

REGULAR MEETING OF THE COMMON COUNCIL

April 5, 2016

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, April 5, 2016 commencing at 7:30 P.M., Mayor Paul F. Corcoran presiding. Alderpersons Michael Kaufman, Judy Shireman, Susan Fruit, Jay Buchanan Mueller, Marsha Machotka, Lisa Miller, Marie Rakow and Bill Kloehn were present. Mayor Corcoran ascertained from the Clerk that the meeting was properly noticed.

Motion by Machotka, second by Fruit to waive the reading and approve the minutes of the last meeting in lieu of printed copies and to approve the same. Motion carried 8-0.

PUBLIC HEARING, CONSIDER APPROVAL OF PETITION AND RESOLUTION FOR STATE AND FEDERAL AID TO INSTALL A FUEL SYSTEM AND TERMINAL BUILDING AT THE RICHLAND AIRPORT, ALSO RESOLUTION LISTING PROPOSED PROJECTS, AND AUTHORIZE SIGNATURES ON RELATED DOCUMENTS: Alderperson Mike Kaufman reported that the fuel system at the airport is privately owned so fuel is not available to the public. The system proposed will have a card reader for public purchase and would be available 24 hours per day. The terminal building was built in 1950 and in very poor shape. Pictures were passed around. He reported the City could use Federal and State aid that is available to cover 95% of the costs. Mayor Corcoran opened the public hearing and asked 5 times if anyone wanted to speak. Sharon Schmitz asked if there was insurance on the existing tank and the answer was yes. Baron VanDerMolen asked if there are plans to increase hangar rent and the answer was no. Alderperson Machotka asked what and how the new items at the airport would be promoted and Alderperson Kaufman reported there are a couple web sites that pilots check for services available that we already utilize and would be updated. Mr. VanDerMolen asked if a crew car would be available and it was mentioned the City had one in the past but it has been removed. Mayor Corcoran stated he agreed with the fuel system and that the facility is poor but he is hesitant on proceeding with a terminal building without an increase in visitors. He urged caution in making these decisions. Discussion took place on the estimated total cost being \$450,000 with the City portion being \$22,500 and the funds are on hand as well as the possibility of repayment to the Federal Government. Attorney Robb stated as long as the airport is being used as an airport the funds will not have to be returned. Sharon Schmitz asked what the liability would be to the City if the building is not abandoned. Rod Perry stated he felt it was a no brainer to solve both of the problems. Don Smithey felt if there are funds available to make the airport so much better the City would not be losing anything. Motion by Kloehn, second by Fruit and Miller to close the public hearing. Motion carried. Motion by Shireman, second by Fruit and Rakow to present the petition for funding and approve the resolution. Alderperson Kloehn asked the hangar tenants to write a letter of support for the projects.

PUBLIC COMMENTS: Partners from New Age Construction explained their confusion on the prequalification form and sent the one that was meant for another job. They did send the correct and complete prequalification form in but it was received by the City the day after the bid opening. They asked for consideration to work on the street projects.

Cindy Olson and Randy Birkholz expressed their concerns on the water drainage or pooling in the ditch line next to the bike trail that goes through Wedgewood Estates. They asked that it be reevaluated. Mr. Rod Perry stated the Utility Commission will address the issue.

CITY EVENTS AND CITIZEN’S CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Mayor Corcoran noted the Foundry has been sold. The Veterans memorial is now city property and insured. He thanked the voters and Susan Fruit for serving as Alderperson. He said he has received many complaints about Ocoochapalooza’s after party being held outside of the downtown. He announced that the City is officially part of the Frank Lloyd Wright Heritage Trail and the warehouse will need many volunteers to help keep it open for the public.

ALDERPERSONS CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Alderperson Kaufman and Kloehn had complaints regarding digging into the hillside being done on Stewart Street that is washing down the road. Alderperson Rakow requested Agrace Hospice be on the next agenda to let the community know they are here and the services they offer.

TREASURER’S REPORT: City Clerk/Treasurer Melinda D. Jones presented the report for March 2016. The month end balance is as follows:

General Fund	1,152,593.06
State Pool - Account # 1	1,435,547.64
Money Market Tax Acct.	12,920.79
State Pool – Account #2 Long Term Care	544,208.88

Restricted Funds:

CDBG - Housing RLF	60,316.97
Revolving Loan Fund- Savings	726,197.72
Revolving Loan Fund – Checking	3,046.95
Landfill Care – CD	282,168.43
Landfill Care - CD	276,809.40
Library Checking	175,585.01
Room Tax	48,808.31
State Pool - Account # 6 - TIF - 2-5	3,341,757.98

Committed Funds:

State Pool - Account # 4 - Project Carryover	980,698.70
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Assigned Funds:

Cemetery	4,678.71
Park / Community Center	64,810.12
Park and Rec Checking	6,460.19
RDA Checking	112,818.40

CITY UTILITIES:

Electric Utility Fund	564,867.69
Electric Unrestricted Funds	48,719.19
Water Utility Fund	192,229.46

Water Utility Unrestricted Funds	54,821.47
Waste Water Utility Fund	1,121,149.99
Waste Water Unrestricted Funds	34,515.45

RESTRICTED FOR PROJECTS:

Electric	1,057,263.64
Water	1,538,778.79
WWTP	2,876,092.71

CONSIDER RESOLUTION AUTHORIZING THE CLOSURE OF TAX INCREMENT

#5: Mr. James Mann from Ehlers announced that the City does not need any additional increment to pay off the debt of district #5 and it will be closed. In the end the excess funds will be distributed to the taxing entities and there is a one-time option to roll the value of the increment as a percentage of the equalized value. Motion by Machotka, second by Shireman to approve the resolution, authorize the closure of TID 5 and complete the audit on it within six months. Motion carried 8-0.

PUBLIC WORKS RECOMMENDATIONS: CONSIDER APPROVAL OF PREQUALIFICATION OF BIDDERS AND AWARD BID FOR 2016 STREET PROJECTS:

Alderson Fruit stated that New Age Construction had not filed their prequalification of bidders timely as it was 6 days late, and their equipment list was insufficient so it was rejected by the Public Works Committee. Attorney Robb stated that bidders proof of responsibility is referred to in the State Statutes. New Age Construction submitted their forms on the 21st for a bid opening on the 24th which does not meet the minimum of 5 days prior to the bid opening as listed in statutes and the machinery list they provided was a shortfall to do the job. When the correct and completed forms were received on the 25th the bids had been opened and it was too late to be a qualified bidder. The Statutes allows for the award to the lowest bidder fully qualified to do the job. Motion by Mueller, second by Fruit to approve the list of prequalification of bidders and award the contract for 2016 street projects to A1 Excavating Inc. in the amount of \$472,399.85 with no alternates. Motion carried 8-0. Discussion took place on the alternates for sidewalks and the responsibilities of the property owners for a portion of Union Street and on Gage Street where street projects are being done. Motion by Machotka, second by Rakow to table the sidewalk alternates indefinitely. Motion carried 8-0.

CONSIDER APPROVAL OF BID FOR LANDFILL MONITORING AND TESTING:

Terry Nelson said the low bid is about half of the rest of the bids and it is from a company that does lab sampling but it did not include the analysis required by the DNR. He stated he had talked with them several times and additional numbers were noted that should be on the bid and if analysis is required it would have to be an additional cost and hired. Motion by Rakow, second by Kaufman to approve the bid from Mi-Tech in the amount of \$10,318. Motion carried 8-0.

PLAN & ETZ BOARD RECOMMENDATIONS:

CONSIDER APPLICATION FOR A CONDITIONAL USE PERMIT FROM HANSEN REALTY LLC AND ARCHIE MONUMENT & STONE INC FOR AN OPEN SALES LOT FOR DISPLAY AND SALES OF MONUMENTS AT 185 N. MAIN ST.: Motion by

Shireman, second by Machotka to approve the permit with no parking marks placed in the visibility triangle for one year. Motion carried 8-0.

CONSIDER CONDITIONAL USE PERMIT APPLICATION FROM PANORAMA ESTATES LLC TO PREPARE THE SITE BY MINING, LAND RECLAMATION AND SOIL PROCESSING FOR FUTURE MUNITI-FAMILY HOUSING AT 23397 US HWY 14: Motion by Shireman, second by Rakow to postpone. Motion carried 8-0.

CONSIDER CONDITIONAL USE PERMIT APPLICATION FROM ELSIE BALDWIN AND JANE EWING (OWNERS) AND D & P ENTERPRISES, DON AND PATRICIA SMITHEY (TENANTS) TO ALLOW AN OPEN SALES LOT TO SELL LANDSCAPE MATERIALS, STORAGE SHEDS AS WELL AS OPERATE A SEAL COATING BUSINESS AND STORE RELATED EQUIPMENT AND MATERIALS AT 1561 US HWY 14 EAST. Motion by Kaufman, second by Rakow to renew the permit for 5 years contingent on restrooms being available for use at JR Ewing Realty. Motion carried 8-0.

PARK BOARD RECOMMENDATION: CONSIDER APPROVAL OF REPAIRS TO THE PUMP AT THE SWIMMING POOL: Shane Stibbe reported he made 4 contacts and received one proposal from Badger Pools who actually installed the existing pump. Motion by Mueller, second by Kaufman to approve the proposal from Badger Pools with \$2705 coming from State Pool #4 account and the remaining \$6228 from contingency for a total of \$8933 for the repairs. Motion carried 8-0.

PUBLIC SAFETY COMMITTEE RECOMMENDATIONS

CONSIDER AMENDMENT TO ORDINANCE CHAPTER 399 REGARDING WINE WALKS AND OTHER UPDATES AND CORRECTIONS: Motion by Machotka, second by Shireman to postpone. Motion carried 8-0.

CONSIDER APPLICATION FOR TEMPORARY CLASS “B” / “CLASS B” RETAILERS LICENSE FROM RICHLAND COUNTY PERFORMING ARTS COUNCIL ON APRIL 23, 2016: Motion by Machotka, second by Kloehn to approve the application from RCPAC for April 23rd. Motion carried 7-1 with Rakow dissenting.

CONSIDER PURCHASING SIGNS DESIGNATING THE CITY IS THE FIRST PURPLE HEART CITY IN THE NATION: Mayor Corcoran said a sign could be in the general vicinity of the existing entrance signs and utilize donations for the purchase. The consensus was to look into the possibility. No action was taken.

CONSIDER RESOLUTION HONORING ALDERPERSON SUSAN FRUIT FOR HER SERVICE ON CITY COUNCIL: Motion by Kaufman, second by Machotka to approve the resolution. Everyone thanked Alderperson Fruit. Motion carried 8-0.

OLD BUSINESS:

CONSIDER ACTION ON ISSUES OF THE NORTH PARK POND: Nothing new to report on.

CONSIDER ACTION ON ISSUES OF THE RICHLAND AMBULANCE SERVICE: The next meeting will be in May.

PAYMENT OF MONTHLY BILLS: Motion by Machotka, second by Rakow to approve the bills as presented. Motion carried 8-0.

Motion by Rakow, second by Kloehn to go into closed session per WI Stats 19.85(1)(e) to deliberate the sale of public properties in the Industrial Park North. Motion carried 8-0.

Closed Session.

Motion by Kloehn, second by Machotka to reconvene into open session. Motion carried 8-0.

ADJOURN: Motion by Kloehn, second by Rakow to adjourn.

Minutes by Melinda D. Jones, City Clerk / Treasurer

Mayor, Paul F. Corcoran

Attest:

City Clerk / Treasurer Melinda D. Jones