

City of Winsted
City Council Meeting
Council Chambers
Tuesday, January 18, 2022
6:00 p.m.

Present: Mayor George Schulenberg
Council Member Tom Ollig
Council Member Bonnie Quast
Council Member Mike Henrich
Council Member Steve Stotko

Staff Present: Mr. Adam Birkholz, City Administrator
Ms. Raquel Kirchoff, City Clerk-Treasurer
Mr. Justin Heldt, Police Chief

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

a) The Pledge of Allegiance was recited.

2) Consent Agenda

a) Second Amendment to Site Lease – T-Mobile Central LLC

Authorized the Mayor and City Administrator to execute documents in connection with the proposed T-Mobile Lease Agreement Amendment for the purpose of installing, operating, and maintaining a communications facility and other improvements near the water tower in the City of Winsted.

b) 2021 Audit Agreement

Authorized the Mayor to execute an agreement with Conway, Deuth and Schmiesing, PLLP to conduct an audit of the City of Winsted's financial statements for the year ending December 31, 2021 for a gross fee including expenses, not to exceed \$31,250.00.

c) Schedule Public Hearing – Ordinance Amendments – Minnesota State Building Code

Scheduled a public hearing for February 15, 2022 at 6:00 p.m. in the City Council Chambers at Winsted City Hall to consider adopting amendments to Chapter 14 of the Winsted Municipal Code, related to the Minnesota State Building Code.

d) Resolution R-22-02 – Winsted Volunteer Fire Department – Locker Donation

Adopted Resolution R-22-02, accepting the donation of lockers from Mr. Kyle Dinehart and Mr. Tim Olson, to be installed at the Winsted Fire Hall.

e) Leave of Absence – Winsted Volunteer Fire Department

Authorized a one (1) year leave of absence from the Winsted Volunteer Fire Department for Mr. Jason Zhang, effective January 8, 2022.

f) Budget Amendment – Winsted Volunteer Fire Department Operations Budget

Approved a budget amendment to the 2021 Fire Department Operations Budget for expenses associated with fleet maintenance repairs completed in 2021 and exceeding the original budget amount.

g) Security Bank & Trust Company – Pledged Securities

Approved the Pledged Securities that Security Bank & Trust Company has purchased for the City of Winsted for the month of December, 2021.

h) Building Permit Report – December, 2021

Approved the Building Permit Report for the month of December, 2021.

i) Financial Report – November, 2021

Approved the financial report for the month of November, 2021.

j) Claims

Approved the claims list for January 18, 2022.

k) Personal Injury Waiver

Authorized the City Administrator to secure a Personal Injury Waiver on behalf of the City of Winsted and secure any additional documentation needed to accompany said waiver.

Council Member Ollig motioned to adopt the Consent Agenda. Council Member Stotko seconded the motion. Council Member Ollig abstained from voting on Item “g) Security Bank & Trust Company – Pledged Securities”. Motion carried 5-0.

3) Public Hearings

a) Ordinance O-22-02 – Short-Term Rental Ordinance Text Amendments

Mayor Schulenberg opened the Public Hearing.

Mr. Adam Birkholz, City Administrator, stated that the City of Winsted has been considering the issue of short-term or vacation rentals for quite some time. The first public requests received regarding this issue date back to May 15, 2020. Short-term or vacation rentals are when people rent their home, or a portion of their home, to guests - similar to a bed and breakfast or hotel. Typical concerns with this type of activity include impacts on the adjacent residential neighborhoods, since the introduction of short-term guests to a residential area increases the potential for noise and incompatible activities. It also raises concerns about the public health safety and access, unlike hotels and formal lodging facilities that have stringent requirements that a general residence does not.

Mr. Birkholz read what the current municipal code for the City of Winsted states:

Boarding or renting of rooms within an owner-occupied dwelling unit to not more than two (2) persons who are each unrelated to the principal family as an accessory use provided that:

a. The property owner shall not enter into a rental agreement with more than two (2) individuals within a thirty (30) day period; and

b. There shall be one (1) off street parking stall provided for each rental occupant on the property in addition to the off-street parking stalls required under Section 1501.023.F.

He stated that the City Council must decide if short-term rental use is compatible with a residential neighborhood within the city. If it is determined that the commercial or transient nature of said short-term rental is out of character with residential neighborhoods, the City Council should proceed with the adoption of the proposed ordinance language amendments to Chapter 14, to eliminate the ability for short-term rentals under thirty (30) days within the City of Winsted. This would mean that residential properties could not be rented for less than thirty (30) days.

Mr. Birkholz stated that the one (1), known short-term rental operation within the City would be determined as legally non-conforming and could continue to operate under current code previously stated.

Mr. Ron Wagener, the owner of the current operation at 628 Pheasant Run, requested that the City Council consider raising the number of people allowed to rent to, from two (2) to four (4) in the current code. The current limitation makes it very hard to rent to families.

Council Member Ollig motioned to close the public hearing. Council Member Quast seconded the motion. Motion carried 5-0.

The City Council Members discussed the request made by Mr. Wagener and were not in favor of increasing the number of people that may rent at the current operation since it would start the process over for consideration of short-term rentals. The current code was a compromise to allow some rental ability for the one (1) operation while attempting to keep their neighbors somewhat satisfied.

Council Member Stotko asked if the proposed ordinance amendments prohibit any future rentals by any operation other than the operation at 628 Pheasant Run.

Mr. Birkholz stated yes. He continued by stating that the City Council may revisit the ordinance in the future if a district is created that is deemed appropriate for short-term rentals.

Council Member Ollig motioned to adopt Ordinance O-22-02 amending Chapter 14, Section 4 of the Municipal Code of the City of Winsted concerning Rental Dwelling Units by prohibiting short term rentals. Council Member Quast seconded the motion. Motion carried 5-0.

4) No Old Business

5) New Business

a) Ordinance O-22-03 – Chapter 15 Text Amendments

Mr. Birkholz stated that the proposed chapter 15 text amendments alter the language regarding short-term rentals in the land use section of municipal code to insure it matches the ordinance amendments just approved in Chapter 14, Section 4. The amended language applies to the AG, R1 and R2 districts. The Planning Commission conducted the public hearing regarding the amendments to chapter 15 at the December 13, 2021 Planning Commission Meeting; at which time, the Planning Commission recommended City Council approval of the proposed amendments.

Council Member Ollig motioned to adopt Ordinance No. O-22-03 amending Chapter 15, Section 1 of the Municipal Code of the City of Winsted concerning Rental Dwelling Units. Council Member Quast seconded the motion. Motion carried 5-0.

b) 2021 City Council Priorities, Fourth (4th) Quarter Update

Mr. Birkholz provided a 2021 City Council Priorities, fourth (4th) quarter update.

6) Organization Report

a) Holy Trinity School

Mr. Tony Kielkucki, interim principal, provided a report regarding Holy Trinity School to include the following.

- He is a formerly retired teacher and principal for Holy Trinity Schools that is serving as interim principal until the selection committee finds a new principal. The previous principal took a position to lead a specialized school for children of professors at Notre Dame University.
- Holy Trinity parish and schools have a long history in the city of Winsted as a vibrant faith organization that reaches out to participate in and help lead the community.
- Currently in the middle of a finance campaign for facility improvements, especially to the church, that include repairs to the roof and interior of the building.
- Discussed the impacts that the Covid-19 pandemic has had on church services and what has been done to respond to those impacts.
- School curriculum is using a classical approach addressing the whole person, which helps implement the faith dimension. Mr. Kielkucki explained cross referencing the same time period across the subjects studied.
- Currently the school has a section of pre-kindergarten through grade four (4), a middle school section of grades five (5) through eight (8), and a high school section of grades nine (9) through twelve (12).
- Encouraged by the number of families interested in the school that attended a recent Open House. Forty (40) new students were gained this school year.
- Thanked the City of Winsted for its support of all education. The residents of the community are very generous with their financial support and time.

Mr. Birkholz stated that one of the City's top priorities is encouraging residential development, which means more opportunities for school recruitment. As the City works to incentivize the developers, having strong school districts is a big advantage. All are working together to better Winsted as a community.

7) No Open Forum

8) City Administrator Updates and Announcements

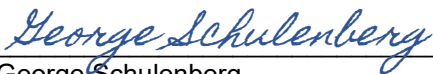
Mr. Birkholz made the following announcements.

- The City Council will conduct its 2022 Goal Setting Retreat on January 19, 2022.
- The City is seeking Don C. Guggemos Community Service Award nominations, due by February 10, 2022.
- The Economic Development Authority will meet at 3:30 p.m. on January 20, 2022.

9) Adjourn

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

The meeting adjourned at 7:00 p.m.



George Schulenberg
Mayor
City of Winsted

ATTEST:



Raquel Kirchoff, CMC
City Clerk-Treasurer
City of Winsted