

**CITY OF LE CENTER
REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 11, 2018 - 7:00 PM**

**** MINUTES ****

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

- A) Motion by Woelfel, Seconded by Harmeyer, Minutes from August 15, 2018 Regular Council Meeting be approved. Approved unanimously.
- B) Motion by Weiers, Seconded by Woelfel, Minutes from August 15, 2018 Public Hearing (Council salaries) be approved. Approved unanimously.
- C) Council changes to Agenda: Add: Le Sueur County Officials Meeting and Consider amendment to AT&T tower agreement

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

Director Collins reported no meetings; nothing to report. Councilman Woelfel reported on the berm: Selly Excav. waiting for more free dirt; will have berm done this month or next/ staff hold off on hiring the mowing be done on the current berm.

B) P & Z Report

Director Corey Block reported: two public hearings for C.U.P.'s (moved in houses) are coming in October or November.

C) Municipal Liquor Store

Manager Brad Collins gave the August report: Sales were \$90,250: up \$9,200 from July, and up \$7,000 from Aug. 2017. YTD Rev. up by \$21,243 & YTD Exp. up by \$46,000. August GP margin = 33.96%. Food GP = 31.09%. Collins also reported: August month was the County Fair: Community Club stand did well, so Muni did well. Sept. Sunday football has started/ Oct. 25 will be wine & beer tasting together with the LC Legion.

- 1) Sept. 22 is the 70th anniversary celebration of the Municipal Liquor Store in the city; with music and activities scheduled outside on main street into the evening.

D) Police Department

Police Chief Pfarr reported on the police activities for month of August: 192 calls @ 2,329 miles patrolled/ total calls up 19%, total miles up 1% for the year.

E) Water, Sewer, Streets, Parks Departments

Public Works Supt. Curt Roemhildt reported:

- Water- flushing hydrants is done for the season. T-Mobile wished to replace their antennas on the water tower; Bolton & Menk will do the inspection.
- Streets- did some cutting of the boulevard trees in town. CenterPoint Energy will be done installing new lines in two weeks.
- Parks- pool is all closed down for the year. Public Works staff cut out a huge amount of buckthorn from the pool woods; and would like to burn the pile at the demo derby pit. Permission was granted by Le Sueur County, county fair board, and Minnesota DNR said no permit needed from them. Motion by Fredrickson, Seconded by Scott, yes ok to burn the pile when appropriate. Approved unanimous.
- Refuse- what can staff do to stop the junk and garbage coming in after-hours down at the shop? Mayor Fredrickson suggested we start with the internal problems of the staff allowing junk and extra's being allowed to be thrown on all days. Try to rope it off on Sat. afternoon with signs and only be open our set hours.

F) Bolton & Menk Engineering

Engineer Hawbaker reported: Sunrise Avenue project is completed.

- 1) Chard bill for \$3,803.75 @ 80 North Lexington Avenue: Homeowner Jeff Anvik is disputing the bill; says his water leak was caused by damage done by the contractor (Chard) when installing the new curb box and fittings during the 2016 Lexington Avenue Project. Mayor & Council & City Attorney opinion is: this is the homeowner's bill; city is not responsible, only up to the curb box, and then is the homeowner's responsibility. After discussion: Motion by Mayor Fredrickson, Seconded by Woelfel, city make payment to Chard since we called them to do the work; with the good possibility we will be assessing this bill back to someone/ the homeowner? Approved unanimously.

G) Fair Report

Nancy Stauff reported: Fair very successful, great crowds every day, mostly due to the nice weather/ barns were full of participants/ first events were held in the new show-barn/ working on a grant for new electrical in the horse barn/ inflatable rides were successful. Old school house is not part of the Fair; it's owned by the county historical society and/or the city; and is involved in that lawsuit mess. The school was open at times during this Fair.

V. PUBLIC FORUM

Barbara Droher Kline, Chair of Le Sueur County Broadband Coalition, gave an update to the council on their mission: seeking & planning for more broadband thru-out the county thru the Blandin Foundation. County is seeking input thru a survey available on the county website.

County Commissioner Lance Wetzel updated the council: working to finish County Rd 5 construction & striping. Justice Center = \$7.2M costs so far of \$32M total; looks to be \$3.5M under budget so far. Wetzel explained the reasons for the new center: we were going to lose our ability to house criminals here, and would have to pay to send them to other counties. Justice Center is on schedule and under budget right now. If it comes in under budget, the remaining balance will not be spent elsewhere.

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

VI. OLD BUSINESS

- A) Administrator Collins presented the final 2017 Audit Report showing:
- 1) Year-end Fund Balance is \$1,177,292; an increase of \$252,538 over 2016.
 - 2) Fund Balance of is approx. 53% of operating expenses; over the state recommended.
 - 3) Water Fund sales were up by \$8,000; showing a net profit of \$176,178.
 - 4) Sewer Fund sales were down by \$31,000; showing a net profit of \$178,168.
 - 5) Refuse Fund sales were up \$11,000; showing a net profit of \$24,361.
 - 6) Liquor Fund sales were up by \$54,000; showing a net profit of \$104,348.

Overall: outside of carrying a large amount of street project debt; the city is in good financial shape. The council generally accepted the final 2017 Audit Report.

- B) Chamber Director Don Hayden and some Chamber board members were present to ask the council to reduce or eliminate their \$300 per month office rental fee paid to the city to rent Hayden's cubicle. It was established that Mr. Hayden does several tasks that do help out the city staff such as bank runs, mail runs, phone answering, and watching the office when staff is short. Motion by Fredrickson, Seconded by Woelfel, that as of October 1st eliminate the \$300 monthly fee. Approved unanimously.

VII. NEW BUSINESS

*** Public comment period on the Preliminary 2019 Levy and Budget ***

- A) Administrator Collins explained the Preliminary 2019 maximum levy and total budget; how the numbers were derived from the council budget workshop meeting held July 31. Motion by Harmeyer, Seconded by Scott, to adopt **Resolution No. 2018E**, thereby approving maximum preliminary tax levy of \$1,102,662 (+ 1.586%) Approved unan.
- B) Motion by Weiers, Seconded by Scott, to adopt **Resolution No. 2018E**, thereby approving maximum preliminary total budget of \$3,491,020 (+ .91%) Approved unanimously.
- C) Mayor Fredrickson announced the final 2019 levy and budget "public comment meeting" for Tuesday, December 11 @ 7:00 pm. Public comments will also be allowed at the October 9, November 13, and December 11 regular council meetings.

- D) Mayor Fredrickson announced the time, place, phone, & address where to contact the city for any and all public comments on the 2019 levy and budget.

VIII. ADMINISTRATION & MISC.

- A) Mayor Fredrickson announced the next Le Sueur County Officials Meeting for Wednesday, September 26 at 6:30 pm in Heidelberg.
- B) Attorney Moran presented the new amendment to the AT&T/ New Cingular Wireless Structure Lease Agreement that he negotiated for their building under the water-tower. Motion by Harmeyer, Seconded by Weiers, to approve the new agreement negotiated by Attorney Moran. Approved unanimously.
- C) Motion by Scott, Seconded by Harmeyer, to close the meeting for attorney/ client discussion to review legal action against a specific, expired residential rental housing license under our ordinance. Approved unanimously. 8:55 pm.

Attorney Moran explained the problems associated with X property who was renting his property under an expired rental license and had multiple police calls to the property. We need to come up with a plan to remedy this. Discussed and agreed to were:

- 1) Put some pressure on X property owner to get these renters out of there.
- 2) Return his letter back to X property owner as “incomplete.”
- 3) Attorney Moran will handle this in a legal manner and notify X property owner that he will be charged criminally for renting without a license and he must legally have those tenants removed from the property and have place boarded up not to be rented. If he does all this; criminal charges will be dropped. Council all generally agreed.

Motion by Harmeyer, Seconded by Scott, to close the closed meeting.
Approved unanimously. 9:19 pm.

Motion by Woelfel, Seconded by Harmeyer, to re-open the regular council meeting.
Approved unanimously.

IX. ADJOURNMENT

There being no further business; Motion by Woelfel, Seconded by Weiers, for Mayor Fredrickson to adjourn the meeting. Approved unanimously. 9:20 PM.