



The Wells City Council convened on Monday, March 23, 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 and John Herman. Absent: Whitney Warmka. Also present: City Administrator Robin Leslie, Deputy City Clerk Megan Boeck, City Attorney David Frundt, City Engineer Travis Winter and Chief of Police Jim Ratelle.

AGENDA

The agenda for the March 23, 2015 meeting was reviewed. Motion by Braun and second by Herman to approve with the addition of Frank Brothers Elevator Discussion. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

Minutes

Motion by Herman and second by Braun to approve March 9, 2015 minutes. Motion carried.

Payments

Motion by Braun and second by Herman to approve payments in the amount of \$155,966.54 as listed on pages 5-7 of the council packet. Motion carried.

Financial Statements/Building Permits/Overtime/Comp Time Reports

Motion by Herman and second by Braun to approve Financial Statements, Building Permits, Overtime and Comp Time Reports as listed on pages 8-11 of the council packet. Motion carried.

Board Reports

Motion by Burns and second by Braun to accept Board Reports as listed on pages 12-15 of the council packet. Motion carried.

Staff Reports

City Administrator Leslie stated she has scheduled a liquor store committee meeting to discuss the remodel project and she will also be meeting with Mr. Hassing to discuss his zoning request.

City Attorney David Frundt stated that the Leonard Murphy property's 90 day repair period will expire April 1st and that the property was offered to Habitat for Humanity but they declined. He also stated the next step could be to offer to purchase and demolish.

City Engineer Travis Winter stated there are a few punch list items outstanding on 11th Street SW that he will continue to work on and Safe Routes to School plans are currently being reviewed at the state and federal levels. Once approved, plans would come before the Council before the project is put out for bid.

Police Chief Jim Ratelle stated that there a few issues with parking at USC during the gun show where there was parking in the fire lanes and that there was some damage to grass. The Gun Club has offered

to pay the damages. He indicated next year, vendors and club members should be directed to park offsite.

NEW BUSINESS

Resolution 2015-11 Determining the Necessity to Issue \$650,000 General Obligation Equipment Certificates Of Indebtedness, Series 2015a- Motion by Herman and second by Braun to approve Resolution 2015-11 Determining the Necessity to Issue \$650,000 General Obligation Equipment Certificates of Indebtedness, Series 2015a. (4-0 with Mayor voting in favor). Motion carried.

City Council Committee Update- Ms. Leslie noted that Councilmember Burns has been assigned to the committees vacated by Ashley Seedorf. No action taken.

City Fee Update- Ms. Leslie presented the Council with an updated fee list reflecting the following changes:

Pool Daily Pass-\$4.00 all/ \$2.00 evening only
Individual Season Pass-\$55.00
Family Season Pass-\$110.00
Pool Party-\$100.00
(Per Park Board recommendations)

She also mentioned the NSF Check Charge was reduced back to \$30.00 due to statutory limits and the only fees unresolved are for rents for the Gun Club and Gun Range.

Motion by Braun and second by Burns to approve the updated City Fee List as listed on pages 19-21 of the council packet. Motion carried.

Seasonal Pool Coordinator Appointment, Lorraine Christianson/Seasonal Assistant Pool Coordinator Appointment, Nancy Christianson- Motion by Burns and second by Braun to appoint Lorraine Christianson as Pool Coordinator and Nancy Christianson as Assistant Pool Coordinator. Motion carried.

Potentially Dangerous Dog Declaration, Chelsey Kauffmann, 691 6th St SW (Zane) - Ms. Leslie stated City Ordinance dictates that the City Administrator can declare a dog potentially dangerous if, when unprovoked, inflicts bites on a human or domestic animal on public or private property. She stated since “Zane” attacked Mr. Moll and his dog, “Zane” has been declared potentially dangerous.

To expedite matters, Ms. Leslie stated that the owner was given the opportunity to appeal the declaration at tonight’s meeting but is not in attendance. The owner will then need to comply with potentially dangerous dog requirements within 14 days.

In addition, the owner has another dog, “Zena,” that was declared potentially dangerous by the City of Mankato and the owner will be required to prove that this dog meets the statutory requirements as well. No action taken.

Dangerous Dog Declaration, John Mosser, 378 2nd Ave SE (Mello) - Ms. Leslie stated that according to the police report, Mr. Schaper was bit by “Mello” when Mr. Schaper was walking in the alley toward Mr. Mosser’s property. Statute dictates the City Council declare the dog dangerous if, without provocation, the dog inflicted substantial bodily harm on a human being on public or private property. Once declared dangerous, the owner must comply with a dangerous dog statutory requirements within

14 days if the declaration is not appealed. If appealed and the declaration is maintained, the owner will have 14 days from that date to comply.

Motion by Herman and second by Braun to declare “Mello” a dangerous dog per MN Statute 347.50-347.565. Motion carried.

OLD BUSINESS

City Council Appointment- Steve Burns- Ms. Leslie stated that Councilmember Burns took the Oath of Office at the March 9, 2015 meeting but a motion from the Council is still needed.

Motion by Herman and second by Braun to appoint Steve Burns to the council seat vacated by Ashley Seedorf. Motion carried.

USC Old School Site Demolition- Interim Use Permit Discussion- Dr. Jensen from United South Central School District was present to discuss the demolition of the old school. He stated that the school board hasn't officially awarded the bid but he expects that to be done at their next meeting. Dr. Jensen also stated that the contractor expects the overall demolition to take about six weeks and that the onsite grinding and/or crushing could take as little as 5 days if they are permitted to work from 7:00 am to 7:00 pm. He also stated the contractor would be amenable to working with church and funeral home to stop crushing during funerals. In addition, he stated he has been working with City Staff on sewer issues, sidewalk and gutter replacement and other issues related to 2nd Street SW.

Sue Nasinec from Bruss Heitner Funeral Home stated that if the crushing was not to occur until July and if they can do it over 5 days, it should be ok with them and that they should be able to work around it if given adequate notice. No action taken.

Frank Brother's Elevator (115 N Broadway)- Ms. Leslie stated she has received the environmental report back for the Frank Brothers Elevator property and that she would like to attend the upcoming Faribault County Commissioners meeting to present them with the lowest demolition estimate and to discuss cost-sharing to remove the structures. She stated at this time, the lowest estimate is about \$33,000 but that she would be getting the estimates clarified now that she knows more about the environmentals on the property. In addition, she reiterated that the County will most likely require acquisition of the property by the City as a condition of the cost-sharing.

Motion by Burns and second by Braun to approve a cost-sharing initiative with Faribault County of lowest demolition estimate to remove the structures on the Frank Brother's Elevator site. Motion carried.

COUNCIL REPORTS

Warmka- none.

Braun- none.

Burns- Stated he spoke to people at the recent Gun Show and they stated they felt the Council was doing a good job and that someone said they moved here because of the city's amenities.

Herman- none.

Gaines- none.

ADJOURNMENT

Motion by Braun and second by Herman to adjourn the meeting at 5:49 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck