

The City Council held their regular meeting on Monday, Dec. 23, 2002 at 5 p.m. with Mayor Herman presiding. Council members Gaines, Carroll and Schultz were present as well as City Clerk Dolly Schultz and Deputy Clerk Deb Redman. Councilman Corbin was absent.

Linda Stern was first on the agenda and informed Council that she is resigning her position as head of the Creative Enterprise group. No one else has stepped forward to assume that responsibility so it appears that the group is dissolving. However they are suggesting that the budgeted monies remain in the account and be used for the annual Sports Card Show and/or Kernel Days, Wells Does It Bright, etc. Also the costumes being stored above the Library are to go to the school. Motion was then made by Schultz, seconded by Carroll and carried to accept Linda's resignation as Chairman

Rick LaVallie informed Council that the Industrial Wastewater Agreement is up for renewal and that a name change is required (from Armour Swift-Eckrich to Conagra Foods). Motion by Gaines, seconded by Carroll and carried to approve the renewal of the contract for a three-year period of time and with the appropriate name change.

A quote was obtained from Frantum Sanitation for the pickup of commercial garbage within the City. Because the fee is considerably less than what Waste Systems is charging, a motion was entertained by Schultz, seconded by Gaines and carried to switch to Frantum Sanitation. Staff is check on termination requirements as stated in the current service agreement before Mr. Frantum is notified.

LaVallie reported that the signs for 2nd Ave. NE are ordered and will be put up as soon as weather permits.

In regards to the gas detectors previously approved for purchase, it appears the grant for these will not be coming until January. Therefore a motion was made by Schultz, seconded by Carroll and carried to earmark \$2500 and carry it over to the 2003 budget for the purpose of said purchase.

The Albert Lea Medical Center is planning to expand their present Wells facility and add parking and are requesting that the 6 lots south of the facility be rezoned to Commercial to allow for this expansion. A hearing was previously held and there were no objections from neighbors in that vicinity. Therefore a motion was made by Carroll, seconded by Schultz and carried to grant the rezoning of the lots from Residential to Commercial as recommended by the Planning & Zoning Board.

It was noted that there is a flowing artesian well on the Wayne Tolzman property and it is creating an ice problem. Since the HRA may possibly be interested in purchasing the property, LaVallie was instructed to converse with the CD Director on the matter.

Motion by Carroll, seconded by Gaines and carried to approve the minutes of the Dec. 9 regular meeting, balance of the monthly reports and payment of the bills in the amount of \$144,016.02.

Motion by Gaines, seconded by Carroll and carried to decrease the personal mileage rate to 36 cents per mile effective immediately and as required by the IRS.

Motion by Schultz, seconded by Gaines and carried to hire Rhonda Allis for the position of City Administrator at an annual salary of \$45,000 plus benefits and as required in the personnel policy, a six-month probationary period. Starting date is not yet definite but should be Feb. 1 or before. Mayor Herman will contact her. Mayor Herman also voted in favor of the motion and councilman Carroll abstained.

Motion by Gaines, seconded by Schultz and carried to adopt Resolution 2002-10 creating the job of a City Administrator for the City of Wells.

Motion by Schultz, seconded by Gaines and carried to purchase the 17.5 acres from Gayle Staloch for the expansion of the South Industrial Park and authorizing the appropriate signatures of the Mayor and City Clerk. The City will purchase the property using the Wells EDA funds.

Discussed the P&Z's request for a stop sign at the intersection of South Broadway and 3rd St., running east and west. The consensus of the Council was that there would be no more traffic with the clinic expansion than before, but instructed Mr. LaVallie to contact the County Engineer on the matter since 3rd St. is a County State Aid road under the jurisdiction of the County. Decision to be made after this information is received.

The EDA informed Council that the lease on the building at 136 So. Broadway, currently rented by MS Computers, will expire in April 2003. EDA is recommending the building be sold and the sale price would be \$35,000. The proceeds from the sale would be deposited into the Broadway Fund within the General Fund. Not knowing if Mr. Lorenz (owner of MS Computers) has any interest in buying the building, Council felt he should be approached first and have the proposal and offer explained to him before a decision is made. Mayor Herman will get together with Jim Heckman and they will then relay the information to Lorenz and report back with their findings.

Motion by Schultz, seconded by Gaines and carried to approve EDA's recommendation to immediately bill Wells Truss Mfg. for the refinancing of the 1994 GO TIF Bond in the amount of \$16,283 and that the \$38,916 to cover the shortfall from prior lease payments be due and payable upon the transfer of the lease. If there is no transfer within 180 days or by June 16, 2003, the \$38,916 should be due and payable.

It was noted that the Wells Public Utilities has informed the Wells Fire Dept. that they would pay for the new "Jaws of Life" equipment to be included on the new truck and that the equipment has already been ordered so as to avoid the increase which went into effect on 12/20. Motion by Schultz, seconded by Carroll and carried to accept the payment from WPU.

Noting that the department could get hose cheaper if it was included with the truck than later through their supplier and that way they would replace only what was absolutely necessary for now, a motion was made by Gaines, seconded by Carroll and carried to transfer the purchase of the hose back on to the truck and approve the new updated equipment list, which was practically slashed in half.

A preliminary report was received from Bolton & Menk regarding the sanitary and storm sewer repair and street replacement costs on W. Franklin in the amount of \$643,630. The project has been put on hold, however all the reports, maps, etc. will be retained by the street department.

Motion by Carroll, seconded by Gaines and carried to approve changes to the personnel policy including the early retirement plan, comp time, on call time, paychecks, vacation, sick leave, holidays, maternity leave, safety, personal dress and travel expense. The changes will become effective Jan. 1 and the City Clerk will distribute new policies to all full time employees.

Motion by Carroll, seconded by Gaines and carried to transfer \$23,923.25 to Other Equipment in the 2002 Police budget and \$43,311 to Other Equipment in the 2002 Street budget. Both of these amounts will transfer from the \$160,000 Street Project budget of 2002.

The next regular meeting will be held on Jan. 6, 2003 at 5 p.m.

At this time, Mayor Herman declared this meeting adjourned and announced Council would move into Executive Session for the purpose of personnel evaluation and salary review..
Clerk-Treasurer