

## MINUTES:

The Wells City Council met on Monday, May 12, 2008 in Council Chambers at 5 p.m. Mayor Jacobson presided with Council Members Burns, Gaines, Linde, and Savick present. Also present were Deputy City Clerk Redman and Reporter Bonsack. Mayor Jacobson called the meeting to order and led the group in the "Pledge of Allegiance."

At this time, Mayor Jacobson reconvened the Board of Review. Faribault County Assessor Sue Wiltse and Deputy Assessor Ken Skaare were present to assist the Council. Lyle and Mary Larson's property was reevaluated by the Assessor's Office. Motion by Savick, second by Gaines and carried approved the Assessor's recommended property value of \$54,300. Don Anderson's property value was reviewed by Council and lowered by \$1,000. Motion by Burns, second by Savick and carried approved his property value of \$28,400. With no more properties to review, Mayor Jacobson adjourned the Board of Review at 5:05 p.m. The City was given a handbook explaining the "open book format" for Local Board of Review. Council wishes to leave the Board of Review process as is.

Bill Douglas, Bolton & Menk, gave a Stormwater Presentation at this time. The Surface Water Management Plan included treatment alternatives such as rain gardens, biofilters, infiltration ponds, filtration systems, and wet retention ponds. The study also identified eight areas within the City of Wells where storm water storage ponds could be constructed. A copy is available at City Hall.

The minutes from the April 28<sup>th</sup> Council Meeting were review and one correction was made. Motion by Burns, second by Linde and carried approved the minutes with a correction on page 4.

The monthly bills were reviewed and approved for payment in the amount of \$143,440.48 on a motion by Gaines, second by Savick and carried. The monthly Balances/Receipts and the Revenues/Expenditures Statements were also reviewed and approved with a motion by Burns, second by Linde and carried.

Thirteen building permits were brought before Council for the month of April. Motion by Linde, second by Gaines and carried approved the permits as presented.

Departmental Reports were the next item on the agenda. Public Works, Police, Community Development, Library, and the Fire Department submitted reports. Motion by Burns, second by Savick and carried approved the Departmental Reports as written.

Miscellaneous Reports consisted of the following; Community Center, Liquor Store, building permit quarterly, Library automation, employee over-time & comp-time, and the Pool. Motion by Gaines, second by Linde and carried approved the Miscellaneous Reports as presented.

The Commission Reports included the Theatre Board, the Library Board, and the Wells Public Utilities Commission. Motion by Burns, second by Linde and carried approved the Commission Reports as submitted.

At this point, Acting Mayor Gaines presided over the meeting. Jim Pietan was present to discuss with Council the Westside Second Subdivision plans. He supplied Council with two handouts. The first handout was a copy of invoices from Dulas Excavating to Ervin Pietan for sewer installation in 1999 and in 2006. The second handout was a letter of response to City Administrator Allis' letter for a Development Agreement. Mr. Pietan is not willing to sign a Developer's Agreement at this time. Further more, he made a formal request to Council to return \$2,500 plus 2 years of interest to him for the expense of moving the manhole. This matter will be discussed at the Street & Sewer Committee Meeting.

Because there was no Development Agreement, the recommendation by the Planning & Zoning Commission to accept the Development Agreement with the Final Plat of the Westside Second Subdivision was tabled to a later date. Motion by Linde, second by Burns and carried approved tabling this matter to a later date.

Mayor Jacobson presided over the rest of the meeting at this time. Dick Asleson, Northland Securities, sent the preliminary information for the 2008 Street Improvement Bonds. Motion by Linde, second by Gaines and carried approved Resolution 2008-09; a resolution establishing procedures relating to compliance with reimbursement bond regulations under the Internal Revenue code.

The Wells Area Chamber of Commerce requested permission to have their annual fireworks on Friday, August 15<sup>th</sup> of Kernel Days. Motion by Savick, second by Linde and carried approved their request.

Street Supervisor LaVallie requested permission to purchase a used Blacktop Roller from Ruffridge Johnson Equipment Company. Motion by Burns, second by Linde and carried approved purchasing the Blacktop Roller at a cost of \$16,507.70.

Katie Linde is applying for a substitute lifeguard position at the pool. Motion by Burns, second by Gaines and carried approved hiring her for the 2008 season. Also, the Park & Rec Board would like to hire 2 or 3 more guards. Because of the time factor, they would like permission to hire additional guards without prior Council approval. Motion by Savick, second by Gaines and carried approved their request.

Clark Township annexation payment has been calculated with the City paying \$8,906.30. \$2,746.62 is the one time payment and \$1,539.92 annual payment for the years 2005 through 2008. Motion by Burns, second by Linde and carried approved the Clark Township payment.

The Interim responsibilities were discussed briefly. The City Hall Committee would like to wait until the next Council Meeting to finalize the list of job responsibilities. They

would like to have more time to visit with staff and fine tune the list. Motion by Burns, second by Savick and carried approved tabling the Interim responsibilities until the May 22<sup>nd</sup> meeting. Motion by Burns, second by Savick and carried approved appointing Police Chief Rick Herman Data Compliance Official. Deputy City Clerk Deb Redman was authorized to sign checks on a motion by Savick, second by Burns and carried.

The Fire Department would like to advertise for the open position on the Department. Motion by Savick, second by Linde and carried approved going ahead with the hiring process.

The Cubmobile was rained out on May 3<sup>rd</sup>, so they are rescheduling to June 7, 2008. Motion by Burns, second by Linde and carried approved their new date.

FYI: 1) Blacktop Paver info

2) Temporary Construction Easement – Street & Sewer Committee will review on Tuesday and forward to David Frundt.

3) Value of Cities Survey

4) Wells Community Ambulance Open House

Old Business:

- A. Milt Peterson – who gave permission to move manhole on 10<sup>th</sup> Ave
- B. Sale of excess city property – tabled until next meeting.

Motion by Savick, second by Linde and carried to table this item.

Public Comment:

Mike Weber: He would like to purchase the blacktop paver. Also, he wants Council to treat him the same way they treat anyone else.

Mayor Jacobson is recommending Tom Schindler be appointed to the HRA Board. Motion by Linde, second by Burns and carried approved his appointment.

Councilwoman Savick has received a counter offer on the property north of City Hall. The new offer is \$11,750 for the property and demolition. The owner wants \$7,000 for the property and it would cost the City about \$4,750 for demolition. The property owner wants an answer within 30 days. Motion by Burns, second by Linde and carried approved the new offer. Council Members Burns, Linde, and Savick voting in favor and Councilman Gaines voting against. This offer is contingent on Terracon's air quality report. City Attorney Frundt will draft a purchase agreement for the City.

The next scheduled Council Meeting is set for Thursday, May 22, 2008.

At 7 p.m. Council went into "closed session" to discuss an employee service contract.

Deputy City Clerk, Deb Redman