

REGULAR MEETING OF THE COMMON COUNCIL

July 7, 2015

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, July 7, 2015 commencing at 7:30 P.M., Mayor Paul F. Corcoran presiding. Alderpersons Michael Kaufman (by speaker phone), Susan Fruit, Jay Buchanan Mueller, Marsha Machotka, Lisa Miller, and Marie Rakow were present. Judy Shireman and Bill Kloehn were absent. Mayor Corcoran ascertained from the Clerk that the meeting was properly noticed.

Motion by Fruit, second by Rakow to waive the reading and approve the minutes of the last meeting in lieu of printed copies and to approve the same. Motion carried 6-0.

PUBLIC COMMENTS: Mr. David Scribbins requested extra signs for pedestrian crossing to slow motorists down.

CONSIDER AND POSSIBLE ACTION ON PROPOSED CLOSURE OF TAX INCREMENT DISTRICT #5 AND HIRING OF EHLER'S TO ASSIST: Mr. James Mann from Ehler's stated that tax increment district #5 associated with the hospital has a positive fund balance and statutes require looking at closing the district at this point. He stated he would negotiate with the Richland Hospital on behalf of the City relating to the developer agreement in place, complete documents and close the district with the IRS. Excess funds would be returned to other taxing entities. The property would be on the tax roll for 1/1/2016 for taxes collected in 2017. Motion by Fruit, second by Machotka to approve the contract with Ehler's. Motion carried.

CITY EVENTS AND CITIZEN'S CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Mayor Corcoran said that he would like to continue focusing on removing clutter or junk in yards.

TREASURER'S REPORT: City Clerk/Treasurer Melinda D. Jones presented the report for June 2015. The month end balance is as follows:

General Fund	220,870.38
State Pool - Account # 1	1,079,872.25
Money Market Tax Acct.	12,596.29
State Pool – Account #2 Long Term Care	543,424.69

Restricted Funds:

CDBG - Housing RLF	65,029.80
Revolving Loan Fund- Savings	439,208.38
Revolving Loan Fund – Checking	3,076.95
Landfill Care – CD	281,464.33
Landfill Care - CD	276,809.40
Library Checking	167,866.47
Room Tax	40,223.85

State Pool - Account # 6 - TIF - 2-5 2,247,224.69

Committed Funds:

State Pool - Account # 4 - Project Carryover 1,316,835.17

Assigned Funds:

Cemetery 4,672.71
 Park / Community Center 40,647.89
 Park and Rec Checking 4,947.50
 RDA Checking 112,818.40

CITY UTILITIES:

Electric Utility Fund 243,299.46
 Electric Unrestricted Funds 48,711.52
 Water Utility Fund 295,543.60
 Water Utility Unrestricted Funds 54,821.47
 Waste Water Utility Fund 208,529.91
 Waste Water Unrestricted Funds 34,515.45

RESTRICTED FOR PROJECTS:

Electric 1,227,475.22
 Water 1,656,305.69
 WWTP 2,407,483.48

UPDATE FROM LON ARBEGUST ON THE A.D. GERMAN WAREHOUSE CONSERVANCY, INC.:

Mr. Arbegust stated that since Glen and Mary Schnadt donated the warehouse to the conservancy, the repairs have been made to the roof, the Schnadt's upgraded the electrical system, hazardous material has been removed, the first and second floors are cleaned and open to the public, there are murals on the second floor to see, the gift shop is open and recently restocked with items from Beth Caulkins' estate, NHS provided a façade grant to repair the windows and an exit door. He said water and restrooms are being considered and that a feasibility study is being worked on now. Mr. Arbegust reviewed the public interest and visitors traveling from all over the United States as well as other countries. They are always looking for volunteers to assist in keeping the doors open to the public. He reported there is a provision in the State's budget to establish a Frank Lloyd Wright Heritage Trail throughout the state and Richland Center will be included. He acknowledged all of the board members and thanked everyone for all of their hard work noting that things are moving forward and it's exciting.

CONSIDER AND POSSIBLE ACTION ON CONDITIONAL USE PERMIT APPLICATION FROM RICHLAND COUNTY HIGHWAY DEPARTMENT FOR SAND MINING AND LAND RECLAMATION. THE PROPERTY IS LOCATED AT 24935 MORRIS VALLEY ROAD, ALSO KNOWN AS PROPERTY TAX PARCEL NUMBERS 022-0941-1000 AND 022-0941-2000:

Mr. Jim Chitwood stated that the current site, at Barbara Murphy's property, where they have been removing sand for the past 30 years for county roads in the winter is almost all used up. They are asking for a conditional use permit to take sand from property currently owned by Teresa Schneider that is up for sale. There have been 3

extraterritorial zoning board meetings where the issues have been discussed. He prepared conditions for the permit based on the requests from area property owners, has been trying to compromise and be good neighbors. Mr. Chitwood reviewed the conditions and specifically stated the sand would only be used for governmental purposes and if this falls through the closest sand would be in the Gotham area which would add a lot of extra cost to taxpayers for hauling sand to the Highway Department. A few area property owners stated their concerns and objections. Mr. Bruce Creasey read a letter he prepared requesting more distance between his property and where the sand would be removed as well as other possible options. There was discussion on sand that was removed last year for a state project and no reclamation had been done as well as the possibility of the property being sold to a private firm that may want to mine the sand. Attorney Robb stated if the permit is approved and conditions are violated, property owners could prepare a complaint in writing to the City Clerk. Motion by Machotka, second by Rakow to approve conditional use permit with the 20 conditions as presented as well as the items listed in the original proposal and add that the maximum of 3 acres be opened at one time and be reclaimed prior to opening more, as well as the current area where sand had been removed behind the Creasey property be repaired as soon as possible. The vote resulted in a tie which Mayor Corcoran broke with an “aye” vote. Motion carried with Alderpersons Kaufman, Fruit, and Mueller against.

CONSIDER AND POSSIBLE ACTION ON CONTRACT WITH EMC FOR ASBESTOS TESTING OF OLD WARMING HOUSE: Motion by Machotka, second by Kaufman to approve the proposed contract with EMC. Motion carried 6-0.

CONSIDER AND POSSIBLE ACTION ON AWARDED BID FOR THE PURCHASE OF A NEW POLICE SQUAD: Motion by Machotka to approve the purchase of a new Ford Interceptor from Fillback Ford in the amount of \$27,183.58 a local business that will be providing the warranty service. Rakow seconded and the motion carried 6-0.

CONSIDER AND POSSIBLE APPROVAL OF RENEWAL OF MUNICIPAL LICENSE FOR ASHTON’S AFFORDABLE TREE SERVICE: Motion by Fruit, second by Kaufman and Miller to approve the license. Motion carried 6-0.

CONSIDER AND POSSIBLE ACTION ON SELECTION OF STREET PROJECTS FOR 2015-2016: Motion by Machotka, second by Rakow to postpone this item. Motion carried 6-0.

CONSIDER AND POSSIBLE ACTION ON REQUEST FROM GREELEY SIGNS & GRAPHICS, LLC RELATING TO THE INDUSTRIAL PARK NORTH SIGN: Motion by Kaufman to approve the request from Greeley Signs & Graphics LLC to sell the electronic message center to Chris and Gene Hynek and allow the message center to remain on the City sign structure contingent on all WI Department of Transportation being followed. Fruit seconded and the motion carried 6-0.

DISCUSSION ON CHANGES TO ORDINANCE CHAPTER 307 RELATED TO OUTSIDE STORAGE OF ITEMS: Mayor Corcoran said he is not expecting this item to generate a lot of revenue for the City, however, he is asking people to keep their yards cleaned up and be respectful of others properties. He stated people have come to him to offer their services to help clean up yards haul items to the landfill and even provide some funds if necessary. Alderperson Machotka

said if there is a lot of items stored outside it can bring the resale value of a neighbor's property down because they have to look at the items all the time.

DISCUSSION ON RICHLAND COUNTY AMBULANCE SERVICE: No questions were asked and no action was taken.

PAYMENT OF MONTHLY BILLS: Motion by Machotka, second by Rakow to approve the bills as presented. Motion carried 6-0.

ADJOURN: Motion by Miller, second by Machotka to adjourn. Motion carried at 9:40 p.m.
Minutes by Melinda D. Jones, City Clerk / Treasurer

Mayor, Paul F. Corcoran

Attest:

City Clerk / Treasurer Melinda D. Jones