



The Wells City Council convened on Monday, July 14, 2014 at 5:00 pm in the Wells Community Center Council Chamber.

Mayor Ron Gaines called the meeting to order with the following councilmembers present: John Herman, Gary Robbins, Ann Marie Schuster and Ashley Seedorf. Councilmembers absent: None. Also present: City Administrator Robin Leslie, City Attorney David Frundt, City Engineer Travis Winter and Police Chief Jim Ratelle. Mayor Gaines led the group in the “Pledge of Allegiance.”

AGENDA

The agenda for the July 14, 2014 meeting was reviewed. Motion by Schuster and second by Herman to approve the agenda as presented. Motion carried.

EMPLOYEE RECOGNITION

Dale Kaufmann was recognized and presented with a flag and shadowbox with his WPD badge and patches for 29 years of service.

Hal Lamphier was recognized for 24 years of service at the Wells Liquor Store.

PUBLIC HEARING FOR NUISANCE PROPERTIES

Mayor Gaines opened the public hearing for nuisance properties at:

501 1st Ave SE (Owners: Eleanor Yokiell & Leonard Murphy)

Leonard Murphy stated he mows when he receives the letters from the City. Ms. Leslie noted the mowing was a minor issue compared to the actual structure issues. She noted the broken windows, the back porch that was falling off, the rodent/animal complaints and the overall condition of the property was not acceptable. She also stated regular complaints come from the neighbors regarding this property. Mr. Murphy stated he would like to remove the back porch but did not know any local contractors. Ms. Leslie stated he could be provided a list. Ms. Leslie also noted this has been a problem property since at least the year 2000 and would like to refer this property to the City Attorney. The Council was in agreement and directed Ms. Leslie to work with the City Attorney on a proposal to address this property that would include giving a time frame for the property to be repaired and the consequences if not repaired in that time frame.

88 6th Ave SW (Owners: Boyd G & Delpha Nyflot Life Estate)

There was no public comment. Ms. Leslie stated this property has been a problem property for a number of years and that Mr. Nyflot did make some efforts last fall but did not complete the cleanup. Ms. Leslie also stated Mr. Nyflot is currently working with the God’s Blessings group and has made some progress. Motion by Robbins and second by Seedorf to give Mr. Nyflot one month from date of letter to abate the nuisance. Motion carried.

361 W Franklin (Owner: Geraldine Townley)

There was no public comment. Ms. Leslie stated this property has continuing issues and that the City has cleaned it at least one other time. Currently, the property has a stockpile of garbage bags, brush and other junk in the front and back yards. Due to their limited resources, the City may end up helping them

again. Motion by Herman and second by Robbins to give Ms. Townley one month from date of letter to abate the nuisance. Motion carried.

Mayor Gaines closed the public hearing.

MINUTES

The minutes of the meeting held on June 9, 2014 were reviewed. Motion by Robbins and second by Schuster to approve as presented. Motion carried.

PUBLIC COMMENT

None

Consent Items

Payments

Motion by Seedorf and second by Schuster to approve the payments in the amount of \$222,281.39. Motion carried.

BP/Pool/OT/Comp Time Reports

Motion by Seedorf and second by Robbins to accept reports. Motion carried.

Staff Reports

Street Department

Motion by Robbins and second by Herman to accept report. Motion carried.

Police Department

No report

City Administrator

Ms. Leslie updated the Council on the City work items.

Board/Committee Reports

Library Board

Motion by Robbins and second by Herman to accept the June 2014 Library Board minutes. Motion carried.

Theatre Board

Motion by Robbins and second by Herman to accept the May 2014 Theatre Board minutes. Motion carried.

NEW BUSINESS

USC Amended Development Agreement for 2014 Street Improvements

Motion by Schuster and second by Herman to approve the USC Amended Development Agreement for 2014 Street Improvements. Motion carried.

Resolution 2014-10 Providing for the Issuance and Sale of \$1,425,000 General Obligation Bonds, Series 2014a, Pledging Special Assessments for the Security Thereof and Levying a Tax for the Payment Thereof

Monte Eastvold, Northland Securities, gave a short presentation and explanation of the bond sale for the 2014 street projects. Motion by Herman and second by Robbins to approve the Issuance and

Sale of \$1,425,000 General Obligation Bonds, Series 2014a, Pledging Special Assessments for the Security Thereof and Levying a Tax for the Payment Thereof. Motion carried 4-0 with Mayor Gaines voting and Schuster abstaining).

Motion by Herman and second by Robbins to approve the contract for Northland Securities to handle to issuance and sale of the bond. Motion carried 4-0 with Mayor Gaines voting and Schuster abstaining).

Kernel Days- Jaycees Requests- Temporary Liquor License & Noise Permit

Motion by Seedorf and second by Herman to approve the Temporary Liquor License/Noise Permit Friday, August 15th from 9 pm -2 am at Half Moon Park and Saturday, August 16th from 9 pm-2 am at the Wells Liquor Store parking lot. Motion carried.

Legal Services Proposals

Motion by Herman and second by Robbins to approve Option 2 for both firms who submitted proposals (Bo Hartman & Maschka, Riedy & Ries) in the case of a conflict of interest for Frundt & Johnson. Motion carried.

Deputy City Clerk Megan Boeck- End of Probationary Period July 13, 2014

Ms. Leslie stated Ms. Boeck has progressed well and her years of government experience have been immensely helpful to the City. In addition, she stated Ms. Boeck will be receiving her six month review along with the other annual reviews. Motion by Herman and second by Schuster to remove Megan Boeck from her probationary period. Motion carried.

Library Board Resignation-Brenda Rebelein/New Appointment-Karen Quade

Motion by Robbins and second by Schuster accept to Brenda Rebelein's resignation and to appoint Karen Quade to fill in the remaining term. Motion carried.

HRA Appointments- Zoa Heckman and Thomas Schindler

Motion by Schuster and second by Herman to appoint Zoa Heckman and Thomas Schindler to the HRA. Motion carried.

All School Reunion Request- Pedal Pub

Motion by Seedorf and second by Robbins to permit a one day permit for a Pedal Pub for Friday, August 15th during the All School Reunion. Motion carried 3-1 (Schuster voting against). Motion carried.

Dale Kaufmann Resignation/Retirement Letter

Motion by Seedorf and second by Robbins to accept Dale Kaufmann's resignation/retirement. Motion carried.

Sewer Rate Analysis

Motion by Herman and second by Schuster to authorize Ms. Leslie to request proposals to conduct a sewer rate analysis. Motion carried.

Emergency Management Sirens

Ms. Leslie mentioned after a recent testing, it was discovered that the current sirens cannot be heard at the new school site. Until the City can conduct an analysis and get another siren installed, the City will develop a plan to manually inform the school of impending weather warnings. Ms. Leslie stated the City

will also look into available grants.

OLD BUSINESS

Curb Side Recycling

The Council discussed the topic of curbside recycling after tabling the item from the June 11th meeting. Ms. Leslie noted she did conduct an informal Facebook poll regarding this service. She stated it reached over 1,200 readers and all but two of the responses were favorable. She also stated she did get commercial numbers from Thompson, Hometown and Waste Management but they varied depending upon the business so a direct comparison was difficult to make. Frank Thompson, Thompson Sanitation, and Mike Johnson, Hometown Sanitation, were present at the meeting to answer questions. Councilmember Seedorf requested more information about how much the City itself as a non-residential customer would pay and what type of rates would it take to keep the recycling center as is. No action was taken.

Wells Liquor Store

Ms. Leslie mentioned that she would like to proceed with the roof repair at the Liquor Store and did receive a third estimate far lower than the other two. She also stated the Liquor Store has two CDs maturing this year that could be used for the roof repair and other remodeling at the store. Councilmember Schuster asked to see the three estimates at the next Council meeting. No action was taken.

COUNCIL REPORTS & ANNOUNCEMENTS

Mayor Gaines- Stated he received some complaints about traffic on 6th Ave SW and would like the Public Works Committee to assess traffic calming in that area for the new school project.

Councilmember Herman- none

Councilmember Robbins- Stated the Public Safety Committee had completed the Police Chief Performance Evaluation and mentioned the targeted enforcement for junk vehicles.

Councilmember Schuster- Stated she would like the Performance Evaluation Packet placed in their Council binders for the closed session.

Councilmember Seedorf- Stated she would like it verified that mosquito spraying is covering both sides of the streets.

Mayor Gaines reminded the Council that the next meeting will be held on Monday, August 11, 2014 at 5:00 pm at the Wells Community Center Council Chambers. He also stated that the Council decided to have a second August meeting on Monday, August 25, 2014 at 5 pm at the Wells Community Center Council Chambers.

ADJOURNMENT

Motion by Robbins and second by Herman to adjourn the meeting at 7:30 pm.

Mayor Ronald Gaines

City Administrator Robin Leslie