



Marty Kelly
Goodhue County Sheriff

430 West 6th Street
Red Wing, MN 55066
Office (651) 267.2600
Dispatch (651) 385.3155

To: Goodhue County Board of Commissioners
From: Marty Kelly, Sheriff
Chad Steffen, Emergency Services Captain
Date: April 20, 2026
Re: Approval of Water Tower Lease Renewals (Aspen, Sand Hill, Pine Island)

Summary

Goodhue County maintains essential public safety communications equipment on multiple municipal water towers throughout the county. These sites support ARMER radio communications, siren activation systems, and interoperability capabilities used daily by law enforcement, fire, EMS, emergency management and public works.

The original lease agreements for these sites were executed in 2010 and 2011 and are now due for renewal.

The following leases are due for renewal:

- Aspen Water Tower (City of Red Wing)
- Sand Hill Water Tower (City of Red Wing)
- Pine Island Water Tower (City of Pine Island)

Each renewal provides a 10-year extension with no material changes to existing lease terms. Agreements have been coordinated with the respective cities and legal counsel, resulting in straightforward amendments.

There is minimal financial impacts, as these renewals maintain existing agreements and avoid the cost of relocating critical infrastructure.

Recommendation / Action Requested

Approve the three (3) water tower lease renewals for Aspen, Sand Hill, and Pine Island, and authorize the County Board Chair and County Administrator to execute the associated lease addendums and amendment on behalf of Goodhue County.

Staff will continue working with the City of Cannon Falls on a separate renewal arrangement, which will be brought forward at a later date.

OFFICE OF THE GOODHUE COUNTY SHERIFF

ADULT DETENTION
CENTER
651.267.2804

CIVIL DIVISION
651.267.2601

RECORDS DIVISION
651-267-2600

EMERGENCY
MANAGEMENT
651.267.2640

EMERGENCY
COMMUNICATIONS
651.385.3155

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FIRST ADDENDUM TO
ASPEN WATER TOWER LEASE AGREEMENT

This First Addendum is made and entered into this ____ day of _____, 2026, by and between City of Red Wing, a Minnesota municipal corporation (“City”), and Goodhue County, an organized county of the State of Minnesota (“County”) for the leasing of certain property.

WHEREAS, the parties previously entered into a Lease Agreement for the Aspen Water Tower site (the “Agreement”); and

WHEREAS, the parties desire to extend the term of the Agreement and document existing equipment on the structure;

NOW, THEREFORE, the parties agree as follows:

1. Term Extension

The term of the Agreement is hereby extended for an additional ten (10) years, commencing upon the expiration of the current term and continuing thereafter, unless otherwise terminated in accordance with the provisions of the Agreement.

2. Antenna and Equipment Description

The parties acknowledge and agree that the following equipment is currently mounted to the structure as part of the leased premises. This equipment constitutes the original equipment authorized under the initial Lease Agreement, and no new equipment or additions are included as part of this Addendum:

- One (1) microwave dish (6-foot diameter)
- One (1) top tower amplifier cabinet (approximately 12" x 12" x 6")
- Two (2) LMR ARMER antennas
- Two (2) VHF antennas (siren activation)
- One (1) UHF antenna (siren monitor)

3. No Other Changes

Except as expressly modified by this Addendum, all other terms and conditions of the Agreement shall remain in full force and effect.

4. Entire Addendum

This Addendum shall be incorporated into and made part of the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

CITY OF RED WING

By: _____
Mayor

Date: _____

By: _____
City Administrator

GOODHUE COUNTY

By: _____
County Board Chairman

Date: _____

By: _____
County Administrator

FIRST ADDENDUM TO
SAND HILL WATER TOWER LEASE AGREEMENT

This First Addendum is made and entered into this ___ day of _____, 2026, by and between City of Red Wing, a Minnesota municipal corporation (“City”), and Goodhue County, an organized county of the State of Minnesota (“County”) for the leasing of certain property.

WHEREAS, the parties previously entered into a Lease Agreement for the Sand Hill Water Tower site (the “Agreement”); and

WHEREAS, the parties desire to extend the term of the Agreement and document existing equipment on the structure;

NOW, THEREFORE, the parties agree as follows:

1. Term Extension

The term of the Agreement is hereby extended for an additional ten (10) years, commencing upon the expiration of the current term and continuing thereafter, unless otherwise terminated in accordance with the provisions of the Agreement.

2. Antenna and Equipment Description

The parties acknowledge and agree that the following equipment is currently mounted to the structure as part of the leased premises. This equipment constitutes the original equipment authorized under the initial Lease Agreement, with the addition of two (2) VHF antenna for interoperability purposes (formerly Red Wing Fire Department paging):

- One (1) microwave dish (6-foot diameter)
- One (1) top tower amplifier cabinet (approximately 12" x 12" x 6")
- Two (2) LMR ARMER antennas
- One (1) VHF antennas (siren activation)
- Two (2) VHF antenna (interoperability – formerly Red Wing Fire Department paging)

3. No Other Changes

Except as expressly modified by this Addendum, all other terms and conditions of the Agreement shall remain in full force and effect.

4. Entire Addendum

This Addendum shall be incorporated into and made part of the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

CITY OF RED WING

By: _____
Mayor

Date: _____

By: _____
City Administrator

GOODHUE COUNTY

By: _____
County Board Chairman

Date: _____

By: _____
County Administrator

FIRST AMENDMENT TO
WATER TOWER LEASE AGREEMENT

This First Amendment to Water Tower Lease Agreement (“Amendment”) is made as of this ____ day of _____, 2026, by and between City of Pine Island, a Minnesota municipal corporation (“City”) and Goodhue County, an organized county of the State of Minnesota (“County”) for the leasing of certain property

WHEREAS, the parties entered that certain Water Tower Lease Agreement dated June 15, 2010 and recorded on July 9, 2010 as Doc. # A 577486 (“Lease”), and;

WHEREAS, the leased premises are space on the city water tower located at Lot 44, Hillcrest Court, as legally described in the Lease, and;

WHEREAS, the Lease was to expire on December 31, 2025, and;

WHEREAS, the parties wish to amend and extend the Lease as provided herein.

NOW THEREFORE, the parties agree as follows:

1. The Lease shall be deemed to be in full force and effect as of the date of this Amendment. The term of the Lease is hereby extended for ten (10) years and shall expire on December 31, 2035, provided that either party may terminate in accordance with the Lease
2. Except as expressly set forth in this Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this Amendment conflicts with the terms of the Lease, the terms and provisions of this Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this Amendment.
3. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this Amendment will legally bind the Parties to the same extent as originals.
4. Each of the parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment.
5. This Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the on the dates noted below.

CITY OF PINE ISLAND

By: _____
Mayor

Date: _____

By: _____
City Administrator

GOODHUE COUNTY

By: _____

Its:

Date: _____

By: _____

Its: