



**City Council Meeting Minutes
Monday, December 7, 2015, 5:00 pm
Wells Community Center**

The Wells City Council convened on Monday, December 7, 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, Whitney Harig and John Herman. Also present: City Administrator Robin Leslie, Deputy City Clerk Megan Boeck, Police Chief Tim Brenegan and Street Foreman Mike Pyzick.

AGENDA

The agenda for the December 7, 2015 meeting was reviewed. Motion by Harig and second by Braun to approve as presented. Motion carried.

PUBLIC COMMENT

Brenda Weber was present and stated that she read in the minutes that the old school property did not pass soil borings and that she feels that the Council should have been responsible for shutting that project down instead granting the extension.

Leslie stated that because the old school site is not City property, the extent of their involvement was providing the demolition permit and allowing the crushing and hours of operation.

Jerry Jensen was present and stated there is an issue at the old school site and that the school is in the process remedying the issue.

CONSENT AGENDA

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

Minutes

November Payments

2016 Tobacco Licenses

2016 Council and Board Meeting Schedule

Resignation – Police Department – Scott DiLorenzo

STAFF REPORTS

Police Chief Tim Brenegan informed the Council that his department was audited by the Minnesota Post Board on December 3rd and that the civil defense siren shipped on December 14th and that it will be installed as soon as possible.

Street Foreman Mike Pyzick stated that the two snow events went well with no breakdowns and that right now, staff is trying to use up accrued comp time and vacation before the New Year.

City Administrator Leslie informed the Council that she is scheduling a meeting with Faribault County to resolve the Frank Brothers Elevator demolition and billing issue. She also stated that the Murphy property has been scheduled for demolition in 2016 and that the auditors are starting the preliminary audit this week.

PUBLIC HEARING- 2017 Hwy 109 Final Layout Design for the Hwy 109

Alan Olson stated that he is against the project and that there are other sidewalks in town that need to be replaced before more are added.

Jeff Giese stated he spent \$8,000 on removing pumps to make sure the City didn't get polluted and to gain more parking space and that he was not in favor of this project if he was going to lose two accesses.

Mayor Gaines questioned Forrest Hasty from MnDOT as to what would happen if the City decided not to allow the sidewalks. Hasty stated that without municipal consent the sidewalks won't go in but that it's likely that MnDOT will still address encroachment issues and reclaim their property that is in the right-of-way but did clarify Mr. Giese was only losing one access and not two.

Bruce Mandler stated that this project will make it nearly impossible for his delivery trucks to get in and out and that he will not pay for damages to the sidewalk. Mandler also stated that he thinks this project is a waste of tax payer dollars.

Leslie stated that the City is willing to work with the businesses but that it's really hard to pass up funding on a project like this.

Pete Hassing stated he thinks the City is asking for trouble.

Ashely Seedorf stated that having a sidewalk doesn't mean someone is going to walk on it.

John Hassing stated that nothing is free and that the intersection between Dairy Queen and Subway needs to be addressed long before a sidewalk project.

TRUTH IN TAXATION HEARING

Ashley Seedorf stated that she doesn't think there is room in the budget for hiring extra staff and if there is additional staff hired, there should be no reason for overtime and comp time accruals.

Leslie stated that the only budgeted overtime is stipulated by union contracts.

Seedorf also stated that she doesn't understand why it takes so long to get permits or why we have a Building Official when the City Administrator is the one who signs off on the permits.

Leslie stated that the Building Official signs off on building permits and she signs off on zoning permits and they are usually completed within a couple days.

Seedorf also stated she read that the HRA is going to do a housing study but that it's ridiculous to do studies if they aren't going to be followed. She also questioned what happened to the liquor store CD's and the City Administrators requested wages. In addition, she said the City should spend less on advertising and that why have a CIP if it is not followed.

John Hassing asked for an explanation as to why farm ground in the city limits is taxed at a rate of 2-3 times higher than farm ground in the township.

Bruce Mandler stated that government is getting too big and that he challenges the Council to go through the budget line item by line item.

Mayor Gaines stated that the reason for the levy increase is because of the City's debt payments and that the new school streets and the new fire truck were imperative to the community.

BUSINESS

Resolution 2015-30 Approving the Final Layout Design for the 2017 Highway 109 Wells to Alden Preservation Project and Authorizing Cost-Sharing of Associated Project Costs- Sandy Lorenz stated that the Wells Active Living Collation works to make sure that the city of Wells is a walkable and livable community through the use of sidewalks and trails and safe routes to school. She also stated that Hwy 109 was chosen as an improvement area because residents identified it as such in a survey and that walkability can also affect economic development and Wells.

Harig stated that she would like an opportunity to get more feedback from the community before voting.

Hasty stated that he doesn't want the Council to make a decision that they are not comfortable with and that he is willing to delay this until the January 11th meeting.

Motion by Burns and second by Harig to table this issue until January 11th. Motion carried.

City Administrator Contract Amendment- Leslie stated that she has provided market rates for City Administrators in comparable sized cities and that her base salary of \$65,000 is much under the current market rate. She also stated that the increase isn't \$15,000 but about \$9,500 per year to the base salary effective on January 1, 2015, in addition to a performance based increase, ranging from 0-5% on her anniversary date.

Harig stated that she definitely feels that Leslie deserves a raise because of what she brings to the community but that what is being proposed is a little steep. Harig also stated that the City Administrator position is a tough job and that she does not deserve the harassment from the community when she works as hard as she does.

Motion by Harig and second by Braun to approve a 5% increase effective January 1, 2015 and a performance based increase of 0-5% in July 2015. Motion carried.

Resolution 2015-31 Adopting Proposed 2015 Tax Levy Collectible in 2016- Leslie stated that she was able to add City services to the budget without increasing the General Fund by offsetting it with other revenues such as franchise fees and LGA, and that the City is doing more with the same amount of general fund dollars.

Motion by Braun and second by Harig to approve Resolution 2015-31. Motion carried.

CATEGORY	LEVY AMOUNT	% INCR/(DECR)
General Revenue Fund	\$517,647	0%
Library Fund	\$60,000	0%
Debt Service Fund	\$335,764	44% increase
Capital Fund	\$0	100% decrease
Total	\$913,411	10.5% incr

Appointment- Police Department- Michael Johnson- Motion by Harig and second by Braun to appoint Michael Johnson as a full-time Officer subject to a six month probationary period. Motion carried.

2016 Council Committees & Appointments- Leslie stated that Board vacancies are advertised as there are openings throughout the year and that to date she has received four different applications for various Boards.

Steve Burns stated that he would like the applications to be addressed by the perspective Boards before Council makes the appointments.

Motion by Harig and second by Burns to table the 2016 Committees & Appointments until the next meeting. Motion carried.

Resolution 2015-32 Transferring Funds from the Unassigned General Fund to the Capital Fund for 2015 Equipment- Motion by Braun and second by Harig to approve Resolution 2015-32. Motion carried.

Resolution 2015-33 Transferring Funds from the Lottery Fund Balance to the Municipal Liquor Fund fir 2015 Store Improvements- Motion by Harig and second by Herman to approve Resolution 2015-32. Motion carried.

Resolution 2015-34 Declaring Municipal Property Surplus Property- Motion by Braun and second by Herman to approve Resolution 2015-34. Motion carried.

COUNCIL REPORTS

Gaines- stated that he heard that City Hall office hours were changing.

Leslie stated that it was discussed at the committee level but that she thinks she is going to be able to resolve the issue that she was having without changing the hours.

Braun- stated that he has heard that people are interested in a dog park and that he thinks the old Way Side Rest would be used as a dog park or a recycling drop site.

Leslie stated that because MnDOT is redoing accesses it is possible that with added property from the a neighboring property it could become a developable site, which would be a better use for the property.

Burns- None.

Harig- None.

Herman- None.

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

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck