

**REGULAR MEETING OF THE COMMON COUNCIL
November 21, 2017**

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, November 21, 2017 commencing at 7:31 PM, Mayor Paul F. Corcoran presiding. Alderpersons Justin Lockwood, Travis Wertz, Diane Cox, Michael Kaufman, Kathy Troxel, John Collins, and Marsha Machotka were present. Corcoran ascertained from the Clerk that the meeting was properly noticed.

Motion by Cox, second by Kaufman to waive the reading and approve the minutes of the last meeting in lieu of printed copies and to approve the same. Motion carried 7-0.

PUBLIC COMMENTS: None

MAYOR AND ALDERPERSON CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Alderperson Cox asked that an update on a potential new grocery store be put on the agenda. Mayor Corcoran stated that there are private “rental negotiations” taking place, however the topic would be discussed at a future meeting. Alderperson Wertz asked that the Chamber lease regarding door key procedures be looked at. Clerk Jones said that those are currently being developed. Alderperson Troxel stated that she had a constituent concerned about the level of light emitted by the new LED streetlights.

APPROVE AGENDA: Motion by Machotka, second by Kaufman to approve the agenda as presented. Motion carried 7-0.

CONSIDER FILLING ALDERPERSON DANIEL SCHWINEFUS SEAT VACANCY IN DISTRICT #1, WARDS 1, 2, AND 3: Mayor Corcoran stated that Alderperson Schwinefus has moved out of his district and had to step down from the council. Corcoran advised that there are two options moving forward. The seat can be left vacant until the April 2018 election, or the council can fill the seat in the short-term and have the chosen individual vie for re-election for the 1-year balance of the 2-year term in 2018. Alderperson Cox stated that residents in her district should have full representation and would prefer to fill the vacancy as soon as possible. The consensus by the council was to take applications for the vacancy by Friday, December 1st, and install a new member in District #1 at the December 5th meeting.

PROPERTY COMMITTEE RECOMMENDATIONS:

CONSIDER APPROVAL OF AARON TROXEL (AT LLC) DOING BUSINESS AS TROX-BOX CONTAINERS LEASING PROPERTY IN THE INDUSTRIAL PARK NORTH ACROSS FROM THE BOWEN CEMETERY: Trox-Box is seeking to lease one acre of land to place temporary self-storage units for people to rent. Trox-Box would pay \$100/month per acre, with the option to renew the lease and/or expand the amount of property leased. Aaron Troxel, representing Trox-Box Containers, was present and said that he is open to working with the city on the terms. Motion by Lockwood, second by Kaufman to approve the 1-year lease with Trox-Box Containers for 1 acre of land in the North Industrial Park. The agreement includes a 60-day termination notice and up to 90 days to clear the site in the event the property is sold. Motion carried 6-0, with Alderperson Kathy Troxel abstaining.

REPORT FROM REDEVELOPMENT AUTHORITY ON ORANGE STREET DEVELOPMENT OPPORTUNITY FROM BEAR DEVELOPMENT: The Council discussed the Redevelopment Authority's 4-to-2 decision to deny a developer agreement for a possible low-to-moderate income (LMI) apartment development on Orange Street. Alderperson Collins and Machotka also sit on the RDA. Collins explained that Joe Schwenker from Bear Development was unaware the Panorama Estate project was moving forward. He also stated that Schwenker was willing to come back for possible approval of the development next fall. Alderperson Wertz asked if the RDA has authority over the City Council on this matter. It was explained that, per statutes, the RDA does have jurisdiction for the specific area of land being considered. Alderperson Lockwood said he is not opposed to the project, but questioned the idea of placing a residential property in a commercial district and the long-term tax implications of that development. Alderperson Cox stated that LMI housing is a need in the community, and there has been little to no interest in the Orange Street property. This item was for discussion only. No action was taken by the council.

CONSIDER DISALLOWING CLAIM FOR SIDEWALK REPAIRS FROM THE US POSTAL SERVICE: Motion by Wertz, second by Machotka to disallow the claim for sidewalk repairs from the US Postal Service. Motion carried 7-0.

CONSIDER APPROVAL OF PLAN FOR NEW AQUATIC CENTER AND DISCUSSION OF FUNDING: Parks & Recreation Director Shane Stibbe and Park Board president Pat Elliot presented information on why a new swimming complex is needed. Reasons include growing maintenance and structural concerns throughout. The proposed aquatic center would include zero-depth entry, lazy river, water slides, splash pad, and diving & lap pool. A new bathhouse, office, employee breakroom, and concession stand would also be part of the complex. The estimated project cost is \$4.8-million. The Ad Hoc Pool Committee is currently fundraising for the project. Mick Cosgrove, a member of the committee, explained that corporations and foundations often require formalized plans for facilities before they consider making significant contributions for projects. Cosgrove stated that as much as \$2-million could be fundraised for the aquatic center project. While the general consensus from the members of the council was there needs to be a new pool facility, some had concerns about the cost and financing of the remaining debt not fundraised for. Motion by Machotka, second by Troxel to approve the project as presented. Motion carried 7-0. Financing options will be considered in the future.

CONSIDER RESOLUTION ON USE OF STREETS AND ALLEYS: It was explained that this resolution is necessary to satisfy the project requirements for the USDA loan for the Westside Drive project. Motion by Wertz, second by Machotka to approve Resolution 2017-26 providing for the use of streets and alleys by the City Utilities Water and/or Sewerage Utility for the purpose of construction, operation and maintenance for the proposed utility system. Motion carried 7-0.

CONSIDER RESOLUTION REGARDING COLLECTION OF SPECIAL ASSESSMENTS: Motion by Wertz, second by Collins to approve Resolution 2017-27 putting special assessments on the tax roll. Motion carried 7-0.

CONSIDER RESOLUTION AUTHORIZING PUBLIC DEPOSITORIES: Motion by Machotka, second by Cox to approve Resolution 2017-28 authorizing the public depositories for the city. Motion carried 7-0.

OLD BUSINESS:

DISCUSSION ON ORDINANCE REGULATING RENTAL PROPERTIES WITHIN THE CITY: Mayor Corcoran stated that the City of Platteville has a rental code that all rental properties must adhere to. He said that Richland Center could develop a similar code and Neighborhood Housing Services could assist. Alderperson Wertz said that landlords already must meet Chapter 33 housing standards. Currently there is no process in place to inspect substandard properties and force landlords to make improvements. The council took no formal action, however the general consensus was to move forward on developing some type of process to regulate rental properties within the city.

ZONING PERMITS / STREET CUTTING PERMITS: We Energies received street cutting permits for properties located at 172 S. Main Street and 1000 E. Kinder Street.

PAYMENT OF MONTHLY BILLS: Motion by Cox, second by Machotka to approve the bills as presented. Motion carried 7-0.

Clerk/Treasurer Melinda Jones said that paperwork for the Mayor's seat and four City Council seats (Cox, Wertz, Collins, and Kaufman) will be available in the Clerk's office starting December 1st. Completed paperwork is due by 5:00 PM on Tuesday, January 2nd. The mill rate for city residents will increase 46-cents per \$1,000 of assessed value. This figure does not include the lottery credit or first dollar credit.

ADJOURN: Motion by Cox, second by Kaufman to adjourn. Motion carried at 9:41 PM.

Minutes by Aaron Joyce, Deputy City Clerk/Treasurer

Mayor, Paul F. Corcoran

Attest:

City Clerk / Treasurer Melinda D. Jones