



**City Council Meeting Agenda
Monday, January 25, 2016, 5:00 pm
Wells Community Center**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

Honorable Mayor Ron Gaines
Braun, Burns, Harig, Herman

ROLL CALL:

PROPOSED AGENDA

PUBLIC COMMENT

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, January 11, 2016	1-4
Board Minutes	
-Wells Flame Theatre Board, Nov 2015	5-6
-Wells Community Ambulance, Dec 2015	7
-Wells Library Board, Dec 2015	8-9
-Wells HRA, Dec 2015	10-11
-Wells EDA, Dec 2015	12-13
-Wells Historical Society, January 2016	14
Probationary Employees-Remove from Probation- Megan Kruegar	15
Seasonal Street Laborer Appointment – Chad Klocek	15
2015 Fire Department Report/2016 Officers & Roster	16-18
2016 City Council & Board Meeting Revised Schedule	19-20
Board Resignations	
-EDA- Kim Sorenson	21
-HRA-Zoa Heckman	22
2015 All Pets Impound Record	23

BUSINESS

Wells Pistol & Rifle Club Update and Parking Request – Donn Browne	
2016 FCDC Contract for Services	24-30
EDA Enabling Resolution Amendment/ Public Hearing Discussion	
Seasonal Street Laborer Nighttime Wage Discussion	
Review of 2015 Goals/2016 Goals	31-32

CLOSED SESSION WITH HRA- PURCHASE OF REAL PROPERTY-Per MN Statute § 13D.05, subds. 3 (c)

COUNCIL REPORTS & ANNOUNCEMENTS

Mayor, Braun, Burns, Harig, Herman

Next regular meeting will be held Monday, February 8, 2016 at 5:00 pm at the Wells Community Center

ADJOURN

Honorable Mayor Ron Gaines

**NOTICE OF OBSERVATION AND/OR PARTICIPATION:
THE CITY COUNCIL WILL BE HOLDING A CLOSED SESSION WITH THE WELLS HRA AT THIS
MEETING.
THERE MAY BE A QUORUM OF HRA PRESENT AND ACTION MAY BE TAKEN.**



The Wells City Council convened on Monday, January 11, 2016 at 5:00 pm in the Council Chamber.

Mayor Gaines called the meeting to order with the following councilmembers present: David Braun, Steven Burns (via video conference) Whitney Harig, and John Herman. Also present: City Administrator Robin Leslie, Police Chief Tim Brenegan, Street Department Foreman Mike Pyzick, City Engineer Travis Winter and City Attorney David Frundt.

AGENDA

The agenda for the January 11, 2016 meeting was reviewed. Motion by Braun and second by Harig to approve with the addition of Seasonal Street Laborer Position to the consent agenda and Full Time Street Laborer Position Discussion to Business. Motion carried.

PUBLIC COMMENT

Brenda Weber asked why the makeup of the Board of Adjustment and Appeals has changed from Councilmembers only to three Councilmembers and two P&Z members.

Leslie stated that a consultant working for the City recommended making that change in 2013 but since the City has not amended the Ordinance to date, the appointment reverted to previous makeup and P&Z and Council.

PUBLIC HEARING- To Amend the Resolution Establishing an Economic Development Authority

Brad Heggen asked if there was a motion at Council to amend the enabling Resolution. Leslie stated there was not because it was not required as the hearing is prodedural..

Heggen also stated that he feels the years of experience and knowledge that board members bring to the EDA will be lost with only councilmembers serving as an EDA.

Harig stated that the EDA had a lengthy discussion at their last meeting. She stated that she is in favor of keeping the EDA as is with the exception of having Megan Boeck serve as the staff liaison.

Herman stated that he is also in favor of leaving the EDA as is and that the EDA could operate with six members until someone is ready to resign.

Mayor Gaines closed the public hearing at 5:10 pm.

CONSENT AGENDA

Motion by Herman and second by Braun to approve the consent agenda as listed on pages 1-42a of the Council packet. Motion carried.

Minutes-December 7, 2015 & December 14, 2015

December Payments

November & December Financials/Building Permits/Overtime/Comp Time

End of Probationary Periods – Police Chief Tim Brenegan; Part-Time Police Officers Jordon Mondeel, Evan Brown, Ryan Murphey; Theatre Clerks Holly Fernandez and Cynthia Hinkley; and Library Clerks Angela McCormick and Gwen Kimpton

2016 Professional Service Agreement – City Attorney

PUC Minutes, December 2015

Staff Reports

Dave Braun asked what repairs were needed for the blower. Street Foreman Pyzick stated that both the fan bearing and gear drives need to be replaced.

City Engineer Travis Winter stated that the City received \$554,000 in TED grants for the Wells Business Park and that he will continue to work on those plans in the next couple months.

City Administrator Leslie stated that she will prepare a 2015 goals review and 2016 goals discussion for the next meeting.

NEW BUSINESS

Resolution 2016-01 Approving the Final Layout Design for the 2017 Highway 109 Wells to Alden Preservation Project and Authorizing Cost-Sharing of Associated Project Costs- Forrest Hasty from MNDOT stated that he used a program called auto-turn and has determined that semi's will still be able to travel in and out of Marketplace Foods. He also stated that even if the sidewalk doesn't go in, MNDOT will still be removing pavement in the ROW and returning it to grass.

Bruce Mandler stated that he is still investigating if MNDOT has an easement for lot 12 and that he plans to exhaust all of his legal options to oppose this project.

Alan Olson stated he will not pay for someone to remove snow or grass from property that isn't his and that if he is billed for maintenance he will consult with an attorney.

Jeff Giese stated that a 6 foot sidewalk is unnecessary and that with the closure of his accesses he will be forced to park cars on the street. In addition, Giese stated that he doubts MNDOT will go through the trouble of tearing up pavement and adding grass if the City doesn't choose to add the sidewalk.

Hasty stated that encroachments and accesses are addressed in every MNDOT project so that everyone is treated equally and that if accesses are deemed to be unnecessary or a unsafe, they are removed in the process.

Olson stated that ordinances are meant to be changed and that City ordinances should be meant to benefit the general public not the state.

Bob Schultz stated that he was worked for Marketplace Foods for 15 years and that in that time he has never seen anyone walking on the highway.

Milt Peterson questioned the Council if anyone was in favor of the sidewalk project.

Harig stated that she has spoken to many people who are in favor of the sidewalk.

Sandy Lorenz stated that the sidewalk discussion started in 2010 through the Wells Active Living Coalition and Safe Routes to School. Lorenz also stated that a survey was done which identified a need for sidewalk access to Dairy Queen, Marketplace Foods, Dollar General, Broadway and the churches and school. In addition, Lorenz stated that a sidewalk and trail plan was developed and approved by the City based on those findings. In addition, Lorenz stated that the good news is that there is finally conversation about the need for sidewalks in Wells.

Jerry Warmka stated that sidewalks do make it easier for wheelchairs and walking and that she feels that a sidewalk from Marketplace to Dairy Queen is a good idea especially since MNDOT is taking area anyway

Harig stated that this is not an easy decision but that she weighs her decision based on the greater good for all. She stated she felt the overwhelming majority is in favor of the project.

Herman stated he is not against sidewalks but he is against this particular project.

Motion by Braun and second by Harig to approve Resolution 2016-01. Motion carried 3-1 (Herman voted against).

FCDC Proposal/Contract Draft- No action taken. Tim Clawson, Executive Director of FCDC, presented the Council with a draft contract for services. Clawson stated that he has worked on many projects similar to those facing Wells and that he has a strong background economic development.

Harig stated that the work FCDC has done for the EDA so far is appreciated and that she knows FCDC is committed to the community.

Old Football Field Reuse Discussion- No action taken. Milt Peterson stated that he has plans to purchase the old football field for an auction site and would like to know what the problem is with getting that property re-zoned.

Burns stated that because that property is zoned residential and surrounded by residential it could not be re-zoned.

Leslie stated that Mr. Peterson could request an interim use permit, in which case the Planning and Zoning Commission would require a public hearing and make a recommendation to the City Council.

Mayor Gaines stated he wouldn't be opposed to 30 day interim use permit but that Mr. Peterson would have to follow the proper procedure.

Burns left the meeting at 6:25.

Resolution 2016-02 Amending the Resolution Establishing an Economic Development Authority- Leslie stated that even though the EDA discussed appointing Megan Boeck to the liaison position there are other things that have to be considered such as union contracts and pay grade. Leslie also stated that as the Executive Director of the EDA, she would also have to agree to that change because that function is currently her job and that before any changes are made to contracts, a discussion has to be had at the Council level about the logistics of such a change.

Harig stated that her vision is for staff to come to the meetings and be an asset that is added to the EDA but not remove the City Administrator from her capacity.

No action taken on Resolution 2016-02. The Council discussed the correct makeup of the EDA and the consensus was to change it from a five member Board to a seven member Board.

Motion by Herman and second by Harig to advertise a public hearing to amend the enabling resolution from a five member Board to a seven member Board. Motion carried.

2016 Council Committees and Appointments- Leslie stated that the HRA is requesting the City Council wait on appointing the fourth sitting position until after their meeting and that she filled the Planning and

Zoning vacancy with Brenda Weber. In addition, Leslie stated that she designated Bolton and Menk as the City Engineer.

Motion by Herman and second by Braun to approve the Council Committee and Appointments as stated. Motion carried.

Resolution 2016-03 Certifying Banking Powers Granted to City Staff & Mayor- Motion by Herman and second by Braun to approve Resolution 2016-03. Motion carried.

Revisit Snowmobile Moratorium in City Parks- Harig stated that she requested this item be place on the agenda for further discussion and that she has received feedback from citizens who are upset that they can't snowmobile in City parks. Harig also stated that she thinks the City needs to work on an ordinance with restrictions similar to golf carts.

Braun stated that if there is a warm spell before the next meeting there is a potential for more damage.

Leslie stated that the moratorium stemmed from complaints by the Golf Board and the greenskeeper because of the cost to replace damaged turf but that she would be amendable to lifting the moratorium in Half Moon Park only.

Brad Heggen stated that \$500-\$1000 in maintenance repairs is money well spent for young families to be able to enjoy a public space that would otherwise sit idle in the winter months.

Motion by Harig and second by Braun to lift the snowmobiling moratorium ban in Half Moon Park only until the weather changes. Motion carried.

Street Laborer Position- Leslie stated that because of an unexpected increase to the work comp insurance cost, she is recommending postponing hiring the full time Street Laborer position. Leslie also stated that she spoke to the Public Works committee and they are in agreement as well.

Motion by Braun and second by Herman to postpone hiring the full time Street Laborer position until spring. Motion carried.

COUNCIL REPORTS

Braun- stated that he attended his first PUC meeting and that going forward, they have asked to receive a copy of the Council packets.

Harig- stated she will be attending the Advanced Leadership Conference with the League of MN Cities and the Lunch and Learn Chamber event next week. Harig also stated that there needs to be a discussion about the EDA and that next year the Boards need to have a chance to review applications before appointments are made.

Herman- none.

Gaines- none.

ADJOURNMENT

Motion by Braun and second by Harig to adjourn the meeting at 7:12 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck

Flame Theatre Board Minutes
Wednesday, November 18, 2015

Jeff Teskey, Ila Teskey, Scott Berg, Beth Hansen, Jennie Kloos, Nate Nasinec and Deb Thoe
Absent were Renae Burn, David Braun and Jill Koehler

- Meeting called to order, minutes reviewed, and approved.
- First order of business was the review of 2016 ads sold
- New slides need to be made for 'no cell phone use' during the movie – the current slide shows an outdated phone. Megan will need to make a new slide(s).
- KBEW is asking if the Theatre would like to do an 'ad trade' – this would allow them a free or reduced price ad at the Theatre in exchange for radio ad time. The board discussed the idea, and decided that we are not interested. It is better to have accurate numbers on the books for ads sold/paid for.
- Jennie said that she was notified that a 'ticket checker' from Lions Gate will be coming Fri-Sat-Sun. This person will look at ticket numbers at the start/end of the night. There will be no special procedures from staff to accommodate this. Concession prices may also be part of the ticket checkers review?
- Santa is coming to the Theatre for Wells Does it Bright – he will arrive at the Theatre @ 5:30 pm to greet the kids after the movie, once done at Paragon Bank.
- It was noted that some lights need replacing. Going forward, Deb needs to monitor this and report any maintenance to City Hall. Jennie will put in a work order with the City of Wells, as needed.
- LED lights inside poster boxes need replacing. Weather strip for side door also needs to be fixed.
- Beth mentioned a request for a Guest Book to be kept at the Theatre lobby, since our audience is known to come from a distance this could be a fun addition to the lobby. Logistics of this would need to be figured out. All agreed that this would be an interesting idea – to be discussed again at next meeting.
- The Flame Theatre is up to over 2300 'likes' on Facebook.
- Chuck is back to 'heavy' cleaning duties. Theatre staff is to continue with light cleaning.
- Answering machine is failing – Jennie to contact Bevcomm about setting up voicemail.
- Pop prices were discussed again. It was unanimously decided to raise the price to \$2.00 per bottle starting in January. This change will need to be made at all City machines. Scott to contact Pepsi.
- It was noted that diet pop has a shorter shelf life than regular, and that we should be mindful to not over order on diet.
- Free matinees will be held during the holiday break again this year, starting on 12/28/15. This movies need to be Blu-Ray. Jennie is in charge of getting movies lined up – she plans to check at the library.
- It was discussed and decided that no Saturday matinees will be held this winter. The historical attendance doesn't support this as profitable.
- Kelly Knutson will no longer be on the staff schedule. Deb said we are adequately staffed without her, and there is no need to hire any additional help at this time.
- Jennie said that she hasn't heard yet from the schools about coming for a movie prior to Holiday break.
- Beth said that the Paragon Bank Mainstreeters will not be showing a movie this year for their December event as they are doing something new this year.
- The Theatre will be open on 12/25/15. This is a Friday – Alvin and Chipmunks will be showing, 2nd weekend.
- Star Wars is still about 5 weeks out. We are on the list to get this movie when possible.

- It was suggested that possibly a different member from City Council may be a better fit for the Theatre Board to act as liaison. David's schedule is not allowing him to attend many meetings. Board members want to keep the meeting time at 4 pm, as it has been.
- Jeff and Ila opened up discussion regarding any volunteers to Chair the Board in 2016. The group agreed that they are doing a great job, and asked if they would continue. Jeff and Ila agreed to continue the Chair position for another year. Beth agreed to keep on as secretary for 2016.

Meeting adjourned at 5 pm. The next scheduled meeting to be held on 1/20/16 at City Hall.

Wells Community Ambulance Service
Board of Directors Meeting
December 14 2015

The Wells Community Ambulance Service Board of Directors met on Monday, December 14th at the Wells ambulance garage. The meeting was called to order by Chairman Bill Groskreutz. Members present were John Herman, Martin Healey, Bill Groskreutz, Mark Fendrich, Dave Tatge, Jim Richards and Jim Stern.

Minutes of the November meeting were read and approved on a motion by John Herman and a second by Jim Stern.

The financial report for December was reviewed and approved on a motion by Mark Fendrich and a second by Jim Stern.

Martin Healey gave the Captain's report with 31 runs in November. Beginning in March a grant will be available for obtaining a Lucas CPR machine. After receiving this machine the squad will purchase a second machine. Martin is still in contact with the Zoll representative regarding 12 lead heart machine. The Soup Supper was well attended. The squad Christmas Party will be held in February but no definite date at this time. Election of officers was held at the December squad meeting with Mandy Root elected to be CoVice-Captain with Joel Treptow. All other offices stayed the same. Martin brought up squad members' concerns regarding Parkview Care Center. It is felt that Wells needs to confirm available back-up before leaving for a return trip from an emergency room visit. Martin will talk to Parkview administration regarding this situation.

Bill Groskreutz reported that the Exit signs are not working. They will be repaired on a motion by Dave Tatge and a second by Mark Fendrich. The floor will be re-waxed in the spring and signs will be made to direct anyone as to what products be used to wash floors. John Herman is retiring from the board of directors effective January 1 2016. A new appointment will be made after City of Wells approval.

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

Respectfully submitted,


Pat Hassing, Acting Secretary



Wells Library Board
December 16, 2015

Attending: Whitney Harig, Brenda Rebelein, Sue Dundas, Tom Schindler, Robin Leslie, Tami Beto. A member of the public also attended the meeting. Tom presided. Agenda was approved.

Reports:

Secretary's report was approved (Whitney/Brenda) with one change ("After the meeting returned to *open* session..."). Financial report was discussed and approved (Whitney/Sue). Anything not spent in 2015 will roll into 2016 budget. Whitney suggested we earmark funds for building improvements.

Staff Reports:

- Adult coloring: Tami provided numbers for November.
- Wells Does It Bright: Successful night with children's craft night, two gift basket giveaways, and guest author Rod Van Wyngarden.
- The library staff attended USC elementary parent-teacher conferences with library card applications and parent approval forms for Overdrive use. We collected 81 new library card applications and 99 additional permission forms. We will schedule some Overdrive training sessions for parents, students, and other library patrons.
- We are required by State statute to be closed all City-designated holidays, according to the League of Minnesota Cities (exceptions are police department and snow plowing). The library holiday schedule will be changed accordingly. Changes would be Martin Luther King Day, Presidents' Day, Veterans' Day, and the Friday after Thanksgiving; Robin will check on days off when Christmas holidays are on a weekend.
- Programs: Historical Society will have adult craft vintage and pop-up Valentine making on January 25 at 6:00. Adult reading will start January 19 and run for 8 weeks; prizes are being finalized.

Statistics: November 1,566 (up from 1,466 in 2014)

Old Business:

2016 Budget: We approved (Sue/Whitney) the 2016 budget as it currently stands; we will adjust accordingly when we receive the final County payment amounts.

Computers: Tami e-mailed our request to John to forward to the company. We will receive computers soon, hopefully next week, and will then have two computers to get rid of. Tami will get a monitor from Robin.

Flooring: We moved (Whitney/Tom) to accept the Square Yard's estimate and hire them for new flooring. Any issues that would run over the estimate would need Board approval. We suggested that we contact them to find a time that the library is closed to install flooring.

TdS issues: Cataloging has been better. TdS now has a weekly spreadsheet so that libraries can scan in codes of duplicates instead of sending them in, which has helped with backlog. TdS is trying to replace the head cataloguer, who has cut back to 2 days/week through 2015 and 1 day/week for 2016. The Reader History has been turned off (as a privacy issue), and after much discussion the vote was to allow each reader to turn on/off. If USC were to join TdS, the same card for TdS would work at the school; a presentation will be scheduled. The board voted (Whitney/Sue) to allow Tami to go to annual report training on Sierra, probably in January and hopefully within the county; and also to allow Tami and Betsy to attend summer reading training on a Friday in January.

New Business:

Betsy Bushlack started work on November 30. She seems to be learning quickly and getting along well with patrons and other staff members.

Meeting adjourned.

Next meeting: January 20, 2016

Respectfully submitted,

Sue Dundas, Secretary



The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, December 8, 2015 at 5:30 pm in the Wells Community Center. President Ann Marie Schuster called the meeting to order with the following members present: David Braun, Bill Groskreutz, Zoa Heckman and Thomas Schindler. Also present was Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the December 8, 2015 meeting was reviewed. Motion by Heckman and second by Schindler to approve the agenda as presented. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

The minutes of the November 10, 2015 meeting were reviewed. Motion by Braun and second by Schindler to approve with one change. Motion carried.

The bills and financial statements were discussed. Motion by Schindler and second by Braun to approve the bills as presented. Motion carried.

Motion by Heckman and second by Braun to approve the financial statements as presented. Motion carried.

LIFESTYLE MANAGEMENT REPORT

Jim Abbe from Lifestyle Management presented the Board with a brief update on Broadway Apartments and Park Place Townhomes. Abbe stated that there was a HUD inspection done on 17 different apartments at Broadway and that they were rated at a 94B. Abbe also stated that residents have requested a new TV for the dining area.

Motion by Heckman and second by Schindler to authorize the purchase of a new TV not to exceed \$500.00. Motion carried.

In addition, Abbe stated that rent at Park Place is increasing \$3 per unit per month.

BUSINESS ITEMS

Housing Study- Boeck presented the Board with two housing study proposals:

Community Partners Research	\$11,500.00
Maxfield Research	\$13,000.00

Motion by Groskreutz and second by Braun to approve proposal from Community Partners Research in the amount of \$11,500.00. Motion carried.

Old USC Property Planning- No action taken. Ann Schuster informed that Board that she met with Dr. Jensen regarding the HRA's proposal for Property 1 (all) and Property 2 (lot 12). She stated that because

the old school site did not pass soil borings, the property would not be able to be transacted but that the School is interested in moving forward with trading property 2 (lot 12) for the "Brown Property". In addition, Schuster stated that she feels the Board's next step is to schedule a joint meeting with the City Council to discuss the sale of these properties.

Demolition Contract- No action taken. It was the consensus of the Board that the contract needs to be reviewed by all Board members with discussion to be held at the January 12th meeting.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, January 12, 2015 at 5:30 pm in the Wells Community Center.

ADJOURNMENT

Motion by Schindler and second by Braun to adjourn the meeting at 7:12 pm. Motion carried.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk



The Wells Economic Development Authority (EDA) convened on December 15, 2015 at 5:00 pm in the Council Chamber. President Heggen called the meeting to order with the following members present: Jim Heckman, John Herman, Kim Sorenson, Whitney Harig and Sue Nasinec. Absent: Bruce Mandler.

AGENDA

The agenda for the December 15, 2015 meeting was reviewed. Motion by Harig and second by Nasinec to approve with the addition of public comment. Motion carried.

PUBLIC COMMENT

None.

BUSINESS

Wells Economic Development Authority 2016- President Heggen stated that he feels an Advisory Board such as the EDA provides expertise and continuity without political slant. Heggen also stated that he feels the City Council as an EDA Board would eliminate the advisory element and that a complete overhaul of the EDA could prove to be disastrous. In addition, Heggen stated that change is good but in moderation.

Herman stated that in order to have the Council serve as an EDA there has to be a public hearing and that at this point nothing has been decided. Herman also stated that he is in favor of leaving the EDA as is, with those that want to be reappointed. In addition, Herman stated that goals need to be set for 2016 so that decisions and progress are made.

Harig stated that she has felt very frustrated with the progress of the current EDA Board over the last year and that is why she is open to new ideas.

Heggen stated that the EDA has been able to do very little for the last two years or since the Community Development position was eliminated because he feels nothing gets done between meetings. Heggen also stated that as owners of the property, the EDA needs to take a stance on the NIP before any more money is spent on a project that cannot be completed.

Harig stated that she feels the Board should follow through with the TED grant since money has already been spent on the application.

Motion by Heckman and second by Sorenson to stop development of the North Industrial Park and research the sale of the property to a private party. Motion carried.

Heckman stated that going forward, in whatever capacity, the EDA needs a catalyst who is dedicated to the community.

Motion by Heckman and second by Nasinec to request the City Council offer Megan Boeck the position of staff liaison and primary contact for the EDA. Motion carried.

Heggen questioned the date of the next EDA meeting. It was the consensus of the Board that the next EDA meeting be scheduled for January 19, 2015 at 5:00 pm unless otherwise stipulated by the City Council.

ADJOURNMENT

Motion by Herman and second by Nasinec to adjourn at 6:49 pm. Motion carried.

Jim Heckman, Secretary/Treasurer

Megan Boeck, Deputy City Clerk

Wells Historical Society Meeting Minutes

The January meeting of the Wells Historical Society was called to order by President Ila Teskey on Monday, January 4, 2016, at 7:00 p.m. Present were Mike Beckmann, Carmen Meyer, Barb Stensrud, Mary Smalley, JoAnn Ovrebo, Fran Wilder, Paul Bach, Ryan Feist and Betsy Hermanson.

Secretary's Report: There was no official meeting in December, but the secretary's report from November was read and approved on a motion by Carmen, second by Paul.

Treasurer's Report: The WHS treasurer's report showed a balance of \$13,826.21, and was approved on motion by Mary, second by Ryan. Veteran's Memorial showed a balance of \$31,364.94, and was approved on a motion by Ryan, second by JoAnn.

Bills to pay: Bills presented for payment by Wells Historical Society (listed below) were approved on a motion by Ryan, second by Mary. Bills presented for payment by the Veterans Memorial (listed below) were approved on a motion by Carmen, second Ryan.

Wells Historical Society

Bevcomm	63.28
Courier-Sentinel	24.00
True Value	64.95
Wells Utilities	126.83
Flame Theatre	300.00
Wells Chamber	100.00
Carmen Meyer	213.80
Wells Mirror	<u>146.00</u>
Total	\$1038.86

Veterans Memorial

Wells Utilities	23.10
Flame Theatre	300.00
Wells Mirror	<u>20.00</u>
Total	\$343.10

Museum Report: Attendance was down in 2015, probably because we didn't have a big event in the spring, and August attendance in 2015 was higher during All School Reunion. We will have an exhibit highlighting handwork in April.

Schedule of workers: Fridays: Mary Smalley, Kathy Ayers and Betsy

Saturday, Jan. 2:	Betsy
Saturday, Jan. 9:	Carmen
Saturday, Jan. 16:	Mary Majeski (Mike unlock/lock)
Saturday, Jan. 23:	Mike
Saturday, Jan. 30:	Gary Kauffmann (Ila unlock/lock)

Depot Items: Construction of the kiosk at the depot trailhead will begin in the spring. Bench and Bike Rack have been ordered and we have been reimbursed by SHIP.

Fundraiser: Paper shredding at the depot on May 2, 2016, from 11 a.m. to 1 p.m.

New Business:

Ryan asked why Wells Historical Society does not begin meeting with prayer and the Pledge of Allegiance. He made a motion that the WHS begin each meeting with prayer and the pledge. It was seconded by Fran. There was some discussion on whether or not to include prayer. The motion was voted on and failed. Motion was made by Betsy and seconded by Mike that the WHS begin each meeting with the Pledge of Allegiance. Motion carried.

There being no further business, the meeting was adjourned. Next meeting of the Wells Historical Society will be held February 1, at 7:00 p.m. at the Wells Depot Museum.

Respectfully submitted,
Betsy Hermanson, Acting Secretary



City of Wells
125 South Broadway
Wells, MN 56097
507.553.6371 OFFICE
507.553.5126 FAX
cityhall@cityofwells.net
<http://www.cityofwells.net>

TO: Mayor & City Council
FROM: Robin Leslie, City Administrator 
DATE: January 21, 2016
RE: **January 2016 City Staff Update**

Probationary Employees-Remove from Probation

I recommend removing the following employee from probationary status:

1. Megan Kruegar, Part time Liquor Store Clerk, 1/27/2016

Staff Appointments

I recommend appointing Chad Klocek to a Seasonal Street Laborer position.

Wells Fire Department

2015 Call Report

City Calls:

Fire 6

Accidents: 3

(Vehicle, and misc, rescues)

Misc: 3

(Gas/Chemical leaks, Medical Assists, Storm Watch, Etc.)

False Calls 3

Total: 15

Rural Calls:

Fire 5

Accidents 6

(Vehicle, and misc, rescues)

Grass/Field Fire 4

Misc: 3

(Gas/Chemical leaks, Medical Assists, Storm Watch, Etc.)

False Calls: 0

Total: 18

Total Calls for 2015: 33

City Call Percentage: 45%

Rural Call Percentage: 55%

Average Number of men/trucks per call	City	Rural	Average
NUMBER OF MEN PER CALL	20	18	19
NUMBER OF TRUCKS PER CALL	4	5	5

Wells Fire Department 2016 Election Results

The members of the Wells Fire Department held their annual elections on Tuesday, December 22, 2015. The results were as follows:

Chief: Guy Kimpton
Assistant Chief: Richard Brandenburg

Captain: Scott Berg Rescue
Captain: Shaun Olson
Secretary: Chance Kimpton

First Training Officer: Eric Neubauer
Second Training Officer: John Bathke

Fire Custodian/Truck Bay: Gregg Wegner
Fire Custodian/Office: Kurt Gossen

2016 Wells Fire Department Roster

Bryan Schultz
Paul Giese
Scott Linde
Gregg Wegner
Mike Pyzick
Steve Kloos
Chad Klocek
Doug Becher
Bucky Brandenburg
Guy Kimpton
Shaun Olson
Scott Berg
Chad Swelha
Brian Bullerman
Adam Neubauer
Craig Anderson
Kurt Gossen
Dane Giese
Eric Neubauer
Chad Harig
Chance Kimpton
John Bathke
Jarad Billings
Eric Lacky
Adam Stenzel
Josh Rebelein

	Board	Day	Time	Date	Location
JANUARY	Public Utility Commission	Tuesday	3 pm	1/5/16	Public Utilities Conference Room
	City Council	Monday	5 pm	1/11/16	Community Center
	HRA	Tuesday	5:30 pm	1/12/16	Community Center
	EDA	Tuesday	5:00 pm	1/19/16	Community Center
	Theatre Board	Wednesday	4 pm	1/20/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	1/20/16	Library Conference Room
	City Council	Monday	5 pm	1/25/16	Community Center
FEBRUARY	Public Utility Commission	Tuesday	3 pm	2/2/16	Public Utilities Conference Room
	City Council	Monday	5 pm	2/8/16	Community Center
	HRA	Tuesday	5:30 pm	2/9/16	Community Center
	EDA	Tuesday	5 pm	2/16/16	Community Center
	Theatre Board	Wednesday	4 pm	2/17/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	2/17/16	Library Conference Room
	City Council	Monday	5 pm	2/22/16	Community Center
MARCH	Public Utility Commission	Tuesday	3 pm	3/1/16	Public Utilities Conference Room
	HRA	Tuesday	5:30 pm	3/8/16	Community Center
	City Council	Monday	5 pm	3/14/16	Community Center
	EDA	Tuesday	5 pm	3/15/16	Community Center
	Theatre Board	Wednesday	4 pm	3/16/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	3/16/16	Library Conference Room
	City Council	Monday	5 pm	3/28/16	Community Center
APRIL	Public Utility Commission	Tuesday	3 pm	4/5/16	Public Utilities Conference Room
	City Council	Monday	5 pm	4/11/16	Community Center
	HRA	Tuesday	5:30 pm	4/12/16	Community Center
	EDA	Tuesday	5 pm	4/19/16	Community Center
	Theatre Board	Wednesday	4 pm	4/20/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	4/20/16	Library Conference Room
	City Council	Monday	5 pm	4/25/16	Community Center
MAY	Public Utility Commission	Tuesday	3 pm	5/3/16	Public Utilities Conference Room
	City Council	Monday	5 pm	5/9/16	Community Center
	HRA	Tuesday	5:30 pm	5/10/16	Community Center
	EDA	Tuesday	5 pm	5/17/16	Community Center
	Theatre Board	Wednesday	4 pm	5/18/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	5/18/16	Library Conference Room
	City Council (optional)	Monday	5 pm	5/23/16	Community Center
JUNE	Public Utility Commission	Tuesday	3 pm	6/7/16	Public Utilities Conference Room
	City Council	Monday	5 pm	6/13/16	Community Center
	HRA	Tuesday	5:30 pm	6/14/16	Community Center
	Theatre Board	Wednesday	4 pm	6/15/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	6/15/16	Library Conference Room
	EDA	Tuesday	5 pm	6/21/16	Community Center
	City Council (optional)	Monday	5 pm	6/27/16	Community Center
JULY	Public Utility Commission	Tuesday	3 pm	7/5/16	Public Utilities Conference Room
	City Council	Monday	5 pm	7/11/16	Community Center
	HRA	Tuesday	5:30 pm	7/12/16	Community Center
	EDA	Tuesday	5 pm	7/19/16	Community Center
	Theatre Board	Wednesday	4 pm	7/20/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	7/20/16	Library Conference Room
	City Council (optional)	Monday	5 pm	7/25/16	Community Center

	Board	Day	Time	Date	Location
AUGUST	Public Utility Commission	Tuesday	3 pm	8/2/16	Public Utilities Conference Room
	City Council	Monday	5 pm	8/8/16	Community Center
	EDA	Tuesday	5 pm	8/16/16	Community Center
	Theatre Board	Wednesday	4 pm	8/17/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	8/17/16	Library Conference Room
	City Council (optional)	Monday	5 pm	8/22/16	Community Center
	HRA (moved due to Primary Election)	Tuesday	5:30 pm	8/23/16	Community Center
SEPTEMBER	Public Utility Commission	Tuesday	3 pm	9/6/16	Public Utilities Conference Room
	City Council	Monday	5 pm	9/12/16	Community Center
	HRA	Tuesday	5:30 pm	9/13/16	Community Center
	EDA	Tuesday	5 pm	9/20/16	Community Center
	Theatre Board	Wednesday	4 pm	9/21/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	9/21/16	Library Conference Room
	City Council	Monday	5 pm	9/26/16	Community Center
OCTOBER	Public Utility Commission	Tuesday	3 pm	10/4/16	Public Utilities Conference Room
	City Council	Monday	5 pm	10/10/16	Community Center
	HRA	Tuesday	5:30 pm	10/11/16	Community Center
	EDA	Tuesday	5 pm	10/18/16	Community Center
	Theatre Board	Wednesday	4 pm	10/19/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	10/19/16	Library Conference Room
	City Council	Monday	5 pm	10/24/16	Community Center
NOVEMBER	Public Utility Commission	Tuesday	3 pm	11/1/16	Public Utilities Conference Room
	City Council	Monday	5 pm	11/14/16	Community Center
	EDA	Tuesday	5:00 pm	11/15/16	Community Center
	Theatre Board	Wednesday	4 pm	11/16/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	11/16/16	Library Conference Room
	HRA (moved due to General Election)	Tuesday	5:30 pm	11/22/16	Community Center
	City Council	Monday	5 pm	11/28/16	Community Center
DECEMBER	Public Utility Commission	Tuesday	3 pm	12/6/16	Public Utilities Conference Room
	City Council	Monday	5 pm	12/12/16	Community Center
	HRA	Tuesday	5:30 pm	12/13/16	Community Center
	EDA	Tuesday	5 pm	12/20/16	Community Center
	Theatre Board	Wednesday	4 pm	12/21/16	City Hall Conference Room
	Library Board	Wednesday	5 pm	12/21/16	Library Conference Room
The following boards meet as needed: Planning & Zoning Commission, Parks Board and Airport Board.					
The Tri-City Sewer Board & the Library Foundation meet four (4) times per year.					

1/11/16

The Honorable Ron Gaines:

The Wells City Council either has either forgot, does not know, or are being led in a very dangerous direction when it comes to effective Committees. Committees need to act on their own--without political interference, and that is just not happening.

The Council needs to encourage and reward longevity, as Committee members need experience and knowledge to become effective—the only way to gain those qualities is with many years of on-the-job training. Elected officials may, or may not, get these years of experience because of time served.

It is interesting to me that the State Supreme Court and the firm of Moody's have mentioned political interference in the Committee Structure.

See Below:

The Minnesota Supreme Court stated:

“We think the manifest object of the Legislature was to place the conduct of municipal-owned public business enterprises in the hands of stable and independent body, free from the baneful influences which so often result from the frequent changes in political complexion of an elected council” (village of Chisholm v. Bergeron, 1923)

Moody's states: String independent boards with industry expertise as a condition of service on the board membership are the soundest governance structure. More generally we look for governing boards that minimize political interference in the professional management of operations and establish sound policies, risk management programs, strategic plans, and general fund transfer policies.

It is with the above in mind that I submit my resignation from the Wells EDA, effective immediately.

Longevity of volunteer service to the city should be applauded and rewarded—not discouraged. I have come to see this is not the case within the city of Wells.

I have enjoyed my time on the Wells EDA, and feel we have accomplished many things for the city. We have a South Industrial Park that is ready to accept business, we have laid the foundation for the return of Wells Foods to be a great employer in the city. We have made many low interest loans, and loan guarantees to successful businesses in the City, and have actively recruited many businesses that did not make Wells their home.

I feel the EDA has been an active and effective asset to the city. The EDA have been as active and effective as the council has provided the assets for us to build upon.

The EDA cannot go out and build mountains of debt using other people's money—they must build the city with hard work and vehicles such as grants. With that being said, the city needs the asset of a Full Time Community Development Director to aide many committees in the day to day operation and development of the city, as the present system is visibly not working.

Sincerely,
Kim A. Sorenson

RECEIVED
JAN 12 2016
CITY OF WELLS

Reply Reply All Forward

Resignation



Zoa Heckman [zoa.bhrealty@gmail.com]

To: Megan Boeck, Bill Groskreutz [bags@bevcomm.net]; Tom Sandy Schindler [tom.sandy.fam@gmail.com];
David Braun; Jim Heckman [jheckman@paragonbankmn.com]; Ron Gaines;
Brad Heggen [bheggen@bevcomm.net]; Jim Abbe [JimA@lifestyleinc.net]

Zoa Heckman
41 2nd Ave SW
Wells, MN 56097

Monday, January 11, 2016 11:29 AM

RE: HRA Board

Dear Ann, Bill, Tom, David, Jim, Megan, Ron, Brad, and Jim.

I knew when I was appointed that that the board was conservative and moving slower than it had in the past. The first few meetings I attended surprised me. The board accepted financial reports that contained averages and not exact accounting. There was no urgency to the projects. Staff told the board "no" which, to me indicates the tail was wagging the dog.

When Megan took over the staff position I was hopeful. Please give her support. She is an opportunity for this community to engage in housing development.

Ultimately, I am not a good fit on this board. You have been together a long time and have set a path. It is not the path I would follow at this critical point in Wells housing.

I am resigning from the HRA effective immediately.

I have no hard feelings and wish you all a wonderful 2016.

Zoa Heckman

--

Zoa Heckman, BHRealty Agent, 107 S Broadway, Wells, MN
zoa.bhrealty@gmail.com, 507-317-8689 Cell, 507-553-6959 Office,
<http://www.zoa.postlets.com>
<http://www.bradheggenrealty.com>

2015 City of WELLS Impound Record		Reclaimed, adopted, or euthanized		city pays owner pays
Date	Rabies Suspect or Where Found	Description	Fees	
2015				
1/14/2015	290 7TH ST SW	GOLDEN RETRIEVER	OWNER CLAIMED - ERIN HANSEN	\$48.09
1/27/2015	DOLLAR GENERAL	K9 BROWN MIXED BREED	OWNER CLAIMED-DALE ELLEGARD	\$18.05
2/2/2015	OWNER BROUGHT IN-DANGEROUS DOG	BROWN/WHITE PIT BULL- KAIL	OWNER PICKED UP AFTER MEETING CITY REQUIREMENTS	\$544.42
2/20/2015	SW SECTOR OF WELLS	ORANGE TABBY CAT	ADOPTED BY MICHELLE BMMERT	\$55.00
2/24/2015	2ND AVE NW & 1ST ST NW	2- DSH BROWN/ORANGE TABBY FEMALES	ADOPTED BY RIVERSIDE REGIONAL PET SHELTER-MANKATO	\$110.00
3/24/2015	165 2ND AVE SE- OWNER SANDRA ACKERMAN	BLACK LAB/PIT BULL "MIDNIGHT"	OWNER DIDN'T PICK UP- ADOPTED BY FARIBAULT CTY HUMANE SOCIETY	\$595.06
4/27/2015	112 1ST AVE.	"SISSY" GREY DSH	O SURRENDERED (PATRICIA JOHNSON)	\$95.00
4/27/2015	112 1ST AVE	"SASSY" GREY AND WHITE DSH	O SURRENDERED (PATRICIA JOHNSON)	\$55.00
4/27/2015	112 1ST AVE	"FELIX" BUFF MALTESE	OWNER CLAIMED (PATRICIA JOHNSON)	\$75.00
4/27/2015	112 1ST AVE	"SYLVESTER" WHITE MALTESE	OWNER CLAIMED (PATRICIA JOHNSON)	\$75.00
7/5/2015	1/2 MOON PARK	BLACK MALE KITTEN	ADOPTED BY FARIBAULT CTY HUMANE SOCIETY	\$55.00
7/31/2015	CASEY'S GENERAL STORE	FEMALE HUSKY PURPLE/WHITE STRIPED COLLAR	ADOPTED BY FARIBAULT CTY HUMANE SOCIETY	\$150.00
9/3/2015	DITCH ALONG HWY OUTSIDE TOWN	2 BLACK & WHITE KITTENS- 1 M/1 F	MALE- TOD STOCKMAN- MINN LAKE, FEMALE- adopted MIKE & JULIE BRUEGGER- WELLS	\$110.00
10/22/2015	828 3RD ST SW-WELLS	ORANGE CAT	ADOPTED BY "FOR PETS"	\$55.00
10/26/2015	S. BROADWAY-WELLS	BLUE PIT BULL	O CLAIMED-JUSTICE LYNCH "ONYX"	\$64.00
10/31/2015	828 3RD ST. SW	GREY TABBY DSH (ADULT)	O CLAIMED- BRIAN BIAS "MOOSE JR"	98.41
11/15/2015	wells marketplace	black lab mix (excellent condition)	owner surrendered. Adopted by Freeborn county humane society	\$75.00
11/23/2015	EAST FRANKLIN	FEMALE SHIH-TZU- YOUNG	OWNER CLAIMED- DEREK THOSTENSON	\$83.12
11/22/2015	WFS Elevator	buff-colored kitten-male	ADOPTED BY SHEILA GROBE	\$171.11
12/1/2015	Wells Utilities	2 labs-chocolate and yellow	Owner claimed-Amanda Silverthorn	\$160.61
			2015 City Total	\$1,636.17



FARIBAULT COUNTY DEVELOPMENT CORPORATION

January 8, 2016

City of Wells
125 S Broadway
Wells, MN 56097

Re: Proposal for Economic Development Services

City of Wells,

We are excited about the opportunity to grow and strengthen our relationship with the City of Wells and the Wells Economic Development Authority (EDA) and establishing a greater presence in the community. We are proposing a contract somewhat similar to the contracts we have with the City of Blue Earth and Faribault County and their EDA's. With our other clients we provide professional services as necessary to complete the administration, management and implementation of the economic development services. We are also responsible for securing, implementing and retaining programs that facilitate economic growth and development. As a private non-profit and non-governmental organization, one of the strengths of the Faribault County Development Corporation (FCDC) is its ability to rapidly change its scope of services and adapt to the changing needs of our clients.

The FCDC and its staff have a proven track record of successfully assisting many businesses and organizations. FCDC's staff have the experience and skills necessary to address a wide variety of economic development needs in the City of Wells. We can provide assistance in the development and marketing of the City's Industrial/Business Parks as well as updating your economic development tools and materials.

FCDC and its staff have strong ties and working relationships with many regional, state and federal organizations. FCDC is a satellite office of the South Central Regional - Small Business Development Center (SBDC) where we serve as consultants linking the SBDC's resources with our clients.

We look forward to working closely with the City of Wells and the EDA to address the economic development needs of the community.

Sincerely,

Tim Clawson, CEcD
Executive Director

FARIBAULT COUNTY DEVELOPMENT CORPORATION

CONTRACT FOR SERVICES

This Agreement is made as of the ____ day of _____, 2016, by and between the City of Wells, a municipal corporation under the laws of Minnesota (hereinafter referred to as “the City”) and Faribault County Development Corporation (FCDC), a non-profit corporation (hereinafter referred to as “FCDC”).

In consideration of the mutual covenants and promises hereinafter set forth, it is understood and agreed as follows:

1 EMPLOYMENT

City hereby retains and employs FCDC to perform certain necessary economic development services including business retention and expansion activities within the City.

2 SERVICES

As a private, non-governmental organization, one of the strengths of the FCDC is its ability to change its scope of services to better fit in a changing business environment. The following list of services shall encompass many, but not all, of the services provided. Individualized services may be further defined from time to time in writing.

2.1 Coordinate and Communicate Area Economic Development Activities

- a. Attend meetings with Wells EDA, stakeholder groups, Business Leaders, Public Bodies and other groups as necessary to ensure coordination of economic development activities.
- b. Act as a coordinating voice for area economic development needs with local, state, and federal policy makers and to ensure positive steps for change are brought forward.
- c. Coordinate City of Wells Economic Development needs/activities with other local and regional economic development activities.
- d. Development and coordination of a comprehensive area inventory that lists strengths, weaknesses, needs, assets, resources, and contact people for specific issues/items, so that economic development activities can be better coordinated and strategically planned (comprehensive assessment).
- e. Development of an area infrastructure assessment and be a voice for change as it relates to fostering an environment that is supportive for new business creation/existing business growth (housing, technology, transportation, policy).

- f. Dialogue with all area businesses to understand their needs/challenges to ensure that the current local business environment is supportive of existing businesses.

2.2 Attract New Business / Assist Current Business

- a. Act as a resource for current business and assist them in reaching their goals by providing points of contact, direction to available resources, and assistance with form/plan completion.
- b. Prepare and implement a comprehensive strategic marketing plan that packages the City of Wells area in a business-friendly light, utilizes appropriate messages/media sources, and is cutting edge and different – results orientated.
- c. Develop a list of contacts and “invite” them to locate or grow and expand in the City of Wells.
 - i. Coordinate with potential business and local units of government to ensure necessary paperwork, applications, and forms are completed to ensure available incentive programs are secured.
- d. Coordinate the development and utilization of traditional and non-traditional capital financing methods including traditional lending, venture capital fund access, and other public assisted financing methods.
- e. Ensure appropriate customer care (hand off) is achieved once interested business parties hone in on a specific location so that individual cities can begin to work on the details of the acquisition.

2.3 Local EDA/City Coordination

- a. Meet with local units of Government to ensure understanding of activities, potential leads, and additional assistance requests are addressed.
- b. Provide monthly reports regarding activities.
- c. Respond to questions/concerns/issues on EDA items that come into the City.
- d. Provide assistance in community development projects that benefit global economic development activities.
- e. Have sufficient presence in the City to ensure both an understanding of their needs as well as form a strong working relationship with the administrative employees.

3 IMPLEMENTATION SERVICES

FCDC and City intend to establish a close cooperative working relationship. FCDC and City agree that City is responsible for the performance of certain acts and functions that will enable FCDC to fulfill its duties under this Agreement. The City agrees that FCDC will, in the course of fulfilling its mission, require the cooperation and services of the City's Attorney and City Staff. FCDC intends to provide services that shall be undertaken only at the request of and under the direction of the City. In addition FCDC shall provide the following:

- a. FCDC shall work with the City Staff to coordinate planning and implementation of the City's goals.
- b. FCDC shall, at such time and in such forms as the City requests, furnish to the City such periodic reports as it may request pertaining to services.
- c. FCDC shall, at the City's request, provide a copy of any and all reports or documents created, generated or obtained by FCDC in the course of providing the services, which documents may be retained by the City as a part of its permanent records.

4 LIMITATION OF FCDC SERVICES

City and FCDC agree that FCDC will not provide and is not obligated to provide the following services under this Agreement.

- a. FCDC will not provide or be obligated to obtain legal advice or architectural/engineering services to or on behalf of the City.
- b. FCDC shall not undertake any activity or action unless the City has provided appropriate policy direction or specific authorization to do so.
- c. FCDC will not be responsible for the disbursement of moneys from any applicable state or federal agencies.
- d. FCDC will not undertake those administrative tasks that are otherwise assigned to be delegated to the City Staff.
- e. FCDC will not employ subcontractors whose services shall be directly billable to the City without the express written authorization and approval of the City. Notwithstanding the foregoing, FCDC reserves the right to subcontract any and all services in consideration of the Compensation and Payment set forth in Section 5 below.

5 COMPENSATION AND PAYMENT

5.1 FCDC agrees

To provide professional services as necessary to complete the administration, management, and implementation of the services. FCDC will provide services on a Retainer basis for general economic development services and a set fee basis for identified projects with a specific fee of \$25,000.00 per year.

5.2 Retainer provisions

- a. Duration - the duration of the retainer is for one calendar year, beginning on January 1, 2016 and ending on December 31, 2016.
- b. Monthly Retainer Fee - The retainer fee is \$2,083.33 payable by the last day of each month, starting on January 31, 2016.
- c. Hours - There are no specified number of hours of services. There will be no charge for mileage or travel time to the City.
- d. Cancellation - The contract shall continue in full force and effect until December 31, 2016, unless either party gives a one hundred and twenty (120) day written notice of cancellation.

6 COOPERATION BETWEEN THE CITY AND FCDC

It is the intent of this Agreement that a close cooperative working relationship be established between the City and FCDC. Among the City's specific responsibilities under this Agreement are:

- a. To make available to FCDC, at no cost and in a timely manner, any available data, studies, reports, maps and other documents in its possession or available to it pertinent to the services to be performed.
- b. To assist FCDC in arranging and scheduling meetings and contacts with local public officials, private agencies and individuals, and providing space for application intake as may be necessary.
- c. To provide any legal information, guidance, advice and opinion necessary hereunder from the City Attorney.
- d. To cooperate and assist in assembling information, data and other aid needed to facilitate the FCDC's activities hereunder, including review by City officials and other governmental agencies.
- e. To act as the Fiscal Agent for any grants, including the receipt and disbursement of funds.

7 EQUAL OPPORTUNITY IN EMPLOYMENT

In connection with the execution of this Agreement, all parties shall comply with Section VI of the Civil Rights Act of 1964 (78 Statute 2124), Section 109 of the Housing and Community Development Act of 1974 and Amendments and Regulations issued thereto. During the performance of this Agreement, the FCDC specifically agrees as follows:

- a. FCDC will not discriminate against any employee or applicant for employment because of race, creed, sex, color or national origin. FCDC will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, sex, color or national origin. Such action shall include, but not be limited to demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. FCDC shall post, in conspicuous places available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this nondiscrimination clause.
- b. FCDC will, in all solicitations or advertisements for employees placed by or on behalf of the FCDC, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex or national origin.

8 INDEMNITY

City shall indemnify and hold harmless FCDC from and against any and all costs, liabilities, or expense, including reasonable attorneys' fees, arising out of (a) any breach of warranty, covenant, agreement, or representation made by City in this Agreement; (b) any nonfulfillment of any agreement of City under this Agreement or any misrepresentation in or omission from this Agreement or from any document or other instrument furnished or to be furnished to FCDC; and (c) all actions, suits, proceedings, demands, assessments, judgments, costs, and expenses incident to any of the foregoing. FCDC will give written notice as soon as practicable to City and the occurrence or nonoccurrence of any event or the discovery by FCDC of any circumstance against which City may be called upon to indemnify FCDC under this Agreement.

FCDC shall indemnify and hold harmless the City from and against any and all costs, liability, or expense, including reasonable attorney's fees, arising out of (a) any breach of warranty, covenant, agreement, or representation made by FCDC in this Agreement; (b) any nonfulfillment of any agreement of FCDC under this Agreement or any misrepresentation in or omission from this Agreement or from any document or other instrument furnished or to be furnished to City; and (c) all actions, suits, proceedings, demands, assessments, judgments, costs, and expenses incident to any of the foregoing. City will give written notice as soon as practicable to FCDC of the occurrence or nonoccurrence of any event or the discovery by City of any circumstance against which FCDC may be called upon to indemnify City under this Agreement.

The provisions hereon represent the entire contract between parties. This contract and any special provisions to which this contract is subject may only be altered, amended or rescinded by a duly executed written agreement.

In Witness Whereof, the parties have executed this Agreement

FARIBAULT COUNTY
DEVELOPMENT CORPORATION

CITY OF WELLS

BY: _____

BY: _____

Date: _____

Date: _____

ATTEST _____

ATTEST _____



City of Wells
125 South Broadway
Wells, MN 56097
507.553.6371 OFFICE
507.553.5126 FAX
cityhall@cityofwells.net
<http://www.cityofwells.net>

TO: Mayor & City Council
FROM: Robin Leslie, City Administrator
DATE: January 21, 2016
RE: **2015 City Council Goals Review**

2015 Council Goals:

1. Frank Brothers Elevator Demolition
2. Old USC Site Planning
3. 2015 SRTS Project + future funding
4. Blight removal/Infill opportunities/redevelopment/affordable housing
5. CIP Update
6. Surplus sale (May 9th)
7. Annexation issue
8. 109/22 visibility issues
9. Liquor Store Remodel
10. SIP & NIP/Wells Business Park-Grants/Movement
11. Community Engagement
12. New EDA consultant

2015 Administration Goals

1. Personnel Policy Manual
2. Document & Space Management
3. Increase government transparency/engagement
4. City ordinance updates (e.g. sidewalk, street, zoning)



City of Wells
125 South Broadway
Wells, MN 56097
507.553.6371 OFFICE
507.553.5126 FAX
cityhall@cityofwells.net
<http://www.cityofwells.net>

TO: Mayor and City Council
FROM: Robin Leslie, City Administrator
DATE: January 21, 2016
RE: **2016 Council Goals/Priorities**

What would you like to work on this year? What are your priorities and/or goals as a councilmember?

Since it's the start of a new year, I would like to encourage you to develop some goals and priorities for 2016 and bring to the meeting. These priorities and goals will help guide City staff work this year.

Top 5 goals/priorities for 2016:

1. _____
2. _____
3. _____
4. _____
5. _____

Peggy Bennett

State Representative

District 27A

Dodge, Faribault, Freeborn, Mower and
Steele Counties



Minnesota *Full*
**House of
Representatives**

COMMITTEES:
VICE CHAIR, EDUCATION INNOVATION POLICY
AGRICULTURE FINANCE
EDUCATION FINANCE

Rep. Peggy Bennett
507 State Office Building
St. Paul, MN 55155

January 19, 2016

Mayor Ron Gaines
125 South Broadway
Wells, MN 56097

Dear Mayor Gaines,

Congratulations on the recent DEED grant approval for the City of Wells. I understand the large amount of work that these requests take and appreciate the efforts of all those involved. Thank you for that. Your work is vital to our communities and local businesses.

As a legislature, we need to continue our work on transportation. The transportation bill passed by House during the 2015 session would boost TED grants, and provide additional funding for cities and counties, including for small cities with populations under 5,000. I am hoping we can continue to move that bill through and am committed to working to pass a long-term transportation plan during the next legislative session.

Thank you again for your work, I will continue to push for a transportation bill here. If I can ever be of any assistance to you on a state legislative issue, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Peggy Bennett".

Rep. Peggy Bennett

651-296-8216

Rep.peggy.bennett@house.mn



F91

January 21, 2016

Dear Mary Francis & Invisible Fence Twin Cities,

The Wells City Council wanted me to express their gratitude for the Project Breathe Pet Oxygen Mask Kits awarded to the Wells Fire Department.

We are so very thankful to have these kits available for our pets in the case of an emergency.

On behalf of the City Council, thank you!

Sincerely,

A handwritten signature in black ink that reads "Robin Leslie". The signature is written in a cursive style with a large initial "R".

Robin Leslie
City Administrator