



**City Council Meeting Minutes
Monday, September 14, 2015, 5:00 pm
Wells Community Center**

The Wells City Council convened on Monday, September 14, 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 and City Attorney David Frundt.

AGENDA

The agenda for the September 14, 2015 meeting was reviewed. Motion by Braun and second by Herman to approve as presented. Motion carried.

PUBLIC COMMENT

Brenda Weber was present and stated that crushing at the school has far exceeded what was stated in the IUP approved by Council and that more material is being crushed and buried on site than was originally stated by Dr. Jensen. She also stated that dust and rotten smells continue to be an issue as well.

City Administrator Leslie stated that the crushing contractor on site now is not the original contractor from the RFP and that their equipment and process is different, which added to the length of the project. Leslie also stated that the Council decided to give the School an extension on the IUP with the hopes that the project can be completed and the site cleaned up for the good of the community. In addition, Leslie stated the school is in charge of the overall project as it is their property.

Motion by Harig and second by Braun to clarify the crushing operation is to cease Friday, September 18th at 7:00 pm with no future extension. Motion carried.

PUBLIC HEARING

412 1st Ave SW (Johnson) - Nuisance abatement-City Attorney David Frundt stated that Ms. Johnson will receive an order of abatement and has until October 15, 2015 to comply with the stated requirements. Motion by Harig and second by Burns to approve the nuisance abatement order for 412 1st Ave SW. Motion carried.

501 1st Ave SE (Murphy) - Nuisance abatement- Frundt stated Mr. Murphy has been cooperative and has plans to deed his property to the HRA but is requesting Council approve the nuisance abatement order should Mr. Murphy not follow through. Motion by Harig and second by Braun to approve nuisance abatement order for 501 1st Ave SE. Motion carried.

CONSENT AGENDA

Motion by Herman and second by Burns to approve the consent agenda as listed on pages 1-20 of the Council packet. Motion carried.

Minutes, August 10, 2015

Payments

Financial Statements

Pool Report/Building Permits/Overtime/Comp Time Reports

All Pets Impound Record (to date 2015)

Board Reports

-Wells Historical Society, Aug 2015

-Wells Ambulance, July 2015

-Wells Flame Theatre, June 2015

Library Clerk Resignation – Brenda Harms

Staff Reports

Police Chief Brenegan updated the Council on options for a new siren and the new Vehicle Impound Release policy. Brenegan stated that the best option for a siren in the South West area of town is a AC/DC option. Brenegan also stated it will be placed at the corner of 9th Street SW and 6th Ave SW.

Motion by Burns and second by Braun to approve purchase of a AC/DC Siren from Federal Warning Systems in the amount of \$19,800 plus freight. Motion carried.

Motion by Braun and second by Harig to approve the Vehicle Impound Release Policy and fees. Motion carried.

City Attorney David Frundt stated that he continues to work on the annexation issue and hopes to have a resolution drafted for Council at the next meeting. Also, he stated he is drafting an agreement for the SRO position.

City Administrator Robin Leslie stated that Safe Routes to School is out for bids and are due back by September 24th so they will be addressed at the September 28th meeting. Leslie also stated that there is a concern starting concrete work this late in the year but that the flashing beacons could still be installed. She also stated that she and City Engineer Winter continue to work on the TED grant application for the Wells Business Park and that she continues to work on the 2016 budget so that Council can set the preliminary levy at the next meeting.

BUSINESS

2015 Tax Forfeiture Property- No action taken. Leslie stated that 555 2nd AVE SE (former Vreize property) has been vacant for about five years and it's now listed as a tax forfeiture. She said because there is private party interest, she would recommend the City not purchase this property. Leslie also stated that if the private party does not purchase the property at auction, it would still be available to the City or HRA to address at a later date as the HRA indicated interest in sharing demolition costs.

Frank Brothers Grain Elevator (100 N Broadway) County Reimbursement of Demolition

Expenditures- Leslie stated that Mayor Gaines recently met with two Faribault County Commissioners and that they are requesting that the City solely pay for the removal of the foundations and then the City and the County would split the rest of the cost. Leslie reminded the Council the original agreement was to split the demolition cost 50/50 if the City would manage the project and take the property in the end.

Frundt stated that the issue 100% belongs to the County because at the time of demolition, it was a tax forfeiture property in the custody of the County and a hazardous structure.

The Council considered the Commission's request of splitting all costs associated with above-ground work 50/50 and for the City of Wells to pay all costs associated with the removal of all below-ground structures.

Motion by Burns and second by Braun to deny request based on:

1. The County is not taking into consideration the amount of in-kind staff time spent addressing this property over the years and its demolition.

2. The County, by statute, is responsible for 100% of the demolition costs due to the hazardous nature of the structure prior to demolition but the City is willing to split the costs 50%/50%, as was the original agreement.

Motion carried.

CITY ADMINISTRATOR'S PERFORMANCE REVIEW

Motion by Braun and second by Harig to go into closed session to discuss the city administrator's performance review as deemed permissible by Minn. Stat. § 13D.05, subds 1(d), 3(a). Motion carried.

CLOSED SESSION

Motion by Herman and second by Harig to go back into open session. Motion carried. No action was taken on item during closed session.

Mayor Gaines summarized that City Administrator Leslie does an excellent job and has excellent job knowledge and that she will continue to work on customer service, time management and delegation of duties at City Hall.

COUNCIL REPORTS

Gaines- None.

Braun- stated that the Monday attendance has increased at the theatre and that the HRA/EDA had a joint meeting and discussed the vision of Wells. He stated the two Boards would like to have a United Board meeting.

Burns- None.

Herman- None.

Harig- stated that she thinks it would be valuable to get the boards together to discuss long term goals for the city of Wells and that the library is seeing a lot of positive changes under the new leadership of Tami Beto.

ADJOURNMENT

Motion by Braun and second by Herman to adjourn the meeting at 8:15 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck