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# COUNCIL PROCEEDINGS

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CITY OF WELLS, MINNESOTA

## MINUTES

### Regular Session of City Council City of Wells

The Wells City Council convened in regular session on Monday, August 8, 2011 from 5:00 p.m. until 6:45 p.m. in the Wells Community Center, Council Chambers. Mayor Ron Gaines called the meeting to order with the following council members and employees present: Councilmember Steve Burns, Councilmember Jim Durfee, Councilmember Ann Marie Schuster and Councilmember Ashley Seedorf. Employees present: Police Chief Jim Ratelle, Street Supervisor Janie Whim, Deputy City Clerk Deb Redman and City Administrator Jeremy Germann. Mayor Gaines led the group in the "Pledge of Allegiance."

#### **AGENDA:**

The agenda for the August 8, 2011 council meeting was reviewed with Councilmember Burns making a motion to approve the agenda as presented. Councilmember Schuster seconded the motion. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

#### **CONSENT ITEMS:**

The minutes of the regularly scheduled council meeting held on July 11, 2011 were reviewed with Councilmember Durfee making a motion to accept the minutes as presented. Councilmember Seedorf seconded the motion. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

The list of bills was reviewed with Councilmember Seedorf making a motion to pay the bills totaling \$166,297.22 dated July 25, 2011 and \$165,254.77 dated August 8, 2011. Councilmember Schuster seconded the motion. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

The monthly financial reports including revenue & expenditures 2011 statement and balances & receipts were reviewed with Councilmember Burns making a motion to accept the reports as presented with a second from Councilmember Durfee. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried. Councilmember Seedorf made a motion to approve the pool update, overtime hours accrued, comp-time accumulated, building permits and liquor store comparison with second from Councilmember Durfee. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to accept the Theatre Board minutes from a meeting held on May 18, 2011; Fire Department minutes from meetings held on June 14, 2011, June 28, 2011, July 12, 2011, and July 26, 2011. Councilmember Burns made the motion

with a second from Councilmember Schuster. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

**PUBLIC COMMENT:**

Robert Stuerman discussed drainage issues on his block. Discussion held.

Dan Hart asked questions regarding house he intends to build. Discussion held.

Nicole Swanson asked questions regarding a proposed gravel road on Tenth Avenue SW. Discussion held.

**GENERAL BUSINESS:**

Mayor Gaines asked for a motion to adopt ORDINANCE NO. 152: AN ORDINANCE TO AUTHORIZE INTERIM USE PERMITS TO BE ISSUED BY THE CITY OF WELLS. Councilmember Seedorf made the motion with a second from Councilmember Schuster. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion concerning SPECIAL ORDINANCE No. 250: AN ORDINANCE TO ENTER INTO A FRANCHISE AGREEMENT WITH MINNESOTA ENERGY RESOURCES. Councilmember Burns made the motion with a second from Councilmember Seedorf. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to approve a request by Bolton & Menk to release Pay Estimate No. 1 in the amount of \$141,095.41 for the 2011 Street Improvement Project. Councilmember Burns made the motion with a second from Councilmember Durfee. Discussion held on withholding more than five percent of the total project costs and details that still needed attention before the project would be considered complete. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to adopt RESOLUTION 2011-20: A RESOLUTION ESTABLISHING POLICIES AND PROCEDURES FOR THE WELLS/WINNEBAGO HOUSING REHABILITATION LOAN PROGRAM. Councilmember Schuster made the motion with a second from Councilmember Burns. Discussion held. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to enter into 15-Year Ground Lease Agreements with Wells Aviation INC., Harry's Hawks Flying Club, and Thisius Flying Service for land located at the Wells Municipal Airport. Councilmember Burns made the motion with a second from Councilmember Durfee. Discussion held. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion concerning a street improvement request from Bill Herman. Councilmember Durfee made a motion to table the discussion until the Street & Sewer Committee had an opportunity to review the request. Councilmember Burns seconded the motion. Discussion held. Roll call taken with Burns, Durfee, Schuster and Seedorf voting yea. Motion carried.

City council discussed Local Government Aid (LGA) reductions made by the State of Minnesota for 2011 and 2012.

City council discussed a grain bin located on Broadway which is owned by Frank Brothers Freed & Grain, Inc.

**CITY REPORTS:**

<i>Administrator Germann:</i>	Discussed the 2012 budget.
<i>Mayor Gaines:</i>	Nothing
<i>Councilmember Burns:</i>	Discussed updating the requirements for a developer's agreement and setting standards for a house's foundation height.
<i>Councilmember Durfee:</i>	Discussed setting minimum standards for Wells police officers.
<i>Councilmember Schuster:</i>	Discussed updating the Stuermans concerning drainage issues on their block and a meeting concerning the 2012 budget. It was the consensus of the board to hold a working session before the next regularly scheduled council meeting to discuss the 2012 budget.
<i>Councilmember Seedorf:</i>	Discussed street repairs associated with recent water main breaks, improving traffic flow at the Recycling Center, pot holes in need of repair on Tenth Street SE, use of the Police Department truck and mosquito fogging.

**ANNOUNCENMENTS:**

The next regularly scheduled council meeting was set for Monday, September 12, 2011 at 5:00 p.m. in the Wells Community Center, Council Chambers. Councilmember Seedorf made the motion to adjourn the meeting with a second from Councilmember Durfee. Meeting adjourned.

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Mayor Ron Gaines

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Administrator Jeremy R. Germann