

City of Winsted
City Council Meeting
Council Chambers
Tuesday, August 4, 2015
6:00 p.m.

Present: Mayor Steve Stotko . *Temporary Acting City Administrator*
Council Member Tom Ollig
Council Member Bonita Quast
Council Member Max Fasching
Council Member George Schulenberg

Staff Present: Ms. Deborah R. Boelter, City Clerk-Treasurer
Mr. Fran Eggert, City Attorney
Mr. Justin Heldt, Winsted Police Department Chief
Mr. Tyler Bruns, Winsted Police Department Officer
Mr. Dave Meyer, Winsted Public Works Department Maintenance Supervisor

1) Mayor Stotko called the meeting to order at 6:00 p.m.

a) The Pledge of Allegiance was taken.

b) Winsted Pride Award

1. Church of the Holy Trinity – 160-1st Street North

Mayor Stotko recognized the Church of the Holy Trinity for enhancing the aesthetic quality of their property and contributing to the overall enhancement of the City of Winsted's image.

2. Ms. Cheyenne Morrow and Mr. Al Kestner – 131 McLeod Avenue East

Mayor Stotko presented the Winsted Pride Award to Ms. Cheyenne Morrow and Mr. Al Kestner, 131 McLeod Avenue East, recognizing them for enhancing the aesthetic quality of their property and contributing to the overall enhancement of the City of Winsted's image.

2) Consent Agenda

Mayor Stotko read the Consent Agenda.

a) Park Commission Resignation – Ms. Kimberly Moen

Accepted the resignation of Ms. Kimberly Moen from the City of Winsted Park Commission.

b) Account Authorization – Financial Institutions

Authorized access and authority to City of Winsted accounts at the following financial institutions to Mr. Daniel Tienter, City Administrator:

- 4M Fund
- International City/County Management Association (ICMA)
- Security Bank and Trust Company
- Northland Securities

c) Claims

Approved the Claims List for August 4, 2015.

d) Resolution R-15-28 – Luce Line State Trail Cooperative Agreement

Adopted Resolution R-15-28 approving a Luce Line State Trail Cooperative Agreement between the State of Minnesota and the City of Winsted.

e) Winsted Municipal Airport Land Lease Agreement Termination, Hangar Number Twenty-Seven (27)

Terminated the Land Lease Agreement between the City of Winsted and Mr. Eric Petersen for hangar number twenty-seven (27) at the Winsted Municipal Airport.

f) Winsted Municipal Airport Land Lease Agreement, Hangar Number Twenty-Seven (27)

Approved the Land Lease Agreement between the City of Winsted and Mr. Larry Reid for hangar number twenty-seven (27) at the Winsted Municipal Airport based upon successful submission of all required documents and fees from Mr. Reid to the City of Winsted.

g) Winsted Municipal Airport Land Lease Agreement, Hangar Number Twenty-Seven (27) - Subletting

Approved the subletting of hangar number twenty-seven (27) at the Winsted Municipal Airport from Mr. Larry Reid to Mr. Robert Reid.

h) Resolution R-15-29 – Abatement Notice – 141 Sherman Avenue East

Adopted Resolution R-15-29 providing for an abatement notice given pursuant to Section Three (3) of Chapter Sixteen (16) of the Winsted Municipal Code; and scheduling a City Council Hearing Thereon, including the possibility of Summary Enforcement+.

i) Public Works Department – Street Sweeper Replacement

Approved the balance of \$22,573.00 to be paid for the purchase of a year 2014 Elgin Pelican NP street sweeper from MacQueen Equipment, Incorporated.

j) Winsted Police Department - Part-Time Police Officer – Mr. Andrew Lundeen

Approved the hiring of Mr. Andrew Lundeen as a part-time Police Officer for the City of Winsted Police Department at a wage of \$15.50 per hour.

Council Member Quast motioned to adopt the Consent Agenda as presented. Council Member Schulenberg seconded the motion. Motion carried 5-0.

3) No Public Hearings.

4) **No Old Business.**

5) **New Business**

a) **Housing Study – Community Partners Research, Incorporated**

Mr. Scott Knudson, Vice-President of Community Partners Research, Incorporated, was in attendance at the Regular City Council meeting.

Mr. Knudson presented the *Housing Study* results and recommendations on housing needs in the City of Winsted. Mr. Knudson stated the study looked at different aspects of housing within the City of Winsted and factors related to future growth projections. The study contains information on demographics, trend based growth projections, past growth patterns, employment rates, rental properties, home values, and building permits that have been issued in the City.

Mr. Knudson stated for a couple of decades, there had been a period of overall growth, but for the last eight to ten years that has slowly declined, which was due to a slowdown in the housing market. As a result of that housing slowdown, there has been very little growth in household population in Winsted. Currently the City of Winsted has between 20 to 25 percent of its housing as rental housing, with five to eight new homes being anticipated to be added per year for the next five years.

Existing home values in Winsted in 2014 were around \$140,000 and there were fewer bank sales and foreclosures than what was being experienced in 2008 through 2012. The rental market has very few vacancies but there has been relatively no growth in the rental housing stock. In addition, communities in this region tend to have a fair number of commuters. Approximately 10 percent of the Winsted based work force resides in the City of Winsted, with a large number commuting from surrounding communities.

Mr. Knudson stated with the prospect of five to eight new homes being added per year, that would be greater than what has been happening in the past six to eight years and significantly less than what was happening in the early 2000s. Aging patterns for this region point to more people being aged 55 and older, which will result in a demand for more single-level homes and maintenance-free housing options. The City should also expect to see some growth in townhomes and senior housing.

As it relates to the competitive market, there are approximately 800 single-family lots that exist within the immediate Winsted region, which is not an overly large inventory, but there is a fairly large inventory in the outlying area. That inventory will make it more difficult for developers to come in and create new subdivisions and it also puts the City of Winsted at a competitive disadvantage in terms of pricing. Mr. Knudson stated in spite of that, he would still encourage the City of Winsted to consider some new subdivisions as a means of expanding its housing market.

Mr. Knudson stated he would also be very supportive of constructing 20 to 24 rental units over the next few years. One of the difficulties in the rental housing market is that the surrounding communities have also not experienced significant growth in the number of rental units available, which results in very few comparable rental homes to look at. As the Winsted work force grows, a number of those workers will be interested in renting and will be limited in their choices. In addition, a portion of the older population will be interested in renting, which will place a greater demand on what currently exists.

Mr. Knudson noted the report will be available to the residents once it is finalized.

Ms. Helen Guggemos, Fairlawn Avenue, expressed her concerns about the limited one-level townhouse options for the senior population.

Mr. Knudson stated the decline in the housing market resulted in a significant drop-off in the construction of new homes, which is now on the increase.

Council Member Fasching stated it is hard to quantify the number of people who would like to remain in Winsted, but that in his view there is a segment of older people who would like to stay here if more senior housing options were available.

Mr. Knudson stated that Council Fasching is addressing people moving around the City, which is part of any housing demand and should be considered going into the future.

Council Member Quast asked Mr. Knudson if he feels that the City of Winsted will experience a demand for eight-unit apartment buildings or slab-on-grade senior housing.

Mr. Knudson noted they are recommending an increase in the number of rental units and that some of those units could target the aging population market. Mr. Knudson stated the construction of the units could be staggered as well so there is not an overabundance of those types of units on the market at one time.

Council Member Ollig stated one of the challenges the City faces is that the younger generations are more price sensitive and that they tend to relocate where the home prices are lower.

Mr. Knudson stated Winsted's small inventory of single-family homes does put the City at a disadvantage.

Mayor Stotko noted some of the local realtors did attend the City Council's work session earlier this evening and were given this information as well.

Council Member Ollig motioned to approve the Housing Study as presented. Council Member Fasching seconded the motion. Motion carried 5-0.

b) Drainage Issues – 621 Northgate Circle

Mayor Stotko introduced Mr. Ron Mills. Mayor Stotko noted Mr. Mills contacted the City approximately one week ago regarding the drainage issues he has been experiencing for the past few years.

Mr. Ron Mills, 621 Northgate Circle, addressed the City Council regarding drainage issues between his house and the house located at 619 Northgate Circle. Mr. Mills stated following even an inch of rain, the water starts backing up in the street and then damages his landscaping. Mr. Mills stated he would like to be reimbursed by the City for his expenses associated with fixing his landscaping.

Mr. Mills indicated he did speak with the Public Works Department but did not receive any assistance. The Public Works Department did look at the manhole later in the afternoon today but they have not performed any work on the manhole for a number of years. Mr. Mills indicated he would like to know what the City plans on doing to correct the situation.

Council Member Ollig asked if he has any photos of the water backup and damage to his landscaping.

Mr. Mills indicated he does have some on his phone but that the City Council Members could come out and look at it. Mr. Mills stated he has resided at this property for 35 years and has always experienced problems.

Mr. Mills indicated the City did clean out the catch basin approximately 20 years ago but that did not correct the problem. The water comes out of the storm sewer catch basin even with an inch of rain and at times he has had as much as 18 inches of standing water by his basement. Mr. Mills stated he is tired of having to replace his landscaping.

Council Member Ollig noted one of the recommendations by the City Engineer was to televise the storm sewer pipes in this area to see if anything has collapsed.

Mr. Dave Meyer, Maintenance Supervisor, displayed a map of the catch basin located between the two homes. Mr. Meyer stated Mr. Mills drain tile is 12 inches, which then goes to a 15-inch tile that is tied into the City's storm sewer system. Mr. Meyer stated he has cleaned the top of the catch basin numerous times and looked into it but did not see any problems. Mr. Meyer stated it would be necessary to insert a camera in there to look at the rest of the system.

Mr. Meyer stated part of the problem is that Mr. Mills has placed wood chips around the catch basin and in a heavy rainstorm that washes away.

Mr. Mills noted it washes away even with an inch of rain.

Mr. Meyer noted Mr. Mills system is not connected to Pheasant Run and that it drains into the stormwater retention pond. Mr. Meyer stated there are three drains off of Linden that drain into the pond. Mr. Meyer stated generally when a storm sewer pipe collapses or plugs up, the water will come up through the ground.

Mr. Mills stated his neighbor's driveway has a crack in it where water will come up and that his main issue is that the Public Works Department has not been out to correct the problem.

Mr. Meyer stated the first thing to do would be to insert a camera into the system to see if there are any blockages or areas where the pipe has collapsed. Mr. Meyer stated he also has been out to look at the situation numerous times.

The City Council directed Staff to televise the storm sewer pipes in this area and to notify Mr. Mills when the camera work will be done.

Mr. Fran Eggert, City Attorney, stated a claim can also be filed with the City's insurance carrier to see whether they will cover this.

Mayor Stotko stated if the televising does not depict any problems, the next step the City will need to take is to look at the pipe capacities throughout the area.

The City Council requested Staff keep Mr. Mills updated on what steps the City is taking to address this problem.

6) Open Forum

None.

7) **Announcements**

Mayor Stotko noted the Winsted Summer Festival starts this Wednesday night, with various events being held over the weekend. The fireworks display will be held Friday night unless there is rain. If there is rain, the fireworks will be held Saturday night after 11 p.m.

Mayor Stotko stated he also will no longer be acting as the Temporary City Administrator once the new City Administrator starts on Monday.

8) **Adjournment**

Council Member Fasching motioned to adjourn the meeting. Council Member Quast seconded the motion. Motion carried 5-0.

The meeting was adjourned at 6:45 p.m.

Steve Stotko

Steve Stotko
Mayor and Temporary Acting City Administrator
City of Winsted

ATTEST:

Deborah R. Boelter

Deborah R. Boelter, CMC
City Clerk-Treasurer
City of Winsted