COUNCIL PROCEEDINGS

CITY OF WELLS, MINNESOTA

MINUTES

Regular Session of City Council
City of Wells

The Wells City Council convened in regular session on Monday, January 26, 2009 from 5:00 p.m. until 6:40 p.m. in the Wells City Building, Council Chambers. Mayor Shannon Savick called the meeting to order with the following council members and employees present: Councilmember Steve Burns, Councilmember Ashley Dylla, Councilmember Ron Gaines and Councilmember Mike Weber. Employees present: City Administrator Jeremy Germann and Deputy Clerk Debra Redman. Mayor Savick led the group in the "Pledge of Allegiance."

CONSENT ITEMS:

The minutes of the Regular Council Meeting held on January 12, 2009 were reviewed with Councilmember Gaines making a motion to accept the minutes with one correction. The minutes should read, "the city could amass large over-time bills." Councilmember Dylla seconded the motion with the correction. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

The monthly bills were reviewed in the amount of $79,539.74 with Councilmember Weber making a motion to pay the bills. Councilmember Burns seconded the motion. Discussion was held on the Alltel and Bolton & Menk bills. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

The monthly Financial Statements were reviewed with Councilmember Burns making a motion to accept the documents as presented. Councilmember Gaines seconded the motion. Discussion held. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

COMMITEE ITEMS:

Mayor Savick asked for a motion to approve the minutes from the Housing & Redevelopment Authority from meetings held on January 17, 2008 and December 29, 2008. Councilmember Burns made the motion with Councilmember Gaines giving a second. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

Mayor Savick asked for a motion to accept the resignation of Rick Hotzler from the Housing & Redevelopment Authority effective January 1, 2009. Councilmember Weber made the motion with Councilmember Dylla giving a second. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

Mayor Savick asked for a motion to approve the minutes from the Economic Development Authority from meetings held on January 15, 2008 and December 16, 2008. Discussion held. Councilmember Burns made the motion with Councilmember Gaines giving a second. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

Mayor Savick asked for a motion to nominate a commissioner to the Economic Development Authority to fill Mark Petsche's vacated seat with one of three candidates provided by the EDA. Councilmember Weber made a motion to nominate Jackie Neubauer. Discussion was held on other candidates. Councilmember Dylla seconded the motion on the floor. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

Mayor Savick asked for a motion to accept the Wells Public Library's recommendation to close the library for the first week of September 2009 to support the city's efforts to reduce costs. Discussion held. Councilmember Burns made a motion to table the subject with Councilmember Gaines seconding the motion. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

GENERAL BUSINESS:

Discussion held by City Council on **Code of Ordinances § 31.45 (A); Establishment of Wells Municipal Airport Commission**. Councilmember Gaines made a motion to amend the ordinance at a future council meeting to bring the city into compliance with the city code. Councilmember Dylla seconded the motion, Discussion held. Roll call taken with Burns, Dylla, Gaines and Savick voting yea. Weber voted nea. **Motion carried**.

City Council reviewed an energy audit completed for city hall, library and Flame Theatre on January 21, 2009 by Gaernst & Associates, INC. Mayor Savick made a motion to spend up to $500 with Parks Supply to create a request for proposal, with which the city could solicit estimates to upgrade the heating and cooling system contained within city hall. Councilmember Burns seconded the motion. Discussion held. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. **Motion carried**. Councilmember Weber made a motion to request a recommendation from the Wells Public Library Board concerning a similar RFP. Mayor Savick seconded the motion. Discussion held. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

Mayor Savick asked for a motion to adopt **RESOLUATION 2009-01: A RESOLUATION APPROVING A MINNESOTA LAWFUL GAMBLING PREMISES PERMIT APPLICATION FOR THE WELLS LIONS CLUB**. Councilmember Gaines made a motion to adopt Resolution 2009-01 with Councilmember Dylla giving a second. Discussion held. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. **Motion carried**.

Mayor Savick asked for a motion to approve the street department's recommendation to complete the street and sewer project at Ninth Street S.W. and Sixth Avenue, which was bonded for in 2008. Councilmember Burns made the motion with Councilmember Dylla giving a second. Discussion held. Councilmember Weber asked for an amendment to be attached to the motion, specifying the street department inspect the infrastructure buried

under the roadway to determine if any repairs need to be made before resurfacing commences. No objection was made to the amendment from the voting body, which created a "friendly amendment." Roll call taken with Burns, Dylla, Savick and Weber voting yea; with abstention by Gaines. **Motion carried.**

Mayor Savick asked for a motion on the street department's recommendation to go forward on repairs to the roadway and utility infrastructure on Fourth Avenue SE from Tenth Street SE to Fifth Street SE. Councilmember Weber made a motion to table the recommendation while the city researches alternatives. Councilmember Dylla gave a second. Discussion held. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

Mayor Savick asked for a motion to approve the Municipal Liquor Store's request to purchase an auto-scrubber, at a cost of $3,250.00 from DALCO located in Rochester, Minnesota. Councilmember Burns made the motion with Councilmember Weber giving the second. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. **Motion carried.**

Mayor Savick asked for a motion to allocate money to continue the enforcement of **MS §463.15** (Hazardous Building) process which could result in the demolition of a single-family dwelling located on parcel No.R30.200.4610 at an estimated cost of $13,000; information requested by council on December 8, 2008. Councilmember Burns made a motion to table the conversation until after council had an opportunity to officially request the Housing and Redevelopment Authority monetarily assist in the process. Councilmember Gaines seconded the motion. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. Motion carried.

City Council reviewed a presentation given by Community Development Director Zoa Heckman and Administrator Germann in January to the 2009 Reducing Costs in Local Government Conference in St. Could, Minnesota.

PUBLIC COMMENT:

- *Anthony Mosser* – Asked council questions concerning the infrastructure on Fourth Avenue SW and council working sessions.
- *Milt Peterson* – Asked council questions concerning the airport, the process for determining enforcement of hazardous buildings and the process the public needs to take to be put on the agenda.

GUESTS:

- *Bob Schultz* – Schultz explained why the Tri-City Sewer Board was holding a special meeting on Tuesday, January 27, 2009.
- *Faribault County Humane Society* – Explained what programs are available to Wells residents through the Faribault County Humane Society, future goals and asked for continued support from the community at large.
- *Milt Peterson* – Requested an opportunity to ask questions to the Wells Airport Board concerning airport operations.
- *Gene Weber* – Explained to council his position on tile drainage issues occurring since the interceptor project and the services of Bolton & Menk, INC.

- *Delores Weber* - Explained to council her position on tile drainage issues occurring since the interceptor project

EMPLOYEES:

Administrator:

- Recommended council hire Robert Waack as a part-time worker at the recycling center per the street department's request. Councilmember Weber made a motion to hire Bob Waack to replace Larry Birr and was seconded by Councilmember Burns. Roll call taken with Burns, Dylla, Gaines, Sávick and Weber voting yea. **Motion carried.**
- Recommended council purchase a four-year certificate of deposit at a rate of 3.15% from Wells Federal for approximately $161,078.90 (value submitted by Paragon Bank as of January 2009) when the city's current CD matures on February 6, 2009 at Paragon Bank. Administrator Germann explained he bid the CD at each of the city's three banking institutions and Wells Federal's bid represented the highest rate of return. Councilmember Gaines made the motion with Councilmember Burns giving a second. Roll call taken with Burns, Gaines, Savick and Weber voting yea; with abstention by Dylla. **Motion carried.**
- Recommended council considers creating personnel review board.
- Recommended council considers entering into a service contract with the law offices of Frundt & Johnson, Ltd.

ANNOUCEMENTS:

Councilmember Burns:	Briefed council on a possible economic stimulus package that could benefit United South Central School District.
Councilmember Dylla:	Asked council to consider updating language on kennel permits to state no refunds will not be issued.
Councilmember Gaines:	Nothing
Councilmember Weber:	Made a motion to include James Ratelle in the pool of candidates being interviewed January 27, 2009 by the Police Chief Interview Committee. Councilmember Burns seconded the motion. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. **Motion carried.** Made a motion to request Administrator Germann submit a formal recommendation to city council on a personnel review board. Councilmember Gaines seconded the motion. Roll call taken with Burns, Dylla, Gaines, Savick and Weber voting yea. **Motion carried.**
Mayor Savick:	Nothing

The next regularly scheduled council meeting was set for February 9, 2009 at 5:00 p.m. in the Wells City Building, Council Chambers. The next council working session was set for February 25, 2009 at 4:30 p.m. in the Wells City Building. Meeting adjourned.

Mayor Shannon Savick

Administrator Jeremy R. Germann