

CITY OF LE CENTER
REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 8, 2015 - 7:00 PM

**** MINUTES ****

I. CALL TO ORDER

Present: Mayor Fredrickson, C. Harmeyer, G. Meidlinger Jr., D. Woelfel, J. Weiers

Absent: None

- ** Open Public Hearing:** discussed issues, asked questions, and addressed any comments related to the draft of the Wellhead Protection Plan Amendment, Part II. Robyn Hoerr of Minnesota Rural Water Assn. presented maps/ goals/ action plan/ priorities/ and city responsibilities in enacting the Part II Amendment. **Close Public Hearing ****

II. APPROVAL OF MINUTES

- A) Motion by Meidlinger, Seconded by Harmeyer, Minutes from August 11, 2015 Public Hearing (Special Assessments) be approved. Approved unanimously.
- B) Motion by Harmeyer, Seconded by Meidlinger, Minutes from August 11, 2015 Regular Council Meeting be approved. Approved unanimously.
- C) Motion by Meidlinger, Seconded by Weiers, Notes from August 19, 2015 Budget Workshop Meeting be approved. Approved unanimously.
- D) Council changes to Agenda: Add: Old Bus. B) Consider bid to remove haz. houses

III. APPROVAL OF BILLS TO BE PAID

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

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

A) E.D.A. Report

- 1) Director Collins reported the final cost (\$599.60) paid to county to purchase the four Kubes tax-forfeited properties in Horizon Addition. EDA will schedule future meeting to set the sale price and determine the zoning use for the properties.

B) P & Z Report

- 1) Director Block presented a request for a Conditional Use Permit by Miller Homes of Le Center at 105 West Minnesota Street. CUP request was to put a basement apt. in the B-3 downtown business district. P & Z had held a public hearing on the matter Sept. 1st and unanimously approved the CUP request. Block read the findings of fact and the conditions attached. Council had questions on the egress windows and the escape routes. Mayor Fredrickson was concerned about the precedent being set. Motion by Woelfel, Seconded by Harmeyer, to approve the CUP request as presented. Approved by 4-1 vote, Mayor Fredrickson voting No.

- 2) Block presented Amending Ordinance No. 2015-3, an ordinance amending Article 6, Fences, Section 46-430 of the Zoning Code. P & Z had held a public hearing on this Sept. 1st and unanimously approved the amendment. Subsection (D) shall now read:

D) Fences in any district located adjacent to any improved alley shall be located no closer than fourteen (14) feet from the centerline of the platted alley right of way. Fences in any district adjacent to an unimproved alley shall be located no closer than two (2) feet from the property line. (Amended by the council)

Motion by Harmeyer, Seconded by Meidlinger, to adopt Ordinance No. 2015-3 as amended; thereby approving the change to fence ordinance. Approved unanimously.

C) Municipal Liquor Store

Manager Brad Collins gave the August report: Sales were \$77,932: down \$1,700 from July, and up \$40 from August '14. Collins reported: YTD revenues are up \$13,000, expenses are down \$15,000, gross profit = 33.76%. Also: Jerry K. passed his food license/ Co-Ed softball tourney & Connolly golf tourney this weekend/ Sept. 13 is first Sunday open/ Saturday Sept. 19 is ½ Way to St. Pat's Day/ Sept. 25 is Muni softball team beer bash/ Saturday Oct. 3rd is first Muni meat raffle.

- 1) Motion by Woelfel, Seconded by Harmeyer, to approve special event permit to allow Muni to close Minnesota Street on Sept. 19 for ½ Way event. Approved unanimously.

D) Police Department

Police Chief Pfarr reported on the police activities for month of August: 154 calls @ 2,988 miles patrolled/ total calls down 3%, total miles up 15% for 2015. Pfarr also reported: Sept. 22 is Use of Force Training. Mayor Fredrickson questioned all the golf carts driving on city streets; are they all getting city permits and are they insured? What is required age to drive one? After some discussion: staff will make list of all current licensee's and give to police to help keep track.

E) Water, Sewer, Streets, Parks

Public Works Supt. Curt Roemhildt reported:

- Sewers- looking to trade old camera (fixed) + cash for two cameras w/ tilt & pan.
- Water- hydrant flushing is done.
- Streets- street-light pole hit and damaged in Horizon Addition; police are handling.

F) Bolton & Menk Engineering

- 1) Engineer Joel Hawbaker reported to council: Rolling Hills Drive is now chip-seal coated. Hawbaker informed council of an error in the lineal footage he used to bid the project; and now that project will cost the city more than bid price. North Waterville Ave. is being considered for a mill & overlay job depending on money available after Rolling Hills, Meadow View, & where we pay house demo's from.

- 2) Lexington Avenue Project: Hawbaker presented the Engineer's Report: went thru introduction, streets, storm, sanitary sewer, watermain, estimated \$2,976,100 cost. Motion by Woelfel, Seconded by Harmeyer, to adopt Resolution No. 2015H, thereby accepting & receiving the Engineer's Report. Approved unanimously. After some discussion: Motion by Fredrickson, Seconded by Woelfel, to hold a project public hearing/meeting on October 13 @ 6:00 pm. Approved unanimous.

G) Pool

Pool Manager Dorothy Dinwiddie gave a brief August report/ Year-end report showing receipts of \$38,299.25 (2014= \$33,664.63) and season review showing 10,702 people used the pool, 297 lesson students, & \$1,283.68 in concessions profit. Dinwiddie referenced the proposed 2016 fee schedule in the packet for council to consider for next year. Staff will have a final P & L statement after all bills are in.

H) County Fair/ Nancy Stauff

Ms. Stauff reported on the 2015 Fair: good crowds until the bad weather Saturday night required shutdown/ Friday demo derby was standing room only/ parking was successful/ Ranch Rodeo went really well/ concession stands seemed full most of the time/ military memorial went really well/ posted No Parking signs along Hwy 99.

V. PUBLIC FORUM

There were no petitions, requests, comments, or communications from the public.

VI. OLD BUSINESS

- A) Wellhead Protection Plan Amendment, Part II: public hearing was held earlier during meeting to discuss issues and address comments to the final draft. Motion by Harmeyer, Seconded by Woelfel, to adopt and approve the final draft of the Wellhead Protection Plan Amendment, Part II as written. Approved unanimously.
- B) Staff that day had received one bid to remove the two hazardous houses: Selly Excav. for \$16,655.00. Discussed the bid doesn't include asbestos removal if needed; knowing the city will be responsible for any asbestos removal in addition to the bid price. Motion by Woelfel, Seconded by Harmeyer, to accept the Selly Excav bid as written, knowing the city will be responsible for any asbestos removal. Approved unanimously.

VII. NEW BUSINESS

*** Public comment period on the Preliminary 2016 Budget & Levy ***

- A) Administrator Collins explained the preliminary 2016 maximum budget & levy; and how it had changed from the August 19 budget workshop meeting. Budget showed a \$106,622 bottom line surplus due to the 1994 PFA Sewer Plant loan (\$155,000/ yr.) being paid off in Aug. 2015. The \$106,622 amount could either be added back into the budget as "future bond payments" or be used to reduce the monthly sewer base fee on each bill. Motion by Harmeyer, Seconded by Meidlinger, to adopt resolution, thereby approving maximum preliminary tax levy of \$1,071,632 (+ 0 %) Approved unanimous.

- B) Administrator Collins asked council to approve the higher maximum preliminary total budget of \$3,385,413; as it could always be reduced before December for final budget. Motion by Harmeyer, Seconded by Woelfel, to adopt resolution, thereby approving the maximum preliminary total budget of \$3,385,413.00. Approved unanimously.
- C) Mayor Fredrickson announced the final budget & levy “Public Comment Meeting” for Tuesday, December 8 at 7:00 pm. Public comment meetings will be held on Sept. 8, October 13, November 10, & December 8 - all at 7:00 pm.
- D) Administrator Collins announced the time, place, phone, address, & whom to contact for comments on the 2016 budget & levy: Chris L. Collins, Administrator @ 357-4450 or mail to: 10 West Tyrone Street, Le Center MN between 8 am – 4:30 pm on M – F.

VIII. ADMINISTRATION & MISC.

- A) Mayor Fredrickson announced the latest Moody’s credit rating upgrade for the city: from Ba3 positive up to Ba2 + stable outlook; meaning the city’s financial profile will continue to improve while its debt burden will remain high.
- B) Mayor announced the next Le Sueur County Official’s Meeting for Thursday, Sept. 24 @ 6:00 PM at Le Center American Legion Club.

IX. ADJOURNMENT

There being no further business; Motion by Meidlinger, Seconded by Harmeyer, for Mayor Fredrickson to adjourn the meeting. Approved unanimously. 9:11 PM.