



**City Council Meeting Agenda
Monday, March 28, 2016, 5:00 pm
Wells Community Center**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Honorable Mayor Ron Gaines
ROLL CALL: Braun, Burns, Harig, Herman

PROPOSED AGENDA

PUBLIC COMMENT

MAYORAL PROCLAMATION – April is Child Abuse and Neglect Prevention Month 1-2

CONSENT AGENDA

Items on the Consent Agenda are reviewed in total by the City Council and may be approved through one motion. Any item may be removed by any Council Member for discussion.

Minutes, March 14, 2016	3-5
February Financials/Building Permits/Overtime/Comp Time	6-9
Seasonal Pool Coordinator Appointment – Nancy Christenson	
Wells Area Cub Scouts Annual Cub Mobile Races – 7 th Street SW Street Closure	10
Sale of Surplus Municipal Property (Fire Trucks) – Awarded to Highest Bidder	11-14
Board Minutes	15-20
-Wells Public Library, February & March 2016	
-Wells Area Ambulance, February 2016	
-Wells Historical Society, March 2016	

STAFF REPORTS

- City Attorney
- City Engineer
- City Administrator

BUSINESS

Resolution 2016-11 Acknowledging/Accepting Donations - Southern Minnesota Hunting Retriever Assoc.	21
Resolution 2016-12 Closing Funds No Longer In Service and Transferring Balances to Separate Funds	22
Resolution 2016-13 Transferring Funds from the General Fund to the Capital Fund for the SRTS Project	23
Conditional Use Permit Request - Peterson Refuse & Demo, 355 3 rd Street SE, seeks a conditional use permit (CUP) to extend/expand/alter a pre-existing non-conforming use in a General Industrial (I-1) zone by adding a recycling drop site.	24-30

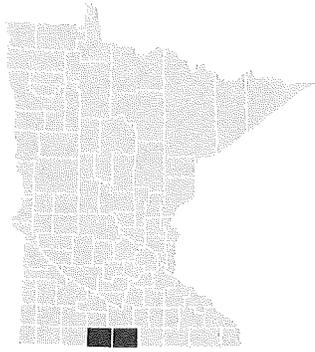
COUNCIL REPORTS & ANNOUNCEMENTS

Mayor, Braun, Burns, Harig, Herman

Next regular meeting will be held Monday, April 11, 2016 at 5:00 pm at the Wells Community Center

ADJOURN

Honorable Mayor Ron Gaines



Human Services

of Faribault & Martin Counties

"An Equal Opportunity Employer"

Faribault County Human Services Center
County Office Building
P.O. Box 217
Blue Earth, MN 56013
Ph. 507-526-3265
Fax 507-526-2039

Martin County Human Service Center
115 West First Street
Fairmont, MN 56031
Ph. 507-238-4757
Fax 507-238-1574

March 11, 2016

Wells City Hall
Attn: Mayor Ron Gaines
125 South Broadway
Wells, MN 56097

Re: April – Child Abuse Prevention Month

Dear Mayor,

April is Child Abuse Prevention Month; the Faribault County Child Protection Team would appreciate your help in informing communities and supporting parents in raising their children. In 2015, Human Services of Faribault and Martin Counties, received 768 reports of alleged abuse or neglect of children.

Today's children are Minnesota's future leaders, parents, and workers. Our state's future prosperity depends on their healthy development and growth. When we help children do better today, we all do better tomorrow.

Enclosed is a sample Child Abuse Prevention Month Proclamation which we are sending to all communities in Faribault and Martin Counties and asking each Mayor to make the proclamation. It would help to invite media to attend the signing or inform them of the event.

Please feel free to contact me if you have any questions.

Sincerely,

Debbie Mosloski
Social Services Supervisor

Enclosure

On behalf of the Faribault County Child Protection Team whose members include representatives from Law Enforcement, Education, County Attorney, Court, Mental Health, Medical, Child Protection, and Chemical Dependency.

**CITY OF WELLS, MINNESOTA
MAYORAL PROCLAMATION**

WHEREAS, child abuse and neglect is a community condition and problem and finding solutions depends on involvement among people in the community; and

WHEREAS, approximately 3 million children are reported abused and neglected in this country each year; and

WHEREAS, the effects of child abuse and neglect are felt by whole communities and need to be addressed by the entire community; and

WHEREAS, these events will provide information and materials that support families to prevent child maltreatment and celebrate people who work with and support children and families; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, religious and civic organizations, law enforcement agencies and the business community; and

WHEREAS, all citizens should become more aware of the negative effects of child abuse and its prevention within the community and become more involved in supporting parents to raise their children in a safe, nurturing environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WELLS THAT:

APRIL 2016 BE PROCLAIMED CHILD ABUSE AND NEGLECT PREVENTION MONTH

In the city of Wells, Minnesota, and that all citizens, community agencies, religious organizations, medical facilities and businesses increase their participation in efforts to prevent child abuse, thereby strengthening the communities in which we live.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the great seal of the City of Wells to be affixed this 28th day of March in the year 2016.

Ron Gaines, Mayor

(SEAL)



The Wells City Council convened on Monday, March 14, 2016 at 5:25 pm in the Council Chamber (after the Board of Adjustment and Appeals meeting).

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

AGENDA

The agenda for the March 14, 2016 meeting was reviewed. Motion by Herman and second by Harig to approve as presented. Motion carried.

PUBLIC COMMENT

Larry Majeski stated that he would like to see the Lions emblem in the Lions Plaza because the stone that is there now does not explain who the Lions are.

Bill Groskreutz stated that he is thankful for the work that City Administrator Leslie has done on the Lions Plaza which ultimately expanded and impacted the overall the scope of the project but that he would like to get permission for Lions recognition as well.

Leslie stated that there is a Lions Plaza Committee and that decision can be made within that committee and wouldn't need Council approval. Council approval would be necessary for larger, more permanent alterations to the City property.

Brenda Weber questioned a check to Karls Carquest Auto Parts and Karls of Wells for the same amount. Leslie stated she would look into the matter. She also questioned reviving the old recycling program. Leslie stated it was no longer cost effective for the City to be in that business.

CONSENT AGENDA

Motion by Herman and second by Harig to approve the consent agenda as listed on pages 1-26 of the Council packet. Motion carried.

Minutes, February 8, 2016

February Payments

Probationary Employees-Remove from Probation- Tami Beto & Betsy Bushlack

Library Foundation Resignation – Chris Ratelle

2015 Deputy Registrar Recap

Good Shepherd Lutheran Church Variance Fee Waiver

Board Minutes -Wells Public Utilities, February 2016

STAFF REPORTS

Police Chief Brenegan stated that dogs running at large continues to be an issue and that he is now giving public nuisance citations to chronic offenders verses ordinance violations and fees. Brenegan also stated that his department has received their City issued firearms and that they will be training with them in the coming weeks. He also reported on the gun show starting Saturday went well with additional

officer and volunteers working but on Sunday 17 parking tickets were issued for fire lane, wrong way and crosswalk parking. He suggested that next year the gun club have an officer each day to direct traffic and prevent these issues. In addition, he mentioned he was going to start citing snow contractors for littering, which causes a heavier fine than an ordinance violation because they continue to violate city policy of no dumping on the streets. Lastly, he will continue work on the rental housing and social host ordinances.

Street Foreman Pyzick stated that there were issues with contractors leaving snow on City streets this year and that he will work with Chief Brenegan on enforcement ideas for next year. Pyzick also stated that with the early spring weather his crew has already started working on potholes and blading gravel roads. In addition, mill and overlay, crack filling and sealcoating contracts have been approved.

City Administrator Leslie stated that the annexation hearing has been cancelled and the petition recalled until she is able to meet with the township residents again. Leslie also stated that she obtained two roofing estimates and that Kato Roofing was the lowest at \$45,000 for both City Hall and the Flame Theatre.

Motion by Burns and second by Harig to approve estimate from Kato Roofing in the amount of \$45,000. Motion carried.

She also mentioned the 2015 audit was completed, updated Council on SRTS and the Deputy Registrar statistics.

BUSINESS

2016 Transportation Economic Development (TED) Grant, Rhonda Allis, Tim Clawson & Travis Winter- Rhonda Allis stated that MnDOT has an interest in how the City moves forward with the project and that she is looking for a decision from Council tonight.

Tim Clawson stated that the EDA has been discussing creating a development district for TIF as a tool to assist with project and assessment costs.

Harig stated that she is uncomfortable raising taxes but will make a commitment to keep other budgets down. She also stated that all development is going to be expensive but that the EDA and the City Council will continue to look at financing options and ways to keep project costs down.

Jim Hassing stated that he owns property next the NIP, that he is against the project and that he hasn't received any communication from the City about the project.

Leslie stated that public notices haven't been required thus far because Council hasn't decided on anything yet.

Herman stated there are no other options and it will be expensive but any project, including street projects will be expensive. Also, that the City has no other place to grow.

Harig stated this property is prime real estate and that the project makes sense.

Burns stated it will take a few years with a little tax burden but after that we will be generating more property taxes.

Motion by Herman and second by Burns to move forward with the project and accept the TED grant.
Motion carried.

2016 Kernel Days Car Show, Gene Kaufmann- Kaufmann stated that he is requesting permission to close one block of Broadway for the 2016 Kernel Days Car Show as has been done in the past. Motion by Herman and second by Harig to approve closure of Broadway for the 2016 Kernel Days Car Show. Motion carried 4-0 with mayor voting.

Habitat for Humanity A Brush With Kindness Program, Staci Thompson- Staci Thompson from Habitat for Humanity presented the Council with a new program option for low-income homeowners who struggle to maintain the exterior of their homes. She also stated that assistance can come in the form of exterior home repairs, painting, landscaping and garbage clean-up. In addition, she stated that this program uses volunteers and donated materials so that project costs are minimal and can be paid for via no interest loans. Lastly, she stated that she hopes the City Council and staff will encourage Wells residents to apply for this program.

Expansion of Hog Operation, 58258 180th Street, Wells, Steve Schultz- Leslie stated that Mr. Schultz is proposing to expand his hog operation east of town and that because he is within one (1) mile of city limits, he is required to obtain approval from the City and County to do so.

Motion by Herman and second by Harig to approve expansion of hog operation at 58258 180th Street.
Motion carried.

Resolution 2016-06 Approving Minnesota Lawful Gambling Exempt Permit for Raffle, WFD-
Motion by Herman and second by Burns to approve Resolution 2016-09. Motion carried.

Resolution 2016-10 Approving Minnesota Lawful Gambling Exempt Permit for Raffle, Heartland Chapter of Pheasants Forever- Faribault County- Motion by Harig and second by Herman to approve Resolution 2016-10. Motion carried.

Prioritize 2016 Goals- No action taken. Leslie informed the Council that she prepared a list of prioritized goals after the Council's discussion in February and that it can be amended anytime as the year progresses. The consensus was to keep all items on goals list as presented.

COUNCIL REPORTS

Burns- stated that he has been contacted by the Boy Scouts about needed repairs to the Scout House and that hopefully they have more information for Council soon.

Harig- stated that the TED grant was the main focus of the last EDA meeting.

Herman- none.

Gaines- none.

ADJOURNMENT

Motion by Harig and second by Braun to adjourn the meeting at 6:50 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck

BALANCES-RECEIPTS

	16-Feb	15-Feb	14-Feb
REGULAR CHECKING	\$39,401.19	\$31,134.22	\$43,670.08
SEWER CDS	\$100,464.71		
M/M ACCT	\$1,861,686.28	\$2,019,237.90	\$1,751,591.79
REGULAR CD'S	\$788,141.76	\$891,799.70	\$921,881.76
HRA CHECKING **	\$81,885.87	\$120,377.01	\$142,200.76
HRA CD'S **	\$105,602.70	\$105,603.92	\$136,690.46
EDA CHECKING **	\$204,171.82	\$211,880.99	\$219,138.08
EDA CD'S **	\$202,635.95	\$200,922.66	\$199,230.66

BALANCES AS OF END OF MONTH STATEMENTS

RECEIPTS:

Oakview Golf Course	\$350.00	2016 Theatre ad
WPU	\$8,333.00	Feb Franchise fee
Wildcats	\$1,000.00	liquor license/ Sunday /2a.m
Caseys	\$150.00	3.2 liquor license
Jakes Pizza	\$150.00	3.2 liquor license
WPU	\$36,763.66	SIP/CSAH payment
UPDS	\$1,250.00	Jan-May 2016 rent
Fire Call	\$375.00	Iverson
Jay Corbin	\$150.00	bin rental
Gene Kauffmann	\$150.00	bin rental
Fire Call	\$375.00	State Farm
Dan Treptow	\$4,776.50	land rent
Peterson Refuse	\$300.00	C.U.P Application
Mitch Treptow	\$406.00	land rent
Fire Call	\$1,735.00	Solberg
Paul Kalis	\$1,312.50	land rent

BUILDING PERMITS		Feb-16									
NAME	PURPOSE	ADDRESS	VALUATION	BUILDING PERMIT	PLAN CHECK FEE	SMURCHARGE	AMOUNT	NO.			
David Roberts	home addition	590 1st Ave SW	\$ 30,000.00	\$ 124.00	\$ 62.00	\$ 15.00	\$ 201.00	2016-4			
David Roberts	garage	590 1st Ave SW	\$ 20,000.00	\$ 84.00	\$ 42.00	\$ 10.00	\$ 136.00	2016-5			
Mike Schrader	replace shingles	355 10th Ave SW	\$ 2,500.00	\$ 33.00	\$ -	\$ 7.00	\$ 40.00	2016-6			
			\$ 52,500.00	\$ 241.00	\$ 104.00	\$ 32.00	\$ 377.00				

VERTIME- FULL TIME EMPLOYEES

EMPLOYEE	2015	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEAR
KLOOS JENNIE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BOECK, MEGAN		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.87	86.87
WACHLIN, AMY		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CITY HALL	2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.87	86.87
KLOOS JENNIE		0.00	0.00											0.00
BOECK, MEGAN		0.00	0.00											0.00
WACHLIN, AMY		0.00	0.00											0.00
TOTAL CITY HALL		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BERG, SCOTT	2015	386.14	0.00	0.00	0.00	16.74	0.00	0.00	0.00	0.00	0.00	58.58	41.84	503.30
LINDHOLM, JENNIFER		0.00	0.00	0.00	0.00	0.00	16.45	158.99	0.00	0.00	16.45	32.90	0.00	224.79
TOTAL LIQUOR	2016	386.14	0.00	0.00	0.00	16.74	16.45	158.99	0.00	0.00	16.45	91.48	41.84	728.09
BERG, SCOTT		0.00	0.00											0.00
LINDHOLM, JENNIFER		27.96	0.00											27.96
TOTAL LIQUOR		27.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.96
BRENEGAN, TIM	2015	140.72	0.00	351.80	0.00	123.13	575.38	0.00	0.00	0.00	0.00	0.00	354.72	1545.75
NEUBAUER, ERIC		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.95	967.46	1055.41
SEIPP, STEVE		125.30	0.00	64.12	152.29	384.72	633.19	88.17	8.02	192.36	272.51	0.00	655.79	2576.47
DLORENZO, SCOTT		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.14	115.64	448.11	419.20	1019.09
JOHNSON, MIKE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.46	14.46
RATELLE, JIM		325.16	33.26	210.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	569.04
TOTAL POLICE	2016	591.18	33.26	626.54	152.29	507.85	1208.57	88.17	8.02	228.50	388.15	536.06	2411.63	6780.22
BRENEGAN, TIM		0.00	0.00											0.00
NEUBAUER, ERIC		0.00	0.00											0.00
SEIPP, STEVE		0.00	34.47											34.47
JOHNSON, MIKE		0.00	0.00											0.00
TOTAL POLICE		0.00	34.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.47
PYZICK, MIKE	2015	248.76	352.41	0.00	82.92	0.00	0.00	787.74	0.00	82.92	0.00	829.20	538.98	2922.93
NIEBUHR, KURT		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172.75	241.85	414.60
BRANDENBURG, BUCKY		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ANDERSON, CRAIG		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	278.91	154.95	433.86
TOTAL STREET	2016	248.76	352.41	0.00	82.92	0.00	0.00	787.74	0.00	82.92	0.00	1280.86	935.78	3771.39
PYZICK, MIKE		0.00	42.29											42.29
NIEBUHR, KURT		0.00	0.00											0.00
BRANDENBURG, BUCKY		0.00	0.00											0.00
ANDERSON, CRAIG		0.00	0.00											0.00
TOTAL STREET		0.00	42.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.29
PART TIME EMPLOYEES - OVERTIME														
PART TIME POLICE	2015	506.25	0.00	0.00	0.00	0.00	405.01	157.50	22.50	135.00	0.00	0.00	0.00	1226.26
	2016	0.00	0.00											0.00
PART TIME POLICE	2015	N/A	N/A	N/A	N/A	N/A	509.81	636.76	287.63	N/A	N/A	N/A	N/A	1434.20
POOL OVERTIME	2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00

R...

MAR 11 2016

~~FEB 01 2016~~

CITY OF WELLS

CITY OF

3/11/16

City Council -

The Area Cub Scouts are requesting to block off the area of 7th St. by the water tower to the stop sign (by the church) on May 21, 2016.

This is the date that we would host our Annual Cub mobile races. This event does bring in numerous families/kids from our surrounding areas. The time we request to block the section would be from 7:30 Am to 11:00 Am.

Thanks,
Paula Billings
507-995-2769

Next message
Friday 12:29 PM

I would like to raise the bid
by \$300. Thank you,
Daniel Hanson

Received by Robin Leslie,
City Administrator

Add to
CC packet
book

Friday 2:55 PM

Thanks. This increase was
for the snorkel truck.
Thanks Daniel

**CITY OF WELLS
FIRE DEPARTMENT**

WELLS
FIRE DEPARTMENT

18

57



**CITY OF WELLS, MINNESOTA
CITY COUNCIL RESOLUTION NO. 2016-14
A RESOLUTION DECLARING MUNICIPAL PROPERTY SURPLUS PROPERTY AND
AUTHORIZING THE WELLS CITY ADMINISTRATOR TO DISPOSE OF SAID
PROPERTY BY PUBLIC SALE**

WHEREAS, the City of Wells has surplus fire equipment it no longer has use of (1973 Ford Tanker); and

WHEREAS, the City of Wells has the following land it has no public purpose for:

1. 100 N Broadway (304260700)
2. ORIGINAL PLAT OF WELLS Block-012 E15' OF W95' OF 1, 2 & 3 (302002611)-lot west of Library (part of Wells Federal Parking Lot).

WHEREAS, the City of Wells understands that the said equipment and land has value and is marketable in its present condition; and

WHEREAS, the City of Wells is desirous of selling this surplus equipment/land as it has no planned use for neither in the near future.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WELLS THAT:

1. Said equipment and land owned by the City of Wells is hereby declared surplus property and that the City Administrator is hereby authorized to offer said equipment and land for sale, to the highest offer as permitted by state law.

MOTION: _____

SECOND: _____

VOTE: ___Braun ___Burns ___Gaines ___Harig ___Herman

PASSED and ADOPTED by the City Council of the City of Wells, Minnesota on March 28, 2016.

By:

Attest:

Ronald Gaines, Mayor

Robin Leslie, City Administrator

Bid for Pumper Trucks / Snokel

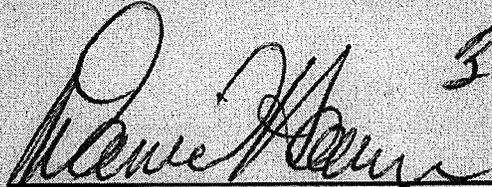
To The City of Wells
125 South Broadway,
Wells, MN
Att; Guy Kimpton
Ph#(507)327-0105

I wish to bid;

\$ 1262⁰⁰ for the 1970 Ford 1000 gpm Snorkel Truck.

\$ 752⁰⁰ for the 1972 Chevy 750 gpm Pumper Truck.

Appreciatively,

 3-21-16

Daniel Hanson / Frio Depot
707 IH 35 North, Pearsall, Texas. 78061
210-380-2226 / 512-970-0849
Danhan101@yahoo.com

March 21, 2016

I would like to submit two bids on the 1972 Chevy pumper the city of Wells advertised for sale.

Bid one: For the truck and equipment as it sits today is \$425.

Bid two: For the truck and equipment as it sits today with the portable pump that was removed included with the truck. The pump does not have to be reinstalled I can do that myself. \$1,225.

Thanks and if you have any questions you can reach me at 507-525-2955

John Sonnek

A handwritten signature in black ink that reads "John Sonnek". The signature is written in a cursive style with a large, sweeping initial "J".

22275 525th ave

Wells, MN 56097

Robin Leslie

From: Purchase <purchase@ericksontrucks.com>
Sent: Monday, March 21, 2016 2:51 PM
To: Robin Leslie
Subject: RE: surplus fire equipment

Our bid for the Ford is \$807
Our bid for the Chevrolet is \$607

Erickson Trucks n Parts
PO Box 351
Jackson, MN 56143
Ph: 866-800-8000
Fax: 507-847-5445
purchase@ericksontrucks.com

From: Robin Leslie [mailto:rleslie@cityofwells.net]
Sent: Wednesday, March 02, 2016 10:21 AM
To: Purchase
Cc: Guy Kimpton
Subject: surplus fire equipment

Hello-I am contacting you to see if you are interested in these old fire trucks/parts from the Wells Fire Department.

We may keep the auxiliary pump from the 1972 pumper if we cannot get a good price. Otherwise, we are looking to unload both quickly. I will send a few emails to include all photos.

If you have general questions, you may contact me. Otherwise, if you have specific technical questions about the equipment, please contact Guy Kimpton.

ADVERTISEMENT FOR SALE

CITY OF WELLS

1970 Ford Snorkel Aerial

1972 Chevy Pumper

Notice is hereby given that the City of Wells will be accepting sealed bids for the following fire equipment: a **1970 Ford 1000 gpm Snorkel Aerial Truck** and a **1972 Chevy 750 gpm Pumper Truck**. No minimum bid required. Bids are to be submitted to City Hall, 125 South Broadway, Wells, MN, no later than 4 pm on Monday, March 21st. Pictures and specifications will be made available upon request. For additional information, please contact Guy Kimpton at (507) 327-0105. The City of Wells reserves the right to reject any and all bids.

1970 Ford Snorkel Aerial

Ford 900 Chassis
1,000 GPM Pirsch Pump
19,016 miles

1972 Chevy Pumper

Chevrolet C/60 Chassis
Luverne Body/Pump
750 GPM Pump
427 GAD Engine (can be sold separately)
17,128 miles

Robin Leslie, MPA, AICP | City Administrator
125 S Broadway | Wells MN 56097
507.553.6371 x1
507.553.5126 Fax
rleslie@cityofwells.net
www.cityofwells.net



Wells Library Board
February 17, 2016

Attending: Tom Schindler, Brenda Rebelein, Sue Dundas, Tami Beto, Whitney Harig. Tom presided. Agenda was approved.

Reports:

Secretary's report was approved with one correction: "Cellco" should be spelled "SELCO." Financial report was discussed and approved. Charges from 2015 which were paid in January 2016 will be corrected when the auditors come. The budget is not completely "final" until we get the county numbers in April (after the State Reports are finished).

Staff Reports:

- Adult coloring: No coloring on 2 Monday nights due to Martin Luther King Day and a snowstorm.
- Made \$10 in coffee sales in January (not including reading prizes).
- Sisters in Crime: Writers' group, of which Julie Seedorf is part, will come to the library in June. Julie has written 8 books. Another group member, Alan Eskens, a Mankato attorney, has his first book being made into a movie. The group is looking to sponsor a rural library with books and donations. Julie will have bios of the auditors; we will promote the event.
- We need plastic bags, shoe boxes, and fleece (at least 21" pieces) for summer reading program.
- Staff is currently working on 2 grants for reading programs; the issue is that the electronic verify tax ID# is being rejected. Dollar General has \$3,000 grant and Wal-Mart has \$500 and \$1,000 grants.
- We are checking into getting tax exempt at Dollar General and also a permanent discount (from 5-15%) and will find out in a few weeks.

Old Business:

Computers: Set up and running. Dual monitor needed a cable.

Flooring: Done. Bill is the same as the quote. The office walls were painted when the furniture was moved.

TdS issues: The catalog task force will meet with the head cataloguer.

Overdrive training: Have had people ask since the training to have it put on their devices.

New Business:

State Reports: Due April 1. Tami has looked at it.

Staff: Tami is trying to set up staff meetings. Tenley has asked if she would be able to work again this summer. Tami will talk to the staff regarding hours for Tenley and also Saturdays in summer.

Meeting adjourned.

Next meeting: March 16, 2016

Respectfully submitted,

Sue Dundas, Secretary

Wells Library Board
March 16, 2016

Attending: Tom Schindler, Brenda Rebelein, Whitney Harig, Gary Hagen, Sue Dundas, Tami Beto, Robin Leslie. Tom presided. Agenda was approved with the addition of a closed session.

Reports:

Secretary's report was approved (Whitney/Brenda). Financial report was discussed and approved. The 2016 budget is not final until we receive the County number next month. Several 2015 bills will be removed from 2016 business after the audit, which is this week. No recycling bill for 2016.

Staff Reports:

- Statistics: February 1,443 (last year 1,209). February attendance was up from last year, and circulation is probably up as well.
- Winter reading program numbers were double last year. We received 2 thank-you notes from gift basket winners and sent thank-you notes to businesses who donated to the program.
- Cabinets were installed in the office and will have an additional shelf installed underneath. Drop box and microwave stand still to be installed. Supplies have been moved out of the conference room. The children's area was reorganized. We still need one more 15-minute parking sign out front.
- Grants: Wal-Mart could be any time; Dollar General by the end of May.
- Coffee: Steady, especially with adult coloring participants. This puzzle will be the last until fall.
- Summer Reading: in progress. Bookmark contest participation from USC and home-schooled students. The Board will judge bookmarks later tonight.
- National Night Out: August 2. Last year was at the fire station. We discussed bringing something for kids to enjoy. Motion for library to participate in National Night Out (Whitney/Gary).
- National Library Week (April 10-16): Craft night for adults to be held on Monday night, to make paper flowers. William Kent Kruger on Wednesday; expecting a large crowd. Lego building on Thursday.

Old Business:

TdS: Bob Boes is the new interim director. Dayle and Orrin are both gone. Casey, the new head of cataloguing, has streamlined the process. The State will be

going through TdS starting tomorrow to look for errors and excessive administrative costs.

Motion to go into closed session (Whitney/Tom). No action was taken. When the meeting was reopened, the board decided by consensus to return the book to Denise Hassing. The book has to be "discarded" in the TdS system, and then it will be mailed to her.

New Business:

State Reports: finished; Tom signed. Tami will e-mail a copy to the County and to the County board members.

Summer Hours: Staff will survey on Facebook and in the library to determine if we should continue Saturday hours through the summer, to be discussed at the May meeting. Moved that we offer a return summer position to Tenley Schwartz with starting date to be determined (Sue/Brenda).

Ads: Betsy has been listing new books on Facebook. People are seeing and requesting books that are not listed in the Bookworm ad in the paper/shopper.

Bookmark judging: We selected 2 out of the bookmark designs submitted.

Meeting adjourned.

Next meeting: April 20, 2016

Respectfully submitted,

Sue Dundas, Secretary

Wells Community Ambulance Service
Board of Directors Meeting
February 8 2016

The Wells Community Ambulance Service Board of Directors met on Monday, February 8th at the Wells ambulance garage. The meeting was called to order by Chairman Bill Groskreutz. Members present were Martin Healey, Bill Groskreutz, Dave Tatge, Jim Stern and new board member Harold Goeden. Absent were Jim Richards and Mark Fendrich.

Minutes of the January meeting were read and approved on a motion by Jim Stern and a second by Dave Tatge.

The financial report for February was reviewed and approved on a motion by Dave Tatge and a second by Jim Stern.

Martin Healey gave the Captain's report with 19 runs in January. Martin reported that at this time Gold Cross ambulance service is bringing most return to Parkview patients back to Wells. Martin will be attending a conference on the Lucas compression device in Springfield on March 19th. After this conference the ambulance service will receive one device at no charge and the squad will purchase a second one. The Helmsley Foundation is donating the free one to all squads who do not have one. Martin will be trained on its use at the conference and then all squad members will receive training. There were no updates on the new vehicle being purchased.

Bill Groskreutz gave ambulance maintenance information to Martin for future use. Bill received a request to purchase an extended warranty on the refrigerator. The board agreed to pass on this.

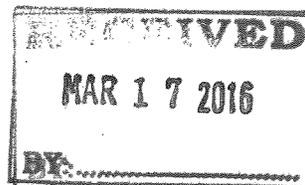
Harold Goeden discussed the upcoming Gun Show of March 11-13 and the possibility of an ambulance on site at the school those days. It was decided not to do this.

There was no further business. The meeting adjourned on a motion by Dave Tatge and a second by Jim Stern.

Respectfully submitted,



Pat Hassing, Acting Secretary



Wells Historical Society Minutes March 7, 2016

The March meeting of the Wells Historical Society was called to order at 7 p.m. by President Ila Teskey with the Pledge of Allegiance. Present were Ila, Mike Beckman, Ryan Feist, Fran Wilder, Kathy Ayers, JoAnn Ovrebo and Betsy Hermanson.

The Secretary's Report was read and approved after a motion by Ryan, seconded by Fran.

The WHS Treasurer's report showed a balance of \$14,096.31, and was approved on motion by Mike, seconded by JoAnn.

The Veterans Memorial report showed a balance of \$31,426.60, and was approved on motion by Ryan, seconded by Mike

Bills to Pay for WHS were approved on motion by JoAnn, seconded by Kathy.

Wells Public Utilities	\$179.89
MN Energy (no bill in Feb.)	494.18
Courier-Sentinel	32.00
USPS (box rental)	60.00
Wells Mirror	<u>88.00</u>
TOTAL	\$854.07

Bills to Pay for Veterans Memorial were approved on motion by Mike, seconded by Kathy.

Wells Public Utilities	<u>23.31</u>
TOTAL	\$23.31

There was no membership report. Museum report showed March is off to a good start with higher number of visitors. The upcoming April exhibit is called "Fancy Work" and members were urged to bring in knitted, embroidered, tatted, crocheted and other items for display.

Schedule of workers for March:

Committee Fridays:	Mary Smalley/Kathy/Betsy
Saturday, Mar. 5	Mary Majeski – JoAnn/Mike unlock/lock
Saturday, Mar. 12	Arnie & Jean Carlson – Ila unlock/lock
Saturday, Mar. 15	Gene Hassing – Mike unlock/lock
Saturday, Mar. 26	Mike
Saturday, April 2	Fran – JoAnn unlock/lock

Depot Items:

Discussion held on possible fundraiser of photos of pets by the depot. Tabled.
Paper shredding fundraiser will be held May 2 from 11am-1pm. Charge is by the pound.
Discussion also held on having an inventory reduction sale of some of our for sale items.
It was decided that an inventory on the items should be taken first.

No update on Veterans Memorial, or the Kiosk for the Bike Trail.

New Business: The gazebo and sidewalk are to be done by Memorial Day, May 30.

There being no further business, the meeting was adjourned. The next meeting will be held April 4 at 7 p.m. at the Wells Depot Museum.

Respectfully submitted, Betsy Hermanson, Acting Secretary

**CITY OF WELLS, MINNESOTA
 CITY COUNCIL RESOLUTION NO. 2016-11
 A RESOLUTION ACKNOWLEDGING AND ACCEPTING DONATIONS
 FROM SOUTHERN MINNESOTA HUNTING RETRIEVER ASSOCIATION**

WHEREAS, the City of Wells has received the following donations for the following purposes:

<i>Donor</i>	<i>Amount</i>	<i>Purpose</i>
Southern Minnesota Hunting Retriever Association	\$1,500	To replace two (2) park benches at Half Moon Park in memory of Dan Drugg

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WELLS THAT:

1. The Wells City Council gives its thanks and appreciation on behalf of the city of Wells for the donations from the Southern Minnesota Hunting Association for Half Moon Park.

MOTION: _____
 SECOND: _____

VOTE: ___Braun ___Burns ___Gaines ___Harig ___Herman

PASSED and ADOPTED by the City Council of the City of Wells, Minnesota on March 28, 2016.

By:

Attest:

 Ronald Gaines, Mayor

 Robin Leslie, City Administrator

**CITY OF WELLS, MINNESOTA
CITY COUNCIL RESOLUTION NO. 2016-12
A RESOLUTION CLOSING FUNDS NO LONGER IN SERVICE AND
TRANSFERRING BALANCES TO SEPARATE FUNDS**

WHEREAS, as the City Auditor is finalizing the 2015 Audit and it was recommended by them to close funds no longer in use and that all balances be transferred to other funds effective December 31, 2015 in accordance with public accounting practices; and

WHEREAS, the following funds in the described amounts will be transferred as follows:

Closing Fund	Description	Amount	Transferred to Fund	Description
425	2012 Street Project	\$-238.64	325	2012 GO Bond Debt Service
424	2013 Street Project	\$-4,551.74	602	Sewer Enterprise/2013 GO Bond Debt Service
426	2014 Street Project	\$-41,950.77	327	2014 GO Bond Debt Service
306	96 GO Bond CD	\$50,002.38	605	Storm Sewer Enterprise/2010B Crossover Refunding (1996) Bond
221	Reading Is Fundamental	\$18.26	211	Library Fund
255	McGruff	\$170.20	101	General Fund/Police
260	DARE	\$295.09	101	General Fund/Police

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WELLS THAT:

1. The Wells City Council has authorized the City of Wells Accounting Clerk to close these funds and transfer balances to the aforementioned funds on behalf of the City of Well, Minnesota in the County of Faribault.

MOTION: _____

SECOND: _____

VOTE: ___ Braun ___ Burns ___ Gaines ___ Harig ___ Herman

PASSED and ADOPTED by the City Council of the City of Wells, Minnesota on March 28, 2016.

By:

Attest:

Ronald Gaines, Mayor

Robin Leslie, City Administrator

**CITY OF WELLS, MINNESOTA
CITY COUNCIL RESOLUTION NO. 2016-13
A RESOLUTION TRANSFERRING FUNDS FROM THE GENERAL FUND
TO THE CAPITAL FUND FOR THE SAFE ROUTES TO SCHOOL (SRTS)
PROJECT**

WHEREAS, as the City Auditor is finalizing the 2015 Audit and it was recommended by them to transfer funds budgeted for the Safe Routes to School (SRTS) Project Grant Match in the 2015 General Fund to 2015 Capital Fund effective December 31, 2015 and to the same for 2016 in accordance with public accounting practices; and

WHEREAS, the following funds in the described amounts will be transferred as follows:

Year	Fund	Description	Amount	Transferred to Fund	Description
2015	101-43100-399	Street Dept- SRTS Match	\$65,552	429	SRTS Sidewalk Project
2016	101-43100-399	Street Dept- SRTS Match	\$65,000	429	SRTS Sidewalk Project

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WELLS THAT:

1. The Wells City Council has authorized the City of Wells Accounting Clerk to transfer these balances from and to the aforementioned funds on behalf of the City of Well, Minnesota in the County of Faribault.

MOTION: _____

SECOND: _____

VOTE: ___Braun ___Burns ___Gaines ___Harig ___Herman

PASSED and ADOPTED by the City Council of the City of Wells, Minnesota on March 28, 2016.

By:

Attest:

Ronald Gaines, Mayor

Robin Leslie, City Administrator

ITEM 2016-02: CONDITIONAL USE PERMIT REQUEST FROM PETERSON REFUSE & DEMO, 355 3RD STREET SE,) TO EXTEND/EXPAND/ALTER A PRE-EXISTING NON-CONFORMING USE IN AN INDUSTRIAL (I-1) ZONE BY ADDING A RECYCLING DROP SITE.

GENERAL INFORMATION

Applicant: Peterson Refuse & Demo
Property Owner: Milton & Gwendolyn Peterson Life Estate Etal

Action(s) Requested:

The applicant is requesting a conditional use permit to extend/expand/alter a pre-existing non-conforming use in an Industrial (I-1) Zone by adding a recycling drop site for township residents.

Applicable Ordinance Provisions:

Junk yards, auto reduction yards and open storage yards are currently permitted only through a conditional use permit in the I-1 General Industrial District as regulated in Section 152.097 of the Zoning Ordinance. Criteria used for Conditional Use Permits are located in Sections 152.162-152.163 of the Zoning Ordinance (attached).

Peterson Refuse & Demo does not have a conditional use permit to operate in this location making them a non-conforming use. This is either due to 1. A CUP was not required when this business started or 2. A CUP was never acquired by the business and the City never enforced Code requirements.

Nonconforming uses are regulated per Zoning Ordinance Section 152.126, however, City of Wells Code of Ordinances are not updated to current state law regulating nonconforming uses, which is Minnesota State Statute 462.357, Subdivision 1e (attached).

Can a legal nonconformity be expanded or altered?

State law allows the repair, replacement, restoration, maintenance, or improvement, but not expansion of nonconforming uses and structures. An improvement means an enhancement to the structure or use (such as a new

coat of paint) that does not change the bulk or dimensional characteristics of the nonconformity.

An expansion means the addition of square footage or dimensions that permits more area for the nonconformity. An increase in the intensity, volume or scope of a nonconforming use on a property also constitutes an expansion.

The City Council may permit the expansion of a legal nonconforming structure or use under special circumstances provided that certain findings are made to protect public health, safety and welfare.

To do so, conditions can be placed on any approval. If then the conditions are not met, the permit may be revoked.

Property Location and Background Information:

The property is currently occupied by a junk yard/open storage yard where a refuse and tree service operate.

The property has frontage on 3rd Street SE and along railroad right-of way.

Subject Site:

Existing Land Use	Zoning
Junk yard/Open storage yard	I-1

Adjacent Land Use and Zoning:

Existing Uses		Zoning
North	Railroad, Gas Station, Construction, Company	I-1
South	Residential	R-2
East	Railroad, Construction Company	I-1
West	Residential	R-2

ANALYSIS

The required written statement was not submitted describing the intended use of the property or proposed structure. Instead, Mr. Peterson completed the Variance Practical Difficulties Worksheet.

The petitioner states he would like to provide a recycling drop site for township residents in addition to the existing businesses at this location (refuse removal and tree service).

He also stated he will be removing one of the existing buildings along the south wall and locating the township recycling bins in that location.

The petitioner will not be doing any excavation or dirt moving as part of this project.

Questions not answered by the application:

OPERATION: What will the hours of operation be and commencement date?

Recommendation: Hours should be limited to general business hours Monday – Saturday.

SCREENING: Is adequate screening provided?

Recommendation: Repair and maintain existing fence in good order so site is properly screened.

In addition, some time ago, Mr. Peterson attempted to construct a structure along the south fence wall. This structure's framework still exists today and protrudes above the fence. Since the building permit/variance was denied for this structure, this framework should be removed to make more room on his site for his business-related items that are currently stored on the boulevard.

PARKING, ACCESS, DRAINAGE, UTILITIES: Are there adequate utilities, access roads, drainage, and other necessary facilities? Have adequate measures been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Recommendation: Access to the drop site and clear turnaround areas should be provided. All customer and employee parking should be either on-street (if permitted) or on-site. The boulevard area should remain clear of parked vehicles and business-related items. Nothing should be stored in the boulevard area.

CAMPATIBLE USE: Is the proposed use compatible with the uses in the immediate vicinity? Will the proposed use substantially diminish or impair property values within the immediate vicinity?

Recommendation: The existing use has been in place for some time whether legally or illegally non-conforming. If the proposed additional use is kept within the confines of the existing site and other business-related items/parking is also kept on site, the proposed use should not further impact the properties in the area.

ORDERLY DEVELOPMENT: Will the establishment of the proposed use impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area?

There does not appear to be any vacant property in area.

ODOR, FUMES, DUST, NOISE, VIBRATION, LIGHTED SIGNS, LIGHTS: Have adequate measures been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and will lighted signs and other lights be controlled in a manner so that there will be no disturbance to neighboring properties?

Recommendation: Regulation of hours of operation to general business hours Monday – Saturday should limit noise/traffic noise from site.

STAFF RECOMMENDATION/CONDITIONS

Staff finds that the request for a Conditional Use Permit To Extend/Expand/Alter A Pre-Existing Non-Conforming Use in an Industrial (I-1) Zone by adding a recycling drop site for township residents from Peterson Refuse & Demo, 355 3rd Street SE, is consistent with Section 152.162-152.163 of the Zoning Ordinance and recommends approval with the following conditions:

1. Hours should be limited to general business hours Monday – Saturday. A specific time frame like 8 am – 8 pm should be decided for permit.
2. Repair and maintain existing fence in good order so site is properly screened.
3. Structure framework along south wall must be removed within six (6) months of approval.
4. Access to the drop site and clear turnaround areas must be provided. All customer and employee parking must be either on-street (if permitted) or on-site. The boulevard area must remain clear of parked vehicles and business-related items. Nothing is to be stored in the boulevard area.
5. Proposed additional use (recycling drop site) is to be kept within the confines of the existing site.

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning & Zoning Commission held a duly-noticed public hearing on this item on March 24, 2016. The petitioner was in attendance and there was no public comment.

The Planning & Zoning Commission unanimously recommended approval of the Conditional Use Permit with staff recommended conditions as follows:

1. Hours to be limited to Monday – Friday 8 am – 6 pm & Saturday 8 am – 12 pm.
2. Repair and maintain existing fence in good order so site is properly screened.
3. Structure framework from 2006/2007 denied building permit/variance along south wall must be removed within six (6) months of approval.
4. Access to the drop site and clear turnaround areas must be provided. All customer and employee parking must be either on-street (if permitted) or on-site. The boulevard area must remain clear of parked vehicles and business-related items. Nothing is to be stored in the boulevard area.
5. Proposed additional use (recycling drop site) is to be kept within the confines of the existing site.

§ 152.162 CONDITIONAL USES.

(A) A conditional use listed in this chapter may be permitted, enlarged, or altered in accordance with the standards and conditions of this chapter. In addition to those standards and requirements expressly specified by this chapter, additional conditions considered necessary to protect the best interests of the surrounding area, or the city as a whole, may be imposed.

(B) These conditions may include but are not limited to the following:

(1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

(2) Off-street parking and loading areas where required with particular attention to the items in division (B)(1) above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the area;

(3) Refuse and service areas, with particular reference to the items in divisions (B)(1) and (B)(2) above;

(4) Utilities, with reference to locations, availability, and compatibility;

(5) Screening and buffering with reference to type, dimensions, and character;

(6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(7) Required yards and other open space; and/or

(8) General compatibility with adjacent properties and other property in the area in regard to lot size, dimensions, and setbacks.

(Ord. 239, § 1107, passed 1-22-2000)

§ 152.163 CONDITIONAL USE PROCEDURE.

(A) The procedure for taking action on a conditional use application shall be as follows.

(B) (1) An application for a conditional use permit shall be filed with the Zoning Administrator.

(2) The application shall be accompanied by a site plan of the proposed use showing the information as may be deemed necessary by the Zoning Administrator which may include, but is not limited to the following:

(a) Scale drawing of the parcel showing dimensions;

(b) Location of all existing and proposed buildings and their square footages;

(c) Curb cuts, driveways, access roads, parking spaces, and off-street loading areas;

(d) Existing topography;

(e) Finished grading and drainage plan;

(f) Sanitary sewer and water plan with estimated use per day;

(g) Soil limitations for the intended use; and

(h) A map showing all principal land use within 350 feet of the parcel for which application is being made.

(3) The application and related file shall be referred to the Planning and Zoning Commission for a study concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

(4) The Zoning Administrator shall cause to be published a notice of public hearing, in the official newspaper, at least 10 days prior to the date of hearing. The hearing shall be held within 30 days of filing.

(5) The City Council shall, within 60 days after a complete application is accepted for filing by the Zoning Administrator, consider the advice and recommendation of the Planning and Zoning Commission and either approve or deny the application for the conditional use permit. The time within which the Council must make a decision may be extended for an additional 60 days by the Council by giving written notice to the applicant of the extension,

within the 60-day period, in which case the Council shall have 120 days to either approve or deny the issuance of the conditional use permit.

(6) No conditional use shall be recommended by the Planning and Zoning Commission unless the Commission makes a positive finding on each of the following.

(a) The use must be compatible with the uses in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

(b) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

(c) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

(d) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

(e) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in a manner that no disturbance to neighboring property will result.

(7) Within 60 days of filing, the City Council shall consider the advice and recommendation of the Planning and Zoning Commission and shall make a determination on the conditional use permit. Should the Council find that the proposed use when conducted under the specified conditions will not be detrimental to the health, safety, and general welfare, they may grant a conditional use permit specifying the conditions for location and use requested.

(8) Any use permitted under the terms of any conditional use permit shall be established and conducted in conformity to the terms of the permit and of any conditions designated in connection therewith.

(9) A use permitted by a conditional use permit shall be established within 1 year of the permit issuance. If the use is not established within a year, the conditional use permit shall be void.

(10) Once the use is established, a conditional use permit shall remain in effect as long as the conditions agreed upon are observed, but nothing shall prevent the city from enacting or amending this chapter to change the status of conditional uses.

(11) A certified copy of any conditional use permit shall be filed with the Faribault County Recorder. The conditional use permit shall include the legal description of the property included. (Ord. 239, § 1108, passed 1-22-2000)