

City of Winsted
City Council Work Session
Lewis Room
November 15, 2011
5:00 p.m.

Present: Mayor Steve Stotko
Council Member Tom Ollig
Council Member Bonnie Quast
Council Member Dave Mochinski
Council Member George Schulenberg

Staff Present: Brad Martens, City Administrator
Deb Boelter, City Clerk-Treasurer

I. Call to Order

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

II. Winsted Municipal Airport – New Hangar Request – Joe Johnson

Martens presented a request from Joe Johnson to construct a new hangar at the Winsted Municipal Airport. Martens distributed a map of the Winsted Municipal Airport detailing the location of Johnson's proposed hangar. Martens stated that the proposed hangar will be presented at the Regular City Council meeting.

Council Member Mochinski presented a map of the Winsted Municipal Airport detailing a different location for Johnson's proposed hangar. Council Member Mochinski stated that the alternative site was identified by Winsted Municipal Airport Commission member, Glenn Weibel.

Council Member Mochinski stated that in the best interest of the Winsted Municipal Airport's Layout Plan (ALP), he does not believe that the site proposed by Johnson and approved by the Airport Commission is the best location. He stated that the site he and Weibel are proposing would be safer because it would keep the customers and/or visitors of Johnson's Westside Skydivers away from the Airport's new Arrival/Departure (A/D) Building and the runway. Council Member Mochinski also stated that Johnson's proposed site for a hangar does not follow the Airport's ALP and therefore makes the Plan invalid. Council Member Mochinski stated that he understands that Johnson may not be happy about the site that he and Weibel are proposing; but, he is willing to listen to Johnson and consider his arguments of why the site is not suitable. Council Member Mochinski stated that he does not believe that the site proposed by Johnson is best for the future of the Winsted Municipal Airport.

Council Member Quast asked if Johnson is a member of the Winsted Municipal Airport Commission. Council Member Mochinski stated yes. Council Member Quast asked if Johnson's proposed hangar is a conflict-of-interest. Council Member Mochinski stated that Johnson did not vote for the approval of the proposed site and hangar.

Council Member Ollig asked if any of the other Airport Commission members have reviewed the alternative site presented by Council Member Mochinski and Weibel. Council Member Mochinski stated that only he and Commission member Weibel have knowledge of the alternative site.

Mayor Stotko stated that he does not believe the proposed site identified by Weibel and Council Member Mochinski is a safe location. Mayor Stotko stated that he wants to follow the ALP but would like to see the hangar located on one (1) of the sites designated in the ALP for a Fixed Base Operator (FBO). Council Member Mochinski stated that the Federal Aviation Administration (FAA) would not allow Johnson to construct a hangar in the FBO site because it would be a hazard to Johnson's current drop zone. Council Member Mochinski stated that if Johnson would construct a hangar on one (1) of the FBO sites, it would also jeopardize the number of tie-downs on the future apron expansion located north of the designated FBO sites.

Mayor Stotko stated that the FBO sites are designated for a future business so why not follow the ALP and put Johnson's skydiving business there. Council Member Mochinski stated that there would not be enough parking area for Johnson's customers.

Council Member Quast stated that when Weibel presented the proposed site to her she thought it was a safer location. Council Member Quast stated that Johnson has a tremendous business at the Winsted Municipal Airport and she would like to help him locate his hangar where he is proposing; but, she believes the City Council should follow the ALP and safety should be a priority.

Martens stated that if the City Council decides they do not want Johnson to construct a hangar on the site that he is proposing, and are considering the alternative location proposed by Council Member Mochinski and Weibel, they will need to deny Johnson's request at the Regular City Council meeting.

Council Member Mochinski stated that the site that he and Weibel are proposing is identified in the ALP for future hangars. This would provide Johnson with a large area for parking. Council Member Mochinski stated that if Johnson constructs a hangar on the site he is proposing, he will be eliminating a portion of the existing parking lot so he will have to construct another parking area.

Council Member Quast asked why Johnson wants to be located on the site he is proposing.

Martens stated that Johnson has indicated that he would like to be near the runway and he would like to have a mechanic located near the runway. Martens stated that the less time Johnson has to taxi customers back and forth to the runway, the more skydiving jumps he can do.

Council Member Mochinski stated that if Johnson would construct a hangar on the site he is proposing and an FBO decides to construct a hangar north of Johnson, his drop zone would be eliminated.

Martens stated that Johnson is aware of this and he would have to find a different location for his drop zone.

Council Member Ollig asked what happens if Johnson leaves the Winsted Municipal Airport in the future and his hangar sits empty.

Martens stated that Johnson would be responsible for a twenty (20) year lease on his hangar.

Council Member Ollig stated that if the City of Winsted enters into a twenty (20) year lease on his hangar with Johnson, he is going to want a twenty (20) year lease on the drop zone.

Martens stated that if the City of Winsted would enter into an extended lease with Johnson for the drop zone there would be a provision in the lease that states that if the City of Winsted approves some type of construction in the drop zone area, Johnson would be allowed to operate his skydiving business at the Winsted Municipal Airport but he would have to find another drop zone.

Mayor Stotko questioned the twenty (20) year lease. Martens stated that all leases at the Winsted Municipal Airport are twenty (20) years.

Council Member Ollig stated that he would not like to see the City enter into a twenty (20) year lease with Johnson for the drop zone fee of \$4,500 per year. He continued by stating that Johnson's business has increased in the two (2) years he has been at the Winsted Municipal Airport and likewise the drop zone fee should increase.

Martens stated that the discussion at the Regular City Council meeting will be about Johnson's proposed hangar and whether the site where he wants to construct the hangar is appropriate for the Winsted Municipal Airport. Martens stated that there are some conditions that will be included in Johnson's proposal to construct a hangar and one (1) of them includes the drop zone fee. Martens stated that he agrees with Council Member Ollig that the drop zone fee should be increased according to the Consumer Price Index (CPI).

Council Member Quast asked if the ALP will need to be updated regardless of which site Johnson decides to build his hangar on. Martens stated yes.

Mayor Stotko stated his concerns regarding the simplicity of Johnson's drawing for the proposed hangar. Martens stated that the report he will be presenting at the Regular City Council meeting will contain detailed information regarding Johnson's proposed plan for constructing a new hangar. Martens also stated that both the FAA and the Minnesota Department of Transportation/Office of Aeronautics (MN DOT/OA) will need to approve Johnson's proposed hangar so he will be required to provide detailed drawings and information. Martens stated that he is not concerned with the detail in Johnson's drawing and would like the discussion to be about whether the site on which he wants to build the hangar is appropriate.

Council Member Quast stated that her concern is for the safety of Johnson's customers and/or other patrons who may be walking around on the property at the Winsted Municipal Airport.

Council Member Mochinski stated that he believes that the site both he and Weibel have proposed for the hangar is a much safer location than the site Johnson is proposing.

III. Truth-in-Taxation Hearing

Martens stated that the Truth-in-Taxation Hearing is scheduled for Tuesday, December 6th, 2011 at 6:00 p.m. and he will be making a presentation similar to the one (1) he did for the 2012 Preliminary Levy.

The City Council provided information that they would like Martens to include in his presentation.

IV. Small Cities Development Grant

Martens stated that the Small Cities Development Grant expires December 15th, 2011 and he asked for an extension from the Minnesota Department of Employment and Economic Development (MN DEED) because the individual who wants to purchase the building located at 141 Main Avenue West wanted to use the grant to complete improvements to the building. Martens stated that MN DEED strongly denied his request for an extension due to the fact that the grant was not being used by downtown property owners. MN DEED also stated that the City of Winsted would likely not be eligible for the same grant in the future because the downtown property owners did not use the grant.

Martens stated that the City of Mayer also has some large projects that have been denied by MN DEED. He continued by stating that the City of Mayer's Administrator has contacted their legislative representatives to ask for their assistance in extending the grant.

V. 2012 Work Plan

Martens presented a copy of a Work Plan for the year 2012. He stated that he has presented the plan to staff and asked for their input on items they would like to accomplish in the year 2012.

He asked the City Council to forward any items they would like to include in the plan and they can discuss them and include them in the Work Plan.

Martens stated that he would like to present a draft copy of the Work Plan for the year 2012 to the City Council at their December 6th, 2011 City Council Work Session.

VI. Other

a) Don C. Guggemos Community Service Awards

Martens presented the draft nomination form for the Don C. Guggemos Community Service Award that will be included in the November, 2011 utility bill.

Martens asked who selects the recipients for the awards. Boelter stated that in the past it was the City Administrator, the Mayor and a Council Member. Mayor Stotko stated that in 2010, the City Administrator, he and Council Member Ollig

determined the recipients.

Martens stated that the nomination forms will be due to the City of Winsted by Friday, December 9th, 2011 and presented to the City Council for approval at the December 20th, 2011 Regular City Council meeting.

Council Member Ollig recommended that the form include a list of the past winners.

b) Winsted Volunteer Fire Department's Officer Selection

Martens stated that the interviews for the Winsted Volunteer Fire Department's Officers were held on Monday, November 14th, 2011 and the process went well. Approval of the candidates who were chosen to be officers will be on the December 6th, 2011 Regular City Council meeting agenda.

Mayor Stotko stated that some of the younger fire fighters have become officers shortly after joining the Fire Department so that is encouraging for the future.

Martens stated that there was a comment to consider staggering the terms of the officers to avoid a change in leadership at the same time. Council Member Mochinski stated that he does believe it is necessary to stagger the terms because the Winsted Volunteer Fire Department does not have a lot of new people joining the Fire Department and current members tend to remain members for a longer period of time.

c) Tetra Pak and Center Point Energy

Martens stated that he attended a meeting with Tetra Pak and Center Point Energy. He stated that he was asked to attend the meeting because Tetra Pak was told by Center Point Energy that the "Town Border Station" needs to be increased because of the additional natural gas capacity that Tetra Pak is using.

Tetra Pak would be responsible for the entire cost of the new, larger line.

Martens asked Center Point Energy if they reimburse Tetra Pak for the installation of the new, larger line if the City would build a new Industrial Park and other businesses would come in and benefit from the larger lines. Center Point Energy stated no.

Martens stated that he had a conversation with Center Point Energy regarding the possibility of installing an even larger line to service a future Industrial Park in the City of Winsted and then the City would consider paying a portion of the installation.

Council Member Mochinski stated that an even larger line may be more than the City of Winsted would need for another Industrial Park. Martens stated that he is researching exactly what size line the City may need.

Council Member Ollig stated that he would not like to see the City spend any money on installing a larger line if it is not needed.

Mayor Stotko stated that he thought the installation of a larger line would be the responsibility of Center Point Energy because they would be doing the work to provide a service to their customers in Winsted.

Council Member Mochinski recommended that Martens research if there may be a danger and/or downside to having oversized natural gas lines.

d) Ice Skating Rink

Council Member Quast presented a request from the City of Winsted's Park Commission to again install the ice skating rink.

Council Member Quast asked the City Council members if they have heard any comments on last year's ice skating rink.

Council Member Ollig stated that he received comments on the lack of lighting at the ice skating rink.

Council Member Quast stated that she received comments on the small size of the rink.

Mayor Stotko stated that it would be nice to have boards at the rink in the future.

Council Member Quast stated that they used snow to construct a barrier around the rink but they had problems with snowmobilers driving over the snow barrier and riding on the rink.

The City Council directed staff to again install an ice skating rink.

Council Member Schulenberg stated that he would investigate the possibility of obtaining boards from another organization and/or city.

VII. Adjourn

Council Member Mochinski motioned to adjourn. Council Member Schulenberg seconded. Motion carried 5-0.

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

Steve Stotko

Steve Stotko
Mayor
City of Winsted

ATTEST:

Deborah R. Boelter

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