

City of Winsted
City Council Work Session
Lewis Room
Tuesday, August 18, 2015
5:00 p.m.

Present: Mayor Steve Stotko
Council Member Bonita Quast
Council Member George Schulenberg
Council Member Max Fasching

Absent: Council Member Tom Ollig

Staff Present: Mr. Dan Tienter, City Administrator
Ms. Deborah R. Boelter, City Clerk-Treasurer
Mr. Dave Meyer, Public Works Department Maintenance Supervisor

I. Call to Order

Mayor Stotko called the meeting to order at 5:00 p.m.

II. Sewer Televising and Lining Project

Mr. Jake Saulsbury, Bolton and Menk, Incorporated gave a brief overview of the areas in the City of Winsted's sewer lines that were televised and are in need of lining.

Mr. Saulsbury presented a map detailing the sewer lines that were televised.

The City Council discussed and asked Mr. Saulsbury for an overview of the process for the *Sewer Televising and Lining Project*. Mr. Saulsbury gave an overview of the process and the tentative schedule for the *Project*.

The City Council directed Mr. Saulsbury to move forward with the *Sewer Televising and Lining Project*.

III. Kingsley Street Area Improvements

Mr. Saulsbury gave a brief overview of the *Kingsley Street Area Improvements Feasibility Study*.

Mr. Saulsbury discussed the following items:

- ✓ Background information detailing why the improvements were needed for the Kingsley Street area.
- ✓ Key issues that included:
 - ❖ Transportation facilities.
 - ❖ Pedestrian facilities.
 - ❖ Municipal utility facilities.
- ✓ Changes from the original *Feasibility Study*.
- ✓ Proposed street improvements.
- ✓ Wastewater system needs.
- ✓ Water system improvements.
- ✓ Storm sewer improvements.

- ✓ Project financing and funding.
- ✓ Assessment Policy review.
- ✓ Assessment area map.
- ✓ Project costs summary.
- ✓ Tentative schedule of the proposed *Kingsley Street Area Improvements Project*.

The City Council discussed the informational Open House and the Improvement Public Hearing.

The City Council agreed to have the informational Open House for the *Kingsley Street Area Improvements Project* on Tuesday, September 22, 2015, from 4:30 p.m. to 7:00 p.m. in the Vollmer Room at City Hall.

IV. Industrial Park Development

Mr. Saulsbury stated in response to a request from the City, he has analyzed the costs for two Phase 1 buildout options.

The ultimate buildout of the proposed industrial park includes the footprint of 14 lots. This area is approximately 58.2 acres in size. The ultimate street configuration includes the expansion of Industrial Drive, access to CSAH 1 south of Industrial Drive, and a street extension into the existing Wastewater Treatment Facility property for access to the existing treatment pond area. Sewer, water, and storm sewer utilities will also be required to serve each lot. The ultimate buildout cost is \$2,620,000.

Phase 1, Alternate A buildout, of the proposed industrial park includes minimal street and utility improvements in order to open up Lots 1 and 2 for immediate occupancy. Water and sewer services would be extended to Lots 1 and 2 from existing main lines under Industrial Drive. Grading would be limited to the footprint of Lots 1 and 2 and a temporary storm pond. Storm sewer would be limited to the construction of a temporary storm pond and outlet located south of Lots 1 and 2. Figure 2 shows the improvements proposed under Alternate A. The cost of Alternate A is \$300,000.

Phase 2, Alternate B, includes street and utility improvements necessary to open up Lots 1 through 6 as shown on Figure 3. Street improvements include Street A and the expansion of Industrial Drive. The water main would be extended along Street A from Industrial Drive. Sanitary sewer would require a gravity main along Street A and construction of a lift station within Outlot B. A storm sewer conveyance system would be constructed along Street A, which would discharge into a storm pond constructed within Outlot B and sized appropriately to serve the full buildout condition. Site grading would be limited to the area of the six lots and storm pond. The cost of Alternate B is \$1,850,000.

Discussions have been held with the property owner regarding the alternates.

Saulsbury noted the estimated costs do not include any environmental review services. Those costs have been outlined in the April 13, 2015, letter.

The City Council discussed the Industrial Park Expansion Project and directed Mr. Saulsbury and City Staff to move forward with Phase I, Alternate A.

V. Other

Mr. Dan Tienter stated his first couple of weeks with the City has gone good and that he is being brought up to speed on all the projects.

VI. Adjourn

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

The meeting was adjourned at 5:50 p.m.

Steve Stotko

Steve Stotko
Mayor
City of Winsted

ATTEST:

Deborah R. Boelter

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