

City of Winsted
City Council Work Session
Lewis Room
Tuesday, August 20, 2013
5:00 p.m.

Present: Mayor Steve Stotko – Temporary Acting City Administrator
Council Member Bonnie Quast
Council Member Max Fasching

Absent: Council Member Tom Ollig
Council Member George Schulenberg

Staff Present: Ms. Deborah R. Boelter, City Clerk-Treasurer

I. Call to Order

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

II. Winsted Public Library Expansion – Mr. Mark Ranum

Mr. Mark Ranum, Pioneerland Library System Executive Director, was in attendance at the Work Session and addressed the City Council in regards to the proposed expansion of the Winsted Public Library.

Ms. Julie Guggemos, Winsted Public Library Board, was also in attendance at the Work Session.

Mr. Ranum stated that the space of the Winsted Public Library has been undersized for many years. The Winsted Public Library is heavily used and the small space limits the number of books, programs and/or other services that the Library could provide.

Mr. Ranum stated that the Winsted Public Library is one (1) of four (4) libraries in the Pioneerland Library System that are located in a city and the city funds the facility where the library is located; however, Winsted is the only city that does not provide extra funding for hours of operation, books, programs and/or other services.

Mr. Ranum stated that if the Winsted Public Library would expand, the City of Winsted would be responsible for partnering with the building's owner to pay for any costs associated with preparing the vacant building for the Library. The City would also be responsible for the additional costs associated with the lease of the facility, the electrical service, janitorial services, etcetera. Mr. Ranum continued by stating that Pioneerland Library System would also want to have discussions with the City of Winsted on how they would assist financially to keep the technology and programming needs of the Library funded in the future.

Mr. Ranum stated that McLeod County continues to provide funding for the libraries located in their County; however, Pioneerland Library System would like to see the City of Winsted provide additional funding for books, operations, technology, programs and/or other services. He continued by stating that if the City of Winsted would provide additional funding, it would not go for the administration of the Pioneerland Library System; but, would be used solely at the Winsted Public Library for staffing costs, materials and/or programming.

Mr. Ranum stated that with additional funding from the cities in the Pioneerland Library System and the State of Minnesota, the Pioneerland Library System is able to provide support for the expansion of the Winsted Public Library.

Mayor Stotko stated that Pioneerland Library System is currently asking for \$6,000 in additional funding from the City of Winsted for the existing Library; if the Winsted Public Library moves to the proposed location, that is double in square footage, would Pioneerland Library System ask for more than \$6,000. Mr. Ranum stated no.

Mr. Ranum stated that if the City of Winsted would commit to providing the Pioneerland Library System with \$6,000 in additional funding each year for the next two (2) or three (3) years, the

Winsted Public Library would be able to provide more programming, services, materials and technology.

Council Member Quast asked if the Winsted Public Library would want the entire 7,000 square feet available in the vacant building or would a smaller portion be sufficient. Mr. Ranum stated that if the City of Winsted would decide on the minimal expansion of the eight hundred (800) square feet, the Winsted Public Library would still be under the minimal 2,500 square feet required in basic library planning. He continued by stating that Pioneerland Library System would like to have the Winsted Public Library expand to the minimum 2,500 square feet.

Council Member Quast asked Mr. Ranum what the Pioneerland Library System would do with the additional 4,500 square feet if the Winsted Public Library would expand to the 7,000 square feet vacant area. Mr. Ranum stated that there would be a community meeting room for adult programming in particular and the children's service could be expanded. He continued by stating that with the additional space, the Winsted Public Library would also be able to provide senior programs, improved technology and other important services. Mr. Ranum stated that there are grants available to help fund the aforementioned improvements and/or programming.

The City Council discussed the proposed expansion options.

Mayor Stotko stated that the current rent for the Winsted Public Library is \$550 per month and if they would move to the 7,000 square feet space that is vacant, the rent would increase to \$1,300 per month. He continued by stating that the Winsted Public Library would be getting four (4) times more space for a little more than double the current rent. Mr. Ranum stated that it is a unique opportunity for the Winsted Public Library and the cost per square foot is very reasonable.

Mr. Ranum stated that if the Winsted Public Library would expand to the 7,000 square feet vacant space, it would be easy to design the Library because it is basically a large square. He continued by stating that the building has good structure.

Mayor Stotko stated that every year the Pioneerland Library System requests \$6,000 from the City of Winsted. Mayor Stotko asked Mr. Ranum if they ask Winsted Township for \$6,000 as well. Mr. Ranum stated that Winsted Township is supporting the Library through the McLeod County Property Tax Levy and cannot be taxed twice. Mayor Stotko asked if the City of Winsted is being taxed twice by the McLeod County Property Tax Levy for the Winsted Public Library. Mr. Ranum stated no; county property tax levies are different for cities and township when it comes to libraries. Mr. Ranum stated that Winsted Township could volunteer to provide funding for the Library.

Mr. Ranum stated that demand is coming in the future for increased library services. The Winsted Public Library is going to need a larger facility.

The City Council again discussed the three (3) proposed expansion options.

Mr. Ranum stated library meeting rooms are very interesting spaces and a lot can be done with them if they are designed correctly.

Ms. Guggemos stated that she would like to see the Winsted Public Library expand to the 7,000 square feet vacant space.

Mayor Stotko stated that if the Winsted Public Library would expand to the 7,000 square feet, he personally would not vote to give the Pioneerland Library System an additional \$6,000 per year because the Library lease would be an increase of \$9,000 per year in the City's budget; however, he does believe the Library needs to expand.

Mr. Ranum stated that if the Winsted Public Library expands, the services will increase and additional staffing hours will be needed. He continued by stating that Pioneerland Library System can discuss additional funding from the City of Winsted in the future. Mr. Ranum reminded the City Council that any additional funding they would provide Pioneerland Library System would only be used locally at the Winsted Public Library.

Mayor Stotko stated that the City Council will discuss the proposed options at a future City Council Work Session.

III. Herald Journal Water and Sewer Connection

Mayor Stotko stated that he discussed with Mr. Chris Schultz the proposed water and sewer connection to the Herald Journal property. He continued by stating that Mr. Schultz is not looking for a commitment from the City of Winsted at this time. Mr. Schultz just wants confirmation from the City of Winsted that they will connect the Herald Journal property to the City's water and sewer system sometime in the future and who will be responsible for the costs associated to the project.

Mayor Stotko presented the three (3) options available to bring water and sewer service to the Herald Journal property.

Mayor Stotko stated that Mr. Schultz is aware of the fact that the Herald Journal would be responsible for approximately \$12,000 of the costs associated with the connection project.

Mr. Aaron Kubasch, Kubasch Excavating, 210 – Sixth (6th) Street North was in attendance at the Work Session and addressed the City Council. Mr. Kubasch stated that he was in favor of the water and sewer connection project option that would go through the Kubasch Excavating property and would then benefit the Kubasch Excavating property.

Mayor Stotko stated that if the City would decide to connect the Herald Journal property to the City's water and sewer system, using the option that would go through the Kubasch Excavating property, does Mr. Kubasch understand that because this option would benefit their property the City would not be reimbursing the Kubaschs for the easement where the City would install the water and sewer connection on their property. Mr. Kubasch stated that he understood.

IV. Industrial Park

Mayor Stotko asked the City Council for direction on having the Montgomery property appraised for purchase as a future Industrial Park.

The City Council discussed and directed Mayor Stotko to have the Montgomery property appraised.

Mayor Stotko stated that he discussed the sale of the Montgomery property with Mr. Clay Montgomery and he is willing to sell the property to the City of Winsted.

The City Council discussed the wetland credits associated with the Montgomery property.

V. Other

a) City Administrator Employment Agreement

Mayor Stotko stated that Mr. Clay Wilfahrt has signed the City Administrator Employment Agreement with the City of Winsted.

Mayor Stotko stated that the Employment Agreement will need to be accepted and approved at the Regular City Council meeting.

VI. Adjourn

Council Member Fasching motioned to adjourn the meeting. Council Member Quast seconded the motion. Motion carried 3-0.

The meeting was adjourned at 5:45 p.m.

Steve Stotko

Steve Stotko
Mayor and Temporary Acting City Administrator
City of Winsted

ATTEST:

Deborah R. Boelter

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