



City Council Meeting Minutes
Monday, November 24, 2014, 4:00 pm
Wells Community Center

The Wells City Council convened on Monday, November 24, 2014 at 4:00 pm in the Council Chamber.

Vice Mayor Ashley Seedorf called the meeting to order with the following councilmembers present: John Herman, Ann Marie Schuster and David Braun. Members absent: Mayor Gaines. Also present: City Administrator Robin Leslie, City Attorney David Frundt, City Engineer Travis Winter, Police Chief Jim Ratelle, Street Department Foreman Mike Pyzick and Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the November 24, 2014 meeting was reviewed. Motion by Schuster and second by Herman to approve as presented. Motion carried.

Motion by Herman and second by Schuster to go into closed session. Motion carried.

CLOSED WORKSESSION (MN Stat 179 A.01-.25 Labor Negotiations)

Motion by Herman and second by Braun to go back into open session. Motion carried. The Council discussed union contracts. No action taken.

Motion by Herman and second by Braun to go into closed session to discuss employee misconduct allegations. Motion carried.

CLOSED SESSION (MN Stat 13D.05 Subd. 1(d) 2(b) Employee Misconduct Allegations)

Motion by Herman and second by Braun to go back into open session. Motion carried. City Attorney David Frundt stated the council finished reviewing the alleged misconduct by Officer Steve Seipp and discussed different discipline options. Motion by Schuster and second by Herman to suspend Officer Steve Seipp for two weeks without pay. Motion carried.

PUBLIC COMMENT

Gary Hagen addressed the council stating he has concerns with the preliminary tax levy increase. Ms. Leslie informed Mr. Hagen that the debt service fund has increased approximately 40% in comparison to last year due to the number of capital improvement projects and also because the City has not retired any debt in recent years. She also stated that the final levy will be set on December 8, 2014 at the Truth and Taxation hearing and stated the preliminary levy is a high number the council starts with not to exceed.

CONSENT ITEMS

Minutes

Motion by Herman and second by Schuster to approve November 10, 2014 minutes. Motion carried.

Payments

Motion by Braun and second by Herman to approve payments in the amount of \$84,837.43. Motion carried.

Financial Statements

Motion by Herman and second by Braun to approve financial statements as listed on pages 6-10 of the council packet. Motion carried.

Board Reports/Minutes

Motion by Herman and second by Braun to approve Library Board minutes from November and Wells Ambulance minutes from October. Motion carried.

NEW BUSINESS

Sewer Rate Analysis- Tammy Omdahl, Northland Securities- Tammy Omdahl, Senior Vice President of Northland Securities, presented the Council with the Financial Management Plans for Sanitary Sewer and Storm Water Funds as requested. Ms. Omdahl stated the objections for the study was to provide financial management, strategies to improve revenues and recommend a rate increase to address operating deficits. Omdahl stated in order to cover expenses including operation, capital improvement and debt service, a rate increase of five percent is recommended for the sanitary sewer fund and a two percent increase to the storm water fund, in order to maintain cash sufficient to cover expenses and capital financing for future capital expenditures.

Schuster stated it's around a \$4.00 increase to users and is unsure if that increase should be implemented all at once or over a period of time.

City Administrator Leslie stated the reason for a higher rate increase at this time is due to rates remaining the same for about the last seven years.

Motion by Herman and second by Braun to table this item until December 8, 2014. Motion carried.

2015-2017 Rural Fire Contracts- Ms. Leslie informed council that of the total households covered by the Wells Fire Department about 20 percent lie in the covered townships. Leslie stated she feels rural township fire contract rates should then cover about 20 percent of the fire department budget and suggests a rate increase of \$10.00 for 2015, \$5.00 for 2016 and \$5.00 for 2017.

Dennis Koziolk of Foster Township was present and stated eight sections of Foster Township are covered by the City of Wells. Even with the suggested rate increases, Foster Township will pay less for the sections covered by Wells, compared to the remaining sections covered by Walters. Koziolk stated he supports the increase and knows the fire department is vital to Foster Township.

Motion by Schuster and second by Herman to implement suggested rate increases to the 2015-2017 Rural Fire Contracts. Motion carried.

Resolution 2014-17 Lawful Gambling Premises Permit- Wells Lions Club- Motion by Schuster and second by Herman to approve Resolution 2014-17 Lawful Gambling Premises Permit for Wells Lions Club at 34 1st Street SE. Motion carried.

City of Wells Organizational Chart- Motion by Herman and second by Braun to adopt the City of Wells Organizational Chart as presented on page 53 of the council packet. Motion carried.

OLD BUSINESS

Pay Equity Compliance

Ms. Leslie stated this item was informational only.

Wildcats Temporary Liquor License Update

Ms. Boeck informed the Council that Mr. Musser has complied with all of the conditions stipulated for the liquor license at 34 1st Street SE. The Certificate of Liquor License signed by the City Clerk and Certificate of Liability Insurance will be forwarded to the Department of Alcohol and Gambling and then Mr. Musser will be able to obtain a buyers card for 34 1st Street SE.

COUNCIL REPORTS

Herman- stated the EDA was contacted by Faribault County regarding the old Frank Brothers Elevator and that the EDA does not have funds available to share in the costs of the removal of that building.

Schuster- none.

Seedorf- none.

Braun- asked about the timeline for delivery of the residential recycling bins. Leslie stated she will get an update from Billeye Rabbe.

Acting Mayor Seedorf reminded Council that the next regularly scheduled meeting will be held on Monday, December 8, 2014 at 5:00 pm and that the Truth and Taxation Hearing will take place at 6:00 pm.

ADJOURNMENT

Motion by Braun and second by Herman to adjourn the meeting at 6:27 pm. Motion carried.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck