



COUNCIL PROCEEDINGS

CITY OF WELLS, MINNESOTA

MINUTES

Regular Session of City Council City of Wells

The Wells City Council convened in regular session on Monday, September 12, 2011 from 5:00 p.m. until 6:30 p.m. in the Wells Community Center, Council Chambers. Mayor Ron Gaines called the meeting to order with the following council members and employees present: Councilmember Ann Marie Schuster and Councilmember Ashley Seedorf. Councilmember Jim Durfee arrived with the meeting in progress. Councilmember Steve Burns was absent. Employees present: Deputy City Clerk Deb Redman and City Administrator Jeremy Germann. Mayor Gaines led the group in the "Pledge of Allegiance."

AGENDA:

The agenda for the September 12, 2011 council meeting was reviewed with Councilmember Schuster making a motion to approve the agenda as presented. Councilmember Seedorf seconded the motion. Roll call taken with Schuster and Seedorf voting yea. Motion carried.

FARMLAND RENT:

Mayor Gaines opened sealed qualifying bids submitted by Charlie Klocek, Don Klocek, Paul Kalis, Dan Treptow, for the option to lease city farmland in 2012 and 2013.

Mayor Gaines began the bidding for 46.6 acres of farmland located within the northeast quarter of section seven in Clark Township and the land located within the southwest corner of southeast quarter of section six of Clark Township, abutting the Wells Rifle Range and located west of the driveway to the wastewater treatment facility at \$180.00 per acre. Dan Treptow was awarded the lease with the top bid of \$200.00 per acre.

Mayor Gaines began the bidding for 24 acres of tillable farmland located within the east half of section five in Clark Township, northeast of Highway 22 at \$180.00 per acre. Dan Treptow was awarded the lease with the top bid of \$200.00 per acre.

Mayor Gaines began the bidding for 15 acres of farmland located within the east half of section 12, township 103, range 25 and excluding those areas utilized as an airport or accessories to the airport, at \$180.00 per acre. Paul Kalis was awarded the lease with the top bid of \$190.00 per acre.

There were no bids for five acres of farmland located at the northeast corner of the northwest quarter of section eight, township 103, range 24.

Councilmember Schuster made a motion to award each farmland lease to the highest bidder with a second from Councilmember Seedorf. Roll call taken with Schuster and Seedorf voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the regularly scheduled council meeting held on August 8, 2011; a special council meeting held on August 25, 2011; and a special council meeting held on August 30, 2011; were reviewed with Councilmember Seedorf making a motion to accept the minutes as presented. Councilmember Schuster seconded the motion. Roll call taken with Schuster and Seedorf voting yea. Motion carried.

The list of bills was reviewed with Councilmember Seedorf making a motion to pay the bills totaling \$259,654.77 dated August 8, 2011 and \$181,912.62 dated September 12, 2011. Councilmember Schuster seconded the motion. Roll call taken with Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to accept the Fire Department minutes from meetings held on August 9 & 23, 2011; Street & Sewer Committee minutes from a meeting held on August 12, 2011; Airport Commission minutes from a meeting held on August 24, 2011. Councilmember Seedorf made the motion with a second from Councilmember Schuster. Roll call taken with Schuster and Seedorf voting yea. Motion carried.

Councilmember Durfee arrived.

PUBLIC COMMENT:

Wes Brown, an engineer with Bolton & Menk, updated the city council on the 2011 Street Improvement Project. Discussion held.

GENERAL BUSINESS:

Mayor Gaines asked for a motion to adopt RESOLUTION 2011-21: A RESOLUTION FOR HEARING ON PROPOSED ASSESSMENT. Councilmember Seedorf made the motion with a second from Councilmember Durfee. Discussion held. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion regarding a Bolton & Menk proposal to create a five-year Street Capital Improvement Plan (CIP) for the City of Wells at a cost of \$3,875.00. Councilmember Durfee made a motion to approve the proposed scope and fees for engineering services with a second from Councilmember Schuster. Discussion held on dividing the payments into annual installments and attached to each subsequent street project. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion regarding a proposal by for the City of Wells to cooperate with the Wells Housing & Redevelopment Authority (HRA) in a 10-year blighted housing program named The Phoenix Project. Councilmember Durfee made a motion for the City of Wells to attempt to meet the fiscal obligation and partner with the HRA, with a second from Councilmember Schuster. Discussion held on the experience

the HRA has had with blighted housing programs and legal issues associated. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to refinance GO Improvement Bond 2004-A & GO Improvement Bond 2006-A at a lower interest rate. Councilmember Seedorf made the motion with a second from Councilmember Durfee. Discussion held on the potential savings of \$53,918.53 by refinancing. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion regarding a proposal to contract a portion of the work at the Wells Recycling Center to a private company. Councilmember Durfee made the motion to move ahead with the proposal on a three-month trial basis with a second from Councilmember Schuster. Discussion held on offering the same level of service. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to hire Rick LaVallie as a part-time driver for the Street Department at a rate of \$10.00 per hour. Councilmember Seedorf made the motion with a second from Councilmember Durfee. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to approve a temporary gambling permit for November 3, 2011 submitted by the Wells Area Chamber of Commerce. Councilmember Seedorf made the motion with a second from Councilmember Durfee. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

City council reviewed information regarding usage of the new website.

City council discussed a grain bin located on Broadway which is owned by Frank Brothers Freed & Grain, Inc.

CITY REPORTS:

<i>Administrator Germann:</i>	Discussed a recent meeting with residents near the proposed extension of Ninth Avenue SW.
<i>Mayor Gaines:</i>	Nothing
<i>Councilmember Durfee:</i>	Stated the City Administrator was doing a good job and recognized Boy Scout Brian Remington who was attending the meeting.
<i>Councilmember Schuster:</i>	Nothing
<i>Councilmember Seedorf:</i>	Discussed possible options in filling the Community Development Director position. It was the general consensus of council to appoint Councilmember Seedorf and Councilmember Schuster to an ad hoc committee to look at possible options.

NEW BUSINESS:

Mayor Gaines asked for a motion to adopt RESOLUTION 2011-22: A RESOLUTION ADOPTING THE PROPOSED 2011 TAX LEVY COLLECTIBLE IN 2012. Councilmember Seedorf made the motion with a second from Councilmember Schuster.

Discussion held. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

Mayor Gaines asked for a motion to go into closed session for the purpose of attorney-client privilege as deemed permissible by Minnesota Statute §13D.05 MEETINGS HAVING DATA CLASSIFIED AS NOT PUBLIC. Councilmember Durfee made the motion with a second from Councilmember Schuster. Roll call taken with Durfee, Schuster and Seedorf voting yea.

(CLOSED SESSION)

No action was taken in closed session.

Mayor Gaines asked for a motion to reopen the council meeting. Councilmember Durfee made a motion to go into open session as required under Minnesota Statute §13D. Councilmember Schuster seconded the motion. Roll call taken with Durfee, Schuster and Seedorf voting yea. Motion carried.

ANNOUNCENMENTS:

The next regularly scheduled council meeting was set for Monday, September 26, 2011 at 5:00 p.m. in the Wells Community Center, Council Chambers. Councilmember Seedorf made the motion to adjourn the meeting with a second from Councilmember Durfee. Meeting adjourned.

Mayor Ron Gaines

Administrator Jeremy R. Germann