

**CITY OF LE CENTER
REGULAR COUNCIL MEETING
TUESDAY, OCTOBER 11, 2016 - 7:00 PM**

**** MINUTES ****

I. CALL TO ORDER

Present: Mayor Fredrickson, C. Harmeyer, J. Weiers, G. Meidlinger Jr., D. Woelfel
Absent: None

II. APPROVAL OF MINUTES

- A) Motion by Harmeyer, Seconded by Woelfel, Minutes from September 13, 2016 Regular Council Meeting be approved. Approved unanimously.
- B) Motion by Meidlinger, Seconded by Harmeyer, Minutes from September 22, 2016 Closed Meeting (performance reviews) be approved. Approved unanimously.
- C) Council changes to Agenda: ADD: Administration C) Ehlers refunding packet

III. APPROVAL OF BILLS TO BE PAID

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

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

A) E.D.A. Report

- 1) Director Collins presented a letter offer from Miller Homes, LLC to purchase Lot 2 of Block 1 Industrial Addition for \$20,000.00. Peter Miller was present and stated they planned to construct mini-storage rental units on the lot; which was an allowable use for the 1.53 acre, I-1 Industrial District zone. EDA Board had recommended approval of the offer/sale at their Oct. 5 meeting. After some discussion; Motion by Woelfel, Seconded by Harmeyer, to adopt and approve Resolution No. 2016I, thereby approving the sale of property to Miller Homes, LLC for \$20,000.00. Approved unanimously. (Staff check into the regulations for blacktop/impervious parking surface in I-1 Industrial Zone; inform Millers)

B) P & Z Report

- 1) Director Block reported: Maud Borup mono-pole for wind generator was finally up; hopefully have it fully functioning soon.

C) Municipal Liquor Store

Manager Brad Collins gave the September report: Sales were \$68,431: down \$4,600 from August, and down \$1,000 from Sept. 2015. September GP margin = 33.72%. YTD Sales up \$5,000 and YTD Expenses down by \$17,000. Food profit = 33.77%. Collins also reported: open on Sundays during football & doing well/ Oct. 28 is Wine Tasting & Chamber Night Out/ new asst. mgr. looking into Cribbage, Pfeiffer, Darts.

D) Police Department

Police Chief Pfarr reported on the police activities for month of September: 107 calls @ 2,068 miles patrolled/ total calls up 10%, total miles down 9% for 2016. Pfarr also reported: quiet September month/ Use of Force training coming next month.

E) Water, Sewer, Streets, Parks Departments

Public Works Supt. Curt Roemhildt reported:

- 1) Minnesota Dept. of Health survey report on Le Center waste-water treatment plant showed No Deficiencies. (see report)
 - 2) Roemhildt reminded the council that he and staff were hosting a state waste-water training session on October 12 at the fire hall.
- Water- done flushing hydrants for the fall season.
 - Sewer- doing our annual sewer main cleanings around city & keeping good records.
 - Parks- spraying for spring weeds and doing fall fertilizer.

F) Bolton & Menk Engineering

- 1) Lexington Avenue Project/ Engineer Hawbaker reported: Class 5 is down all the way up to Bowler Street/ curb & gutter coming this week up to Bowler Street/ lift station at Bowler & Park Ave. intersection is pulled and now gravity flowing/ some new storm sewers installed along Bowler St./ retaining walls @ county jail and Hispanic church will be done next week.

G) Pool/ Mgr. Dorothy Dinwiddie

Ms. Dinwiddie was out sick. Administrator Collins explained the final report: Total revenues were \$41,070.69 vs. Total expenses were \$66,324.59; showing a net loss of (\$25,253.90) for the year. Collins pointed out that there was approx. \$9,000 more spent on much needed pool repairs (painting, cracks, collar) in 2016 than in previous years; bringing the operating loss down to only approx. \$16,000.00 ish.

V. PUBLIC FORUM

There were no petitions, requests, comments, or communications from the general public. There were no comments or questions on the 2017 preliminary budget or levy.

VI. OLD BUSINESS

- A) Alano Club property: Admin. Collins reported Alano Board had finally agreed to accept the approx. six (6) ft. of city property deeded over to them at no cost. (see email letter) After some discussion: Motion by Harmeyer, Seconded by Meidlinger, to adopt and approve Resolution No. 2016H, thereby conveying the property described as "Exhibit A" over to Alano Society via Quit Claim Deed for \$0 cost. Approved unanimously.

- B) General Election Judge List: Motion by Harmeyer, Seconded by Meidlinger, to approve by Resolution the list of election judges for the 2016 General Election on Nov. 8th.
Approved unanimously.

VII. NEW BUSINESS

- A) Mayor Fredrickson announced the final budget & levy “Public Comment Meeting” for Tuesday, December 13 at 7:00 pm. Additional public comment meetings will be held on October 11, November 16, & December 13 – all at 7:00 pm.
- B) Mayor Fredrickson announced the time, place, phone, address, & whom to contact for comments on the 2017 budget & levy: Chris L. Collins, Administrator @ 357-4450 between 8 am – 4:30 pm or mail to: 10 West Tyrone Street, Le Center, MN 56057.
- C) Administrator Collins explained the final 2017 wage sheet.

VIII. ADMINISTRATION & MISC.

- A) Mayor Fredrickson noted the next Le Sueur County Official’s Meeting for Wednesday, October 26 at 6:30 pm @ New Prague.
- B) Administrator Collins distributed the packet from Ehlers Financial detailing potential refunding of existing bonds. The two bond issues listed have call dates two years out; so they would have to be done as “advanced crossover refundings.” The estimated savings would total approx. \$180,000; but does that include the \$62,600 in costs? After much discussion: council generally agreed to review the packet until the Nov. 16 council meeting, and direct any questions to Administrator Collins.
- C) Close meeting: Motion by Woelfel, Seconded by Meidlinger, to close the council meeting for attorney/client privilege. Approved unanimously. 7:44 pm.

Attorney Moran & Administrator Collins led discussion on residential rental properties in Le Center: the number of rentals, the blight problems associated with them, the police call problems, the city costs involved in dealing with these properties, etc.

Re-Open meeting: Motion by Meidlinger, Seconded by Weiers, to re-open the council meeting to the public. Approved unanimously. 8:20 pm.

Motion by Meidlinger, Seconded by Weiers, to set a residential rental housing license moratorium Public Hearing for Wednesday, Nov. 16 at 6:30 pm. Approved unanimously.

IX. ADJOURNMENT

There being no further business; Motion by Meidlinger, Seconded by Harmeyer, for Mayor Fredrickson to adjourn the meeting. Approved unanimously. 8:23 PM.