

REGULAR MEETING OF THE COMMON COUNCIL

April 17, 2018

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, April 17, 2018 commencing at 7:30 P.M., Mayor Michael J. Kaufman presiding. Alderpersons John Collins, Ryan Cairns, Kathy Troxel, Justin Lockwood, Travis Wertz, and Marsha Machotka were present. Alderperson Diane Cox was absent. Mayor Kaufman ascertained from the Clerk that the meeting was properly noticed.

Commander Marge Freeman lead the Council and Audience in the Pledge of Allegiance.

Motion by Wertz, second by Collins to waive the reading and approve the minutes of the meeting on April 3, 2018 in lieu of printed copies. Motion carried 6-0.

APPROVE AGENDA: Motion by Alderperson Troxel, second by Wertz to approve the agenda as amended. Motion carried 6-0.

RESOLUTION HONORING OUTGOING MAYOR PAUL F. CORCORAN: Motion by Wertz, second by Machotka to approve Resolution 2018-1 honoring Paul F. Corcoran. Motion carried 7-0.

NOMINATE AND ELECT COUNCIL PRESIDENT: The Council voted by secret ballot with 5 votes for Travis Wertz and 1 vote for Kathy Troxel.

APPOINT CITY ATTORNEY: Mayor Kaufman appointed Jay Robb. Motion by Wertz, second by Machotka to approve the appointment. Motion carried 6-0.

APPOINT CITY ASSESSOR: Mayor Kaufman appointed Gretchen Jelinek. Motion by Wertz, second by Collins to approve the appointment. Motion carried 6-0.

APPOINT CITY FORESTER: Mayor Kaufman appointed David Fry. Motion by Machotka, second by Lockwood to approve the appointment. Motion carried 6-0.

DESIGNATE OFFICIAL NEWSPAPER: Mayor Kaufman designated the Richland Observer. Motion by Wertz, second by Collins to approve. Motion carried 6-0.

ELECT TWO COUNCIL REPRESENTATIVES TO THE UTILITY COMMISSION: Motion by Wertz to elect John Collins. Lockwood seconded and the motion carried 6-0.

Motion by Collins to elect Travis Wertz. Lockwood seconded and the motion carried 6-0.

APPOINTMENTS TO COMMITTEES, COMMISSIONS, AND BOARDS – COUNCIL REPRESENTATIVES: Mayor Kaufman appointed Ryan Cairns to the Finance, Personnel & Insurance, Property, and Public Safety Committees. Motion by Lockwood, second by Troxel to approve. Motion carried 6-0.

Mayor Kaufman appointed Kathy Troxel to the Park Boars, Fire Department, Tourism and Natatorium. Motion by Wertz, second by Collins to approve. Motion carried 6-0.

Mayor Kaufman appointed Travis Wertz to the Property and Public Works Committees and the Plan Commission. Motion by Collins, second by Troxel to approve. Motion carried 6-0.

CITIZEN REPRESENTATIVES: Mayor Kaufman appointed Susan Hallett to the Historic Preservation Commission. Motion by Collins, second by Wertz to approve the appointment. Motion carried 6-0.

Mayor Kaufman appointed Kathryn Lewandowski to the Park Board. Motion by Lockwood, second by Collins to approve. Motion carried 6-0.

Mayor Kaufman appointed Robert Bellman to the Park Board. Motion by Collins, second by Troxel to approve. Motion carried 6-0.

Mayor Kaufman appointed Pete Walsh to the Zoning Board of Appeals. Motion by Wertz, second by Collins to approve. Motion carried 6-0.

Mayor Kaufman appointed Lenny Schaub to the Utility Commission. Motion by Machotka, second by Collins to approve. Motion carried 6-0.

PLAN COMMISSION / ETZ BOARD RECOMMENDATIONS:

INTRODUCTION OF AMENDMENT TO ORDINANCE CHAPTER 410.04 (22) ALLOWING THE PLACEMENT OF SHIPPING CONTAINERS IN AND INDUSTRIAL PARK REQUIRING A CONDITIONAL USE PERMIT. Alderperson Wertz stated the change is in wording to allow the placement of shipping containers with a conditional use permit. No action was taken.

PUBLIC HEARING, CONSIDER APPROVAL OF CONDITIONAL USE PERMIT FOR TROXBOX LLC TO PLACE SHIPPING CONTAINERS ON LOT #25 IN THE INDUSTRIAL PARK NORTH UNDER THE TERMS OF THE LEASE AGREEMENT: Alderperson Wertz opened the public hearing and asked three times if anyone wanted to comment in favor or against the request. There were none so the public hearing was closed. The council will vote at the next meeting.

PUBLIC HEARING, CONSIDER APPROVAL OF AMENDMENT TO A CONDITIONAL USE PERMIT FOR RICHLAND CENTER RENEWABLE ENERGY TO CONSTRUCT A 75' X 300' CAKE SLUDGE STORAGE BUILDING: Alderperson Wertz opened the public hearing and asked if anyone wanted to speak in favor or against the proposed building. Mr. Paul Theobald from RCRE explained that to haul the sludge to a landfill the cost is \$69 per ton and to spread on the field is \$19 per ton. The building is to store the sludge for spreading. Alderperson Wertz asked two more times if anyone wanted to speak and there were no comments so the public hearing was closed. Motion by Wertz, second by Collins to approve the amendment to allow RCRE to construct a 75' x 300' cake sludge storage building. Motion carried 6-0.

PUBLIC COMMENTS: Mike Breininger from Southwest Partners thanked those who have served and congratulated the newly elected stating the look forward to working with all.

CONSIDER APPOINTMENT OF ALDERPERSON TO FILL THE VACANCY IN DISTRICT 1: Mayor Kaufman stated that both Karin Tepley and Ray Wilson expressed interest but he would like it delayed until Diane Cox is present to vote since this is her district. No action was taken.

CONSIDER SYMONS RECREATION COMPLEX REQUEST TO USE CAPITAL PROJECT FUNDS FOR REPLACING THE PARKING LOT: Denise Lins from Symons gave a brief history for the past 30 years and mentioned that the parking lot is 30 years old. She estimated it would be about \$30,000 with the cost being split between the city and the county. Motion by Wertz, second by Cairns to approve advertising for bids to replace the parking lot at Symons. Motion carried 6-0.

CONSIDER BINDING OR ADVISORY REFERENDUM FOR NEW AQUATIC CENTER – DAWN GUNDERSON-SCHIEL FROM EHLERS: Dawn Gunderson-Schiel was present via speaker phone and explained that any borrowing for more than 10 years for specific items or projects requires passing a resolution and a notice is placed in the newspaper. The public has the opportunity to petition for a referendum. The loan would not be able to close until after 30 days to provide the time for the petition. No notice is placed if financing is completed with a promissory note or a short-term loan that is intended to be refinanced. The City may also proceed with their own referendum. She said an attorney would draft the wording with input from the Council. Sources for language could be the league or Boardman Law Firm. There was discussion on how many times the referendum questions came up before a new school was constructed and Erik Olson said 8 to 10 times. No action was taken.

CONSIDER REQUEST TO AMEND REVOCABLE OCCUPANCY PERMIT GRANTED TO RICHLAND COUNTY BANK RELATING TO INCURSION ONTO BIKE TRAIL RIGHT-OF-WAY: Attorney Robb stated that when the Richland County Bank took ownership of the O'Finley's building, 4.6 feet of that building was in the right-of-way. The City gave them a revocable agreement or permit stating the building could remain in its current location. The property has been sold to Gander LLC who is obtaining an SBA loan now and the SBA will not refinance for them unless the City agrees to amend that revocable agreement to an irrevocable agreement for 20 years or as long as the SBA no longer holds the mortgage. Motion by Machotka, second by Lockwood to approve the amendment. Motion carried 6-0.

CONSIDER APPROVAL OF RIGHT-OF-WAY CERTIFIED SURVEY MAP OF WESTSIDE DRIVE: Attorney Robb stated in working on legal documents for the Westside Drive project, the City has to formally approve the full 66' right-of-way. Motion by Lockwood, second by Cox to approve. Motion carried 6-0.

CONSIDER APPROVAL OF BID FOR REPLACEMENT OF BREWER LIBRARY ROOF: The bids were briefly reviewed. Motion by Lockwood, second by Wertz to approve the bid with Residential Roofing in the amount of \$40,495.00 for the steel DECRA shingles. Motion carried 6-0.

OLD BUSINESS:

UPDATE FROM THE POOL AD HOC COMMITTEE: Kathy Troxel stated the next meeting is tomorrow, 6:00 p.m. at the community center where the plans will be reviewed and Mayor Kaufman stated that it has been cancelled due to the impending weather.

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

Motion by Collins, second by Lockwood to go into closed session per WI Stats. 19.85 (1)(e) Investment of public funds, specifically negotiating terms of developer agreement for Panorama Estates project. Motion carried 6-0. It was stated that action will be taken after reconvening into open session.

Closed Session.

Motion by Collins, second by Wertz to reconvene into open session. Motion carried 6-0.

Motion by Wertz, second by Collins to approve the Developer Agreement with Duane Kleinsasser for the Panorama Estate LLC project with an edit under section 3.2 to read the first building is to be finished in 2018 as listed, and to change the 2nd building be constructed within 5 years and the 3rd building be constructed within 15 years. Motion carried 6-0.

ADJOURN: Motion by Collins, second by Wertz to adjourn. Motion carried 6-0 at 9:33 PM.

Minutes by Melinda Jones, City Clerk / Treasurer

Mayor, Paul F. Corcoran

Attest:

City Clerk / Treasurer Melinda D. Jones