



**City Council Meeting Minutes
Monday, February 23, 2015, 5:00 pm
Wells Community Center**

The Wells City Council convened on Monday, February 23, 2015 at 5:00 pm in the Council Chamber.

Mayor Gaines called the meeting to order with the following councilmembers present: David Braun, and Whitney Warmka. Absent: John Herman and Ashley Seedorf Also present: City Administrator Robin Leslie and Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the February 23, 2015 meeting was reviewed. Motion by Braun and second by Warmka to approve as presented. Motion carried.

AgStar Rural Feasibility Grant Award Presentation- Andy Linder, Sr. Financial Services Officer presented the City of Wells with a \$5,000 grant award. Ms. Leslie explained the EDA submitted a grant request to AgStar for a utility feasibility study at the North Industrial Park.

PUBLIC COMMENT

None.

CONSENT ITEMS

Minutes

Motion by Warmka and second by Braun to approve February 9, 2015 minutes. Motion carried.

Payments

Motion by Braun and second by Warmka to approve payments in the amount of \$149,541.62 as listed on pages 11-3 of the council packet. Motion carried.

Financial Statements

Motion by Warmka and second by Braun to approve financial statements as presented. Motion carried.

Building Permits/Overtime/Comp Time Reports

Motion by Braun and second by Warmka to approve Building Permits/Overtime/Comp Time Reports as presented. Motion carried.

Board Reports

Motion by Warmka and second by Braun to accept board reports are listed on pages 18-21 of the council packet. Motion carried.

Staff Reports

City Administrator Leslie provided council members with an updated work items list which included council goals and priorities for 2015. Leslie stated she is waiting to hear from Northland Securities regarding bonding options for a new fire truck, the Police Department is advertising for new part-time police officers, she met with Ankeny builders to discuss options for floor plan remodeling and commercial recycling is still having some issues but with the addition of more containers, hopefully these will be resolved.

Herman joined the meeting.

NEW BUSINESS

Wells Gun Club Request, Permit On-Street Parking for Gun Show (11th Street SW and 6th Ave SW)- Jim Moll from the Wells Gun Club was present and stated parking is going to be an issue at the school no matter what event is taking place but the gun show is expecting 3500 people and additional parking is needed.

Ms. Leslie updated the new council members about this issue. She stated these streets were to be designed with adequate width for parking on both sides but the school neither wanted the additional cost nor did their site have the room to accommodate 40 foot wide streets with curb and gutter. The streets were then designed at 32 feet wide and it was determined, due to safety concerns, that no parking would be permitted.

Braun questioned allowing parking because when he was working on the street lights, having a work vehicle parked on one side of the street created a one-way for traffic and he is worried every event that comes to town is going to expect the City to make this exception.

Herman stated this is a public event and he would argue that the Council can make this exception with the notion it is a public event, not a school event.

Mayor Gaines questioned setting a precedence with this decision but that he did he speak with Police Chief Ratelle who stated he doesn't have a problem with temporary on-street parking due to lack of snow so far this year.

Ms. Leslie suggested if parking is allowed, it should only be permitted no farther east than 3rd Ave SW due to the number of traffic lanes entering and exiting from 11th Street SW onto MN 22.

Motion by Herman and second by Warmka to approve one sided parking on the North side of 11th Street SW and the East side of 6th Ave SW with emphasis of the motion being based on the fact that the gun show is a public event. Motion carried.

Resolution 2014-07 Requesting Speed Study on 1st Street NW (MN 109)- Ms. Leslie stated the Wells Active Living Coalition is asking the City of Wells to request that MNDOT conduct a speed study on MN 109 from the edge of corporate limits to 2nd Ave NW (MN 22). The goal of the speed study is to reduce the 45 mph speed limit that runs from the edge of corporate limits past Half Moon Park.

Motion by Braun and second by Warmka to approve Resolution 2014-07 Requesting Speed Study on 1st Street NW (MN 109). Motion carried.

Theatre Board Resignation- Motion by Braun and second by Warmka to accept theatre board resignation from Rick Herman with regrets. Motion carried.

City Council Resignation- Motion by Braun and second by Herman to accept City Council resignation from Ashely Seedorf with regrets. Motion carried.

Ms. Leslie stated because there is only 22 months remaining on Seedorf's term, a special election is not required.

Mayor Gaines stated he would like to appoint John Herman to the Acting Mayor position left vacant by Seedorf. Motion by Warmka and second by Braun to appoint John Herman as Acting Mayor. Motion carried.

OLD BUSINESS

Ordinance 2015-02 (270) – Accessory Buildings and Structures- Second Reading- Ms. Leslie stated since the last meeting she clarified the footprint language and amended it to read as one the following options:

Option 1: (9) Footprint. In addition to not exceeding the 35% impervious rule, no detached accessory building shall cover an area that is larger than that covered by the principal building or 1,000 square feet, whichever is less. Ms. Leslie stated this option is the most restrictive of the two and may not be practical for Wells.

Option 2: (9) Footprint. In addition to not exceeding the 35% impervious rule, no detached accessory building shall cover an area that is larger than 1,000 square feet. Ms. Leslie stated this option is straight forward, allowing residential accessory buildings to be 1,000 square feet no matter the size of the house. She also stated the intent of the new ordinance is to allow more storage space if the lot is large enough and that it is not promoting multiple 1,000 square foot buildings on large lots, which is neither practical nor conducive to preserving and protecting the residential nature of neighborhoods. In addition, she mentioned area communities have varying ordinances with Winnebago allowing up to 1,200 square feet. She also noted anything over 1,000 square feet would require architectural plans for the building permit.

Mayor Gaines opened the meeting to the public.

Brenda Weber stated she wants to address some of the statements or comments that have been made at previous meetings. Weber stated she submitted a data request for the number of accidents in the alleys and still questions the need for setbacks due to safety reasons since there has only been 8 accidents since 1993. Weber also stated she was present at P&Z meetings and spoke during public comment but her comments were not mentioned in the minutes.

Herman stated the intent of the change is to get people more garage space that what is currently allowed. Herman also stated he feels the maximum allowable accessory building size should be 1,200 square feet as long as they meet the 35% rule.

Motion by Herman and second by Warmka to approve Ordinance 2015-02 (270) for Accessory Structures Buildings with option 2 (9) Footprint. In addition to not exceeding the 35% impervious rule, no detached accessory building shall cover an area that is larger than 1,200 square feet. Motion carried.

COUNCIL REPORTS

Warmka- none.

Braun- question the status of a sidewalk snow removal complaints on 1st Street NW. Ms. Leslie stated would address.

Herman- none.

Gaines- none.

ADJOURNMENT

Motion by Braun and second by Warmka to adjourn the meeting at 6:25 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck