Add: New Bus. C) Ehlers Presentation
Move up: New Bus. A) 10 Properties Tax Mill Rates
Add: Old Bus. C) Employee Insurance

III. APPROVAL OF BILLS TO BE PAID

Council reviewed the bills to be paid. Motion by Emmers, Seconded by Woelfel,
to pay the bills listed and due. Approved unanimously.

**** MOVE UP ****

NEW BUSINESS A) TEN (10) PROPERTIES TAX MILL RATES

City Administrator Collins reported that the county auditor's office had informed him that ten properties inside the Le Center city limits were paying a lesser property tax mill rate than the rest of the city properties. County stated that no other city in Le Sueur County had this occurring. The 10 properties were mostly farm lands, one business, and three residential properties. Neither the city nor the county had any agreement that would allow for these properties to be taxed at a lesser rate. However, just that day Collins reported he received a letter from an attorney representing Holicky Bros. Farm and a copy of the "Joint Resolution For Orderly Annexation" which had been recorded at the courthouse. This joint resolution covered the annexation of these 10 properties. The resolution allowed for any of these properties identified as "rural" to be taxed at the lesser tax mill rate until no longer defined as rural in M.S. 272.67.

After some discussion from city council, Dean Holicky, Steve & Kim Brockway;
Council stated that City Attorney Moran will investigate the matter. No action taken.

All property owners were advised to attend the Dec. 10 city council meeting unless told otherwise via letter from city.

IV. REPORTS OF OFFICERS, BOARDS, COMMITTEES, & DEPARTMENTS

A) E.D.A. Report

Director Collins reported: No meetings/ No report.

B) P & Z Report

1) Administrator Corey Block reported: P & Z held public hearing on Oct. 29 for Casey's General Store "Re-zone" request of property adjoining theirs at 325 South Cordova Avenue (Spruce Board & Lodge Motel). Spruce Motel is currently zoned I-1 Industrial Zone; request rezone to B-2 General Business for the purpose of demolishing the motel building and constructing a new Casey's Store on the two combined lots. P & Z unanimously approved and recommended the re-zone.

Council opened the discussion to concerned citizens. Bruce & Bob Richter spoke on behalf of the Richter property located across from Casey's on Hwy 99. They felt that by allowing the re-zone; the city was hampering their ability to sell the Richter property to prospective buyers. They were opposed to the city re-zoning the property. After much discussion; Motion by Fredrickson, Seconded by Meidlinger, to adopt Resolution No. 2013K, thereby approving the re-zone of 325 South Cordova Avenue from I-1 to B-2. Approved unanimously.

2) Council considered two new appointments to the P & Z Committee. With three applicants for only two positions; council elected to vote on the applicants in the order they had applied for the position. Motion by Woelfel, Seconded by Harmeyer, for Sheri Glende to be appointed. Approved unanimously. Motion by Woelfel, Seconded by Harmeyer, for Greg Squires to be appointed. Approved by 4-1 vote; Emmers No. Block reported P & Z appointed Tom Oak, Chair & Bruce Meidlinger, Vice Chair.

C) Municipal Liquor Store

Manager Mike Nelson gave the October report: Sales were \$63,440: up \$3,200 from September, and down \$6,000 from Oct.'12. Nelson also reported: all four spaces in the Elmers Building were currently rented/ city can transfer the \$25,000 from Liquor Fund out now/ wine tasting with Legion Club the past weekend went well. Question on charging to individuals at liquor store; (No) just to some businesses.

D) Police Department

Police Chief Pfarr reported on the police activities for month of October: 143 calls/ 2,328 miles patrolled/ calls up 14%, miles down 8%. Pfarr also reported: another DWI forfeiture vehicle had been seized and will be sold; proceeds will be returned to the police for DWI type enforcement and training.

E) Water, Sewer, Streets, Parks

Public Works Supt. Curt Roemhildt reported:

- Streets- mostly busy sweeping to stay ahead of leaves clogging storm sewers.
- Sewer- repaired lift station #3 on Co. Rd. 11.

- Sewer Plant- city staff hauled all biosolids onto the farm field in 3½ hours/ plant has been inspected by MPCA, passed with flying colors/ working on de-chlorination removal plan for waste water before it goes into the creek with est. cost of \$16,000.00/ new bobcat is in/ waiting for ground to freeze to start flooding skating rink/ Mayor hosted 2nd graders: toured city hall & water treatment plant.

F) Bolton & Menk Engineering (Joel Hawbaker, Engineer)

Engineer Hawbaker reported: BCM will replace the driveway on South Inga Avenue either this fall yet or next spring. Still waiting for 2010 Street Project to be finalized. Mayor asked- Lexington Ave. project is about 1/3 surveyed when stopped. Possibly address that project in spring 2014.

V. PUBLIC FORUM

There were no comments, questions, or statements from the general public.
There were no comments or questions on the 2014 preliminary budget & levy.

VI. OLD BUSINESS

- A) Mayor Fredrickson announced the final budget “public comment meeting” for Tuesday, December 10 at 7:00 PM.
- B) Administrator Collins announced where to call or mail 2014 budget/ levy comments to city hall.
- C) Councilman Woelfel reported he and Councilman Emmers had met with city employees and insurance agent Darian Hunt; and with the new health insurance plan accepted by the employees, the city saved approx. \$39,000 on the 2014 budget.

VII. NEW BUSINESS

- A) See above.
- B) Citizen request for streetlight on Woodlawn Circle. Collins and Supt. Roemhildt work with Alliant Energy and get it done. Cost will be added into monthly Alliant bill.
- C) Mark Ruff from Ehlers Financial was present to explain the Tax Anticipation Certificates amounting up to \$685,000 the city would be securing (instead of warrants) in 2014 as was figured into the financial management plan. Motion by Fredrickson, Seconded by Harmeyer, to approve Resolution No. 2013L, thereby securing the certificates as needed in the financial management plan. Approved by 4-1 vote, Meidlinger voting No.

VIII. ADMINISTRATION & MISC.

- A) Mayor Fredrickson did proclaim: Nov. 12th as National Community Education Day.

IX. ADJOURNMENT

There being no further business; Motion by Emmers, Seconded by Harmeyer, for Mayor Fredrickson to adjourn the meeting. Approved unanimously. 8:34 pm.

Chris L. Collins, Administrator, City of Le Center, MN