



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

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

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

AGENDA

The agenda for the October 12, 2015 meeting was reviewed. Motion by Herman and second by Harig to approve with deletion of Resolution 2015-22 Selecting Responsible Bidder for Contracted Services and Making Recommendation to the Faribault County Commission to Award Selected Bid & to Enter into Contract with Selected Contractor for the 2014-2016 Safe Routes To School (SRTS) Sidewalk Improvement Plan. Motion carried.

PUBLIC COMMENT

Leroy Giese, 199 5th Ave NW, stated he believes that property 189 5th Ave NW exceeds 35% of impervious surface coverage and that he is using a platted alley/easement area for personal use. He would like someone from the City to address this issue.

City Administrator Leslie stated she is aware of Mr. Giese's complaint and that staff will look into it.

Bill Groskreutz stated that a new ambulance has been ordered at the cost of about \$180,000 and that they have not increase their levy. He also mentioned they are struggling with maintaining personnel. In addition, individuals have contacted him about visibility issues at the corner of MN109 and MN22 and on MN22 near the railroad tracks. Also, he stated that the old vet clinic and Broadway Auto are in need of property cleanup of junk vehicles and tires.

Leslie stated that both issues are currently being addressed.

CONSENT AGENDA

Motion by Herman and second by Harig to approve the consent agenda as listed on pages 1-34 of the Council packet. Motion carried.

Minutes, September 28, 2015

Payments

Financial Statements

Building Permits/Overtime/Comp Time Reports

Board Reports

-Flame Theatre Minutes, September 2015

School Resource Officer (SRO) Joint Powers Agreement

Flame Theatre Appointments - Holly Fernandez & Cynthia Hinkley

STAFF REPORTS

Chief Brenegan stated that his department continues to work on code enforcement and that progress has been made at Wright Construction (the old vet clinic). Brenegan also stated that the Joint Powers Agreement between the Wells Police Department and the School has been finalized.

Street Foreman Pyzick stated that the trade-in allowance on the front end loader was decreased, as it is in need of extensive repairs now and that Rick Lavallie has resigned from the part-time position effective the 3rd week in November.

Motion by Herman and second by Harig to amend the original motion to purchase a new front end loader to include the decrease in trade in allowance. Motion carried.

City Engineer Travis Winter stated there have been some issues with the SRTS project that need to be worked out before making a recommendation to the County. He also informed the Council of an issue at the County Ditch 87 near the brush site. He said he will continue to work with the County on this issue but stated there may be some City costs for drainage improvements for Half Moon Park.

Leslie stated that the Lions Plaza project is progressing and that she continues to prioritize work on the 2016 budget.

UNITED BOARD WORKSHOP

Present: Steve Linde, Bethany Koziolk, Steve Navara, Leroy Giese, Kim Sorenson, Bill Groskreutz, Jr., Katie Mullaly, Darin Magnuson, Jeff Amy, Kathy Krebsbach, Tom Schindler, Dave Erdner, Brad Heggen, Helen Tatarik, Scott Berg, Brenda Weber, Ann Schuster, Mike Schrader, Carol Aske, Father Andrew Vogel, Jon Fiest.

EDA President Heggen opened the meeting and stated the purpose of the meeting was to get input from all Boards on goalsetting for the city of Wells. He asked those in attendance what have we accomplished since that the last goal setting in 2011.

EDA: Heggen stated that they have been working on marketing the South Industrial Park and that staff just submitted a grant for funding for the Wells Business Park.

HRA: Ann Schuster stated that they continue to assist property owners with demolition grants, operations at Park Place and Broadway Apartments continue to be profitable with little vacancies and that they are considering another housing study.

P&Z: Carol Aske stated that they are reactive to zoning issues and working on improving the Wells Zoning Code.

WPU: Jeff Amy stated they have brought water and electricity to the South Industrial Park and completed service improvements to the Wells Food Processing site and to an area down by the pool.

Airport Board: Leslie stated the Airport recently completed an industrial storm water permit.

Golf Club: Dave Erdner stated that they have updated the patio, installed new siding and windows and improved the retaining walls.

Library Board: Tom Schindler stated that the library has all new staff, numbers are increasing and a coffee bar project is in progress.

Park Board: Steve Linde stated that they are working hard to keep summer recreation programs affordable and that a new Half Moon Park bathroom is being planned for the spring of 2016.

Theatre Board: Scott Berg stated that overall the theatre has made general repairs and attendance has increased.

St. Casimir's School: Father Vogel stated that 7th and 8th grade classes were cut from the curriculum but that they are excited about the number of pre-kindergarten enrollments.

USC Board: Kathy Krebsbach stated that they are excited about the new school, implemented the iLearn program and that test scores continue to improve.

Heggen then asked for Board members to consider what the focus should be going forward.

WPU: Jeff Amy stated housing should be a priority and Kim Sorenson stated that the City needs to maintain what we already have.

HRA: Bill Groskreutz, Jr. asked whether they should develop housing using existing infrastructure or create new developments. Ann Schuster stated they need to know what type of housing is needed before proceeding and that is why a housing study may be a good idea.

Mayor Gaines stated he thought they are all working in the same direction but that this process may help prioritize goals.

USC Board: Katy Krebsbach stated the deadline for the old USC site RFP is November 6th but that this process will take some time.

Ann Marie Schuster stated the HRA would like to sponsor the next work session by getting a facilitator to help with the process.

EDA: Whitney Harig stated she was struggling with the development of the WBP because housing is a priority for her.

Heggen adjourned the United Board Workshop and invited those in attendance to watch for invitations to the next meeting.

BUSINESS

Resolution 2015-23 Annexation of Certain Lands into the City of Wells (MN Statutes 414.031)-

City Attorney David Frundt stated the purpose of Resolution 2015-23 is to move the city boundary about 900 feet in length thereby annexing City land at the wastewater ponds and Quonset storage sites. Motion by Braun and second by Harig to approve Resolution 2015-23. Motion carried.

Budget Workshop- Leslie stated the current draft levy includes a 5% increase to the general fund, 0% increase to Library, 41% increase for debt service and a 233% increase for capital. She also stated that it's going to be very difficult to get down to a single digit levy increase, especially if the City wants to continue to maintain streets and buildings. In addition, she recommended that the Council also consider increasing revenues by increasing fees, theatre ticket prices and rents instead of only making cuts to line-items.

Mayor Gaines stated that he hopes the levy can be further reduced and that he would like to schedule a special budget work session for October 19th at 4:00 pm.

COUNCIL REPORTS

Gaines- None.

Braun- asked if there was an update on the arrival of the aerial fire truck. Leslie stated that it is expected in the next few weeks. Braun questioned where the old aerial would then be stored. Leslie will look into and get an ad ready to sell surplus equipment.

Herman- None.

Harig- None.

ADJOURNMENT

Motion by Braun and second by Harig to adjourn the meeting at 6:40 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck