

The regular meeting of the Wells City Council was held on Monday, March 10, 2003 at 5:00 p.m. in the council chambers. Mayor Dave Jacobson presided and all council members, Jack Carroll, Bob Schultz, Ron Gaines and Jay Corbin were present as well as City Administrator Ronda Allis and City Clerk Dolly Schultz.

Following the Call to Order, minutes of the Feb. 24th meeting were reviewed and approved as presented on a motion by Gaines, second by Corbin and carried.

Monthly disbursements were reviewed and discussed. A motion was made by Gaines, second by Schultz and carried authorizing payment of the bills in the amount of \$107,753.89.

Motion was made by Gaines, second by Corbin and carried to approve the balances, receipts, revenues and expenditures statements.

Only one building permit was issued for the month of February and was approved on a motion by Corbin, second by Schultz and carried.

Discussed the monthly departmental reports and the possibility of increasing the fee for the summer baseball program. However, this will be discussed further at the Park Board meeting to be held later this week. A motion was then made by Carroll, second by Corbin and carried to approve the reports.

Motion by Gaines, second by Carroll and carried to approve the miscellaneous reports including Community Center, Liquor, Building, Theatre, 3-City Sewer, Comp and Over time.

Commission and committee reports from EDA and fire department were approved as presented on a motion by Schultz, second by Carroll and carried.

The police and fire committee reports were discussed and it was noted that more documentation is needed regarding complaints, recommendations, procedures, etc. Council requested a progress report from the designated departments for the next meeting.

Hangar leases at the airport are up for renewal. Discussion was had and a motion was made by Schultz, second by Carroll and carried to send a letter to the appropriate individuals indicating the review by Council and advising that the leases will increase to \$50 for the year 2003.

Council received information from: 1) MPCA indicating the Phase 2 or sampling will be done in April to determine if there is any pollution, 2) Jayne Vogelsang's resignation as pool manager and 3) Mediacom's notice of a rate adjustment for TV cable service.

Motion by Schultz, second by Carroll and carried that as part of closing the TIF District 2-1 as of 12/31/02; an additional \$10,711 be sent to the Faribault County Auditor as detailed in a Feb. 21, 2003 memo from Dick Asleson of Northland Securities, Inc., the City's TIF consultant.

Motion by Carroll, second by Corbin and carried that the following actions be approved for TIF District 2-7: 1) That the City Council motion of Dec. 9, 2002 is hereby rescinded, 2) That the

Council's motion of Jan. 6, 2003 is hereby rescinded, 3) That a transfer in the amount of \$3407 from the General Fund to the TIF District 2-7 is hereby approved as of 12/31/02, said amount being the required Local Contribution for the years 1998-2000 (it being understood that State Law requiring such payments was repealed effective for years starting 1/1/01). 4) That a transfer in the amount of \$3123 from TIF District 2-7 to the General Fund is hereby approved as of 12/31/02, said amount being a portion of the \$4051 amount due to the General Fund from the 2-7 fund as detailed in the City's audited financial statements for year ended 12/31/01

Reviewed and discussed the information received from Bevcomm regarding the current rental contracts on telephones at City Hall and Street Garage. We currently have a rental contract on the phones and as of the first of March, an increase was to be implemented. The City has the option to continue renting or to purchase the system outright and pay for service calls. Following cost comparisons a motion was entertained by Carroll, second by Gaines and carried to purchase the phone system outright for both City Hall and the Street department.

The Wells Library would like to purchase a new computer at a cost of \$1014.00 plus \$35.00 S&H. They indicated the expenditure would come out of their 2003 budget however a motion was made by Carroll, second by Corbin and carried to let them have the new computer previously used by Joanie Stenzel in the Community Development office.

Motion by Carroll, second by Gaines and carried to approve 3.2 Malt Beverage On Sale licenses for Jake's Pizza and Mary's Cookin and Off Sale for Nuway Coop and Twin Cities Stores Inc.

Information was received from the Wells EDA whereby they are recommending the sale of the building located at 136 South Broadway (former Frank building). The building has been leased to Management Systems for the past three years and Mr. Bruce Lorenz has now indicated that he would like to purchase the building for the recommended price of \$35,000. Following discussion by Council, a motion was made by Corbin, second by Carroll and carried to proceed with the sale of the building and approve the recommendation of the EDA that the proceeds from the sale be deposited into the Broadway Fund (TIF District 1-1) within the General fund.

The theatre board has indicated their desire to purchase new shirts for the theatre employees. Motion by Schultz, second by Corbin and carried authorizing the purchase with the stipulation that the total expense of \$745.51 comes out of the theatre operations.

Motion by Schultz, second by Gaines and carried authorizing payment of Attorney Bichler's bill of \$100 to review an ordinance, back in December of 2000, relating to manufactured homes. The bill was just now submitted for payment.

Discussion was held on the request to update the two cell phones currently used by the police officers. Research of different programs indicates that Bevcomm offers the best plan. The Digital 800 plan would cost \$69.95/mo. with 800 shared anytime minutes between the 5 city owned phones. Additional phones could be "pooled" for \$18.89/mo. The total annual cost to the City would be \$1,750.92 whereas in 2002, the City spent \$2,616.78 on the five cell phones. Motion by Gaines, second by Carroll and carried to pursue the Digital 800 plan with Bevcomm.

In regards to the Lynn Westrum sewer repairs, the labor and equipment concerns on the Swehla bill have all been justified and therefore a motion was made by Carroll, second by Corbin and carried to pay this bill. The remaining Weber Construction bill will be discussed again at the next street committee meeting.

The 6th Ave NW street issue was brought back to the table. Previous correspondence from the County Attorney suggested that the assessment policy should be instituted by the City, however MN Statute 429 indicates the City has no authority to assess after the fact. Verification with the City Attorney and League Research finds both in agreement. After discussing the issue further, a motion was entertained by Schultz, second by Gaines and carried acknowledging that the City cannot assess after the fact. If however someone would volunteer to pay for a portion of the project to offset the costs, the City could accept the payment. Staff is to correspond with John Herman asking for an explanation of his previous statement whereby he indicated he would be willing to pay something for the improvement.

Discussed the hourly rate of pay for labor exchange between the city and utilities employees. The billing for utility reimbursement reflects a huge hourly increase yet the fact remains that the rate increase was never brought before Council for consideration and/or approval. Therefore the Utilities Supt. will be invited to the next council meeting to further discuss the matter.

A revised version of a proposed ordinance regarding house numbering was presented for review. The proposal refers to house numbers being at least 4" in height on buildings and 2" on curbside mailboxes. A motion was made by Corbin, second by Gaines and carried to approve and adopt Ordinance 248, An ordinance regulating the identification of residences and other principal buildings within the City of Wells, effective July 1, 2003. Staff will check on notifying the public through means of an insert with the utility billings.

The general consensus of the Council was to nix the idea of installing coin meters at the tennis courts.

A question was raised from the general public in attendance regarding the recycling fee. Council agreed that the fee would remain on the utility bills and that they have no intention of doing curbside pickup.

City Administrator Allis noted that additional research with PERA reveals that councilman Jack Carroll can return to work at the Wells Liquor Store if he reimburses PERA a total of \$24.16 and the City reimburses \$287.42. A motion was then made by Gaines, second by Corbin and carried to rescind a previous motion regarding employment status of Jack Carroll and to rehire him as part time help at the Liquor Store and that the appropriate fees due from the City, be paid to PERA. Mayor Jacobson will appoint a replacement for Mr. Carroll on the Liquor Committee.

City Clerk Schultz informed Council that the appropriate information has been received regarding the change in the Deputy Registrar's office which is required because of Dolly's early retirement. Following discussion, a motion was entertained by Schultz, second by Carroll and carried to appoint Ronda Allis as the Deputy Registrar for the City of Wells, effective April 1, 2003. Bonding is

already included in the City's blanket bond coverage. The completed paperwork will be forwarded to the Dept. of Public Safety for their approval.

The next regular council meeting will be held on Monday, March 24 at 5:00 p.m.

As there was no further business to be discussed at this time, Mayor Jacobson declared the meeting adjourned.

Clerk-Treasurer