



**City Council Meeting Minutes
Monday, August 12, 2015, 5:00 pm
Wells Community Center**

The Wells City Council convened on Monday, August 12, 2015 at 5:00 pm in the Council Chamber.

Mayor Gaines called the meeting to order with the following councilmembers present: David Braun, Steve Burns, John Herman and Whitney Harig. Also present: City Administrator Robin Leslie, Deputy City Clerk Megan Boeck, Chief of Police Tim Brenegan, City Engineer Travis Winter, City Attorney David Frundt and Street Department Foreman Mike Pyzick.

The following EDA Board members were in attendance: Brad Heggen, John Herman and Whitney Harig.

AGENDA

The agenda for the August 12, 2015 meeting was reviewed. Motion by Braun and second by Harig to approve with the addition of Weber Fence Discussion and Liquor Store Remodel. Motion carried.

JOINT MEETING DISCUSSION – WELLS BUSINESS PARK

Leslie stated the purpose of this meeting is to discuss how to finance the Wells Business Park project and that she put together some rough numbers to see what a project of this type would do to the levy but that there are many variables to consider. She also stated that one concern is that the EDA would have defer assessments on all of the lots in the business park that the City would have to pay for until developed, in addition to the debt service bond payments. She said this amount of debt may be prohibitive to keeping the levy to a manageable level for tax payers. In addition, she stated she will continue to work with the City Engineer on funding options.

Tim Clawson, FCDC Executive Director, stated, in regard to funding options it's important that the project be planned in such a way that maintains an end user. He also said FCDC would help bring funding sources together.

Heggen stated he understands there are risks involved for this project but that the EDA and the City need to stay aggressive to promote development.

Leslie questioned if the Council would be amendable to paying for the platting fees in order to continue planning the business park.

Motion by Braun and second by Burns to move forward with official platting on the NIP/WBP. Motion carried.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion by Herman and second by Braun to approve the consent agenda as listed on pages 1-36 of the Council packet:

Minutes, July 13, 2015

Payments

Financial Statements

Pool Report/Building Permits/Overtime/Comp Time Reports

Board Reports

- Wells Historical Society, July 2015
- Wells Ambulance, June 2015
- Wells Library Board, Jan-July 2015

Theatre Clerk Resignation – Barb Weigel
Library Board Appointment-Brenda Rebelein
Gambling Permit-Wells Area Chamber of Commerce Vegas Night
All Pets Impound Record (to date 2015)

Staff Reports

Street Department Foreman Pyzick stated that staff continues their blacktopping efforts and prepping for the Kernel Days celebration. Pyzick also stated the new truck should be outfitted and available for use by the end of the week.

Chief of Police Brenegan stated that he has been working on getting bids for a new civil defense siren in the SW part of town, as well as schedule changes to lessen the number of days he is off in a row. Brenegan also stated that National Night Out was well attended and a good event for the community.

City Engineer Travis Winter stated that the changes requested by MnDOT in the final commitment round for the SRTS plans have been resubmitted and he is hopeful for final approval soon.

City Attorney David Frundt stated that staff is checking to see if the annexation can be done to avoid the two property owners as they have indicated they do not wish to be annexed into the city limits. Frundt also stated that he is requesting Council call for a public hearing on both 412 1st Ave SW and 501 1st Ave SW in order to move forward with the nuisance abatement.

City Administrator Robin Leslie stated that she continues to work on the 2016 budget, nuisance properties and filling open City positions. She also pointed out that the 2016 LGA has been certified in the amount of \$933,069 compared to \$931,757 for 2015. In addition, she mentioned the City received Small Cities Assistance for 2015 street maintenance in the amount of \$31,647 and half the allocation has been received. She reminded the council of Resolution 2015-08 Supporting Dedicated State Funding for City Streets and how the Coalition of Greater Minnesota Cities helped lobby for this funding. She recommended Wells join the coalition next year.

NEW BUSINESS

Full-Time Police Officer Appointment – Scott DiLorenzo- Motion by Herman and second by Harig to appoint Scott DiLorenzo to the full-time night shift police officer position subject to a six month probationary period. Motion carried.

Authorize Purchase of 2015 CAT 926M Wheel Loader- Pyzick stated he used the state bid for a new loader to replace the 1995 John Deere Wheel Loader and that the lowest bid was \$117,690.00 for a Ziegler CAT 926M that includes safety features and a traction slip function.

Leslie stated the loader is an unbudgeted item but she recommends using some sewer CD funds and reserves to pay for the purchase.

Motion by Braun and second by Harig to approve purchase of the 2015 CAT 926M Wheel Loader as recommended. Motion carried.

Nuisance Property, 412 1st Ave SW (Johnson)/501 1st Ave SE (Murphy) – Call for Public Hearing- Motion by Burns and second by Braun to schedule a public hearing to order abatement on September 14, 2015. Motion carried.

SRTS- Temporary No Parking Route for Fall 2015- Leslie indicated since the sidewalks are not completed for the new school year, the SRTS Committee is requesting no parking areas along the route again. Motion by Braun and second by Herman to approve the 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 Street SW and 3rd Street SW. Motion carried.

Weber Fence Reimbursement- Leslie indicated the City had agreed to reimburse for a fence with the 11st Street SW project. She referred to the letter sent to Mr. Weber about the project that stated the City would not reimburse until all items had been addressed. Motion by Herman and second by Burns to approve payment to Mike Weber for materials only and to withhold payment for labor and paint until they can be clarified. Motion carried.

Liquor Store Remodel- No action taken. Harig informed the Council that the Liquor Store Committee met to discuss options other than remodeling the current building. She also stated that some upgrades will still need to take place but the committee decided to hold off on the remodel until other options have been considered.

Motion by Braun and second by Herman to get estimates for new doors, new alarm system, and other repairs at the liquor store. Motion carried.

OLD BUSINESS

None.

COUNCIL REPORTS

Gaines- None.

Braun- asked if the leaky roof at City Hall could be patched. Leslie stated it has been patched several years in a row and it needs to be replaced now.

Burns- stated the Back to School Picnic will be held at Half Moon on August 28th from 5-7 pm.

Leslie stated this is being addressed.

Herman- None.

Harig- asked for an update on the old school. Leslie stated that they are about a week behind but still making progress.

BUDGET WORKSHOP

Leslie stated she wants to plan for capital equipment costs and building maintenance along with street improvements and that she needs to meet with the City Engineer to discuss street projects.

Burns stated he would still like to see 6th Street SW planned for in the near future and mill and overlay projects added to the 2016 budget.

Leslie stated if more debt is added to the budget for capital projects and for the Wells Business Park, she would like to see the theatre budget removed from the general fund and an enterprise fund created. Leslie also suggested it may be time for look at ticket prices again.

ADJOURNMENT

Motion by Harig and second by Braun to adjourn the meeting at 7:29 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck