



LE SUEUR CITY COUNCIL AGENDA
Monday, September 11, 2017
203 South Second Street
6:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Presentations
5. Consent Agenda – All items on the Consent Agenda are considered routine and have been made available to the City Council at least two days in advance of the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Council member or citizen so requests, in which event the item will be removed from this agenda and considered in normal sequence.
 - A. Approval of Minutes
 1. Regular Meeting of August 28, 2017
 - B. Resolution Approving Disbursements for Period Ending September 11, 2017
 - C. HRA Payroll Agreement
 - D. Saint Peter Hockey Gambling Permit
6. Public Comment – Public Comment provides an opportunity for the public to address the Council on items that are not on the Agenda. Comments will be limited to three (3) minutes per person. Persons wishing to make a comment must sign up in advance of the meeting on the sheet provided and identify themselves by providing a name and address.
7. Public Hearings
 - A. Delinquent Utility Bill Dispute Public Hearing
8. Regular Agenda
 - A. HKGi Downtown Master Plan Presentation
 - B. City Council Comprehensive Plan Work Plan
 - C. 2018 Preliminary Budget Resolution
 - D. Draft Stormwater Ordinance Evaluation
9. Comments/Reports/Items of Appreciation – City Council members that attend meetings will have notes regarding the meeting pertinent to the general public interest associated with said meeting. Being prepared will help expedite this comment period. Preparation for this item is appreciated.
10. Adjourn

A Regular Meeting of the City Council was held on Monday, August 28, 2017, at 6:30pm in the Council Chambers with Mayor Hagg presiding. Council Members present: Favolise, Huntington, Krogmann, Rohloff, and Wilke. Council Members absent: Johnson. Also present: City Administrator, Jasper Kruggel; City Attorney, Todd Coryell; and Communications Director/City Clerk, Stacy Lawrence.

Motion by Council Member Rohloff, seconded by Council Member Wilke to approve the agenda. Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Presentations: Legislative update provided by Bradley Peterson of the Coalition of Greater Minnesota Cities (CGMC) and Bob Broeder.

Motion by Council Member Rohloff seconded by Council Member Favolise approving the following consent agenda items:

- Regular Meeting Minutes of August 14, 2017
- Disbursements for the period ending August 28, 2017
- Airport Grant Agreement
- Personnel Action Items

Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Public Comment: None

Public Hearings: None.

Motion by Council Member Rohloff seconded by Council Member Wilke to adopt **Resolution #17-107** waiving the second reading of City Code, Chapter 32.60 (D) (E). Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Motion by Council Member Rohloff seconded by Council Member Huntington to adopt **Resolution #17-108** approving an Ordinance to codify the waiver of City Code, Chapter 32.60 (D) (E). Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Motion by Council Member Huntington seconded by Council Member Rohloff to adopt **Resolution #17-109** to setting a public hearing date for delinquent utility bill disputes on September 11, 2017, at 6:30pm. Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Motion by Council Member Krogmann seconded by Council Member Favolise to adopt **Resolution #17-110** not waiving the monetary limits in 2018 on municipal tort liability. Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Council discussed the formation of the 2018 budget.

Comments/Reports/Items of Appreciation:

- Favolise: MRVPUC is looking at staffing so that it operates as a standalone entity. There is a preliminary time frame for a new screen set which will make the facility more efficient. This evenings' EDA meeting went well and discussed new ideas from CPAT. Thanks to the Mayor, and members of the Personnel & Budget committee for their work.
- Rohloff: Homeowner unhappy with City sewer bill, but thankful for the City Administrator being available to discuss and help.
- Hagg: Reminding everyone to participate in latest Downtown Master Plan survey. The third public meeting with HKGi on the Downtown Master Plan will be held on September 21, 2017. We want to make sure the budget process continues to be a transparent process and encourage residents and council members to ask questions.
- Kruggel: Springsted has conducted a thorough interview with staff regarding the Community Center evaluation. The next step is a scientific phone survey.
- Coryell: continue to negotiate with Mediacom on the Franchise fee. No specific timeframe at this time, but the process is going well.

Motion by Council Member Favolise, seconded by Council Member Rohloff to adjourn. Voting in favor: Council Members Favolise, Huntington, Krogmann, Rohloff, Wilke, and Mayor Hagg. Voting no: None. Motion carried.

Stacy Lawrence
Communications Director/City Clerk



Council Approval Report for September 11, 2017

By Fund

Post Dates 08/29/2017 - 09/11/2017

Account Number	Vendor Name	Description (Item)	Payable Number	Account Number	Amount
Fund: 101 - GENERAL FUND					
101-14101	GENESIS	BULK FUEL	65945	101-14101	2,479.38
101-14101	GENESIS	BULK FUEL	65946	101-14101	1,053.00
					3,532.38
Department: 41320 - CITY ADMINISTRATOR					
101-41320-321	VERIZON WIRELESS	CELLULAR SERVICE	9790188300	101-41320-321	25.68
					Department 41320 - CITY ADMINISTRATOR Total: 25.68
Department: 41940 - GOVERNMENT BUILDINGS					
101-41940-400	PROFESSIONAL CLEANING	JANITORIAL SERVICES	423	101-41940-400	1,121.81
					Department 41940 - GOVERNMENT BUILDINGS Total: 1,121.81
Department: 42120 - POLICE DEPARTMENT					
101-42120-321	FRONTIER COMMUNICATIONS	PHONE SERVICE	INV0005728	101-42120-321	86.50
101-42120-400	PROFESSIONAL CLEANING	JANITORIAL SERVICES	425	101-42120-400	289.90
					Department 42120 - POLICE DEPARTMENT Total: 376.40
Department: 42152 - POLICE AUTOMOTIVE SERVICES					
101-42152-431	TIRE SOLUTIONS	TIRES FOR SQUAD	213797	101-42152-431	544.08
101-42152-431	WOLF MOTOR CO., INC.	HEADLIGHT BULBS FOR SQUADS	8005754	101-42152-431	14.21
					Department 42152 - POLICE AUTOMOTIVE SERVICES Total: 558.29
Department: 42500 - POLICE RESERVES					
101-42500-400	PROFESSIONAL CLEANING	JANITORIAL SERVICES	424	101-42500-400	75.00
					Department 42500 - POLICE RESERVES Total: 75.00
Department: 42700 - ANIMAL CONTROL					
101-42700-311	MINNESOTA CRITTER GETTER	ANIMAL CONTROL	INV0005727	101-42700-311	1,174.00
					Department 42700 - ANIMAL CONTROL Total: 1,174.00
Department: 42800 - EMERGENCY MANAGEMENT/EOC					
101-42800-321	VERIZON WIRELESS	CELLULAR SERVICE	9790188300	101-42800-321	41.10
					Department 42800 - EMERGENCY MANAGEMENT/EOC Total: 41.10
Department: 43121 - STREET DEPARTMENT					
101-43121-215	NAPA AUTO PARTS	LIGHT FOR SHOP-2175	455480	101-43121-215	10.27
101-43121-217	CINTAS CORPORATION LOC.	UNIFORMS	754756876	101-43121-217	82.29
101-43121-217	CINTAS CORPORATION LOC.	UNIFORMS	754764468	101-43121-217	82.29
101-43121-217	CINTAS CORPORATION LOC.	UNIFORMS	754766974	101-43121-217	82.29
101-43121-221	NAPA AUTO PARTS	FREON-2175	445032	101-43121-221	43.78
101-43121-221	NAPA AUTO PARTS	SOLENOID-2175	445301	101-43121-221	46.99
101-43121-221	NAPA AUTO PARTS	FILTER & WIPER-2175	445334	101-43121-221	110.47
101-43121-221	NAPA AUTO PARTS	FILTERS-2175	445353	101-43121-221	124.46
101-43121-221	NAPA AUTO PARTS	FILTERS-2175	445409	101-43121-221	240.96
101-43121-221	NAPA AUTO PARTS	FILTER-2175	445432	101-43121-221	18.49
101-43121-224	TRAXLER CONSTRUCTION	CLASS 5	52844	101-43121-224	100.25
					Department 43121 - STREET DEPARTMENT Total: 942.54
Department: 44000 - SAFETY & WELLNESS					
101-44000-437	THE BAR	SAFETY COMMITTEE	INV0005754	101-44000-437	120.00
101-44000-437	RADERMACHER'S	SAFETY COMMITTEE-6401	INV0005755	101-44000-437	13.77
					Department 44000 - SAFETY & WELLNESS Total: 133.77
Department: 49200 - UNALLOCATED EXPENDITURES					
101-49200-460	PROFESSIONAL CLEANING	JANITORIAL SERVICES	424	101-49200-460	150.00
					Department 49200 - UNALLOCATED EXPENDITURES Total: 150.00
					Fund 101 - GENERAL FUND Total: 8,130.97

Account Number	Vendor Name	Description (Item)	Payable Number	Account Number	Amount
Fund: 227 - PARA-TRANSIT FUND					
Department: 49900 - St. Peter MRVT					
227-49900-119	SANDRA OWEN	TRAVEL EXPENSE	INV0005725	227-49900-119	51.36
227-49900-119	JODY SIPPO	TRAVEL EXPENSE	INV0005726	227-49900-119	12.84
Department 49900 - St. Peter MRVT Total:					64.20
Fund 227 - PARA-TRANSIT FUND Total:					64.20
Fund: 601 - WATER UTILITY FUND					
Department: 49440 - ADMINISTRATION & GENERAL					
601-49440-201	INNOVATIVE OFFICE SOLUTIONS	MARKERS, FILE GUIDES	IN1724157	601-49440-201	13.49
601-49440-217	CINTAS CORPORATION LOC.	UNIFORMS	754764467	601-49440-217	154.22
601-49440-321	VERIZON WIRELESS	CELLULAR SERVICE	9790188300	601-49440-321	5.14
Department 49440 - ADMINISTRATION & GENERAL Total:					172.85
Fund 601 - WATER UTILITY FUND Total:					172.85
Fund: 602 - SEWER UTILITY FUND					
Department: 49490 - ADMINISTRATION & GENERAL					
602-49490-201	INNOVATIVE OFFICE SOLUTIONS	MARKERS, FILE GUIDES	IN1724157	602-49490-201	13.49
602-49490-217	CINTAS CORPORATION LOC.	UNIFORMS	754764467	602-49490-217	154.22
602-49490-321	VERIZON WIRELESS	CELLULAR SERVICE	9790188300	602-49490-321	5.14
602-49490-386	MINNESOTA RIVER VALLEY PUC	JULY 2017 TREATMENT COST	398	602-49490-386	72,805.24
Department 49490 - ADMINISTRATION & GENERAL Total:					72,978.09
Fund 602 - SEWER UTILITY FUND Total:					72,978.09
Fund: 604 - ELECTRIC UTILITY FUND					
604-6-37410	RACHEL VANNA	REFUND OVERPAYMENT ON	INV0005750	604-6-37410	50.27
604-6-37410	LAUREL BRUMMUND	REFUND OVERPAYMENT ON	INV0005751	604-6-37410	72.47
					122.74
Department: 49570 - TRANSMISSION & DISTRIBUTION					
604-49570-221	ALTEC INDUSTRIES, INC.	FREIGHT	10787616	604-49570-221	23.62
604-49570-221	NAPA AUTO PARTS	STEERING GEAR BOX-2050	445479	604-49570-221	171.97
604-49570-230	GOPHER STATE ONE CALL	LOCATES	7081078	604-49570-230	83.70
604-49570-230	WESCO RECEIVABLES CORP.	DEGREASER WIRE PULL	776173	604-49570-230	525.56
Department 49570 - TRANSMISSION & DISTRIBUTION Total:					804.85
Department: 49590 - ADMINISTRATION & GENERAL					
604-49590-308	LEROY PFARR	DISHWASHER REBATE	INV0005753	604-49590-308	25.00
604-49590-313	NICHOLAS WILLIAMS	QI CENTRAL AC REBATE	INV0005752	604-49590-313	400.00
604-49590-321	VERIZON WIRELESS	CELLULAR SERVICE	9790188300	604-49590-321	25.69
Department 49590 - ADMINISTRATION & GENERAL Total:					450.69
Fund 604 - ELECTRIC UTILITY FUND Total:					1,378.28
Fund: 615 - RECREATION FUND					
Department: 45120 - RECREATION ADMINISTRATION					
615-45120-117	KRIS ANN KRAUSE	GYM ORIENTATION	INV0005729	615-45120-117	25.00
Department 45120 - RECREATION ADMINISTRATION Total:					25.00
Department: 45122 - COMM CTR BUILDING MAINT					
615-45122-216	SHERWIN-WILLIAMS	SEALER	1654-1	615-45122-216	86.04
615-45122-221	CREATIVE AD SOLUTIONS INC	ENGRAVING	19-11932	615-45122-221	13.50
615-45122-404	COLE PAPERS INC.	WIPES	9344434	615-45122-404	192.60
Department 45122 - COMM CTR BUILDING MAINT Total:					292.14
Fund 615 - RECREATION FUND Total:					317.14
Grand Total:					83,041.53

Report Summary

Fund	Fund Summary	Payment Amount
101 - GENERAL FUND		8,130.97
227 - PARA-TRANSIT FUND		64.20
601 - WATER UTILITY FUND		172.85
602 - SEWER UTILITY FUND		72,978.09
604 - ELECTRIC UTILITY FUND		1,378.28
615 - RECREATION FUND		317.14
	Grand Total:	83,041.53

THE PRECEDING LIST OF BILLS WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE: September 11, 2017 APPROVED BY: _____
Jasper Kruggel
City Administrator



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council
FROM: Jasper Kruggel, City Administrator
SUBJECT: HRA Payroll Agreement
DATE: For the City Council Meeting of Monday, September 11, 2017

PURPOSE/ACTION REQUESTED

Consider approval of an agreement with the HRA for payroll services.

SUMMARY

The City of Le Sueur provides payroll services to the HRA. The HRA currently has three employees that require payroll services. Attached is an agreement outlining a formalized agreement for these services.

The HRA Director has indicated that this will be on their next agenda and is recommending their board also approve the agreement.

Agreement Terms

2018 - \$600.00 per employee/year
2019 - \$625.00 per employee/year
2020 - \$650.00 per employee/year
2021 - \$650.00 per employee/year
2022 - \$650.00 per employee/year

This agreement was tentatively approved by City Council on August 14, 2017, but the HRA requested that the record retention limit follow federal standards. Also, item #8 has been removed due to there being no union employees at the HRA.

RECOMMENDATION

Staff recommends that City Council authorize staff to execute this agreement with the HRA.

PAYROLL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Le Sueur, a Minnesota municipal corporation, hereinafter referred to as “City” and the City of Le Sueur’s Housing and Redevelopment Authority, a Minnesota government organization created and authorized pursuant to Minnesota Statute Section 469.001–469.047, hereinafter referred to as “HRA”.

Recitals

- A. City has provided payroll services for the HRA for several years and the parties wish to memorialize this agreement pursuant to the terms and conditions set forth herein.
- B. The parties recognize the need for City to offer payroll services to HRA.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and promises of the parties, and the provisions, conditions and terms provided herein, the parties agree as follows:

1. City will provide payroll services to HRA as necessary to complete HRA’s payroll obligations.
2. HRA will provide all employee information, including employee’s name, address, social security number and W4, to City necessary for City to provide payroll services. No payroll will be processed until all necessary employee information has been provided by HRA
3. HRA shall pay to City \$600.00 per year per employee of which payroll services are requested for the year 2018. HRA shall pay to City \$625.00 per year per employee of which payroll services are requested for the year 2019. HRA shall pay to City \$650.00 per year per employee of which payroll services as requested for the years 2020-2022.

4. City shall not be liable for errors that were not caught by HRA during the processing and submission of data submitted by HRA that is incorrect, incomplete or not in proper form. HRA agrees to pay City the cost and expense for any additional work performed by City to correct errors in payroll that are not due to City's actions.
5. City shall keep accurate records and accounts for all payroll services provided for a period determined by the 'Minnesota General Records Retention Schedule' or according to federal record retention requirements, whichever has the most restrictive requirements.
6. This agreement shall remain in effect and continue until December 31, 2022, or until other terminated as set forth herein.
7. This agreement may be terminated by written notice from one party to the other. Written notice shall be provided 30 days prior to the effective termination date of said agreement. Either party may terminate this agreement for any reason.
8. Other than as specifically set forth in this Agreement, City will not be liable for any damage – including incidental or consequential damages - or loss (including, but not limited to, liabilities, costs and expenses) to HRA or its employees or under any collective bargaining agreement arising out of its acts or omissions or those of the HRA or any third parties. City shall not be liable for failure to provide the services herein if due to causes and conditions beyond its control. City makes no representations or warranties except as expressly stated herein and all other warranties express or implied are hereby specifically excluded. HRA shall indemnify and hold City harmless for any claim, litigation, court action, or demand arising out of City providing payroll services, including the costs and reasonable attorney fees incurred by City associated with said claim, litigation, court action, or demand.

9. This agreement may be extended by written consent of City and HRA. Such extension shall identify the fees for continued payroll services. If no fees are set forth in said written consent, HRA shall pay to City \$700.00 per year for any extensions until the parties reach written agreement otherwise.
10. This agreement will become effective upon signature of the Mayor and City Clerk for the City of Le Sueur and the Chairman and Secretary of the Housing and Redevelopment Authority.

CITY OF LE SUEUR

**LE SUEUR HOUSING AND
REDEVELOPMENT AUTHORITY**

Dated: _____, 2017

Dated: _____, 2017

By: _____
Mayor

By: _____
Chairman

By: _____
City Clerk

By: _____
Secretary



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Stacy Lawrence, Communications Director/City Clerk

SUBJECT: Lawful Gambling Exempt Permit

DATE: For the City Council Meeting of Monday, September 11, 2017

PURPOSE/ACTION REQUESTED

Consider acknowledgement of an application for an exempt permit to allow for gambling within City limits.

SUMMARY

The St. Peter Hockey Association will be making an application to the state of Minnesota for a lawful gambling permit for a raffle to be held on January 13, 2018, at the Le Sueur Community Center

RECOMMENDATION

Acknowledge and approve application for a lawful gambling exempt permit with no waiting period.



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Jasper Kruggel, City Administrator

SUBJECT: Open Public Hearing Related to Delinquent Utility Bill Disputes

DATE: For the City Council Meeting of Monday, September 11, 2017

PURPOSE/ACTION REQUESTED

Hold a public hearing to allow individuals that received letters indicating delinquency of payment for utilities to dispute the claim before it is certified to the tax roll or sent to collections.

SUMMARY

Annually, the City of Le Sueur certifies delinquent utility bills to Le Sueur County to be included in property tax statements. This allows for the City to recapture a majority of the delinquent bills. Part of this process involves setting a date for property owners to dispute these claims. The public hearing is the time where individuals can claim to dispute the utility bills to City Council for consideration.

City Code Chapter 50.08 defines the procedure for providing the certification of delinquent utility accounts for collection with property taxes.

RECOMMENDATION

Staff is recommending that City Council hold a public hearing for individuals to dispute utility bills to City Council. Following Chapter 50.08, individuals that are delinquent have until September 29, 2017, at 4:00 PM to pay off their bill in full. If said utility bill is not paid in full by this date, the amount will be certified to the tax roll or sent out for collections.



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Samantha DiMaggio

SUBJECT: Downtown Master Plan Update

DATE: For the City Council Meeting of Monday, September 11, 2017

PURPOSE/ACTION REQUESTED

Presentation/Update on the Downtown Master Plan Study.

SUMMARY

Bryan Harjes from HKGi will be here to present an update on the downtown master plan His update will include:

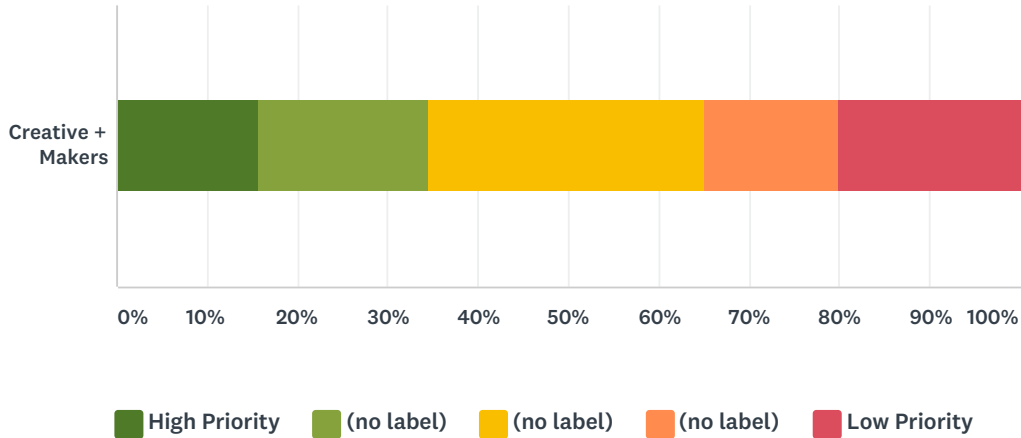
- Project Schedule Update
- Community Engagement Summary from Open House #2
 - Mall Site Scenarios
 - Other Initiative Areas
- Approach, Goals and Objectives for Community Open House #3
- Implementation Approach
 - What are the key elements the City Council needs out of this planning process?
 - What needs to be focused on moving forward?

RECOMMENDATION

As this is a presentation/update, no action is required.

Q1 Creative + Makers

Answered: 263 Skipped: 14



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Creative + Makers	15.59%	19.01%	30.42%	14.83%	20.15%	263	2.95
	41	50	80	39	53		

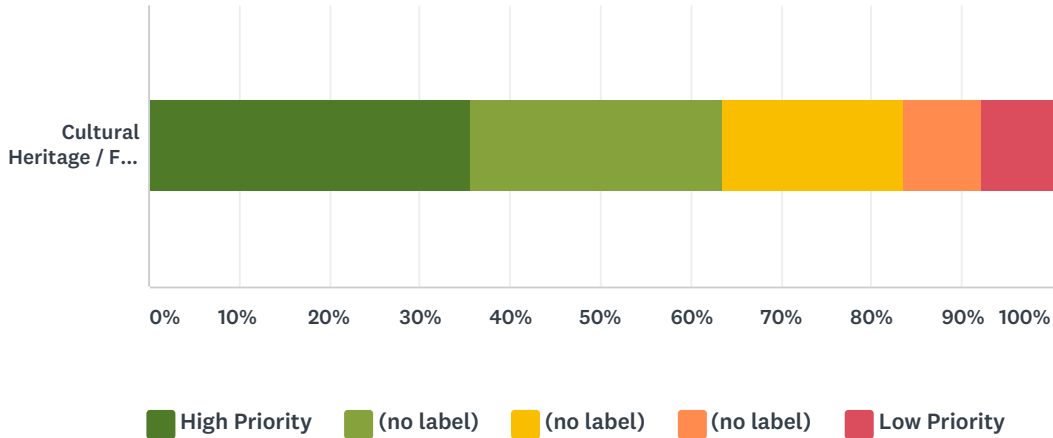
#	COMMENTS:	DATE
1	I think this is one idea with the highest chances of successfully revitalizing LS. Short of the Cities, where something like this is expected, there isn't an anchor town in our regional area that is already doing this. Successfully establishing this sort of strategy would give LS a step up over St. Peter, reasons for people to come and stay in our town instead of down the road a piece.	9/5/2017 7:11 PM
2	I love the idea, but doesn't Henderson already have this niche? If so, would that help or hurt LeSueur in trying to form a similar niche?	8/31/2017 2:20 PM
3	I think having an open space that could be used for demonstrations, classes, events, etc would be great. For example, paint + wine canvas nights, kids crafts before holidays, pallet projects, a monthly book club. But this space could also house a bakery/smoothie/sandwich type shop, and be rented out for bachelorette parties, birthday parties, get-togethers, etc. Something that would bring people into the mall area and hopefully bring them back repeatedly for various things.	8/31/2017 11:35 AM
4	Maybe a spot with picnic tables where food trucks can come. Food truck friendly area.	8/27/2017 3:37 PM
5	Need something	8/26/2017 9:44 PM
6	In my travels around the country, when I say that I am from Le Sueur, people inevitably say "Oh, Green Giant". I think we should be capitalizing on our Giant history. We have a number of Green Giant statues, signs and artifacts scattered around Le Sueur. I think they should be brought together in a downtown location so people can visit and enjoy this part of our history.	8/26/2017 9:02 AM
7	Clay, ceramic, glassblowibg, thrift shop that is lame and boring. Nobody cares about canning. If anybody gave a cheap about canning, we'd still have a thriving cannery.	8/24/2017 10:16 PM
8	Having a creative seen brings in outside money. This is currently being seen along Jordan's main street and in many larger communities.	8/24/2017 4:10 PM
9	I think it would be great for small businesses ran by local people could be showcased or have an area to set up shop!	8/24/2017 11:07 AM
10	While I think this is a great idea I wonder if these individuals would generate enough income to rent their business space and also be able to live in the community. I do like the idea and maybe a small part of downtown could cater towards this endeavor.	8/24/2017 9:01 AM
11	I like the idea of jolly green giant and agriculture but how will that draw people's attention to want to learn about it.	8/23/2017 7:00 PM

Le Sueur Downtown Master Plan

12	THIS ADDS DIVERSITY AND EXTENDS THE LENGTH OF STAY FOR VISITORS	8/23/2017 5:45 PM
13	I would like to see LeSueur have some unique destinations that would draw people in	8/23/2017 5:09 PM
14	Green Giant really doesn't have a presence here anymore. Time to move on.	8/23/2017 3:28 PM
15	Brought my shop to Henderson - there is not enough initial traffic or interest to succeed here... catch 22, but this will be your hardest initiative to support.	8/23/2017 2:32 PM
16	I've always thought we should look at options for shared office space. I have the flexibility to work at home, but I live out of town. When I bring kids into town for their activities, I'd love to have dedicated office space to work. Maybe a room in the mall, people pay \$20/month for shared space? Added bonus, might attract young working professionals who telecommute to live in town.	8/23/2017 2:30 PM
17	Don't think any of these attract many people or interest	8/23/2017 2:26 PM

Q2 Cultural Heritage / Food / Agriculture

Answered: 268 Skipped: 9

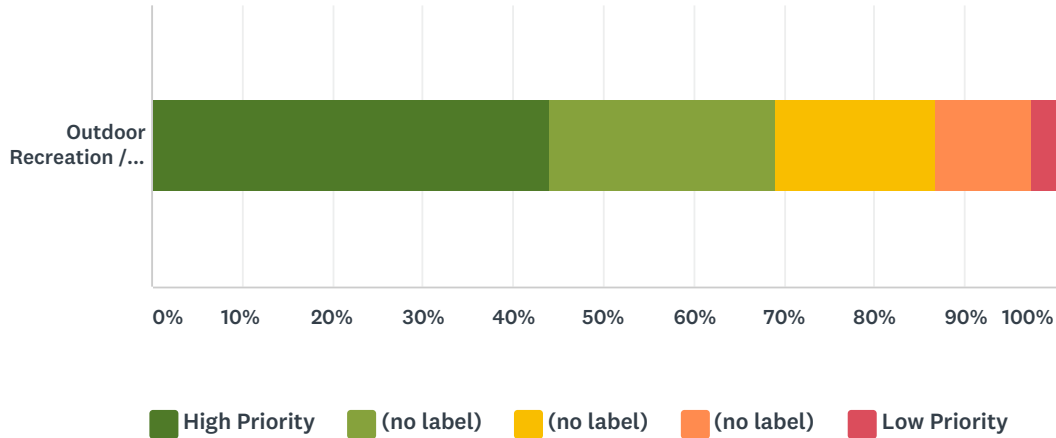


	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Cultural Heritage / Food / Agriculture	35.45%	27.99%	20.15%	8.58%	7.84%	268	3.75
	95	75	54	23	21		

#	COMMENTS:	DATE
1	I love this idea and would greatly enjoy seeing something like this successfully come to fruition. Whidbey Island, WA pulled this off very well to such an extent that I wanted to spend several days exploring.	9/5/2017 7:11 PM
2	Create food options that are fun, but practical.	9/2/2017 4:07 PM
3	This one sounds interesting, but again I feel like a neighboring town—St. Peter in this case—already has a similar niche.	8/31/2017 2:20 PM
4	We need more diversity in our dining options.	8/31/2017 1:46 AM
5	Please bring Coop or Trader Joe's enhanced farmers market. We go out of town for all of the above	8/26/2017 9:44 PM
6	Having a local brewery or something more 'hip' downtown would be great. Make it more enticing for younger people to live and work in Le Sueur.	8/24/2017 11:07 AM
7	More dining especially after 2pm.	8/23/2017 9:46 PM
8	PEOPLE TRAVEL FOR MILES TO VISIT MICRO BREWERIES AND WINERIES. DESTINATION FOOD + ALCOHOL DOES DRAW PEOPLE	8/23/2017 5:45 PM
9	We need to encourage downtown use and patronage with enticing options for dining	8/23/2017 5:09 PM
10	Needs to be something new, creative to draw people in. Needs to be promoted by Chamber and other entities to encourage usage, attendance, etc...	8/23/2017 3:28 PM
11	St Peter already has a lot of these. Focus on something that can be unique to Le Sueur.	8/23/2017 3:17 PM
12	Sasse Sweet Corn has positioned us to have some "street cred" in this area. Their success is a model for others.	8/23/2017 2:30 PM
13	A Farmers Market is a great way to attract people from the area into town. Breweries and restaurants with good food are great attractions to pull people in from all over.	8/23/2017 2:26 PM

Q3 Outdoor Recreation / River / Trails

Answered: 266 Skipped: 11



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Outdoor Recreation / River / Trails	43.98% 117	25.19% 67	17.67% 47	10.53% 28	2.63% 7	266	3.97

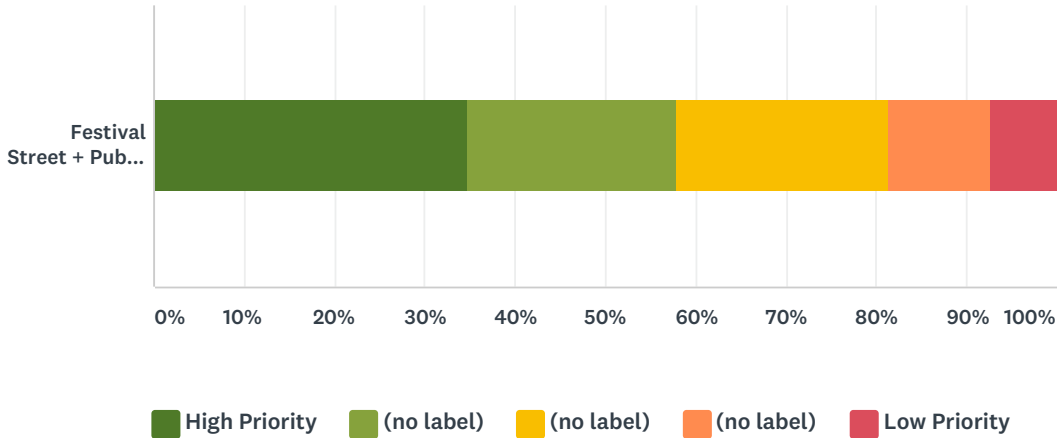
#	COMMENTS:	DATE
1	Biggest concerns about this is related to getting people to stay and either spend dollars or move here. Currently St. Peter is a far more tempting target, due to the larger and more established centers.	9/5/2017 7:12 PM
2	This is something I often hear people wishing for in our area!	8/31/2017 2:20 PM
3	We can walk in the woods	8/26/2017 9:46 PM
4	We need to focus on getting these items in one central area downtown and not spread out all over the city.	8/26/2017 9:05 AM
5	Le Sueur has a unique location and crazy good amenities when it comes to outdoor recreation. Expand your view shed a bit a look around. The River. Small rivers nearby that are awesome kayaking and tubing in the spring (high island, rush, le sueur). Recreational flying. Scenic byway (motorcycle, bikes, cars). Top golf course. World-class shooting range and hunting preserve. Unique mining history. The swap meet. Close to zipline. Single track at seven-mile. It's a Mecca for the adventurer. Capitalize on these unique amenities, clean up the downtown infrastructure, give pride back to the town, people will come and invest.	8/25/2017 6:26 AM
6	The river is a great resource that is not utilized enough. A family friendly river park would greatly enhance Le Sueur.	8/24/2017 12:42 PM
7	I am a big runner and the streets and sidewalks are so tough to walk/run on. Especially with a stroller. Utilizing the river would be awesome!	8/24/2017 11:09 AM
8	A brewery with food options would be cool!	8/23/2017 9:25 PM
9	Updated businesses that draw younger crowd's not just "bars" family friendly establishment's	8/23/2017 7:02 PM
10	THIS ALSO SUPPORTS AND DRAWS PEOPLE. HOWEVER WE NEED BUSINESSES TO SUPPORT OR THE TRAILS WILL ONLY HAVE PEOPLE PASS THROUGH.	8/23/2017 5:48 PM
11	We should take care of and take advantage of the wonderful natural resource we have, and encourage a healthy lifestyle	8/23/2017 5:13 PM
12	biking trails and walking trails would be really nice, a decent restaurant and more lodging for varies of things going on in area.	8/23/2017 4:42 PM

Le Sueur Downtown Master Plan

13	Quality hotel with banquet room would be nice. Trails and other recreational opportunities will be good. Concern about crossing the RR tracks and tight river bridge.	8/23/2017 3:31 PM
14	It is such a beautiful area. Putting trails and nature parks would promote camping, day trips to the city, and increase local businesses as people stop and come see. Also promotes a healthier community and unity as the whole community utilizes trails	8/23/2017 3:00 PM
15	Why not utilize the river - a natural resource that would attract visitors from all over the state and beyond. Lodging in Le Sueur is dismal at best, another area that could be greatly improved with a moderate amount of effort and capital.	8/23/2017 2:35 PM
16	I've always wanted a bike trail!	8/23/2017 2:31 PM
17	The new kayak company in town is a great asset. Adding bike/walking trails along the river and through the valley would be a really nice feature to the town.	8/23/2017 2:28 PM

Q4 Festival Street + Public Events

Answered: 268 Skipped: 9



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Festival Street + Public Events	34.70%	23.13%	23.51%	11.19%	7.46%	268	3.66
	93	62	63	30	20		

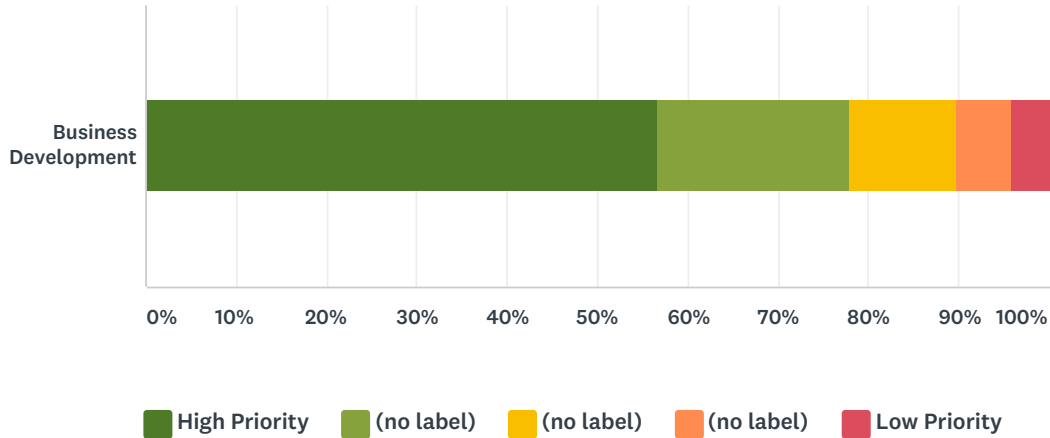
#	COMMENTS:	DATE
1	Trucks should be rerouted outside of town & residential areas!	9/5/2017 9:03 PM
2	This is a nice idea, but given how underused the current pedestrian walkway is, I question how much actual traffic and/or business would be brought to the area long term. In conjunction with a successful turnaround/business development, sure, but until that has a solid definition, I think it's smarter to back burner this concept.	9/5/2017 7:12 PM
3	Need to keep people interested in this town	8/26/2017 9:46 PM
4	I think part of the downtown revitalization should include some form of band shell, concert area where public music events and festivals can be held.	8/26/2017 9:05 AM
5	City should be much more pedestrian and public transit friendly. All the above ideas in this category look good.	8/24/2017 10:19 PM
6	Creating a space to showcase the history of main street would be awesome. The downtown has potential but is crowded with empty areas and unkept spaces.	8/24/2017 11:09 AM
7	I feel over the years our community has become more disconnected from each other and I think something like this would be a great way to bring the community back to what it was once before.	8/24/2017 9:01 AM
8	We already have a "festival street," it's called the pedestrian mall currently. The problem isn't the space it is our community doesn't find these small one-day, one-weekend festivals worth attending locally. The highway doesn't come through town so the average person from a neighboring community isn't aware of our events because they aren't forced past them traveling through the area on the major highways.	8/24/2017 7:47 AM
9	Splash pad would be a neat feature!	8/23/2017 9:37 PM
10	Make it a city want to come to first	8/23/2017 7:48 PM
11	Good idea but many towns are doing this already. Need something unique and I don't know exactly what that is.	8/23/2017 7:02 PM
12	KEEPING TRUCK TRAFFIC TO A MINIMUM IS NICE, BUT THEY NEED TO GET FROM ONE END OF MAIN TO THE OTHER. I DON'T SEE THE PEDESTRIAN MALL AS THE ONLY PLACE SUCH A SPACE COULD BE CREATED.	8/23/2017 5:48 PM

Le Sueur Downtown Master Plan

13	I love the marketfest idea, more of this type event will bring people into town, bring people together and encourage use if a beautiful new space while supporting local business	8/23/2017 5:13 PM
14	this would be okay but how often would the city have use for it?	8/23/2017 4:42 PM
15	Would be great if the mall was gone, and the street was all the way through. Most of the downtown buildings have different looks, canopies, run down, empty, painted. Would be beautiful if it was streamlined like other downtown communities that thrive. Gathering places with a park setting could also set that stage.	8/23/2017 3:31 PM
16	Anything that opens up that DEAD SPACE and allows traffic to flow more naturally would be a huge improvement. "Does not allow truck traffic" is a great point, because truck traffic IS a problem in Le Sueur.	8/23/2017 2:35 PM
17	Not sure Le Sueurians are festival & event people - see the mediocre success of MarketFest.	8/23/2017 2:31 PM
18	It is always fun to come into a town to find some kind of band, performance or festival going on. Always a nice surprise.	8/23/2017 2:28 PM

Q5 Business Development

Answered: 263 Skipped: 14



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Business Development	56.65%	21.29%	11.79%	6.08%	4.18%	263	4.20
	149	56	31	16	11		

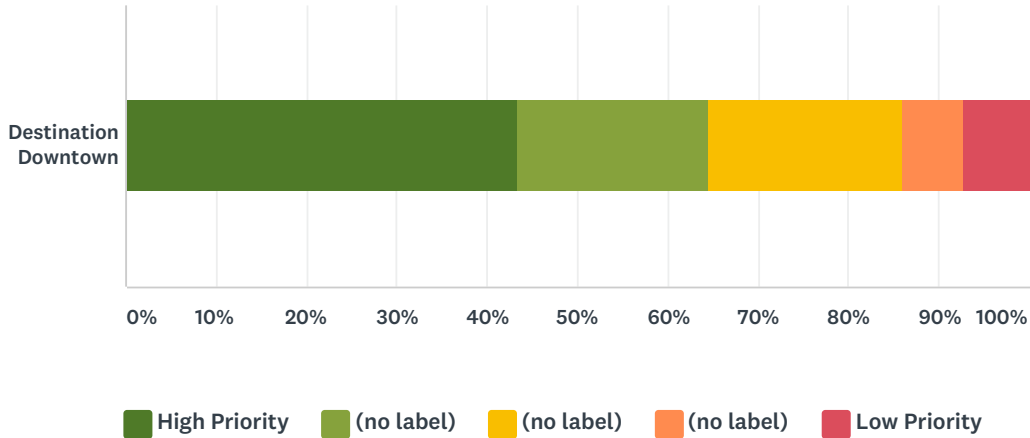
#	COMMENTS:	DATE
1	I think this, along with Destination Downtown are the two most important and likely to have long-term success options, and likely would go hand-in-hand. Finding a way to draw permanent residents from the Cities would probably be an ideal situation. The CoL is much cheaper in LS, if one takes out gas mileage traveling to the Metro.	9/5/2017 7:13 PM
2	Yes! To everything!	8/31/2017 11:38 AM
3	Work with major employers in town to draw people to live and work in the same community.	8/30/2017 12:46 PM
4	Boutique 's micro brewery old fashion general store.	8/29/2017 9:16 PM
5	We need to create jobs	8/26/2017 9:52 PM
6	The school part of this initiative is not essential and should be taken out of the plan, or at least made a last priority for this initiative.	8/26/2017 4:11 PM
7	I think we have to be innovative in our approach. Retail space, as we no it, is dead or dying.	8/26/2017 9:08 AM
8	As the population ages we need to have easy access to all shops.	8/25/2017 9:01 AM
9	Need an identity to be proud of first. This is second and will need to develop organically but will need the right infrastructure in place to make it easy and business friendly. Revitalize the chamber, they are useless right now.	8/25/2017 6:29 AM
10	It seems as though there are opportunities for small businesses, but no one seems to dive in to use the area as it has so much wasted space. Having something like a ShopKo or a place to get necessities would be AMAZING!!	8/24/2017 11:10 AM
11	Get a Coburn to town and put a gas station on the 169 business district.	8/23/2017 7:05 PM
12	NO POINT IN BUILDING NEW TO HAVE IT EMPTY. BUSINESS DEVELOPMENT IS ESSENTIAL.	8/23/2017 5:50 PM
13	Supporting businesses will keep suggested changes sustainable	8/23/2017 5:17 PM
14	wow this would give kids and wonderful inside of running a business beyond there own duties that the job requires and understanding or the positions workers put the "BOSS" in.	8/23/2017 4:55 PM
15	Need more places to eat!	8/23/2017 3:40 PM

Le Sueur Downtown Master Plan

16	The current mall doesn't seem like an ideal location to make a business stand out and say yeah I'm located in here. Mall would need a complete makeover. The Bar is the best place to eat in town. Be nice to have an eatery like the old coachlight or Roadhaus in Henderson for something different. If there was a way to tie everything together, multiple options, etc...it could be attractive.	8/23/2017 3:36 PM
17	Really, this initiative should be the starting point for downtown Le Sueur. If these ideas and concepts were cultivated, the other initiatives would be more feasible. There is a LOT of wasted riverside space here that could be utilized. Yes, some of that development is expensive - but nothing stunts the growth of a town quite like empty, wasted spaces.	8/23/2017 2:38 PM
18	No excuse for not doing this already, in my opinion.	8/23/2017 2:32 PM
19	I think the main focus for the foreseeable future should be to draw people into town and make it a place people want to live. Once that goal has been achieved, then business expansion can become more of a priority.	8/23/2017 2:32 PM

Q6 Destination Downtown

Answered: 265 Skipped: 12



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Destination Downtown	43.40% 115	21.13% 56	21.51% 57	6.79% 18	7.17% 19	265	3.87

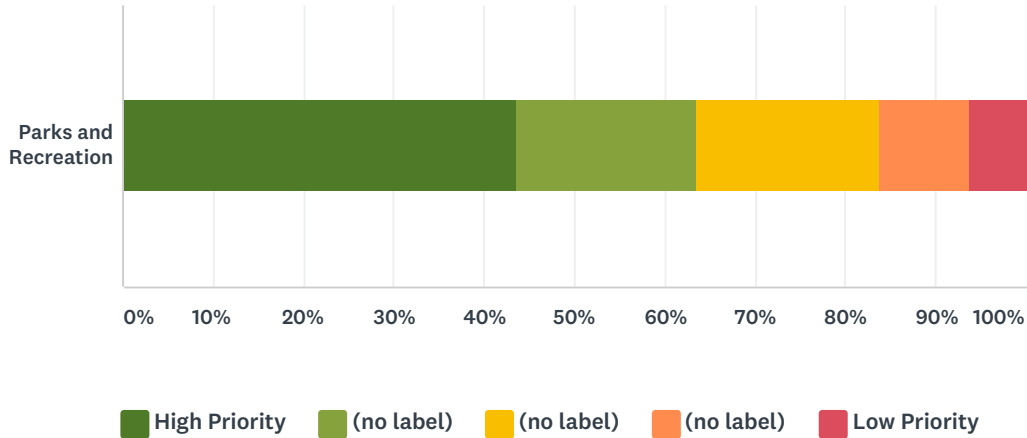
#	COMMENTS:	DATE
1	This paradigm, of becoming a tourist destination, seems to be the type that offers the best long-term solutions to dying small towns, from what I've seen on my road trips. I've spoken with a lot of local craftsmen in towns that have rebounded from desolation and one thing that seems to always happen is 1 or 2 anchor stores settle in the area and set the tone for what the future of the town will be. (Leavenworth, WA is an excellent example of this.) However, this also has the most opportunity for winds-of-fortune failure, if the economy falls or there isn't enough diversity to keep people in town for more than a few hours. (Seagrove, NC in this case.)	9/5/2017 7:13 PM
2	Only if there's a way to do it without making drinking a priority!	9/2/2017 8:30 PM
3	I would put doing something about the mall at a high priority to me, but giving downtown a Destination feel as low.	8/31/2017 2:28 PM
4	I think, if we were to tear down the mall, it would be great to build two buildings that face each other. The open space in the middle could be used for festivals/town get-togethers. The main level buildings could be retail and the second level could house the dentist, optometrist, etc - things that would bring people to the area but don't rely on walk-in traffic.	8/31/2017 11:38 AM
5	Need competition stores. Health food better eating establishments, look at Henderson their car show on Tuesday's we can't even buy a pair of underwear in this town	8/26/2017 9:52 PM
6	This will be the sizzle in the plan. It is key! It will be great for both residents and visitors.	8/26/2017 4:11 PM
7	I think we somehow need to re-open Main Street. If we want to close off part of a street for outdoor seating for the Bar and Green Mill, we would be better served creating a space for this by closing Ferry Street from Main Street down to the parking lot behind the Bars.	8/26/2017 9:08 AM
8	What downtown? This is the weakest link in this town, focus on the strengths. Need to build the foundation first before the roof.	8/25/2017 6:29 AM
9	Downtown looks like a dump. It has so much potential!!	8/24/2017 11:10 AM
10	I like the idea of a destination downtown coupled with business development. Slap a nice street in there that people can gather on and I think you have the making of an area people want to be on a weekend or where younger people would like to live.	8/24/2017 9:03 AM
11	Would be more of a priority, but it closely resembles the festival street idea previously. I'd be more interested if it revolved round sprucing up main street and the neighboring housing.	8/24/2017 7:48 AM

Le Sueur Downtown Master Plan

12	Put the street back in and designate a different route for semis and big trucks other than in residential streets!!!!	8/23/2017 5:50 PM
13	I'M NOT CONVINCED HOUSING DOWNTOWN IS ESSENTIAL, BUT AESTHETIC IMPROVEMENTS ARE DESPERATELY NEEDED.	8/23/2017 5:50 PM
14	The key is to make this a place will want to go, for consumer needs and entertainment	8/23/2017 5:17 PM
15	if there was an area for farmer markets and outside eatery like a festive area at all times.	8/23/2017 4:55 PM
16	Bring back old style LeSueur, the mall is kinda a eye sore. If it would have been on other side so main was not ruened	8/23/2017 4:23 PM
17	Sounds great. Looks and sounds expensive.	8/23/2017 3:36 PM
18	Destination Downtown and Business Development are the same initiatives. These need to be planned, coordinated, and implemented as one.	8/23/2017 2:38 PM
19	Again I think the focus for now should be making the town a desirable destination. Once that's achieved, then housing can be thought of.	8/23/2017 2:32 PM

Q7 Parks and Recreation

Answered: 257 Skipped: 20



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Parks and Recreation	43.58% 112	19.84% 51	20.23% 52	10.12% 26	6.23% 16	257	3.84

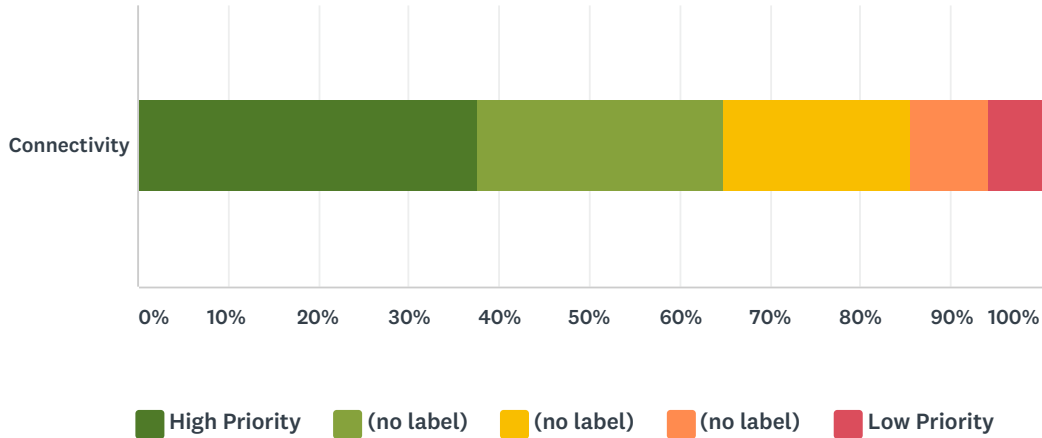
#	COMMENTS:	DATE
1	As much as I would love to make Le Sueur look prettier immediately, this doesn't seem like it would have a strong payoff in terms of dollars (net *or* gross) brought into the community, compared to other plans on offer.	9/5/2017 7:13 PM
2	Find ways to enhance what we already have.	9/2/2017 8:33 PM
3	Lights on trees in legion park at Christmas.	8/29/2017 9:27 PM
4	Why mess with Mother Nature	8/26/2017 10:20 PM
5	Forget doing anything to Mayo park. It is a flood zone. Build a pedestrian, bicycle bridge over the river from River park to the downtown side.	8/26/2017 4:15 PM
6	I think what brings the most people to town are activities, tournaments at the community center and baseball field so we need to do a better job of promoting them. Our community center is a gem and the one thing that sets us apart from so many other struggling small towns. Once we get people to town, we have to have something that keeps them here. We definitely need another motel and some place to eat. Also, the downtown area needs to be upgraded to provide a more welcoming place to want to be.	8/26/2017 9:27 AM
7	A nice skate park would be nice. There isn't any thing for out teenagers to do in this town .	8/25/2017 3:02 PM
8	City should have never sold bottom land- that would have been an excellent location for low-impact park (see St. Peter, three rivers park district). Le sueur has a lot of people downtown on the north side thanks to Cambrian. Consider an expanded downtown footprint, add in food truck parking for the working crowd, consider past location of artesian well park to restore for this.	8/25/2017 6:34 AM
9	Safely drawing the river into the town's identity would greatly improve Le Sueur for tourists and for residents.	8/24/2017 12:46 PM
10	Make it a place where people want to park and see the area - have a vacation at home!	8/24/2017 11:11 AM
11	Don't think the vegetation for river view....you will be spending more money in the future to fix the erosion the river creates. Buy the land west of the river and turn in into viking, and fishing trails. Connect it to the city by trails.	8/23/2017 7:09 PM

Le Sueur Downtown Master Plan

12	LE SUEUR TURNED IT'S BACK ON THE RIVER AND IT'S A SHAME THERE'S SO MUCH NOW SEPARATING THE DOWNTOWN FROM THE RIVER. IF PARKING CAN BE OPENED UP ON MAIN STREET, THE PARKING LOT BEHIND FF&M BANK SHOULD BE DEVELOPED INTO GREEN SPACE WITH BEAUTIFUL RIVER VIEWS (AND A TRAIN).	8/23/2017 5:56 PM
13	Put electric in river park for over ever night. Add a A.T.V. TRIAL . but need to pay for pass to ride. This would pay for the trail and the up keep	8/23/2017 4:29 PM
14	Already doing well!	8/23/2017 4:09 PM
15	A community trying to grow should invest in quality of life options to draw people and families to Le Sueur. We have a great community center with a considerable amount of usage year round that other communities don't have with some fairly nice parks and outdoor pool. A few years ago, there was a trail added along kingsway that constantly gets used. If there was a way to work off of the community center successes and amenities, tie the currently trail into some of the others that are listed on the map someday, we'd become more of a destination community. Right now, people need a good reason to come off of HWY 169 to come into Le Sueur compared to other communities on that corridor where 169 goes through the middle of their town. i.e.St, Peter, Belle Plaine, Jordan. Our school disrict enrollment has dropped significantly in 10-15 years from my understanding and may still be losing as far as I know.	8/23/2017 3:44 PM
16	Our parks have gone down hill since Mrs. Frost has gone. Just look at the Mayo Park	8/23/2017 3:20 PM
17	Again, Le Sueur is full of wasted space and it's one true natural resource is largely unused. Take a look at the Shakopee park and trail system... granted its a larger market, it's a moderately low maintenance network that provides an efficient amount of recreational space.	8/23/2017 2:40 PM
18	This fits in with making Le Sueur a destination and a place people want to be.	8/23/2017 2:38 PM
19	It's a crying shame to have a city yard storage space along the wonderful river views.	8/23/2017 2:34 PM

Q8 Connectivity

Answered: 256 Skipped: 21



	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Connectivity	37.50%	27.34%	20.70%	8.59%	5.86%	256	3.82
	96	70	53	22	15		

#	COMMENTS:	DATE
1	This seems like it could make Le Sueur more inviting/friendly for outside businesses to move in.	9/5/2017 7:13 PM
2	Sounds great but more than I want to pay for.	9/2/2017 8:33 PM
3	Having a more exciting entrance and signage would be great!	8/31/2017 11:40 AM
4	Play up the Pierre Le Sueur connection.	8/29/2017 9:27 PM
5	Need to get people to visit this town music, festivals theatre concerts	8/26/2017 10:20 PM
6	Working with the railroads, in my opinion, is a waste of time. You will not be able to get them to relocate rail traffic over 93. Providing a more attractive overpass might be something you can get done. Truck traffic should be diverted to Kingsway and north end of main street and not through downtown. Themed signage, especially in the downtown area, would be a plus. A sign similar to the one Rotary put in by River Park, should be constructed on Hwy 169 at the top of the hill across from the Green Giant sign.	8/26/2017 9:27 AM
7	Yes to river connectivity. Truck bypass horrible idea! Do you even know where these trucks are coming to and going?! Most have a destination to downtown businesses! Don't clutter otherwise quiet streets.	8/25/2017 6:34 AM
8	All are great ideas! Make Le Sueur a destination!	8/24/2017 11:11 AM
9	KEEPING TRUCKS OFF 93 AND DESIGNATING A PREFERRED ROUTE THROUGH TOWN WILL HELP THE DOWNTOWN FEEL TOURIST AND RESIDENTIAL FRIENDLY.	8/23/2017 5:56 PM
10	strangers could at least find their ways then even to the school's activities too with location signage	8/23/2017 5:14 PM
11	Get the trucks out of downtown. Get more uniformed signage. If there's a plan for trails to used along the river, people need a safe way to cross the RR tracks and the bridge.	8/23/2017 3:44 PM
12	Truck traffic is a huge problem. Reroute some of this!	8/23/2017 2:40 PM
13	If you take away the railroad bridge, you'll take away the fun of laughing at the poor suckers who get stuck. (That's a joke!)	8/23/2017 2:34 PM

Q9 General Comments:

Answered: 16 Skipped: 261

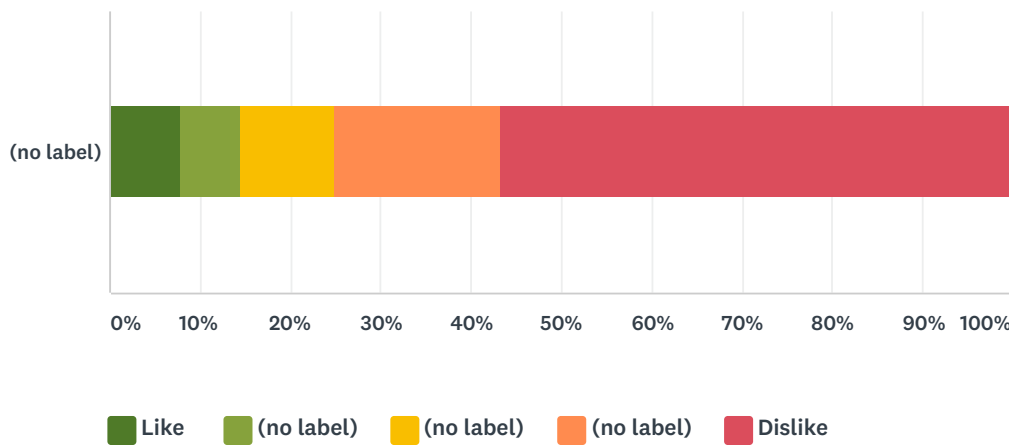
#	RESPONSES	DATE
1	Most of these options seem very interconnected, so it was hard to prioritize them. It seems like each option cannot be pursued independently with much success. They are great ideas, but it was hard to provide feedback.	9/2/2017 4:25 PM
2	I love LS, but the current Main Street/Mall set up is, frankly, boring and kind of ugly. We need to find a solution that will bring people to the city, but also allow current residents to enjoy it. If you would like to do something in LS that doesn't involve alcohol it can be difficult to find things to do, and I hope whatever decision is made with the mall will take that into account.	8/31/2017 11:40 AM
3	Our town needs a face lift and better sense of community. We need to bring activities for all age groups, and add more diversity to our community through events, food, and more.	8/31/2017 1:48 AM
4	Le Sueur needs to be reinvented. Look at the future by returning to the past.	8/29/2017 9:27 PM
5	This town has no jobs worthwhile we both work out of town. The grocery store is pathetic. We shop out of town. The schools do NOTHING about bullying. The smells keep our friends and family from visiting. There is NOTHING for kids to do. The bowling alley is run by a psycho woman who screams at autistic children who drop bowling balls, instead of showing a child how to bowl. And they stink like sewer backup any time we have entered there. There is no organization that helps elderly with yard work or rides. Nobody knows we exist nothing draws people to this town. You need a downtown for people. Antique stores, meat markets farmers markets, movie theater, concerts, amphitheater, decent coffee shops not some gossip woman who complains when you come in at 2:45 that she is closing at 3. I mean competition and good food to eat not some damm Chinese place with dried out food sitting for hours that they don't refill and their damm kids running around in the kitchen and the damm pizza ranch is filthy and over cooked pizzas. I don't want to sit in a noisy bar to eat with my family. Get a nail salon, sewing store, book store, theater, bakery, clothing, general merchandise, garden, office supplies, etc stores	8/26/2017 10:20 PM
6	Something needs to get done when this study is complete. We have had previous studies with no action, no follow up. You risk losing all of the momentum and community support for these studies if there is no action. I feel this is the last gasp or we risk losing our town.	8/26/2017 9:27 AM
7	Le Sueur is boring. There is no sense of connection with the community and no sence of pride in the town. No inclusion of other cultures and a lack or places of interest. The only place that is some what decent is the cheese shoppe. The library is nice but it doesn't offer interesting events. We need people that know how to attract people and know how to make things entertaining.	8/24/2017 12:55 PM
8	our community does not support social gatherings very well. attempting to open main street and creating a festival street won't change that. If HWY 169 came right through town, that would be different. People passing through might stop and support our events. Trying to copy St. Peter or Henderson most likely won't succeed. Look at Belle Plaine, their main street is suffering much like ours because the highway does not pass through downtown. We need to put our focus on other things that make us unique.	8/24/2017 7:53 AM
9	Unless you get some retail business in this town all the rest is a waste	8/23/2017 9:13 PM
10	Figure out a way to connect north and south Main streets again. Take off the back half of the mall and have an honest Main Street again. The VGSM was a poorly though through idea back when it was built.	8/23/2017 7:41 PM
11	Fix the roads. Make properties look nicer.	8/23/2017 7:09 PM
12	Mall demolition sounds good, but we have well-established businesses that we can't afford to disrupt and potentially lose. A sound process to relocate them into improved spaces has to be made. That's why I'm more in favor of partial demolition.	8/23/2017 5:56 PM
13	All this planning for how many years now and still nowhere with results. Cost is always a concern for taxpayers maybe it's time to drain the swamp in the city offices in the city employees. A town are size does not need the number of employees it has	8/23/2017 5:53 PM

Le Sueur Downtown Master Plan

14	Moved to le sueur 5-16-16 for the small town atmosphere and would gladly sell if to many of these plans take effect.	8/23/2017 4:50 PM
15	I think the focus for the best future should be to make Le Sueur a desirable destination. Make it a place people want to come to. Make it a fun place for everyone. After that's achieved then I think you look at bigger picture things like housing and business. First need you people that want to come and stay here.	8/23/2017 2:38 PM
16	I like the powerpoint and how it lays out the options. I'd like to see for each scenario the "worst case". As in, if it fails, what is the most likely outcome?	8/23/2017 2:34 PM

Q10 Concept 1. Façade Upgrade / Facelift Upgrades to interior spaces
 Upgrades to exterior facades of mall including window, enhanced entries, signage and aesthetics
 Enhanced parking lot
 Pedestrian mall stays in current configuration with some physical / amenity improvements
 Explore reprogramming of mall for public use / collaborative / incubator space
 Pros Limited disruption to existing tenants and downtown area Provides additional public space within existing mall building
 Likely to involve limited public investment
 Relatively limited risk
 Cons With pedestrian mall remaining, downtown will continue to lack connectivity & visibility
 Significant amounts of unused square footage likely to remain within the mall
 Least desired by the community (from feedback at Open House #1)
 Overall, provides limited change to the existing Downtown area

Answered: 229 Skipped: 48



	LIKE	(NO LABEL)	(NO LABEL)	(NO LABEL)	DISLIKE	TOTAL	WEIGHTED AVERAGE
(no label)	7.86%	6.55%	10.48%	18.34%	56.77%	229	1.90
	18	15	24	42	130		

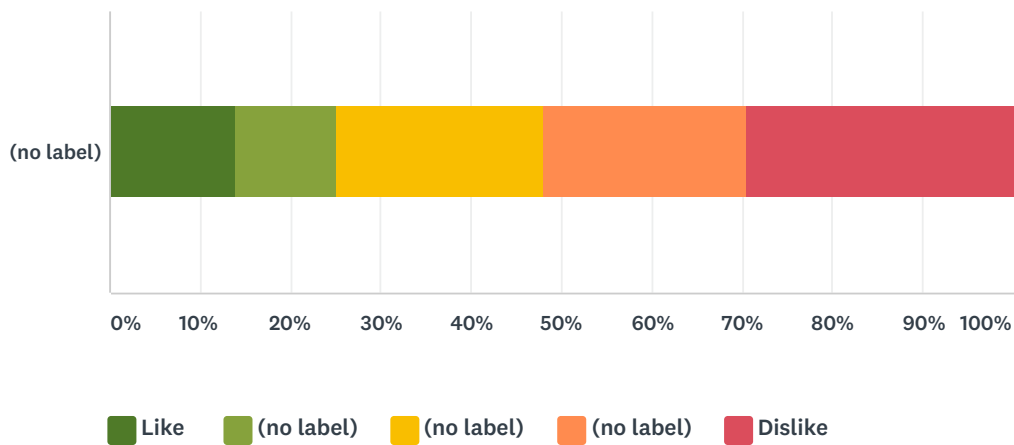
#	COMMENTS	DATE
1	... but maybe someone will breathe new life into it if given incentive?	9/2/2017 8:39 PM
2	Allow current owners to develop mall area	8/29/2017 7:49 PM
3	This is basically an eyesore and needs to be cleaned out and something new	8/26/2017 8:00 PM
4	Lo	8/26/2017 7:38 PM
5	Non-starter. Kicking the can down the road.	8/26/2017 9:32 AM
6	The mall needs a facelift if this stays in place.	8/24/2017 11:19 AM
7	Seems like it could be an affordable option.	8/24/2017 7:58 AM
8	An ungrade would be helpful but completely baffled with the *potential public use?	8/24/2017 6:17 AM
9	Why upgrade empty store fronts?	8/23/2017 9:51 PM
10	You could spend some of the money on fixing all the bad roads in town!	8/23/2017 9:38 PM

Le Sueur Downtown Master Plan

11	it doesn't do enough to improve the DT.	8/23/2017 5:59 PM
12	Open up Main Street	8/23/2017 5:23 PM
13	I heard the rent is too expensive	8/23/2017 4:38 PM
14	True	8/23/2017 4:34 PM
15	Get rid of the mall!	8/23/2017 4:26 PM
16	Unless there's renters that for sure will rent space for a long period of time, without that secured rental income, be like putting perfume on a pig.	8/23/2017 3:55 PM
17	Mr Gorbachev, tear down this mall! (or something like that) What a massive waste of space.	8/23/2017 2:45 PM

Q11 Concept 2. Partial Demolition Partial demolition of Mall Maintains existing tenants in same locations (main level, upper level, and lower level) Main Street is connected from Bridge Street to Ferry Street Trucks would be allowed on Main Street if turning movements can be made at Bridge and Main Street Pros Allows for the reconnection of Main Street, providing better connectivity and visibility Provides for streetscape and placemaking enhancements along Main Street Limited disruptions to existing mall tenants Provides for more substantial improvements to the mall and tenant spaces Cons Results in the largest financial gap of the four alternatives Does not take advantage of opportunities to significantly reposition the mall property May not fundamentally change the look, feel, and position of the Downtown area

Answered: 231 Skipped: 46



	LIKE	(NO LABEL)	(NO LABEL)	(NO LABEL)	DISLIKE	TOTAL	WEIGHTED AVERAGE
(no label)	13.85%	11.26%	22.94%	22.51%	29.44%	231	2.58
	32	26	53	52	68		

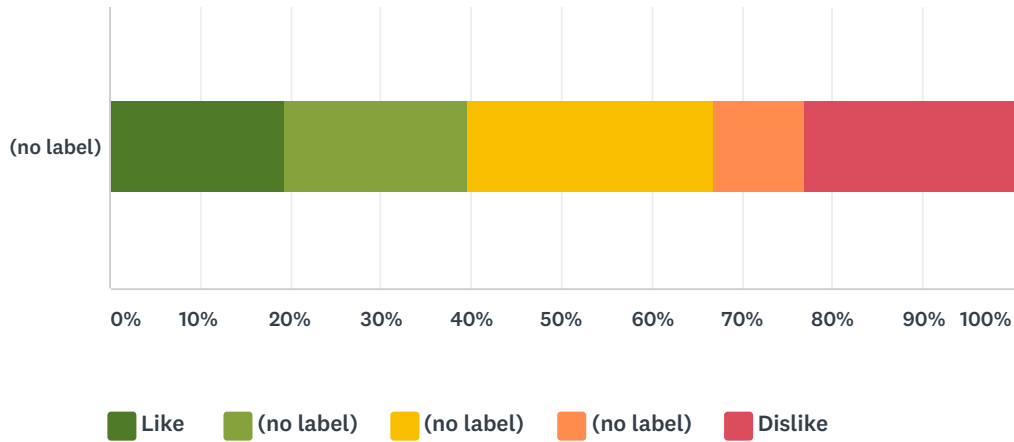
#	COMMENTS	DATE
1	Ridiculous idea - too much money for no return	9/3/2017 12:50 PM
2	Let current mall owners finance any change	8/29/2017 7:49 PM
3	With the proper face lift to the existing building, this concept could work. I think it is critical to re-open Main St.	8/26/2017 9:32 AM
4	Seems to make mall more useful, but if we're going to do it, it should be done right.	8/24/2017 11:19 AM
5	we have many other infrastructure projects that have been neglected by previous councils, administrators. This seems like an unnecessary, expensive project right now when there are so many other needs.	8/24/2017 7:58 AM
6	Adding a street does not solve the problem ... where is the outdoor seating areas and entertaining areas for the bars??? And you've already pointed out the big problem ... intersection at Main and Bridge - traffic safety concern.	8/24/2017 6:17 AM
7	If this happens I am moving	8/23/2017 9:38 PM

Le Sueur Downtown Master Plan

8	Reconnect Main Street for ALL traffic	8/23/2017 7:45 PM
9	I feel this CAN significantly improve the DT without disrupting the existing businesses in the mall too significantly. How do they keep business going if the mall is eliminated completely?	8/23/2017 5:59 PM
10	Cost considerations and lesser advantages of improving space	8/23/2017 5:23 PM
11	If you're going to do something, do it right the first time. Strip malls are going to be a thing of the past especially in a smaller community. There's a few businesses in the mall that a community needs. Pharmacy, hardware store, vision and dental offices. Be nice if they were able to stay or be relocated.	8/23/2017 3:55 PM

Q12 Concept 3. Partial demolition + Housing Partial demolition of Mall Relocate existing 2nd floor medical office uses to main level of building Develop new housing on top of main level on 2nd and 3rd stories Transform lower level into under building parking for residential Create "Festival Street" connection on Main Street (no trucks) Pros Allows for the reconnection of Main Street, providing better connectivity and visibility Provides for streetscape and placemaking enhancements along Main Street Adding housing (above retail) diversifies the mix of uses and helps with project feasibility Reconstruction of the mall property fundamentally changes the look and feel of this part of Downtown Cons Financial and project risk remains, offset by the addition of residential units Assumes a fundamental change in Downtown's economic position (which may or may not occur)

Answered: 233 Skipped: 44



	LIKE	(NO LABEL)	(NO LABEL)	(NO LABEL)	DISLIKE	TOTAL	WEIGHTED AVERAGE
(no label)	19.31%	20.17%	27.47%	9.87%	23.18%	233	3.03
	45	47	64	23	54		

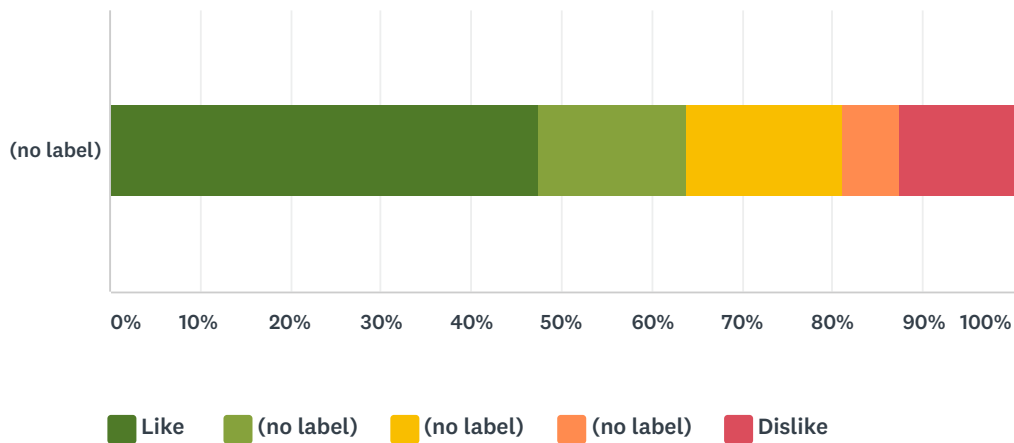
#	COMMENTS	DATE
1	Again, too much money & who on earth would want to live downtown above an empty mall?	9/3/2017 12:50 PM
2	If the mall is privately owned and the loan is privately held how is any of this up for discussion with validity?	8/26/2017 7:38 PM
3	Comments similar to above. May want to consider parking garage in current mall parking lot in lieu of losing basement space. If more parking is available on Main Street and less tenant space, there should be room available.	8/26/2017 9:32 AM
4	I like the tree space (festival) outside of the mall and not using it as a street. As well as revamping the mall - there is so much potential there.	8/24/2017 11:19 AM
5	Still a concern with the intersection of Bridge and Main? One question: will there be parking allowed on this "Festival Street" connection - if so - dumb idea. The additional housing above the mall ... not likely to solve ANY issues with financial gain nor attraction to the downtown area.	8/24/2017 6:17 AM

Le Sueur Downtown Master Plan

6	Where is all this money coming from?	8/23/2017 9:38 PM
7	I don't feel the housing component will add value at all. I know I wouldn't want to live DT.	8/23/2017 5:59 PM
8	Le sueur is not Mankato. Adding housing above is ridiculous. Build on the fact you are a small town. Stop trying to be hipster like!	8/23/2017 4:26 PM
9	Is that what we want in that big space 10+ years from now is housing or something to bring people into town? It's nice to offer housing options in a community that isn't growing but might be suited better elsewhere.	8/23/2017 3:55 PM
10	I under ground parking!	8/23/2017 3:23 PM

Q13 Concept 4. Full Redevelopment Full demolition of Mall Commercial / Retail uses along new Main Street connections Retail / Service uses along Bridge and Ferry Streets Residential along 2nd Street Potential to relocate some tenants to new buildings near 2nd Street Truck route continues around mall site Pros Allows for the reconnection of Main Street, providing better connectivity and visibility Provides for streetscape and placemaking enhancements along Main Street Calls for more complete transformation of the entire block between Main and 2nd Street, including additional residential and retail uses to east of mall site Allows for greater flexibility in terms of the phasing of construction and development Cons Relocation required for existing mall tenants Financial and project risk remains, offset by the addition of residential units (above retail) as well as additional retail and residential near 2nd Street Assumes the most significant change in Downtown’s economic position (which may or may not occur)

Answered: 238 Skipped: 39



	LIKE	(NO LABEL)	(NO LABEL)	(NO LABEL)	DISLIKE	TOTAL	WEIGHTED AVERAGE
(no label)	47.48% 113	16.39% 39	17.23% 41	6.30% 15	12.61% 30	238	3.80

#	COMMENTS	DATE
1	While I personally think this is the best option by way of long-term usage and beautification, not to mention correction of a very bad mistake (disconnecting Main Street), this is also by far the riskiest option. Have any studies/surveys been conducted about tenants returning after having been relocated for what would be likely several years? What sort of benefits would be required to entice them back to the downtown location?	9/6/2017 1:22 AM
2	Trucks should be rerouted outside of town/residential areas!	9/5/2017 9:09 PM
3	Who is going to pay for this and who has the authority to approve this?	9/3/2017 12:50 PM
4	I don't think city money should be used to develop any private property. Put money in the infrastructure so I don't have to do an alignment every year due to poor roads	8/29/2017 6:11 PM

Le Sueur Downtown Master Plan

5	Don't compromise or it will never do everything you want it to.	8/28/2017 9:50 AM
6	Concerned with current tenants not rebuilding... we need the hardware store in town	8/27/2017 9:26 AM
7	THIS is what needs to happen. The times have changed. MOST of the mall sits empty and there are no businesses in it to constitute having a large building - the 1970's are over. Tear it down.. reconstruct and make the downtown area something we can be proud of instead of an eyesore.	8/26/2017 8:00 PM
8	The city has done little to revitalize LS and the chamber in connection to relators is horrid too. LS has something to offer, but there's a big lack in pushing the importance of businesses working together, residence supporting local entities and our city investing back into roads, sewer, etc.	8/26/2017 7:38 PM
9	Second street housing is a poor choice.	8/26/2017 5:10 PM
10	Best choice. Not sure what new area would look like, but green space would be better than what we have now.	8/26/2017 9:32 AM
11	We need to start or bring jobs to this town for our teenagers.	8/25/2017 3:05 PM
12	Make sure housing on 2nd/3rd levels of commercial and retail occurs (mixed use a must).	8/25/2017 6:38 AM
13	Please get rid of that UGLY outdated mall tjere are hardly any business in it anymore. It would be so nice to have it gone and have main street back again in lesueur! This town seriously lacks appeal right now. Henderson main street is beautiful and lesueur could look alot better if they got rid of the mall which is an eye sore. Not to mention the TERRABLE roads surrounding the whole mall! I hate driving in lesueur now because I feel like my car us going to rattle apart. Prob the worst roads I have ever driven on throughout a town . Especially around the mall.	8/24/2017 8:30 PM
14	No tenancy, only invites bad renters	8/24/2017 6:47 PM
15	Build it and they will come	8/24/2017 12:49 PM
16	This is good, but I think it seems like more work than is needed in the area.	8/24/2017 11:19 AM
17	too expensive to benefit four businesses that lack visibility right now.	8/24/2017 7:58 AM
18	Who is going to want to live in a business loop like that?	8/24/2017 7:00 AM
19	Gained nothing but a street, and the only 2-bars (with one serving food) lost part of their buildings and NO additional seating or entertaining	8/24/2017 6:17 AM
20	The greatest risk is to existing businesses in the mall. Where would they all move during construction? There isn't enough vacant space in town, at least none that isn't in need of major demo. They would likely have to move out of LS or close, which seems like a bad deal for them.	8/24/2017 3:38 AM
21	North main needs more help than the mall	8/23/2017 9:38 PM
22	This would be the best option in my opinion if it reconnected Main Street for ALL traffic	8/23/2017 7:45 PM
23	Build a coburns over the site.	8/23/2017 7:11 PM
24	A clean slate is very appealing, but I find the cons to be almost prohibitive.	8/23/2017 5:59 PM
25	So dumb. The point is to put the street back in.	8/23/2017 4:26 PM
26	Do it right the first time. Take in consideration the current mall tenants especially the ones a community should have/needs i.e. pharmacy, hardware store, dental/vision options. Maybe a new style office facility could be located near the area like the parking lot space by 2nd street, green space by The Bar, etc...	8/23/2017 3:55 PM
27	Anything else is a wasted opportunity, this opportunity will come one time...do not settle.	8/23/2017 3:28 PM
28	We cannot even fix our roads	8/23/2017 3:23 PM
29	THIS is right, and I have to believe most of the governing bodies KNOW this is right. Raise taxes on the large businesses in town that are destroying the streets with the giant trucks....	8/23/2017 2:45 PM



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Samantha DiMaggio

SUBJECT: Comp Plan Work Plan

DATE: For the City Council Meeting of Monday, September 11, 2017

PURPOSE/ACTION REQUESTED

Review the work plan developed by the Comp Plan Action Team (CPAT).

SUMMARY

The Comp Plan Action Team has developed the following work plan as a reference for the City Council with the intention that the work plan be used as a reference to the comp plan and as a tool for developing priorities, budgets and future goals of the City.

RECOMMENDATION

Staff recommends implementation of the work plan by the City Council.



The mission of the CPAT is to ensure and guide the implementation of the “Le Sueur 2040 Comprehensive Plan” under the authority of the City Council in partnership with the Economic Development Authority (EDA), and the Planning Commission. It is understood that engagement of local businesses and residents will be a priority.

OVERVIEW

The Comp Plan Action Team has developed the following work plan as a reference for the City Council with the intention that the work plan be used as a reference to the comp plan and as a tool for developing priorities, budgets and future goals of the City.

The Objective

- No. 1: Volunteerism/Philanthropy (pages 64-65)
- No. 2: Capital Improvement Plans (pages 66-67)
- No. 3: Trails and Parks (Pages 70-71)
- No. 4: Future of the City Forum (page 70)

The Opportunity

- Volunteerism helps build ownership of community, strengthens civic engagement, builds relationships and, ultimately, contributes to the vibrancy and resilience of the community.
- A key strategy for growing volunteer participation is to open up more opportunities for community members to volunteer their services, expertise and time in the pursuit of carrying out the vision, guiding principles, and comprehensive plan ideas.
- The City of Le Sueur uses a Capital Improvement Program (CIP) to manage capital improvement expenditures. CIP planning is critical to maintaining the community’s core infrastructure systems such as streets, sidewalks, trails, wastewater system, potable water system and storm water infrastructure. Recommend streetscape and signage that defines the downtown district.
- The CIP focuses on maintaining infrastructure systems as well as growing new systems. As future growth and development occurs, the CIP plan should be maintained as a valuable planning and budgeting tool.
- Providing outdoor recreation to meet the needs of residents and visitors helps create a sense of place and identity for Le Sueur. Parks and trails are places for people to get outside, meet up, and practice active living.
- Attractive outdoor spaces are what people remember about a place they visit and can help determine where they choose to live.
- Through the public engagement process for this plan, trails were identified as the most desired amenity for outdoor recreation.

- Connections to the Minnesota River and River Valley were also identified as key elements in the future of Le Sueur.
- The City work with the existing parks, rather than developing new parks, especially neighborhood parks.
- Connecting to the river with park space, especially low development park space, is an opportunity that should not be foregone.
- Establish a “Future of the City Forum” or similar event to review the plan on an annual basis and facilitate a community dialogue about what has worked well and what has maybe not worked so well. This evaluation should lead to identifying a need for amendments or updating the “to do list” on an annual or every other year basis. This can occur through regular survey mechanisms or through a process designed to “take the pulse of the community” and celebrate community accomplishments.

The Recommendation

- Establish a coordinator of volunteer activities.
- Provide a means to align and connect community members’ strengths, skills, passions and assets with the appropriate implementation strategy, project or idea.
- Establish specific targets and goals for volunteerism (i.e. number of new volunteers participating, total estimated volunteer hours logged, projects completed, projects initiated, etc...)
- Strive for a diversity of volunteers (age, gender, income, etc...). Partner with the Le Sueur Henderson Schools, local employers, civic groups, etc.
- Establish a recognition and appreciation program that annually celebrates accomplishments and recognizes contributions, even the small ones.
- Create/advocate for matching contributions from local organizations that seek to benefit by the volunteer activities and efforts.
- Update the CIP to include 3 year, 5 year and long term CIP projects such as trail corridors/improvements, park improvements, trunk/ main infrastructure replacement/maintenance, street maintenance and reconstruction, and major traffic/roadway improvements that help manage traffic flow through downtown Le Sueur. The CIP can also include planning and engineering design services that ultimately lead to capital improvements.
- Evaluate potential for natural park along the Minnesota River Valley, starting with the yard waste site feasibility study
- Develop a Master Plan for Mayo Park
- Evaluate current undeveloped land holdings for putting land back into private ownership
- Update the park dedication policy
- Budget for maintenance of existing parks
- Determine current status of extensions of the Minnesota Valley State Trail (Fort Snelling to Le Sueur).
- Identify opportunities in the 2015 master plan for the Minnesota River State Trail (Franklin to Le Sueur).
- Coordinate with the DNR to promote and advocate for extension of trails to Le Sueur.
- Pursue Greater Minnesota Regional Parks and Trails Commission designation and funding for trail land acquisition and construction.
- Pursue Federal Recreational Trail Program Grants to develop new trail.
- Implement policy that incorporates trails when roads are reconstructed or constructed new.
- Evaluate public owned land for local trail connections.
- Participation in the annual Future of the City Forum.

- Prepare a report template that can be appended gradually over the year documenting issues with plan implementation, actions completed or new actions that should be added. This report template serves as the working agenda for the annual meeting.

2018 Initiatives & Program Planning

Initiative	Program Planning
Capital Improvement / Capital Equipment Plans	Capital Improvement and Capital Equipment Plans have been established and are included in the 2018 budget. This tool will be a valuable tool for future planning and budgeting.
Parks & Trails	The Capital Improvement Plan includes the following Park & Trail Improvements: <ul style="list-style-type: none"> • \$75,000 for a Parks, Open Space and Trail Systems Master Plan. • \$20,000 for a sidewalk to the outdoor pool. • \$50,000 for Park Facility Structure Maintenance (CMU).
Housing	<ul style="list-style-type: none"> • The Capital Improvement Plan includes \$10,000 to update the 2014 Housing Study. • City Staff will partner with the Chamber, Local Schools and Community Center for 2018 Realtor Open House.
Publically Owned Land	City Staff is working to identify publically owned land that is currently underutilized and will work with the Council to determine the appropriate uses of this land.
Policies and Procedures	Policies and Procedures created and updated on an ongoing basis. New policies may include: <ul style="list-style-type: none"> • Investment Policy: General Levy funds set aside for cash on hand, operating expenses and future investments. • Fleet Management Policy



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Zach Doud, Consulting Finance Director
Jasper Kruggel, City Administrator

SUBJECT: Approve 2018 Proposed Preliminary General Fund and EDA Levy

DATE: For the City Council meeting of September 11, 2017

PURPOSE/ACTION REQUESTED

Enclosed is the 2018 proposed preliminary budget as prepared by city staff and AEM Financial Solutions. A preliminary budget and tax levy will be approved and certified with the County before September 30, 2017. As you are aware, the construction of the 2018 budget is a year-long process which includes Mayor, City Council, and staff input, budget work sessions, and culminating with a final document to be approved by City Council.

SUMMARY

Key items in this year's budget:

- Overall City-wide levy increased by 6.49 percent, however overall City wide levy tax impact is 3.04 percent. The increase relates primarily to the items listed below:
- Wages and benefits
 - Hiring of a Building Official – staff along with council has suggested the implementation of a new staff position that would work mostly with residents and the City Administrator to improve on the City's push for a better community overall to grow the community and attract more residents and visitors.
 - Compensation adjustments based on implementation of compensation plan that was presented to Council on September 14, 2015.
- General Fund Expenses
 - Condemnation Proceedings to ensure that the City stays in a good visual condition to potential incoming residents along with current residents of the City set at \$40,000
 - Contingency set at \$73,000
 - Capital Equipment Purchases no longer purchased out of line items, have created a separate fund for this

- General Fund Revenue
 - Increase in LGA Dollars of approx. \$30,000
 - Small Cities Assistance Grant for approx. \$30,000
 - Offsetting decrease in Building Permit Revenue
- Community Center
 - Capital Equipment Purchases no longer purchased out of line items, have created a separate fund for this
- Fire
 - No changes noted.
- Airport
 - No changes noted.

The following are some of the key factors in developing the budget:

League Insurance Increase

Most cities are members of the League of Minnesota Cities Insurance Trust (LMCIT) for property, liability, auto, and workers' compensation coverage. If your city purchases insurance from a private company, you should ask your provider about insurance coverage options, claim trends, and costs. For cities looking for possible ways to reduce their premiums, the LMCIT risk management memo, Reducing LMCIT Premium Costs, suggests some options.

In budgeting for premiums, it is important to also take into account two other factors, in addition to the rates themselves: any changes in your exposures (e.g., payrolls, city expenditures, property values, etc.), and any changes in your city's experience rating (e.g., workers' comp, municipal liability, and auto liability premiums are experience rated). Your city's actual premium costs will be a function of all three—rates, exposures, and experience.

The following are LMCIT's best estimates for what premium rates might look like for 2018.

Workers' Compensation: Premium rate increase that could be in the 3 to 6 percent range.

Property: Hopeful that that will remain flat but for budgeting they could be a 2 to 3 percent increase.

Auto physical damage and auto liability: City should allow for an increase in the range of 3 to 5 percent.

Municipal Liability: Cities should suggest a possible rate increase in the 2 to 6 percent range.

Note some stand-alone police department and police task force members could see liability premium increases that are even higher. Several of these members are still transitioning to the new liability rating system, which began in 2013.

Health and Dental Insurance Increase

Cities need to make sure they are complying with the federal Affordable Care Act (ACA). Many of the provisions are already in effect, with more to become effective in the next couple years. On Feb. 10, 2014, the IRS released the final regulations implementing the employer shared responsibility mandate which affects many cities.

Congress passed and President Obama signed the omnibus bill in December 2015 which included a two-year moratorium on the so-called "Cadillac Plan Tax". This new tax will be effective for taxable years beginning January 1, 2020.

While most health care reform provisions apply to employers uniformly, regardless of size, there are a few provisions that may specifically benefit small cities that qualify as small employers. The benefits to small employers include:

- Exemption from penalties since they need not offer coverage.
- Availability of coverage through state exchanges effective Jan. 1, 2014.
- Exemption from reporting health care costs on W-2s.
- The ability to use a SIMPLE Cafeteria Plan.
- Beginning on January 1, 2017, small employers can provide a Qualified Small Employer Health Reimbursement Arrangement (QSEHRA) that reimburses employees for the medical care expenses of the employee, the employee's spouse, and the employee's dependent children, including individual health insurance policies purchased on the individual market. Certain requirements must be met before a city offers a QSEHRA.

The small group market could potentially see a 10-15 percent increase due to health care reform requirements. However, actual increases will vary based on the city's own individual claims experience and the extent that the city is "pooled" with other employers. Cities should begin talking to their individual health and dental insurance carriers early about what to expect for their renewal. Noted that no increase for 2018 was budgeted for due to the possibility of changing health insurance providers.

Excise taxes on motor fuel.

Cities are exempt from federal excise tax on diesel fuel and gasoline under various sections on the Internal Revenue Code. Cities may make tax-exempt purchases or apply for a refund of taxes paid upon filing certain certificates.

Levy Limits

At this time there are no levy limits.

Deadline for certification of final levy

The final levy is to be certified to Le Sueur County no later than five business days following December 20, 2017. This would be December 28, 2017.

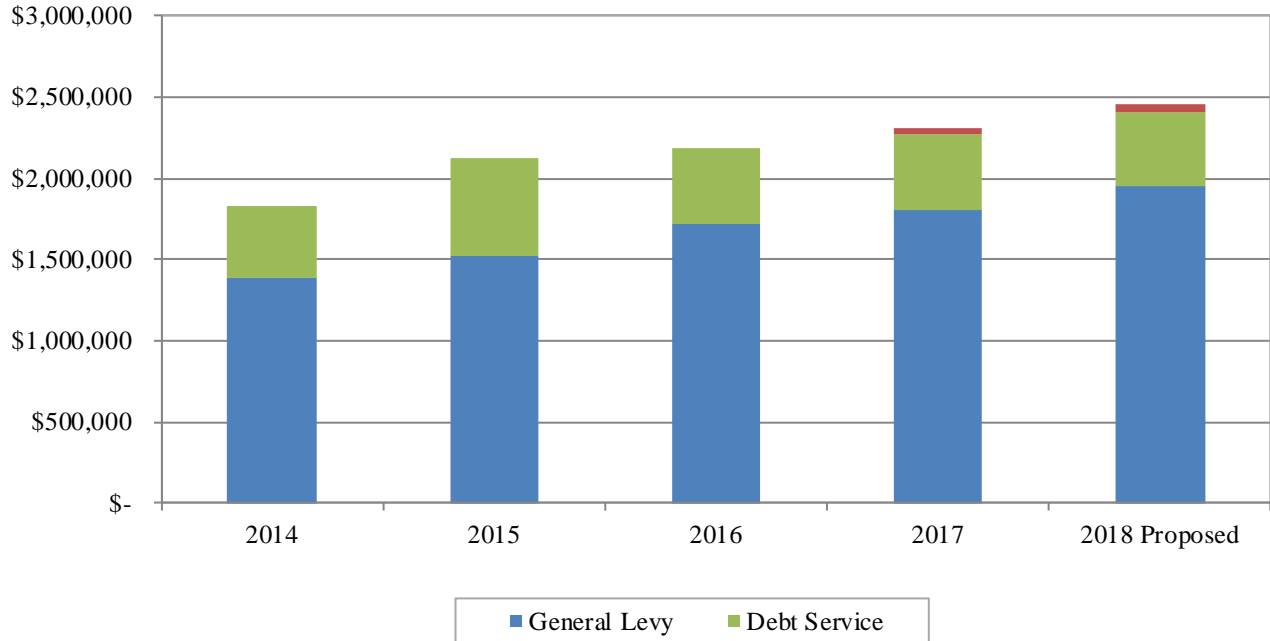
Tax Levy Summary

Overall, the tax levy includes levies for general operations, city infrastructure and debt services. The levy increased by 8.76 percent when compared to 2017. The 2017 budgeted and 2018 tax levies are listed below:

	2017 Budget	2018 Proposed Budget	Increase (Decrease)	% Change
Base Levy				
General Fund	\$ 843,207	\$ 938,914	\$ 95,707	11.35%
Community Center	498,538	416,173	(82,365)	-16.52%
Sidewalk Reconstruction	185,500	-	(185,500)	-100.00%
Capital Improvement Plan	-	425,000	425,000	#DIV/0!
Johnson Control Loan	122,000	166,000	44,000	36.07%
Pavement Management Plan	150,000	-	(150,000)	-100.00%
Total Base Levy	1,799,245	1,946,087.00	146,842	8.16%
Debt Service				
2008A GO Tax Abatement Bonds	50,000	40,000	(10,000)	-20.00%
2009A GO Imp. Bonds	40,500	-	(40,500)	-100.00%
2010D GO Capital Improvement	52,250	53,000	750	1.44%
2011B SA GO Refunding Bonds	15,000	54,000	39,000	260.00%
2012A GO Improvement Bonds	70,000	74,000	4,000	5.71%
2013B GO Street Reconstruction	77,000	78,000	1,000	1.30%
2014B Go Refunding Bonds - Library	68,000	64,000	(4,000)	-5.88%
2017A GO Street Improvement	-	13,000	13,000	#DIV/0!
2014B GO Refunding bonds - fire	92,500	89,000	(3,500)	-3.78%
Total Debt Service Levy	465,250	465,000	(250)	-0.05%
Total General Levy	\$ 2,264,495	\$ 2,411,087	\$ 146,592	6.47%
EDA Levy				
EDA General Fund	40,000	42,900	2,900	100%
Total EDA Levy	40,000	42,900	2,900	
Total City Wide Levy	\$ 2,304,495	\$ 2,453,987	\$ 149,492	6.49%

The increase in the 2018 Preliminary Tax Levy can be primarily attributed to the factors listed at the beginning of this memo or in fund statements at end of this memo.

Levy Summary 2014 to 2018 Proposed



Summary of the City's Tax Capacity

The past three years with comparison to the average percentage change for Le Sueur County is listed below:

Property Type	2014 Pay 2015	2015 Pay 2016	2016 Pay 2017	2017 Pay 2018	% Change
Commercial/Industrial	\$ 1,119,526	\$ 1,170,171	\$ 1,196,355	\$ 1,194,881	-0.12%
Apartment	321,675	361,444	384,739	213,864	-44.41%
Residential	1,200,708	1,234,272	1,239,242	1,510,326	21.87%
Agriculture	38,090	37,519	37,878	30,501	-19.48%
Other	28,238	29,539	20,321	22,872	12.55%
Total	\$ 2,708,237	\$ 2,832,945	\$ 2,878,535	\$ 2,972,444	4.60%

Impact on Homeowner Tax Bill

The Chart reflects the impact on homeowner's tax bill based on an increase in tax capacity and an increase in tax levy.

CITY OF LESUEUR IMPACT ON TAX BILL

Value of Home	2016 Actual	2017 Actual	2018 Estimated	2018 Monthly	\$ Increase / (decrease)	% Increase / (decrease)	\$ Increase / (decrease) Monthly
\$ 100,000	\$ 767	\$ 820	\$ 845	\$ 70	\$ 25	3.04%	\$ 2
139,500	1,071	1,144	1,179	98	35	3.04%	3
160,000 *	1,228	1,312	1,352	113	40	3.04%	3
200,000	1,535	1,640	1,690	141	50	3.04%	4
250,000	1,919	2,050	2,113	176	62	3.04%	5
300,000	2,302	2,460	2,535	211	75	3.04%	6

* Average 2017 home value.

Conclusion

The purpose of the summary overview was to give a high level perspective of the overall budget. The remainder of this budget documents outlines each fund and the proposed changes. As a reminder, once the preliminary 2018 levy is set the Council has the opportunity to decrease the levy but cannot increase. The preliminary levy must be approved and submitted to the County by September 30, 2017 with the final levy approved and submitted no later than December 28, 2017.

CITY OF LE SUEUR, MINNESOTA						
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES - SUMMARY						
GENERAL FUND						
ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2015-2016, PERIOD TO DATE MAY 31, 2017 AND						
BUDGET FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2018						
	Actual	Actual	YTD	Budget	Budget	Percent
	2015	2016	May-17	2017	2018	Change
REVENUES						
Taxes	\$ 714,393	\$ 760,178	\$ 485,830	\$ 843,207	\$ 938,914	11% (1)
Special Assessments	-	-	-	-	-	
Licenses and permits	133,870	59,736	45,311	61,100	52,200	-15% (2)
Intergovernmental	1,083,421	1,040,276	352	1,033,903	1,097,486	6%
Charges for services	18,457	15,962	5,544	14,250	13,250	-7%
Fines and forfeits	25,854	23,578	9,028	24,000	24,000	0%
Investment earnings	3,057	3,996	1,162	3,500	4,500	29% (3)
Miscellaneous	90,118	185,404	43,390	139,050	160,050	15% (4)
TOTAL REVENUES	2,069,170	2,089,130	590,617	2,119,010	2,290,400	8%
EXPENDITURES						
Mayor and council	32,113	29,985	16,233	33,000	33,060	0%
Administration	236,754	281,536	236,635	415,840	746,520	80% (5)
Accounting	51,805	72,546	26,672	117,100	137,850	18% (6)
City attorney	39,928	23,224	8,532	15,000	15,000	0%
Planning and zoning	6,537	1,791	843	35,000	39,320	12% (7)
Police	859,128	869,311	377,874	956,460	926,330	-3%
Police Reserves	27,989	28,398	4,334	15,250	14,990	-2%
Emergency Management/EOC	5,035	3,145	1,689	4,100	3,850	-6%
Building inspection	60,631	48,616	7,004	51,250	1,250	-98% (8)
Streets	569,066	612,551	220,933	659,500	577,670	-12% (9)
Safety & Wellness	15,988	22,137	8,607	13,800	13,800	0%
Parks and recreation	139,976	220,627	72,563	243,550	226,220	-7%
Forestry	12,795	21,839	8,702	22,000	23,790	8%
Library utilities	27,884	28,052	10,693	33,200	30,750	-7%
TOTAL EXPENDITURES	2,085,629	2,263,756	1,001,313	2,615,050	2,790,400	7%
EXCESS REVENUES (EXPENDITURES)	(16,459)	(174,626)	(410,696)	(496,040)	(500,000)	1%
OTHER FINANCING SOURCES (USES)						
Transfers in	350,000	350,000	208,333	500,000	500,000	0%
TRANSFERS OUT	(10,297)	(10,297)	(1,650)	(3,960)	-	-100% (10)
TOTAL OTHER FINANCING SOURCES (USES)	339,703	339,703	206,683	496,040	500,000	1%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES						
	\$ 323,244	\$ 165,077	\$ (204,013)	\$ -	\$ -	
Explanation of Budget Changes in revenue and expenditures over 10%.						
(1)	Tax Revenue changes based on Expenditure changes to ensure a balanced budget is met.					
(2)	Reduction in Building Permit Revenue.					
(3)	Increase in interest rates based on current market yields shows increase in interest revenue.					
(4)	Cable Franchise Fee now all coded in the General Fund with no offset to remit to CATV joint power.					
(5)	Contingency increases along with condemnation proceedings and personnel options including hiring of Building Official.					
(6)	Approval of AEM Workforce Solutions to take over Payroll Services for the City.					
(7)	Increased based on needs of Community Development Director for future enhancement of the City.					
(8)	Building Inspection services no longer needed with the hiring of a Building Official (mentioned above).					
(9)	Large expenses in this department are now in a separate fund for CIP/CEP purchases instead of in individual line items.					
(10)	No longer need to transfer out to Johnson Control loan.					

CITY OF LE SUEUR, MINNESOTA						
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES - SUMMARY						
COMMUNITY CENTER - 615						
ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2015-2016, PERIOD TO DATE MAY 31, 2017 AND						
BUDGET FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2018						
	Actual	Actual	YTD	Budget	Budget	Percent
	2015	2016	May-17	2017	2018	Change
REVENUES						
Taxes	\$ 430,878	\$ 401,058	\$ 249,269	\$ 498,538	\$ 416,173	-17%
Special Assessments	-	-	-	-	-	
Charges for services	608,967	724,157	266,711	653,600	644,700	-1%
Miscellaneous	31,634	43,757	32,139	24,000	30,000	25%
TOTAL REVENUES	1,071,479	1,168,972	548,119	1,176,138	1,090,873	-7%
EXPENDITURES						
Swimming Pool	75,109	82,718	6,010	87,650	92,330	5%
Personnel Services	352,260	308,443	123,972	306,300	321,480	5%
Repairs and maintenance	84,232	102,976	61,440	96,000	59,500	-38%
Administrative and general	416,920	434,772	144,898	440,485	423,300	-4%
Capital outlay	4,999	21,697	1,280	10,000	-	-100%
TOTAL EXPENDITURES	933,520	950,606	337,600	940,435	896,610	-5%
EXCESS REVENUES (EXPENDITURES)	137,959	218,365	210,519	235,703	194,263	-18%
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	0%
TRANSFER OUT	(212,723)	(212,723)	(98,210)	(235,703)	(194,263)	-18%
TOTAL OTHER FINANCING SOURCES (USES)	(212,723)	(212,723)	(98,210)	(235,703)	(194,263)	-18%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES						
	\$ (74,764)	\$ 5,642	\$ 112,310	\$ -	\$ -	
Explanation of Budget Changes in revenue and expenditures over 5%						
(1)	Change in where Taxes are being coded in 2018 due to reduction of transfers.					
(2)	Change in miscellaneous revenue based on previous years' actual numbers.					
(3)	Repairs and maintenance and Capital Outlay are now in a separate CIP/CEP fund.					
(4)	Reduced transfer by coding tax revenue for Johnson Control bond in the Johnson Control Fund.					

CITY OF LE SUEUR, MINNESOTA						
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES - SUMMARY						
FIRE - 225						
ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2015-2016, PERIOD TO DATE MAY 31, 2017 AND						
BUDGET FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2018						
	Actual	Actual	YTD	Budget	Budget	Percent
	2015	2016	May-17	2017	2018	Change
REVENUES						
Taxes	\$ 112,053	\$ -	\$ -	\$ -	\$ -	0%
Intergovernmental	-	6,378	-	-	-	
Charges for services	231,288	57,486	97,682	134,800	125,000	-7%
Miscellaneous	2,581	75,893	-	-	-	0%
TOTAL REVENUES	345,922	139,758	97,682	134,800	125,000	-7%
EXPENDITURES						
Public Safety	53,295	57,532	18,205	51,650	51,250	-1%
Fire fighting	35,567	34,878	8,529	46,400	44,900	-3%
Prevention	9,092	9,646	177	6,500	5,500	-15%
Training	4,994	13,645	5,202	5,500	5,500	0%
Communications	962	1,387	552	1,250	1,250	0%
Repair services	14,228	13,873	10,699	6,750	2,100	-69%
Other services and charges	10,431	11,260	2,550	13,750	11,500	-16%
Capital outlay	985	75,788	-	3,000	3,000	0%
TOTAL EXPENDITURES	129,554	218,010	45,914	134,800	125,000	-7%
EXCESS REVENUES (EXPENDITURES)	216,367	(78,252)	51,768	-	-	0%
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	0%
TRANSFERS OUT	(160,348)	-	(4,000)	-	-	0%
TOTAL OTHER FINANCING SOURCES (USES)	(160,348)	-	(4,000)	-	-	0%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES						
	\$ 56,019	\$ (78,252)	\$ 47,768	\$ -	\$ -	
Explanation of Changes over \$5,000						
None noted.						

City of Le Sueur, Minnesota
Capital Improvement Plan (CIP)
 2018 thru 2022

PROJECTS BY DEPARTMENT

Department	Project #	2018	2019	2020	2021	2022	Total
Administration							
Housing Study Update	2018-A-001	15,000					15,000
Establish Façade Program	2018-A-002	5,000	10,000	15,000			30,000
Permitting Software	2018-A-003	15,000					15,000
Voting Booths	2018-A-004	2,000					2,000
Voting Machines	2018-A-005	10,000					10,000
City Code Update	2018-A-006	15,000					15,000
City Council Chambers Updates	2018-A-007	15,000					15,000
2040 Comprehensive Plan Project Contingency	2018-A-008	50,000					50,000
Administration Total		127,000	10,000	15,000			152,000
Parks							
Facility Roof Maintenance	2018-P-001	5,000					5,000
Park Facility Structure Maintenance	2018-P-002	50,000					50,000
Parks, Open Space, and Trail System Master Plan	2018-P-003	75,000					75,000
Kings Way Dog Park	2018-P-007	25,000	15,000	15,000			55,000
Anderson Park Playground Mulch	2019-P-001		6,000				6,000
Parks/Trails Improvements	2019-P-002		200,000				200,000
Fountain Park Renovation	2019-P-003		25,000				25,000
Cedar Ridge Trails Playground Mulch	2020-P-001			4,000			4,000
Bruce Frank Field Irrigation Maintenance	2020-P-002			35,000			35,000
Legion Park Playground	2021-P-001				250,000		250,000
Anderson Park Basketball Court Maintenance	2022-P-001					25,000	25,000
Anderson Park Playground Mulch	2022-P-002					6,000	6,000
Park Sign Replacement	2022-P-003					6,000	6,000
Parks Total		155,000	246,000	54,000	250,000	37,000	742,000
Recreation							
Wading Pool Media Filter	2018-REC-001	5,000					5,000
Ice Arena Coolant	2018-REC-002	10,000					10,000
Facility and Programming Software	2018-REC-003	20,000					20,000
Sidewalk to Outdoor Pool	2018-REC-004	20,000					20,000
Women's Locker Room Renovation	2019-REC-001		8,000				8,000
Ice Arena Coolant	2019-REC-002		10,000				10,000
Outdoor Pool Diving Board	2019-REC-003		20,000				20,000
Ice Arena Lighting Replacement	2019-REC-004		25,000				25,000
Men's Locker Room Renovation	2019-REC-005		35,000				35,000
Community Center Parking Lot Reconstruction	2019-REC-006		250,000				250,000
Ice Arena Coolant	2020-REC-001			10,000			10,000
Outdoor Pool Heater Maintenance	2020-REC-002			20,000			20,000
Indoor Pool Resurfacing (Diamond Brite)	2020-REC-003			125,000			125,000
Community Center Front Lobby Renovation	2020-REC-004			250,000			250,000
Ice Arena Bleacher Heaters	2020-REC-006			25,000			25,000
Hockey Scoreboard Replacment (1 and 2)	2021-REC-002				30,000		30,000
Ice Arena Coolant Conversion (Ammonia)	2021-REC-003				1,000,000		1,000,000

Department	Project #	2018	2019	2020	2021	2022	Total
Outdoor Pool Caulking	2022-REC-001					7,000	7,000
Outdoor Pool Media Filter	2022-REC-002					20,000	20,000
Outdoor Pool Feature	2022-REC-003					20,000	20,000
Community Center Security System Maintenance	2022-REC-004					25,000	25,000
Outdoor Pool Slide	2022-REC-005					90,000	90,000
Recreation Total		55,000	348,000	430,000	1,030,000	162,000	2,025,000
Streets							
Street Shop Floor Drains	2018-S-001	20,000					20,000
Annual Street Maintenance Projects	2018-S-002	75,000					75,000
TAP Sidewalk Project	2018-S-003	650,000					650,000
Street Shop Roof Repair	2019-S-001		75,000				75,000
Annual Street Maintenance Projects	2019-S-002		75,000				75,000
Annual Street Maintenance Projects	2020-S-001			75,000			75,000
Annual Street Maintenance Projects	2021-S-001				75,000		75,000
TH112 Turnback Project	2021-S-002				1,750,000		1,750,000
Annual Street Maintenance Projects	2022-S-001					75,000	75,000
Streets Total		745,000	150,000	75,000	1,825,000	75,000	2,870,000
GRAND TOTAL		1,082,000	754,000	574,000	3,105,000	274,000	5,789,000

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City of Le Sueur, Minnesota
Capital Equipment Plan (CEP)
 2018 thru 2022

PROJECTS BY DEPARTMENT

Department	Project #	2018	2019	2020	2021	2022	Total
Administration							
1996 Ford F-150 Replacement	2019-A-001		55,000				55,000
Administration Total			55,000				55,000
Airport							
2004 New Holland TV145 Tractor Replacement	2019-AP-001		225,000				225,000
Airport Total			225,000				225,000
Library							
Air Conditioner Replacement	2020-L-001			5,000			5,000
Furnace Replacment	2021-L-001				5,000		5,000
Library Total				5,000	5,000		10,000
Parks							
1989 Chevy 1500 Replacement	2018-P-005	30,000					30,000
1991 Chevy 2500 Replacement	2018-P-006	30,000					30,000
2008 Cub Cadet SuperLT 1550 Replacement	2019-P-006		15,000				15,000
1998 Ford F-150 Replacement	2019-P-007		30,000				30,000
2004 Toro 328-D Replacement	2019-P-008		15,000				15,000
2011 John Deere 1445 Series II Replacement	2020-P-003			15,000			15,000
1998 Ford F-250 Replacement	2020-P-004			30,000			30,000
2004 Ford Ranger Replacement	2021-P-002				30,000		30,000
2001 EZ-GO Freedom Series Replacement	2021-P-003				65,000		65,000
Parks Total		60,000	60,000	45,000	95,000		260,000
Police							
Light Bar Replacment	2018-PD-001	3,000					3,000
Video System Maintenance	2018-PD-002	10,000					10,000
Police Squad Lease #1	2018-PD-005	6,500	6,500	6,500	6,500	6,500	32,500
Police Squad Lease #2	2018-PD-006	6,500	6,500	6,500	6,500	6,500	32,500
Police Squad Lease #3	2018-PD-007	6,500	6,500	6,500	6,500	6,500	32,500
Light Bar Replacment	2019-PD-001		3,000				3,000
PC Maintenance	2019-PD-002		10,000	10,000			20,000
Body Camera Purchase	2019-PD-003		15,000				15,000
Reserve Van - NEW	2021-PD-001				40,000		40,000
Police Total		32,500	47,500	29,500	59,500	19,500	188,500
Recreation							
Fitness Room Equipment	2019-REC-007		250,000				250,000
Ice Resurfacers Replacement	2020-REC-005			150,000			150,000
Zamboni Room Water Heater Replacement	2021-REC-001				7,000		7,000

Department	Project #	2018	2019	2020	2021	2022	Total
Recreation Total			250,000	150,000	7,000		407,000
Streets							
1992 Ford F-700 Bucket Truck Repair	2018-S-004	5,000					5,000
1992 Ford F-250 w/Dump Box Replacement	2018-S-005	50,000					50,000
1990 Chevy Plow Truck Replacement	2018-S-006	200,000					200,000
2004 Case Snow Sweeper Replacement	2019-S-003		10,000				10,000
1990 John Deere Front End Loader Replacment	2019-S-004		225,000				225,000
1999 Ford F-150 Replacement	2020-S-002			30,000			30,000
1995 Chevy Plow Truck Replacement	2020-S-003			200,000			200,000
2000 Elgin Street Sweeper Replacement	2020-S-004			200,000			200,000
2000 Ingersoll-Rand Road Roller Replacement	2021-S-003				65,000		65,000
2008 Freightliner Water Truck Replacement	2021-S-004				225,000		225,000
2008 Ford F-150 Replacement	2022-S-002					30,000	30,000
1973 John Deere 302 Tractor Replacement	2022-S-003					75,000	75,000
2001 Freightliner Plow Truck Replacement	2022-S-004					200,000	200,000
Streets Total		255,000	235,000	430,000	290,000	305,000	1,515,000
GRAND TOTAL		347,500	872,500	659,500	456,500	324,500	2,660,500

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RESOLUTION NO. _____

**RESOLUTION APPROVING 2018 PROPOSED PRELIMINARY GENERAL FUND BUDGET, 2018
PRELIMINARY PROPERTY TAX LEVY AND SETTING PUBLIC HEARING DATE
FOR THE 2018 GENERAL FUND BUDGET**

WHEREAS, the City of Le Sueur is required by State law to approve a resolution setting forth an annual tax levy to the Le Sueur County Auditor; and

WHEREAS, Minnesota Statutes require approval of a preliminary property tax levy and preliminary budget with a respective EDA levy on or before September 30th of each year; and

WHEREAS, the City Council has received the proposed budget document;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Le Sueur, that the preliminary 2018 budget shall be as follows:

**CITY OF LESUEUR
2018 PROPOSED GENERAL REVENUE SOURCES**

	Actual	Budget	
	2016	2017	Proposed 2018
Taxes	\$ 760,178	\$ 843,207	\$ 938,914
Licenses and permits	\$59,736	61,100	52,200
Intergovernmental	\$1,040,276	1,033,903	1,097,486
Charges for services	\$15,962	14,250	13,250
Fines and forfeits	\$23,578	24,000	24,000
Investment earnings	\$3,996	3,500	4,500
Miscellaneous	\$185,404	139,050	160,050
Transfer in	\$350,000	500,000	500,000
Total Revenue	\$ 2,439,130	\$ 2,619,010	\$ 2,790,400

**CITY OF LESUEUR
2018 PROPOSED GENERAL EXPENDITURES**

	Actual	Budget	
	2016	2017	Proposed 2018
General Government	\$ 409,081	\$ 615,940	\$ 971,750
Public Safety	949,470	1,027,060	946,420
Public Works	634,687	673,300	591,470
Parks & Recreation	242,466	265,550	250,010
Library Utilities	28,052	33,200	30,750
Transfers out	10,297	3,960	-
Total Expenditures	2,274,053	2,619,010	2,790,400

BE IT FURTHER RESOLVED that the public input meeting will be held on December 11th, 2017; and

BE IT FURTHER RESOLVED that the City Council of the City of Le Sueur, Le Sueur County, Minnesota, that the following sums of money be levied for collection in 2018 upon the table property in said City of Le Sueur for the following purposes:

	2017 Budget	2018 Proposed Budget	Increase (Decrease)	% Change
Base Levy				
General Fund	\$ 843,207	\$ 938,914	\$ 95,707	11.35%
Community Center	498,538	416,173	(82,365)	-16.52%
Sidewalk Reconstruction	185,500	-	(185,500)	-100.00%
Capital Improvement Plan	-	425,000	425,000	#DIV/0!
Johnson Control Loan	122,000	166,000	44,000	36.07%
Pavement Management Plan	150,000	-	(150,000)	-100.00%
Total Base Levy	1,799,245	1,946,087.00	146,842	8.16%
Debt Service				
2008A GO Tax Abatement Bonds	50,000	40,000	(10,000)	-20.00%
2009A GO Imp. Bonds	40,500	-	(40,500)	-100.00%
2010D GO Capital Improvement	52,250	53,000	750	1.44%
2011B SA GO Refunding Bonds	15,000	54,000	39,000	260.00%
2012A GO Improvement Bonds	70,000	74,000	4,000	5.71%
2013B GO Street Reconstruction	77,000	78,000	1,000	1.30%
2014B Go Refunding Bonds - Library	68,000	64,000	(4,000)	-5.88%
2017A GO Street Improvement	-	13,000	13,000	#DIV/0!
2014B GO Refunding bonds - fire	92,500	89,000	(3,500)	-3.78%
Total Debt Service Levy	465,250	465,000	(250)	-0.05%
Total General Levy	\$ 2,264,495	\$ 2,411,087	\$ 146,592	6.47%
EDA Levy				
EDA General Fund	40,000	42,900	2,900	100%
Total EDA Levy	40,000	42,900	2,900	
Total City Wide Levy	\$ 2,304,495	\$ 2,453,987	\$ 149,492	6.49%

And

BE IT FURTHER RESOLVED that AEM Financial Solutions is hereby authorized and directed to transmit this information to the County Auditor of Le Sueur County, Minnesota and the Minnesota Department of Revenue, if applicable, in the format requested as required by law.

Reviewed for Administration:

Adopted by the City Council September 11th, 2017

City Administrator

Mayor

Attest:

City Clerk

OFFICE OF THE COUNTY FINANCE DIRECTOR
LE SUEUR COUNTY
LE CENTER, MINNESOTA

PROPOSED TAX LEVY CERTIFICATION: CITY OF LE SUEUR
2017 LEVY FOR TAXES PAYABLE 2018

Total Budget (Proposed)	\$	5,974,209.00
Revenue and Receipts	\$	2,544,872.00
Minus Certified Program Aid		
Minus Certified City Aid Distribution	\$	975,350.00
Proposed Tax Levy Budget	\$	2,453,987.00

Certified Tax Levy Fund

Base Levy

1. General Fund	\$	938,914.00
2. Community Center	\$	416,173.00
3. Sidewalk Reconstruction	\$	-
4. Capital Improvement Plan	\$	425,000.00
5. Johnson Control Loan	\$	166,000.00
6. Pavement Management Plan	\$	-
Total Base Levy	\$	1,946,087.00

Debt Service

7. Referendum - 2014B Refunding Bonds - Library	\$	64,000.00
8. Referendum - 2014B Refunding Bonds - Fire	\$	89,000.00
Total Referendum Debt	\$	153,000.00

9. 2008A GO Tax Abatement Bonds	\$	40,000.00
10. 2009A GO Imp. Bonds	\$	-
11. 2010D GO Capital Improvement	\$	53,000.00
12. 2011B SA GO Refunding Bonds	\$	54,000.00
13. 2012A GO Improvement Bonds	\$	74,000.00
14. 2013B GO Street Reconstruction	\$	78,000.00
15. 2017A GO Street Improvement	\$	13,000.00
Total GO Debt	\$	312,000.00

Total Debt Service Levy **\$ 465,000.00**

EDA Levy

16. EDA General Fund	\$	42,900.00
Total EDA Levy	\$	42,900.00

TOTAL CERTIFIED TAX LEVY BUDGET **\$ 2,453,987.00**

Submitted this 11th day of September, 2017.

Signature

City Administrator

Title



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Jasper Kruggel, City Administrator

SUBJECT: Stormwater Utility Discussion

DATE: For the City Council Meeting of Monday, September 11, 2017

PURPOSE/ACTION REQUESTED

Review the draft Stormwater ordinance and provide feedback to staff regarding implementation.

SUMMARY

The City of Le Sueur has many responsibilities as a City, and one of them is stormwater management. Stormwater is often overlooked until it is too late, especially for cities Le Sueur's size. Currently, the City of Le Sueur discharges stormwater under the Minnesota Pollution Control Agency's General Municipal Separate Storm Sewer (MS4) permit. Current criteria that allow the City of Le Sueur to operate under the general permit is that we are a community under 5,000 residents adjacent to an impaired water.

Looking out to the future, numerous stormwater projects need to be addressed and planned for. The current stormwater funding mechanism consists of using general fund dollars to address these projects. State statute allows for the City of Le Sueur to establish a utility to raise dollars for these types of projects. Adopting an ordinance establishing a stormwater utility will help fund those projects without impacting the general levy. Future projects and possible estimated costs are as follows:

1. Annual catch basin rehabilitation - \$25,000
2. Annual drainage swale rehabilitation - \$15,000
3. Annual existing stormwater pond maintenance - >\$50,000
4. Future ravine stabilization projects - >\$250,000
5. Future stormwater system installation on road with high topographical relief (Doppy Lane/Jay Street) - >\$2,000,000
6. TH 112 Turnback Project Stormwater Contribution - >\$350,000
7. New stormwater pond development - >1,000,000

There are other communities in the area that have established a stormwater utility, and the basic residential monthly cost for those entities in 2017 are as follows:

Winthrop - \$6.75

Belle Plaine – \$3.42
 Jordan - \$6.16
 New Prague - \$15.00
 Arlington - \$6.00
 Montgomery – \$5.40

The Personnel and Budget Committee evaluated the draft ordinance which is attached to this agenda item. The Personnel and Budget Committee recommended that this type of program should be phased in over a period of four years. Below is a summary table of what a possible phased in approach would look like.

	2018	2019	2020	2021
Base Rate	\$ 7.50	\$ 8.50	\$ 9.50	\$ 10.00

A phased in approach would allow for revenue to be generated gradually with less of an impact on residents.

2018						
Tier	# Parcels	REF	Base Rate	Max Acre	Total Monthly	Total
0.0 - 0.5 acres	1400	1.5	\$ 7.50	0.5	\$ 5.63	\$ 7,875.00
0.5 - 1.0 acres	149	1	\$ 7.50	1	\$ 7.50	\$ 1,117.50
1.0 - 5.0 acres	167	0.7	\$ 7.50	5	\$ 26.25	\$ 4,383.75
>5.0 acres	95	0.5	\$ 7.50	10	\$ 37.50	\$ 3,562.50
						\$ 16,938.75
					Annual Revenue	\$ 203,265.00

2019						
Tier	# Parcels	REF	Base Rate	Max Acre	Total Monthly	Total
0.0 - 0.5 acres	1400	1.5	\$ 8.50	0.5	\$ 6.38	\$ 8,925.00
0.5 - 1.0 acres	149	1	\$ 8.50	1	\$ 8.50	\$ 1,266.50
1.0 - 5.0 acres	167	0.7	\$ 8.50	5	\$ 29.75	\$ 4,968.25
>5.0 acres	95	0.5	\$ 8.50	10	\$ 42.50	\$ 4,037.50
						\$ 19,197.25
					Annual Revenue	\$ 230,367.00

2020						
Tier	# Parcels	REF	Base Rate	Max Acre	Total Monthly	Total
0.0 - 0.5 acres	1400	1.5	\$ 9.50	0.5	\$ 7.13	\$ 9,975.00
0.5 - 1.0 acres	149	1	\$ 9.50	1	\$ 9.50	\$ 1,415.50
1.0 - 5.0 acres	167	0.7	\$ 9.50	5	\$ 33.25	\$ 5,552.75
>5.0 acres	95	0.5	\$ 9.50	10	\$ 47.50	\$ 4,512.50
						\$ 21,455.75
					Annual Revenue	\$ 257,469.00

2021						
Tier	# Parcels	REF	Base Rate	Max Acre	Total Monthly	Total
0.0 - 0.5 acres	1400	1.5	\$ 10.00	0.5	\$ 7.50	\$ 10,500.00
0.5 - 1.0 acres	149	1	\$ 10.00	1	\$ 10.00	\$ 1,490.00
1.0 - 5.0 acres	167	0.7	\$ 10.00	5	\$ 35.00	\$ 5,845.00
>5.0 acres	95	0.5	\$ 10.00	10	\$ 50.00	\$ 4,750.00
						\$ 22,585.00
					Annual Revenue	\$ 271,020.00

Exemptions to the proposed program are as follows:

- Public rights-of-way
- City-owned land except that which is leased to nongovernmental entities or persons
- Public and private cemeteries
- Land outside city limits
- Land zoned Floodplain (FP)

If a stormwater utility is established, residents who are current customers of the City for utilities will have an additional monthly charge on their bill. Residents who are not current customers of the City will have an account generated and be billed monthly for this utility. Residents in special circumstances will have the ability to pay their stormwater utility bill annually if they choose. This may be on property that is larger and undeveloped.

RECOMMENDATION

Staff would like to engage City Council in a discussion about a stormwater utility. If it is determined that a stormwater utility is not desired at this time, staff recommends creating a fund allocating maintenance dollars annually from the general fund.

CHAPTER 55: STORMWATER UTILITY

Stormwater Utility Fees

- 55.001 Definitions
- 53.002 Purpose and policy
- 53.003 Fee Determination
- 53.004 Payment
- 53.005 Recalculation
- 53.006 Certification of past due fees on taxes

STORMWATER USE REGULATIONS

§ 55.001 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

RESIDENTIAL EQUIVALENT FACTOR (REF). The ratio of the average annual volume of stormwater runoff, in inches, generated by one acre of land devoted to single family residential use as compared to the average annual volume of stormwater runoff, in inches, generated by one acre of land devoted to another land use.

§ 55.002 PURPOSE AND POLICY.

It is the intent of this article to establish a stormwater utility within the city to build, construct, reconstruct, repair, enlarge, improve, or in any other manner obtain stormwater drainage systems, including mains, holding areas and ponds, drainage channels, waterways and other appurtenances and related facilities for the collection and disposal of stormwater and maintain and operate the systems pursuant to Minn. Stat. § 444.075 from which revenues will be derived subject to the provisions of this article and state statutes. The stormwater drainage utility shall be a part of the Public Services Department and under the administration of the Public Services Director and City Administrator.

§ 55.003 FEE DETERMINATION.

- A) Stormwater utility fees for particular parcels of land shall be determined by multiplying the residential equivalent factor for the parcel acreage range, as provided in this section, times the base rate established by the council, times the maximum acreage allowed per tier of the parcel of land.

$$(REF)(BASE RATE)(MAX ACREAGE) = MONTHLY CHARGE$$

<i>Parcel Acreage Range</i>	<i>REF</i>	<i>Max Acreage</i>
>0 Acres and <0.5 Acres	1.5	0.5
>=0.5 Acres and <1.0 Acres	1	1
>=1.0 Acres and <5.0 Acres	0.7	5
>=5.0 Acres	0.5	10

Example 1 – 0.33 ACRE PARCEL – REF = 1.5 and Max Acreage = 0.5

Example 2 – 0.89 ACRE PARCEL – REF = 1.0 and Max Acreage = 1.0

Example 3 – 3.79 ACRE PARCEL – REF = 0.7 and Max Acreage = 5.0

Example 4 – 12.2 ACRE PARCEL – REF = 0.5 and Max Acreage = 10.0

- B) The council shall establish the base rate to be charged the tier for a maximum of one acre of land having a residential equivalent factor of 1.0, by resolution. The base rate shall be based on a determination of the share on a monthly basis of all land in the city relative to the total cost of maintaining the stormwater utility system and may be changed from time to time to reflect changes in the costs of construction, reconstruction, maintenance, repair and operation of the system.

C) All property within the city shall be charged and the owner shall pay stormwater utility fees as established by this division.

D) Exemptions. The following land uses are exempt from stormwater utility fees:

- Public rights-of-way
- City-owned land except that which is leased to non-governmental entities or persons
- Public and private cemeteries
- Land outside city limits
- Land zoned Floodplain (FP)

§ 55.004 PAYMENT.

Statements for stormwater utility fees shall be computed and invoiced by the city along with other utility bills such as sewer, water and garbage collection. Such statement shall be due and payable on or before the fifteenth day of the month following the month in which the statement was mailed. Any prepayment or overpayment of charges shall be retained by the city and applied against subsequent fees.

§ 55.005 RECALCULATION.

If a property owner or person responsible for paying the stormwater utility fee questions the correctness of an invoice for such charge, such person may have the determination of the charge recomputed by written request to the Public Services Director made within two months of the mailing of the invoice in question by the city. In the event an error in calculation is discovered, no adjustment of fees shall be made retroactive more than one billing cycle prior to the date recalculation was requested.

§ 55.006 CERTIFICATION OF PAST DUE FEES ON TAXES.

Stormwater utility fees shall constitute a lien against the property against which they are charged from the date they are due and until they are paid in full. Any stormwater utility fees in excess of 90 days past due on October 1 of any year may be certified to the county auditor for collection with real estate taxes in the following year pursuant to Minn. Stat. § 444.075, subd. 3. The city shall also have the right to bring a civil action and to pursue any other available legal remedies to collect unpaid fees.