

**CITY OF LE CENTER
REGULAR COUNCIL MEETING
TUESDAY, MAY 9, 2017 - 7:00 PM**

**** MINUTES ****

I. CALL TO ORDER

Present: Mayor Fredrickson, J. Weiers, C. Scott, D. Woelfel, C. Harmeyer
Absent: None

II. APPROVAL OF MINUTES

A) Motion by Woelfel, Seconded by Weiers, Minutes from April 4, 2017
Regular Council Meeting be approved. Approved unanimously.

B) Council changes to Agenda: None

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

Director Collins reported: No meetings. Attorney Moran reported we would have the
county check from Administrator Pettis (\$175,000 for the two lots) within a week.

B) P & Z Report

1) Director Block explained the "Re-zoning" request by River Country Cooperative of
Montgomery; who was hoping to re-locate their cooperative onto South Maple Ave.
on the very southern edge of Le Center city limits. The land is currently a bare farm
field. They were requesting a re-zone from current I-1 to I-2 zoning, which would
better fit their business operations. Public hearing for the re-zone was held May 2 by
P & Z, with no public questions or comments. (See P & Z minutes/ findings of facts)

Attorney Moran stated he had looked over the application, looked over the P & Z
findings of fact, and looked over the uses of I-2 zone vs. the cooperative operations.
His recommendation was that the council should approve this as the P & Z did.
C. Scott= asked Block to explain the "spot-zoning" he referenced. Block explained.
Atty Moran= stated there was a lot of overlap between the I-1 and I-2 zones; and
River Country could likely operate their cooperative there even if it remained an I-1.
D. Woelfel= asked with an I-2, does that make it harder for them to get a permit?
Block answered No, it makes it easier; I-2 is a better fit for their business operation.
Mayor Fredrickson stated: it should be noted the public hearing was held for this
re-zone on May 2 at the Planning & Zoning meeting. This is not going to turn into a
debate on the issue.

With that, Mayor allowed Christine & Randy Lantinen of Maud Borup to speak. They had not attended the public hearing. They were concerned about: water quality, smells, air-born chemicals, noise, and traffic vs. their food facility next door. There was no further debate amongst the council. Motion by Woelfel, Seconded by Scott, to grant the re-zone of this property from I-1 to I-2. Approved unanimously.

C) Municipal Liquor Store

Asst. Mgr. Rebecca Vikla gave the April report: Sales were \$73,972: down \$1200 from March, and up \$2,100 from Apr. 2016. April GP margin = 34.78%. YTD Revenues up by \$1,565 & YTD Expenses down by \$23,792. Food profit = 23.57%. Vikla also reported: April events included: customer appreciation & meat raffle. May events will include bean bag toss, and several graduation parties. Building renovation is mostly complete; just cosmetic left, new signs & awnings will be purchased soon.

- 1) Consider ordinance change concerning Sunday liquor sales and hours: Motion by Harmeyer, Seconded by Scott, to adopt Amended Liquor Ordinances No. 4-57 (c) and No. 4-89, thereby allowing for Sunday off-sales of liquor & open hours between 11:00 am to 6:00 pm on Sundays. Approved unanimously.

D) Police Department

Police Chief Pfarr reported on the police activities for month of April: 141 calls @ 2,368 miles patrolled/ total calls down 1%, total miles down 15% for 2017. Pfarr reminded everyone that this was Severe Weather Week/ reviewed golf cart ordinance and the curfew ordinance.

E) Water, Sewer, Streets, Parks Departments

Public Works Supt. Curt Roemhildt reported: see WWTP Operators Award for Excellence and Certificate of Commendation awarded to our city staff.

- Water- we did receive approx. \$32,000 for insurance claim for Well #3 thru LMC Insurance Trust. Consumer Confidence Report is submitted to state and available on the city web site.
- Streets- street striping is done/ streetlight flowers coming by end of month/ locates for planting trees on Lexington Ave. is proceeding.
- Parks- spraying the weeds/ putting more fill on the fields/ purchased new picnic tables for parks.
- Pool- fixed the collar & painting/ planned opening the week of June 5th.

F) Bolton & Menk Engineering

- 1) Lexington Ave. Project: Engineer Hawbaker reported: 236 North Lexington Ave. sanitary sewer issue will be repaired/ forwarded punch-list to Chard/ must be completed by June 30th.

- 2) 2017 Mill and Overlay: one block of Lanesburgh St. and three blocks of Tyrone Street: Hawbaker presented the official bid tabulation to council. W.W. Blacktop Inc. of Mankato was low bidder at \$46,524.54. Motion by Harmeyer, Seconded by Woelfel, to accept & approve low bid by W.W. Blacktopping @ \$46,524.54 for mill & overlay projects. Approved unanimously.
- G) County Fair Association: Nancy Stauff reported: 100 days until county fair/ signs coming for the truck parking area (72 hour parking allowed). No interest in hosting a dog park at fairgrounds/ 4H barrel bash events 6/10 and 7/01 – will use large tent for the show arena/ doing some landscape/ President Chad Washa will be retiring after the fair/ maybe, possibly use the baseball outfield during fair? (Yes)

V. PUBLIC FORUM

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

VI. OLD BUSINESS

- A) After some date discussion; Mayor Fredrickson set the first meeting for rental housing moratorium committee for Monday, May 22 @ 5:00 pm at city hall.
- B) Consider ordinance change amending water ordinance and wellhead protection plan:
- a) Motion by Woelfel, Seconded by Harmeyer, to adopt amended ordinance No. 42-65 (version A-2), thereby requiring connection to city's water service. Approved unanimous.
- b) Motion by Scott, Seconded by Harmeyer, to adopt amended ordinance No. 42-66 (version B-2), thereby prohibiting private wells in city limits. Approved unanimously.

VII. NEW BUSINESS

- A) Joel Stencel/ EideBailly 2016 Audit report: General Fund Balance is up add'l \$257,723 to \$924,754 (fully 64% of general fund expenses). Revenues were up \$30,000: Expenses were up \$17,000 over 2015. General Fund cash is up \$281,914 from 2015. Water fund balance is up \$103,975 over 2015. Sewer fund balance is up \$136,696 over 2015. Refuse fund is up \$13,472 over 2015. Liquor fund is up \$64,584 over 2015. Mr. Stencel mentioned that the Municipal Liquor Store is doing really well. Stencel stated over-all the city is definitely heading in the right direction; and thanked city staff for their help. Motion by Scott, Seconded by Harmeyer, to accept 2016 audit as presented. Approved unanimously.
- B) TCU School is offering their used elementary playground equipment to the city for free; if the city crew will remove the equipment. The equipment is in as good or better shape than some of the current city equipment. City staff proposed installing it at the trailer court park. After discussion: Motion by Harmeyer, Seconded by Scott, to accept the generous donation of playground equipment from the school. Approved unanimously.

- C) Motion by Harmeyer, Seconded by Weiers, to approve the 2017 Liquor License renewal list: On-Sale 3.2% or strong beer= Men's Softball League, Braves 35 Baseball, St. Mary's Church Festival, Community Club, Sportsmen's Club, County Sheriff's Posse, For The Love of Joshua, DRW Women's Softball. On-Sale strong beer & wine= Home Plate Restaurant. Club License= VFW Club, Legion Club. Approved unanimously.

VIII. ADMINISTRATION & MISC.

- A) Mayor Fredrickson noted the next Le Sueur County Official's Meeting for Wednesday, May 24 at 6:30 pm @ Waterville.
- B) Administrator Collins reported that the "weed notice" has been published in the LC Leader; and is now in effect. Grass or weeds over 6" = please mow!

IX. ADJOURNMENT

There being no further business; Motion by Harmeyer, Seconded by Weiers, for Mayor Fredrickson to adjourn the meeting. Approved unanimously. 8:06 PM.