

MINUTES:

The Wells City Council met on Monday, April 11, 2005 at 5 pm in Council Chambers with Mayor Jacobson presiding. Present were Councilmen Burns, Carroll, Gaines, and Linde. Also present were City Administrator Allis, Deputy Clerk Redman, and reporter Bonsack. Mayor Jacobson led the group in the "Pledge of Allegiance".

The first item on the agenda was Alvin Fuchs' request not to pay a recycling fee at his vacant properties. Motion by Gaines, second by Carroll and carried approved waiving the recycling fee at his 2 vacant properties. Any other properties brought before council will be looked at on a case by case basis.

Dawn Stenzel and Rich Schultz need to upgrade their septic systems. Both parties are asking council for a guarantee from the City that they will not have to connect to the City sewer system until their new systems become non-compliant. Motion by Burns, second by Linde and carried approved their request. The council has also opted to have a "contract" written between the city and property owner that would be viewed on a case by case basis. Motion by Linde, second by Carroll and carried approved having a "septic system contract written and put into place for future use.

A party interested in purchasing the Wells Electric building came before council to ask the City to provide water and sewer to this area. The City does not pay for services to residential or commercial property. The North Industrial Park and properties on 2nd Avenue Northwest could also receive water and sewer services if a TIF District could be created. City Administrator Allis will look into this and report back at next council meeting.

The next item on the agenda was the Gerald Swehla property. The following people spoke about the property: David Frundt, City Attorney; David Foley, neighbor; Todd & Susan Sieverson, neighbors; Bob Waach, City Animal Catcher; Lil Buessing, neighbor; and Zoa Heckman, Community Development Director. Street Supervisor LaVallie is instructed to purchase 2 more "live traps" to put near the property. The Fire Department is to be notified the building is unsafe for them to enter in case of a fire. Motion by Gaines, second by Linde and carried approves the "Order of Wells City Council" which outlines what actions Gerald Swehla needs to take in order to remedy his property's situation.

Rick Meyer, Southern Minnesota Dirt Works, approached council with 3 requests. The first one was to hold a "Mud Run" again this year during Kernel's Weekend. The event would be the same conditions as last year, but with an updated insurance policy. Motion by Burns, second by Carroll and carried approved the Mud Run for 2005. The second request involved using the compost site as a trailhead for the ATV Club. Council felt they needed more information pertaining to where the trail was going to run and the liability at the compost site. The third request involves the land on the south side of the Quonsets. Council would like the ATV Club to get the needed easements from property owners between the quonsets and the compost site before a decision could be made.

The minutes from the March 28th council meeting were reviewed and approved as written with a motion by Linde, second by Carroll and carried.

The monthly bills were reviewed next and approved for payment in the amount of \$182,381.87 on a motion by Burns, second by Linde and carried. The Balances/Receipts and Revenues/Expenditures Statements were also approved with a motion by Gaines, second by Burns and carried.

Nine (9) Building Permits were brought before council for approval for the month of March. Motion by Linde, second by Carroll and carried approved all the building permits.

Departmental reports were received from the following departments: Public Works, Community Development, Police, and Library. Motion by Burns, second by Gaines and carried approved all the departmental reports for March.

The Miscellaneous reports were next on the agenda. These reports consisted of the following: Community Center, Liquor Store, building permit quarterly, library automation, comp-time, over-time, and theatre. Motion by Linde, second by Carroll and carried approved the miscellaneous reports.

The Street/Sewer Committee meeting minutes were reviewed next. Street Supervisor LaVallie would like permission to use LeRoy Kuster this summer to drive truck while hauling rock, blacktop, and recycling materials. Motion by Burns, second by Linde and carried approved Rick's request. The committee meeting minutes were also approved with a motion by Gaines, second by Linde and carried.

Motion by Carroll, second by Burns and carried approved the minutes from the Wells Public Utilities Commission special session of March 22nd.

Chief Rick Herman is requesting approval for Officer Alex Thostenson to attend a class to maintain his Intoxilyzer Certification. Motion by Linde, second by Carroll and carried approved his request.

The EDA is requesting that the \$75 fee for a Conditional Use Permit be waived. The EDA is selling a parcel in the North Industrial Park, which is zoned agriculture. Motion by Gaines, second by Linde and carried approved waiving the fee.

The citywide clean up is scheduled for Saturday, May 21st from 9 am to 1 pm at the Street Garage. The Street Committee is recommending leaving the prices the same as last year. Motion by Carroll, second by Linde and carried approved the recommendation.

The letter to Kevin Eckles (Wells Trailer Home Park) from the Faribault County Human Services was in the packet as information only.

The 2004 Deputy Registrar Review was also in the packet as information.

The letter from American Engineering Testing Inc about the soil sample results for the South Side Interceptor & Lift Station and the response from Bill Sayre, Bolton & Menk, Inc was informational.

A map was put in the council packets to show the area covered by the Small Cities Development Grant.

The Downtown TIF District was discussed next. The TIF budget needs to be amended through a public hearing. Motion by Gaines, second by Burns and carried approved having Dick Asleson, Northland Securities prepare the Resolution for the April 25th council meeting.

No Public Comment at this meeting.

City Administrator Allis reminded council Don Jespersen's Retirement Party is scheduled for Friday, April 29th from 2 – 4 pm at City Hall. A Wells resident requested Ronda approach the council with an idea of having benches down town in front of some of the businesses for people to sit on and rest.

Councilman Carroll questioned the rental property and building inspector needs.

Mayor Jacobson left the meeting at this time.

Acting Mayor Gaines led the discussion on Wells Truss Manufacturing's request to terminate their lease. Motion by Carroll, second by Burns and carried approved Wells Truss Manufacturing paying out their lease as of May 31, 2005.

Robert Waack had concerns about garbage at a property on 3rd Avenue Southeast.

He also made a comment on "snow removal" within the city.

The next council meeting is scheduled for April 25th.

With no further business to discuss, meeting was adjourned.

Deb Redman, Deputy Clerk