



The Wells Economic Development Authority (EDA) convened on May 19, 2015 at 5:00 pm in the Wells City Hall Conference Room. President Heggen called the meeting to order with the following members present: Whitney Harig, John Herman and Kim Sorenson. Members absent: Jim Heckman, Bruce Mandler and Sue Nasinec. Also present was City Administrator Robin Leslie and City Engineer Travis Winter.

AGENDA

The agenda for the May 19, 2015 meeting was reviewed. Motion by Sorenson and second by Harig to approve as presented. Motion carried.

MINUTES

The minutes of the April 21, 2015 meeting were reviewed. Motion by Harig and second by Sorenson to approve with one correction. Motion carried.

PUBLIC COMMENT

None

CONSENT ITEMS

As there were no bills, the financial reports were discussed. Motion by Herman and second by Harig to approve the current financial statements with additions. Motion carried.

NEW BUSINESS

None

OLD BUSINESS

South Industrial Park- Steve Kloos, Wells Concrete Products, did not appear as invited so there was no update.

Faribault County Commercial Rehab Revolving Loan Program- City Administrator Leslie updated the Board on the Faribault County Commercial Rehab Revolving Loan Program. Leslie stated that if any portion of loan is forgiven the EDA has to pay the forgivable portion back into the revolving loan fund. Sorenson asked if money could be spent outside the city of Wells. Leslie stated she will look into it further and place it on the next meeting agenda for discussion.

North Industrial Park/Wells Business Park- City Engineer Travis Winter stated at the MNDOT access review meeting on May 4th, MNDOT agreed with the two access points to line up with the Herman Manufacturing driveway and Thurman Street but will require turns lanes to be constructed once development occurs at this site at approximately \$80,000 each. He also said the Board could choose to only build one turn lane in the beginning while providing a turn around on the site for truck traffic until the second access would be built. In addition, at full development in the future, left turn lanes would be required but MNDOT would build them.

Amos Boeck, Lacey Hassing and the Board reviewed updated plans presented by Winter. The Board was in consensus that they would like dimensions added to the plan and asked about the third wetland missing from the plans on the corner of Lot 4.

Sorenson said that this needs to be looked at as the “bigger picture” and that this Board is not the Board to make those decisions. He stated they would need City Council and the WPU Commission buy in.

The Board stated they wanted the minimum costs to build the entire road with gravel and curbing with utilities and without utilities and also the grading costs for the entire site.

Lacey Hassing mentioned her current septic tank is 3000 gallons and the projected water use would be 100 gallons per night or 400 gallons per month. She stated most of her events are on the road now but if she added bathrooms four bathrooms would be needed with 1.3 gallons per flush. She also stated she buys/uses filtered water for her catering. Leslie stated she would put Ms. Hassing in touch with Chad Viland from Faribault County to answer septic questions.

ANNOUNCEMENTS

President Heggen reminded the Board that the next meeting would be held on Tuesday, June 16, 2015 at 5:00 pm.

ADJOURNMENT

Motion by Herman and second by Sorenson to adjourn at 6:45 pm. Motion carried.

Jim Heckman, Secretary/Treasurer

Megan Boeck, Deputy City Clerk