



The Wells City Council convened on Monday, August 11, 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, Street Foreman Mike Pyzick and Police Chief Jim Ratelle. Mayor Gaines led the group in the “Pledge of Allegiance.”

AGENDA

The agenda for the August 11, 2014 meeting was reviewed. Motion by Herman and second by Robbins to approve the agenda as presented. Motion carried.

PUBLIC HEARING FOR NUISANCE PROPERTIES

Mayor Gaines opened the public hearing for nuisance properties at:

478 1st Ave SW, Owner Felipe Gutierrez

Ms. Leslie stated she was recently approached by Mr. Gutierrez. He stated he would like to tear the house down but doesn't have the resources. He has also contemplated selling the property to the neighbor but they haven't been able to agree on a price. Ms. Leslie stated she gave Mr. Gutierrez an application for demolition through the HRA but would like to be able to move forward with the process as this property has been an ongoing problem for several years. 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.

There was no public comment.

Mayor Gaines closed the public hearing.

MINUTES

The minutes of the meeting held on July 14, 2014 were reviewed. Motion by Robbins and second by Herman to approve with a spelling correction to be made on page 2. Motion carried.

PUBLIC COMMENT

Clifford Blank addressed the council about the “Murphy Property”. Mr. Blank stated he has been fighting this same issue for the last 30 years and wants the council to know about all the rodent troubles he is having because of this property. Ms. Leslie informed Mr. Blank that a public hearing was held regarding that property at the last council meeting and the council voted to forward it to the City Attorney but that it will take some time to complete.

Wallace Danbury addressed the council regarding long grass and weeds on properties. Ms. Leslie stated the procedure is that once the City receives a complaint they must send a letter. Once the property owner has had adequate time to respond the City may enter the premises to mow, but not before. Mr. Danbury also requested the Council examine adjusting the noise ordinance for an earlier cut off time.

CONSENT ITEMS

Payments

Motion by Robbins and second by Herman to approve payments in the amount of \$707,776.96. Motion carried.

All Pets Impound Record

Informational item only.

Staff Reports

Police Department

Police Chief Ratelle updated the Council on police coverage for the Kernel Days Street Dance. Ratelle also stated calls for service has increased about 35 percent this year.

Street Department

Street Foreman Pyzick stated seal coating was completed on August 7th as quoted. He also stated crews will be busy getting ready for the Kernel Days celebration.

City Administrator

Ms. Leslie updated the Council on current CD balances and requested some assistance with financial planning, such as a Finance Committee. She has also been progressing with performance reviews and the 2015 budget.

NEW BUSINESS

Minimum Wage & Current Employee Differential Pay

Ms. Leslie stated three employees were affected by the minimum wage increase and asked if the Council wished to make any additional adjustments or wait until the 2015 budget. No action was taken as Council will address this in the next budget year.

Pay Estimate No. 3- South Industrial Park

Motion by Schuster and second by Herman to approve Pay Estimate No. 3 contingent upon receiving final closeout paperwork from the contractor. Motion carried.

Partial Pay Estimate No. 1- 2014 Street Improvements

Motion by Seedorf and second by Herman to deny Partial Pay Estimate No. 1 for 2014 Street Improvements based on lack of progress. Motion carried.

Final Pay Estimate No. 8- CSAH 62 Construction- 2013

Motion by Schuster and second by Robbins to approve Final Pay Estimate No. 8- CSAH 62 Construction- 2013 contingent upon receiving final closeout paperwork from the contractor. Motion carried.

Reschedule October Meeting Date

Motion by Herman and second by Robbins to amend the meeting schedule changing the October meeting date back to Monday, October 13th at 5:00 p.m. Motion carried.

Temporary No Parking Areas- Safe Routes to School

Motion by Robbins and second by Schuster to approve temporary no parking on **both sides of 7th Street SW between Hwy 22 and 6th Ave SW, both sides of 6th Ave SW between 3rd Street SW and 9th Street SW and the east side of 4th Ave SW between 1st St SW and 3rd St SW.** Motion carried.

Renaming 11th Street SW

Motion by Herman and second by Robbins to order decorative signage for 11th Street SW identifying it as “Rebel Road” but also maintaining its official street name as 11th Street SW due to issues that may be caused with GPS and school addressing. Motion carried.

OLD BUSINESS

Curb Side Recycling

Ms. Leslie presented the Council with an analysis showing options for different rate levels for commercial and residential customers for the recycling center. She also noted the townships are an unknown variable because SCORE money is not guaranteed year to year. Seedorf questioned if the Council would consider curbside recycling for residents but keep the center open for commercial and townships. Ms. Leslie stated the rate would need to be adjusted for that and a larger burden would be put on the 160 businesses and townships. Motion by Herman and second by Robbins to invite all townships to the next Council meeting to discuss township recycling options. Motion carried.

Wells Liquor Store

Motion by Schuster and second by Herman to approve bid from Pro Guard Roofing in the amount of \$26,400 for roofing repairs at the Liquor Store. Motion carried.

Motion by Robbins and seconded by Schuster to use the two liquor store CD’s totaling \$60,000 for the roof and remodeling. Motion carried.

COUNCIL REPORTS & ANNOUNCEMENTS

Mayor Gaines- none

Councilmember Herman- none

Councilmember Robbins- none

Councilmember Schuster- stated she is willing to be a part of the Finance Committee, if Ms. Leslie decides to put one together.

Councilmember Seedorf- stated the City may be able to look at the noise ordinance for summer and winter hours and asked about services for Hal Lamphier questioning if City employees would be attending. Ms. Leslie mentioned flowers were sent from the City and that she would notify City employees about attending services.

Mayor Gaines reminded the Council that the next meeting will be held on Monday, August 25, 2014 at 5:00 pm at the Wells Community Center Council Chambers.

ADJOURNMENT

Motion by Robbins and second by Schuster to adjourn the meeting at 7:12 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck