

The regular meeting of the City Council was held on Monday, July 9, 2001 with Mayor John Herman presiding. Present were council members Jack Carroll, Bob Schultz, Ron Gaines and Jay Corbin as well as City Clerk Dolly Schultz, Deputy Clerk Deb Redman and reporter Laurie Bonsack.

Street supervisor Rick LaVallie updated council on various projects. He informed members that the sewer improvement project is scheduled to get underway soon but the line will be moved 10' further to the north, therefore requiring an easement only from the school. A pre-construction meeting will be set up by the engineers.

Discussion was had regarding the condition of the "cartway" and the possibility of resurfacing that area. Costs had been determined quite some time ago but with no action being taken by the property owners along that roadway, LaVallie, along with the street committee, was directed to obtain updated costs for these individuals.

Community Development Director Zoa Heckman reported on the structural inspection of the tax forfeited property on So. Broadway. According to the report, the building was found to be in relatively good structural condition, justifying remodeling. Remodeling costs were compared to razing costs and discussion followed. Council did not like the idea of razing the building and leaving an empty lot in the main business area. Therefore, a motion was made by Gaines, seconded by Corbin and carried to authorize the improvements as follows; roof repair, tuck pointing, windows in the basement and on second floor, glass for the front and the clean up and disposal of junk.

A motion was then made by Corbin, seconded by Carroll and carried to advertise the property for sale and to list it with all three realty places. Any and all offers will be brought back to the Council for their consideration.

Council reviewed information regarding the Small Cities Development Program. The timeframe did not allow us to apply for a grant this year so it is necessary to start the process now in order to have our applications in by May 22, 2002. In preparing for the application, consideration items included a sump pump ordinance, increase in sewer rates, costs of services survey and annexation. The firm of Pettipiece Cesario Development Solutions has worked with various cities on these applications and shown favorable results. Following further discussion, a motion was entertained by Corbin, seconded by Carroll and carried to have the City enter into a contract with Pettipiece Cesario to assist in the planning and preparation process for a grant. The cost quoted is \$25,000.

It was suggested that an informational meeting be scheduled with the residents of the Garlock Addition. No action taken.

Discussed the litigation issue on the Gerald Swehla property. An update was received from the attorney handling the case as well as options the City could consider to proceed with further action. After review of the correspondence, a motion was made by Schultz, seconded by Corbin and carried to make an offer to Mr. Swehla to purchase the property for \$5000. If he refuses the offer, the City will then file a post appeal motion with the district court asking modification of its judgment directing Swehla to make the necessary repairs to eliminate the hazardous condition of the property within a specific period of time.

Mediacom representative, Kari Dziejdzic came before Council to discuss and answer questions regarding the newly proposed 15 year Cable TV franchise between the City and Mediacom. She noted that Wells is scheduled for upgrading later this year and stated that this will provide better picture and sound for this area. It will also make available high speed internet service and digital cable service. The 15 year term is proposed because of the huge expense their company will have with the upgrading project and this would allow them to spread the costs over a longer period of time.

A motion was then made by Corbin, seconded by Gaines and carried to authorize the Mayor and Clerk to sign the 15 year contract with Mediacom and to adopt Ord. 241as the Cable Television Franchise Ordinance. The original ordinance is on file in the City Clerk's office.

A motion was made by Corbin, seconded by Schultz and carried to approve the minutes of the meetings of June 11 and June 18, regular bills of \$146,311.36, liquor bills of \$53,728.84, permits and monthly reports, with the exception of page 33 which could not be accepted because of the lack of a signature. This was tabled until the next meeting.

Motion by Schultz, seconded by Corbin and carried to reimburse the Wells Public Utilities \$250 for the City's share of the renewal of the statewide purchasing network.

Motion by Gaines, seconded by Carroll and carried to approve Mayor Herman's appointment to the Board of Appeals according to the Zoning Ord. as follows; Larry Majeski and Steve Nowak from Planning & Zoning, Bob Schultz and Jay Corbin from the Council, and Bob Stenzel, Building Inspector. These individuals will meet only when an appeal is requested.

Motion by Schultz, seconded by Carroll and carried to approve the Fire Department's request for a one time event permit for their annual dance and beer garden to be held on August 25 at the municipal parking lot by the Liquor Store.

No action was taken on new ordinances proposed. Tabled until the next meeting.

It was noted that the carpet in the Liquor Store has been replaced with tile.

Discussed the bathrooms in both parks. Complaints have been received of the facilities being locked when activities are going on. Council's directive is that the bathrooms must be opened and cleaned by the street department personnel between 7:00-8:00 a.m. each day and will be locked by the police department at 10:00 p.m. each evening. Mayor Herman will inform both the street supervisor and police chief of this decision.

Signage in and around the school area was discussed. No action was taken at this time. Councilman Schultz will discuss the matter with the school authorities and the issue will be brought back at the next meeting.

It was Council's decision to go back to two meetings per month. Therefore, the next regular council meeting will be held on July 23 at 5:00 p.m.

As there was no further business to discuss, the meeting was declared adjourned