

City of Winsted
City Council Work Session
Lewis Room
Tuesday, May 15, 2018
5:30 p.m.

Present: Mayor Steve Stotko
Council Member George Schulenberg
Council Member Mike Henrich
Council Member Tom Ollig
Council Member Patty Fitzgerald

Staff Present: Mr. Daniel Tienter, City Administrator
Ms. Raquel Kirchoff, City Clerk-Treasurer

I. Call to Order

Mayor Stotko called the meeting to order at 5:30 p.m.

II. Land Lease Industrial Park Expansion

Mr. Daniel Tienter, City Administrator, stated that the City owns 40 acres of land for the Industrial Park Expansion. That land is platted and the City is currently trying to sell Lots One (1) and Two (2). In the interim, land leases have been in effect with certain farming operations to clear the grass and hay from the land without financial consideration. To date, the leases have been on a year to year basis, with the most recent land lease expiring at the end of December, 2017.

Mr. Tienter stated that the City was approached by parties that had not held a lease with the City for the land before that were interested in renting the property and were willing to compensate the City for the right to remove the grass and hay. The City released a request for quotes, which was published in the Herald Journal, and received quotes from Glessing Farms and Hausladen Farms.

Mr. Tienter reviewed the terms of the land lease with the City Council Members.

Mr. Tienter stated that City staff discussed the land lease with Mr. Allen Glessing, who indicated he is interested in removing the grass and hay on the entire 40 acres, to include Lots One (1) and Two (2) that were omitted from consideration. These lots were omitted because a tentative land purchase agreement was in place; however, is no longer valid. Mr. Tienter recommends Mr. Glessing be allowed to rent the entire 40 acres, for \$2,800.00, or \$70 per acre.

Mr. Tienter stated that the lease states that the City is actively trying to develop the land; and if any lots sold, the City would exercise termination of the lease.

Council Member Ollig stated that the previous land lease holder contacted him to ask if they did something wrong because the City requested bids for the lease. He continued by stating that he explained to them that the City received interest by other parties and that the fairest thing to do was request bids.

Mr. Tienter stated that the previous land lease holder contacted the City also, stating that they misunderstood the request for quotes deadline and asked if they would still have the opportunity to submit a bid. That occurred after City staff began a conversation with Mr. Glessing, so they were not able to submit a bid. Mr. Tienter stated that City staff did reach out to them directly and sent a request for quote to them.

Mr. Tienter stated that the lease agreement has the goal of the first clearing of the land before the Winstock Country Music Festival; therefore, the lease is included on the May 15, 2018 Consent Agenda.

III. Other

a) City Council Regular Meeting, May 15, 2018 – Amended Agenda

Mr. Tienter listed amendments to the May 15, 2018 City Council Agenda as follow:

- Removal of item “f) Purchase Authorization – Outdoor Civil Defense Siren, Battery Backup - Authorize the City Administrator to purchase a battery backup for one (1) Outdoor Civil Defense Siren from Federal Signal Corporation, for a cost not to exceed \$8,530.00 contingent upon receiving a Community Partnership Grant from CenterPoint Energy.”

Mr. Tienter stated that the City did not receive the Community Partnership Grant from CenterPoint Energy.

- Addition of New Business Item “5 a) Agreement for the waiver, transfer, and repayment of Federal Airport Entitlement Funds - Authorize the Mayor and City Administrator to execute a Wavier, Transfer and Repayment of Federal Airport Entitlement Funds Agreement with the City of Hutchinson, Minnesota.”

Council Member Henrich asked if a determination of runway width was decided. Mr. Tienter stated yes; the Federal Aviation Association (FAA) has agreed to a 160 feet wide runway – 120 feet wide primary surface with 20 feet shoulders as requested by the City. They have also agreed not to require an Airport Layout Plan Update.

IV. Adjourn

Council Member Ollig motioned to adjourn the meeting. Council Member Henrich seconded the motion. Motion carried 5-0.

The meeting was adjourned at 5:56 p.m.

Steve Stotko

Steve Stotko
Mayor
City of Winsted

ATTEST:

Raquel Kirchoff

Raquel Kirchoff, CMC
City Clerk-Treasurer
City of Winsted