



**City Council Meeting Minutes
Monday, July 13, 2015, 5:00 pm
Wells Community Center**

The Wells City Council convened on Monday, July 13, 2015 at 5:00 pm in the Council Chamber.

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

The following EDA Board members were in attendance: Brad Heggen, Kim Sorenson, Sue Nasinec, John Herman and Whitney Harig.

The following WPU Commission members were in attendance: Ron Hartman and Kim Sorenson. Also present was Superintendent Jeff Amy.

AGENDA

The agenda for the July 13, 2015 meeting was reviewed. Motion by Braun and second by Harig to approve with the addition of Part-Time Office Clerk Appointment and 1999 Aerial Cyclone Fire Truck Purchase. Motion carried.

JOINT MEETING DISCUSSION – WELLS BUSINESS PARK

City Engineer Travis Winter stated that he originally prepared a feasibility report for a full infrastructure build at the Wells Business Park at a cost of roughly three million dollars. Since then, the EDA has directed him to make some reductions to the plan, which now includes: two entrances on Highway 22 with turn lanes (required by MnDOT), a ten ton street section with curb and gutter, gravel surfacing, grading, storm sewer, sanitary pipe only and a retention pond. Winter stated the estimated cost for these improvements are now \$1.87 million. He stated this scaled down version of the projects eliminates the sanitary forcemain, lift station and boring under the highway for water access.

City Administrator Leslie stated she received rough numbers from Northland Securities in regard to bonding options, including total debt payment and amounts that would need to be budgeted in coming years. Leslie also stated that the figures based off of a 20 year repayment plan include a levy increase of approximately \$140,000 each year for debt repayment.

Brad Heggen stated that the goal of the EDA is to promote business and commerce and that while this is a costly opportunity, he feels it's important to be progressive when it comes to development.

Kim Sorenson stated that the cost to loop water services is next to half a million dollars and it's too big of a sum to get any sort of payback no matter how many lots are developed.

Leslie stated a project like this is doable because of the resulting tax base increase but that the Council may need to consider postponing the 6th Street SW project because doing both projects at the same time may not be feasible. Leslie also stated that the next step is to get more concrete numbers from Northland Securities and have the EDA work on determining lot prices as well as creating a development agreement.

PUBLIC COMMENT

Donn Brown updated the Board on progress at the Gun Club. Brown stated that the wet lands have been delineated and that the gravel fill should be delivered in three to four weeks from the old USC School. He

also stated the Gun Club received donations from the USC Trap Club and the Faribault County Pheasants Forever for the improvements.

CONSENT ITEMS

Minutes

Motion by Burns and second by Harig to approve June 8, 2015 and April 27, 2015 minutes. Motion carried.

Payments

Motion by Herman and second by Braun to approve payments in the amount of \$137,727.93 as listed on pages 8-14 of the council packet. Motion carried.

Financial Statements/Building Permits/Overtime/Comp Time Reports

Motion by Braun and second by Herman to approve Financial Statements, Building Permits, Overtime and Comp Time reports as presented on pages 15-19 of the council packet. Motion carried.

Board Reports

Motion by Burns and second by Braun to accept Theatre Board minutes as listed on page 20 of the council packet. Motion carried.

Motion by Herman and second by Harig to accept Ambulance Board minutes as listed on page 21-22 of the Council packet. Motion carried.

Staff Reports

Street Department Foreman Pyzick stated that staff has been busy laying blacktop, repairing the sweeper and doing their best with mosquito control. Pyzick also stated that the John Deere loader needs a new transmission and clutch and at this point the repair cost would amount to more than trade in value.

Leslie stated the Council could finance or pay cash out of reserves for loader replacement and that they should consider authorizing the bidding process so that a decision can be made at the August meeting.

Motion by Burns and second by Herman to authorize bidding for a new loader. Motion carried.

Leslie provided the Council with an update from Interim Chief Brenegan as he was not able to be in attendance. Leslie stated the new squad has arrived and that the department has organized a National Night Out event to be held on August 4th. Leslie also stated that they are still considering options for the school resource officer position and that a public safety committee meeting will be scheduled to make a determination.

City Engineer Winter stated the SRTS project is still under review by MnDOT and will not be completed before the start of the school year.

City Attorney David Frundt stated that the land owners have not responded to correspondence regarding the annexation and that the next step is to notify the township and schedule a public hearing.

Leslie updated the council on staff work items and stated that she is still working on the Murphy, Gutierrez and Johnson nuisance properties.

NEW BUSINESS

Pay Estimate No. 6 & Final (Ulland Brothers) – 2014 Street Improvement Projects- Winter stated that issuing final payment will close out the project and start the two year warranty period. Motion by Burns and second by Braun to approve Pay Estimate No. 6- 2014 Street Improvements in the amount of \$30,219.31. Motion carried.

Police Chief Appointment – Tim Brenegan- Motion by Herman and second by Burns to appoint Tim Brenegan to the Police Chief position subject to an updated job description, a six month probationary period and a wage of \$29.56 per hour. Motion carried.

Full-time Police Officer Vacancy – Authorize Hiring Process- Motion by Burns and second by Harig to post the open position internally. Motion carried.

Kurt Niebuhr Employment Agreement- Motion by Herman and second by Burns to approve the employment agreement for Kurt Niebuhr. Motion carried.

Flame Theatre Appointments – Kelli Knutson & Hunter Malwitz- Motion by Herman and second by Burns to appoint Kelli Knutson and Hunter Malwitz as part-time theatre clerks subject to a three-month probationary period. Motion carried.

100 North Broadway Purchase & Authorize Sale- Motion by Burns and second by Braun to authorize purchase of 100 North Broadway and to authorize sale. Motion carried.

Lions Plaza Plan & Maintenance Agreement- Motion by Braun and second by Herman to approve the Lions Plaza plan and maintenance agreement as presented on pages 33-34 of the Council packet. Motion carried.

Watershed Planning Grant- Motion by Braun and second by Herman to authorize determination of feasibility for the Watershed Planning Grant in the city of Wells by FCSWD. Motion carried.

1999 E-One Cyclone II 95’ Platform Aerial Firetruck- Motion by Braun and second by Burns to approve purchase of used aerial for \$359,000 subject to satisfactory inspection. Motion carried.

OLD BUSINESS

None.

COUNCIL REPORTS

Gaines- None.

Braun- stated there is still a visibility issue at Hwy 109 & Hwy 22 and that he was pleased about how the meeting went with the EDA & WPU.

Leslie stated another notice can be sent.

Burns- mentioned the weed problem at the corners of Hwy 109 & Hwy 22.

Leslie stated this is being addressed.

Herman- None.

Harig- asked what has been done regarding the nuisance violations at the Wright Construction property.

Leslie stated she will work with the City Attorney and address some of the ordinance violations.

ADJOURNMENT

Motion by Harig and second by Braun to adjourn the meeting at 7:04 pm.

Mayor Ronald Gaines

Deputy City Clerk Megan Boeck