

City of Winsted
City Council Work Session
Lewis Room
Tuesday, September 4, 2012
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
Deborah R. Boelter, City Clerk-Treasurer

I. Call to Order

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

II. Winsted Municipal Airport Commission

Mr. Martens stated that Mayor Stotko asked that the Winsted Municipal Airport Commission be placed on the Work Session agenda for discussion. He continued by stating that there is some conflict occurring between some of the Airport Commission members.

Mayor Stotko stated that the City currently does not have any policies and procedures in place regarding the operation and business conducted in regards to the Winsted Municipal Airport Commission. He continued by recommending that the City Council disband the Airport Commission and establish policies and procedures for the operation of the Airport Commission. When the new policies and procedures are adopted, the City would then take applications to develop a new Winsted Municipal Airport Commission.

Council Member Quast stated that she was in agreement with Mayor Stotko's recommendation.

Council Member Ollig asked if past Winsted Municipal Airport Commission members could apply to again be a member of the newly formed Commission. Mayor Stotko stated that he did not see any reason why former members could not apply again.

Council Member Quast stated that she would like to see policies and procedures implemented for the operation of all the City's Commissions. She continued by stating that the Park Commission has had attendance issues with some of the members in the past.

Mr. Martens stated that generic policies and procedures can be established that could be adopted for each of the City's Commissions.

Mayor Stotko stated that if the Winsted Municipal Airport Commission is disbanded, he would like Council Member Mochinski to keep the City Council informed of any issues and/or items at the Winsted Municipal Airport that should be discussed.

The City Council discussed Mayor Stotko's recommendation and were in agreement that Council Member Mochinski should keep them informed of any Airport business that should be discussed.

Council Member Mochinski gave a brief overview of some Airport items that will need to be discussed and decided on before the end of the year 2012.

Mr. Martens stated that the City Council will need to discuss whether they would like to pave the Airport runway in the future.

The City Council discussed ways that the Winsted Municipal Airport could maybe generate additional revenue.

Mr. Glenn Weibel, Winsted Municipal Airport Commission member, was in attendance at the Work Session and addressed the City Council. Mr. Weibel stated that before the City Council decides on any amendments to the Ordinance regulating the Airport Commission they should decide the future of the Winsted Municipal Airport and what direction they want the Airport to go.

The City Council directed Mr. Martens to prepare policies and procedures for the Winsted Municipal Airport Commission.

Council Member Ollig recommended that Mr. Martens contact the current Winsted Municipal Airport Commission members immediately to inform them of the City Council's discussions to possibly disband the Airport Commission.

III. Lease Reduction Request – AT and T

Mr. Martens stated that AT and T has requested a lease reduction and language amendments to the existing agreement for use of the City of Winsted's water tower. The following items have been forwarded to the City of Winsted from AT and T for consideration:

- Rent:
 - They are requesting a reduction to \$1,821.54 per month for four (4) years.
 - They currently pay \$2,021.54 per month with an annual three percent (3%) increase.
 - Their proposal would result in a \$2,942 revenue decrease for the City of Winsted in the year 2013.
- Termination Rights:
 - The request from AT and T guarantees four (4) years of revenue of \$87,433.92.
 - The lease currently requires three (3) months rent fee of \$6,064.63.
 - AT and T also proposed a \$200,000 one time lump sum payment.
 - The current four (4) year contract is \$101,488.68 or \$14,054.76 more.
- Expansion of the Premises:
 - AT and T is requesting language to expand on the City's water tower for no additional costs.
 - The current agreement does not allow for expansion.
- Sale of Property and/or Rental Stream Offer:
 - Mr. Martens stated that the sale portion of their request does not apply because the City will not be selling the water tower.
 - The request asks for AT and T to have the opportunity to match a rental stream agreement from a third party.
- Taxes:
 - AT and T requests that the City be responsible for paying property taxes instead of the tenant.
 - There are no property taxes.
- Sublease rights:
 - AT and T is requesting approval to sublease at any time upon notice to City.
 - The lease currently requires City approval unless AT and T is subleasing to a parent company.

Mr. Martens stated that each of the items requested by AT and T are not in favor of the City. He continued by recommending that the City not proceed with any changes to the existing agreement.

The City Council discussed the proposed requests from AT and T and were in agreement that they did not want to make any changes to the existing agreement that the City has with them.

The City Council discussed the possibility of soliciting other technology companies to rent antenna space on the City's water tower.

IV. 2013 Preliminary Levy

Mr. Martens stated that he will be presenting the 2013 Preliminary Levy for adoption at the Regular City Council meeting. The Preliminary Levy of \$1,117,629 is being recommended and reflects a zero percent (0%) increase from the year 2012 Property Tax Levy.

Mr. Martens reminded the City Council that once the Preliminary Levy is adopted, the property tax levy can be decreased but not increased.

Council Member Ollig stated that he will be commenting after Mr. Marten's presentation of the 2013 Preliminary Levy that it is his intention to reduce the property tax levy by three percent (3%) to five percent (5%) before the 2013 Final Levy is adopted in December, 2012.

Council Member Quast stated that she is in agreement with Council Member Ollig in reducing the property tax levy.

Mayor Stotko stated that he does not want to have a fluctuation in the property tax levy each year.

Council Member Ollig stated that he does not want the Winsted industrial and/or commercial businesses to experience the same large increase in their property taxes that they did in the year 2012.

Mr. Martens stated that in his presentation of the 2013 Preliminary Levy, he will show that in a period of five (5) years the overall increase to the City's property tax levy has only been 3.3%.

V. Other

a) City Council Motions

Mr. Martens reviewed with the City Council the correct way to present the motions for agenda items that need approval.

b) Easement Request – 210-6th Street North

Mr. Martens stated that he discussed with the property owner of 210 – 6th Street North, the City's purchase of an easement on their property.

Mr. Martens gave a brief overview of the conditions presented by the property owner.

The City Council discussed and directed Mr. Martens to proceed with drafting a purchase agreement for the easement and presenting it for approval at a future City Council meeting.

c) Blight – 402 Lake Drive

Council Member Quast asked staff to inspect the property at 402 Lake Drive for possible blight.

d) Feral Cats

Mayor Stotko presented a letter that he received from a resident asking the City to address the issue of feral cats in the City of Winsted.

The City Council discussed and directed Mr. Martens to explore options for addressing the feral cats.

e) 171 McLeod Avenue West

The City Council asked Mr. Martens for an update on the abatement of the damaged house located at 171 McLeod Avenue West.

Mr. Martens gave an update.

VI. Adjourn

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

The meeting was adjourned at 5:40 p.m.

Steve Stotko

Steve Stotko
Mayor
City of Winsted

ATTEST:

Deborah R. Boelter

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