

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Advanced Pump and Well Solutions, Inc Lease Renewal

Meeting Dates: General Government Committee on 5/26/2026 and Common Council on 7/7/2026

Requested by: Ashley Oliphant, City Administrator

Background: The City purchased this property located at 278 W Court St from the Fergusons in 2024 and have maintained a lease allowing them to continue occupying and operating the Advanced Pump and Well Solutions building pending redevelopment. The lease was structured as one year with one automatic renewal and may be terminated on 60 days' notice. Both terms have now been exhausted; a new lease must be executed. With no imminent redevelopment to occur on the site, the execution of a new lease is recommended.

The proposed 2026 lease renewal with Advanced Pump and Well Solutions, Inc. (Ferguson) increases monthly rent from \$1,000 to \$1,250, consistent with the \$250 escalation provided for in the original lease. The security deposit of \$750 already held by the City will carry forward, with no additional deposit required. The lease ensures the Tenant is responsible for maintenance, repairs, and upkeep of the premises, reduces the termination notice period from 60 to 30 days, and adds a one-time renewal option for an additional one-year term.

Financial Impact: Current rental rate of \$1,000/month or \$12,000/year with a new rental rate of \$1,250/month or \$15,000/year.

Funding Source: N/A

General Government Committee Action: *Motion by Cairns, second by Walters, to authorize the City Administrator to negotiate a new lease agreement with Advanced Pump & Well Solutions, Inc. under substantially similar terms and conditions, subject to final approval by the Common Council. Motion carried unanimously.*

Recommended Action:

Motion to authorize the City Administrator to execute the lease agreement as presented with Advance Pump & Well Solutions, Inc.

Attachments: Proposed Lease