

The regular meeting of the Wells City Council was held on Monday, March 26, 2001 at 5 p.m. with Mayor Herman presiding. Council members Gaines, Corbin and Schultz were attendance as were City Clerk Dolly Schultz, Deputy Clerk Deb Redman and reporter Laurie Bonsack. Councilman Carroll was absent.

Following the Call to Order, C.D. Director Zoa Heckman reported that we still have not received the deed on the tax forfeited properties nor has there been any additional information from the County regarding the Phase 1 inspection.

Discussed the land adjoining the South Industrial Park and noted that the seller is requesting a clause be added to the purchase agreement regarding rental provisions. If approved, council suggested the rent be re-evaluated annually . A motion was then entertained by Schultz, second by Corbin and carried authorizing the EDA to tie a farm rent option into the purchase agreement between Gayle Staloch and the City for the 17.5 acres of land adjacent to the South Industrial Park.

Council was updated on the mobile homes that are being moved into the Prime Village Mobile Home Park and the fact that the owner is not complying with the Zoning Ordinance regarding building permits, inspections, etc. It was the general consensus of the council that the owner be informed that he is to follow the rules and regulations as adopted by the city. If he refuses, the Building Inspector can order a "Cease and Desist" and the police can serve the appropriate papers. It was also noted that the Building Inspector has the full backing of the Council.

Fire department members will be working with the C.D. Director on a FEMA grant for fire trucks. Applications must be submitted by May 2.

Street Supervisor Rick LaVallie obtained quotes from local contractors for maintaining the parks, as compared to having current employees do the work. The results indicated that by having city employees continue in that capacity, there would be an annual savings of \$8245 under the low quote.

Discussion was had regarding the purchase agreement and payment schedule on the new street sweeper. Attorney Bichler still has some concerns on the verbiage in the agreement. However a motion was made by Corbin, second by Gaines and carried authorizing the Mayor to sign the agreement , with the revised payment schedule, send the down payment , and also, as a matter of record, send a copy of the letter from Mr. Bichler regarding his concerns.

Discussed the need to hire another individual for the street department as there could be a possibility of 2-3 men contemplating retirement within the next couple of years. No action taken but will be discussed again at the May meeting.

Spring Clean Up day has been set for May 12 from 9:00 - 1:00 at the recycling center. S&K Appliances will also be available at the site for removal of larger appliances.

The date for Hazardous Waste has been scheduled for Sept. 29. Volunteers are needed.

Motion by Schultz, second by Corbin and carried to approve \$750 for a pre-application of a comprehensive grant to be written by Pettipiece & Cessario from Mankato. This would include information on a proposed sewer interceptor, septic tank upgrade, etc. such as they had proposed previously to the council.

Bill Sayer, engineer from Bolton & Menk, presented the council with preliminary cost estimates on the proposed sanitary sewer improvements from 4th Ave. SW to Half Moon Road. Following extensive discussion, a motion was made by Schultz, second by Gaines and carried to authorize Bolton & Menk to prepare final plans and specs and call for bids on the improvement. The bid ad will appear in the Construction Bulletin on 4/6 and 4/13 and the bid opening will be held on April 20 at 2:00 p.m. in the council chambers.

Sayre also discussed preliminary plans and costs involving sewer development of approximately 300 acres in the south and southwest part of town. This would be part of the Phase 1 plan currently proposed by the Long Range Planning Committee. Council gave Sayre the "go ahead" as they had already indicated the same to the planning committee.

Motion by Schultz, second by Gaines and carried authorizing Rick LaVallie to attend a Loss Control Seminar in Rochester in April. Registration fee is \$20.00.

Motion by Gaines, second by Corbin and carried to approve the March 12 regular council minutes, monthly reports and payment of regular bills in the amount of \$46,096.20 and liquor bills of \$8,1893.

No action taken on the new TV franchise as Attorney Bichler has not given a recommendation to the council as yet.

Motion by Corbin, second by Gaines and carried authorizing the theatre board to have the front doors of the theatre tinted at a cost of approximately \$200.

Staff was directed to place an ad in the local paper for a dog catcher for the city as the present individual is no longer available.

The Library Board prepared some estimated costs on the remodeling of the library. Since this was for informational purposes only and noting that the list was not complete, no action was required. Councilman Schultz discussed an assessment report recently prepared by a consulting librarian, Ron McGriff, and noted that expansion would not be advisable at this time. Council also felt that it would be better to wait and see what course of action the school will take as far as their plans to remodel and expand, which would include additional library facilities. A possibility of combined services might be a viable plan.

Cliff Blank has requested that his additional hourly rate for trucking be dropped and that he go back to his regular hourly rate and be paid for any overtime he may have. Council had no problem with this.

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