



The Wells City Council convened on Monday, September 28, 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 and City Engineer Travis Winter.

AGENDA

The agenda for the September 28, 2015 meeting was reviewed. Motion by Harig and second by Burns to approve with the addition of Consent Items- Fire Department Appointments. Motion carried.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion by Herman and second by Burns to approve the consent agenda as listed on pages 1-9 of the Council packet. Motion carried.

Herman stated he would like to see that board members are a part of applicant interviews for part-time jobs at the theatre and library. Leslie stated that there are too many concerns with labor laws for Board members to be involved but the Theatre Coordinator will continue to do informal interviews.

Minutes, September 14, 2015

Payments

Board Reports

-Wells Community Ambulance, Aug 2015

-Wells Historical Society, Sept 2015

-Flame Theatre, August 2015

St. Casimir's School Parade/Marathon Permit

Fire Department Appointments- Josh Rebelein, Eric Lackey, Adam Stenzel

BUSINESS

2016-2017 Farmland Lease Bid Opening/Awards- Mayor Gaines opened sealed bids submitted by Paul Kalis, Charlie Klocek, Mitch Treptow and Dan Treptow.

1) Land Abutting Rifle Range- Mayor Gaines opened the bidding for approximately 46.6 acres of farmland located within the Northeast Quarter (NE ¼) of Section Seven (7), Clark Township abutting the Wells Rifle Range and located West of the driveway to the wastewater treatment facility. Dan Treptow was awarded the lease with a high bid of \$205.00 per acre per year for 2016 and 2017.

2) North Industrial Park Land- Mayor Gaines opened the bidding for approximately 24 acres of farmland located within the East Half (E ½) of Section Five (5), Clark Township located Northeasterly of Trunk Highway 22. Dan Treptow was awarded the lease with a high bid of \$205.00 per acre per year for 2015 and 2016.

3) Land Abutting Municipal Airport- Mayor Gaines opened the bidding for approximately 15 acres of farmland located within the East Half (E ½) of Section Twelve (12), Township One Hundred Three (103), Range Twenty-five (25), Faribault County, Minnesota excluding those areas utilized as an airport or

accessories to the airport. Paul Kalis was awarded the lease with a high bid of \$175.00 per acre for 2016 and 2017.

4) West Meadow Subdivision- Mayor Gaines opened the bidding for approximately 5 acres, with less than 3 acres as tillable, farmland which includes a tract commencing at a point 40 Rods West of the Northeast corner of the Northwest Quarter (NW ¼) of Section Eight (8), Township One Hundred Three (103), Range Twenty-four (24), Faribault County, Minnesota, thence South 42 Rods, thence West 20 Rods, thence North 42 Rods, the East 20 Rods, to the point of beginning, excepting therefrom West 9 Rods of the North 18 thereof. Mitch Treptow was awarded the lease with a high bid of \$406.00 per 3 acres for 2016 and 2017.

Motion by Burns and second by Braun to award farmland leases to the highest bidder. Motion carried.

Budget Workshop- City Engineer Travis Winter stated that the SRTS bids were opened last week and that unfortunately they were higher than the original estimate. Winter also stated that three of the five bids were competitive but that the low bid was \$483,000 which is 33% higher than the \$363,000 estimated construction cost.

Leslie stated that she and City Engineer Winter will meet with MnDOT and work on requesting additional funding so that a decision can be made at the next meeting.

Resolution 2015-22 Adopt 2016 Preliminary Levy- Leslie explained that the preliminary tax levy has to be certified by September 30th and that she is proposing a preliminary tax levy of \$1,175,000 or an increase of 42%. She stated that there is minimal impact from wages and benefits next year because of settled contracts but there is a proposed 91% increase to capital improvement and a 33% increase to debt service. In addition, she stated that in past years, the levy wasn't set high enough to account for future maintenance and repairs and now the City is having to play catch up because of it.

Motion by Herman and second by Burns to approve the Resolution 2015-22 Adopting the 2016 Preliminary Tax Levy. Amounts are as follows:

General Revenue	\$600,000
Library	\$65,000
Debt Service	\$350,000
<u>Capital Equipment</u>	<u>\$160,000</u>
Total	\$1,175,000

Motion by Harig and second by Braun to change the December 14th meeting date to December 7th at hold the Truth in Taxation hearing in conjunction with that meeting at 6 pm. Motion carried.

COUNCIL REPORTS

Gaines- None.

Braun- asked if the zoning on the old school site was R-1 or R-2. Leslie informed the Council it is zoned R-2.

Burns- None.

Herman- None.

Harig- asked if the issues at the old school site have been resolved and if the Planning and Zoning would be willing to address a "Tiny House" ordinance.

Winter stated he has been in contact with Krause Anderson but that he doesn't have an update to report as of yet. Leslie stated the P&Z plans to meet in October and the "Tiny House" ordinance can be addressed at that time.

Harig also asked if the City tracks code enforcement issues or city complaints. Leslie stated she keeps copies of complaints she receives and that a spreadsheet is kept for all the code enforcement violations.

ADJOURNMENT

Motion by Braun and second by Harig to adjourn the meeting at 6: 19 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck