

## ADJOURNED MEETING OF THE COMMON COUNCIL

November 20, 2018

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, November 20, 2018 commencing at 7:30 P.M., Mayor Michael J. Kaufman presiding. Alderpersons Ryan Cairns, Kathy Troxel, Justin Lockwood, John Collins, Travis Wertz, Diane Cox, Marsha Machotka and Karin Tepley were present. Mayor Kaufman ascertained from the Clerk that the meeting was properly noticed.

Motion by Wertz, second by Collins to waive the reading of the minutes of the last two meetings in lieu of printed copies and approve said minutes. Motion carried via voice vote.

**APPROVE AGENDA:** Motion by Lockwood, second by Tepley to approve the agenda with item numbers 9a and 9b switched around. Motion carried.

**PUBLIC HEARING, CONSIDER REQUEST FROM JINITTA LARSON FOR A CONDITIONAL USE PERMIT APPLICATION TO PLACE A CHAIN LINK FENCE THAT IS 6' HIGH IN THE FRONT YARD RATHER THAN THE 20" HIGH LIMIT REQUIREMENT IN ORDINANCE CHAPTER 400.04(6):** Motion by Collins, second by Troxel to open the public hearing. Motion carried. Mayor Kaufman asked if anyone wanted to speak regarding the fence. Clerk Jones reported there were two separate people opposed. No one in the audience spoke. Motion by Cox, second by Tepley to close the public hearing. Motion by Cox to approve the conditional use permit with the condition that if the person for which the fence is requested is no longer residing at the house, the fence in the front yard is to be removed or lowered to the height allowed by the zoning ordinance at that time. After discussion Cox amended the motion that the fence be black or silver chain link and the permit be recorded at the register of deeds with the conditions listed. Wertz seconded the motion and the motion carried 8-0.

**Presentation from Kate Koziol on the regional housing study and economic development activities also possible discussion:** Mr. Bruce Roesler and Becky Dahl spoke on the need for quality housing. Kate Koziol stated that Jewell Hollow had a developer agreement approved for land purchase in the industrial park and he has stated he is unable to move forward with it. There is interest in other lots in the city and the grocery store pursuit is ongoing. She reported that the housing study is showing a need for affordable housing and low-income housing projected with a need of an additional 134 units by 2040.

**Consider approval of developer agreement and sale of city owned land on Orange Street to JNB Senior 4, LP for the development of Senior Housing between the Phoenix Center and Our House:** Alderperson Collins said that the RDA approve the project in October using \$450,000 of affordable housing funds in the form of a loan over 17 years, the city creating a TIF district and a payback of 90% of the taxes over 15 years to a maximum of \$450,000. Clerk Jones stated that Ehlers reviewed the proposed payback of taxes and felt the amount would be less than \$450,000. After statements from each of the council, motion by Collins to approve the developer agreement and sale of land to JNB Senior 4, LP with the change that under page 4, section b stating the principal occupant is 55 and older. Cox seconded and the motion was denied 6-2.

**Consider approval of contract for updating remediation plan and secure approval of updated plan from DNR for city owned property at 430 W. Union St.:** Alderperson Collins stated at a meeting with the DNR they required closure. The project was bid with Ayres bid at \$15,575 and MSA at \$8215. MSA attended a meeting to review the bid and they did not recommend any soil testing at this time. Motion by Collins, second by Wertz to approve hiring MSA to update the plan and secure DNR approval up to the amount of \$5,000 from contingency. Motion carried 8-0.

**Consider changing Zoning Administrator position from contracted to a casual employee:** Motion by Collins, second by Machotka to approve the change. Motion carried unanimously.

**Park Board/Property committee Recommendations:**

**Consider approval of bid fro demolition of old and construction of new aquatic center:** Alderperson Troxel stated the State has approved the plans which are good for 2 years and the committee is still looking at ways to cut costs. Motion by Troxel to reject all bids. Collins seconded and the motion carried.

**Discussion on Urban Deer Management Plan for the City:** Collins reported that a breakdown of zones within the city is being worked on. The plan allows for bow hunters on city land but no firearms. No action was taken.

**Discussion on fee charged for liquor license:** Attorney Robb said the Statutes give a range between \$50 and \$500 for a Class A liquor license with no limit to the number of licenses but our ordinance allows for a maximum of 7 and a fee of \$500. The maximum is usually established by most cities and the city currently has 5 licenses for revenue of \$2500. Alderperson Wertz stated the city needs to do more to help business. Motion by Wertz, second by Tepley to draft an ordinance change of the Class A liquor license at a \$50 charge. Motion carried with Machotka dissenting.

**Consider approval of new lease with US Cellular:** After introduction and review, the council was in favor of making sure the County emergency equipment is covered in the city agreement. No action was taken.

**Consider approval of memorandum of understanding with Richland County for plowing at the courthouse and health & human services buildings:** Attorney Robb stated he retyped the agreement that County Counsel drafted because Attorney Robb felt the Clerk should sign the agreement and added an expiration date of 10/31/2019 with either party able to terminate the agreement with a one month notice. Motion by Cox, second by Collins to approve. Motion carried 8-0.

**Consider approval of change order #1 and pay request #3 from Gerke Excavating Inc for the Haseltine Street project in the amount of \$252,467.44.** Motion by Lockwood, second by Collins to approve. Motion carried 8-0.

**Consider approval of pay request #4 from Gerke Excavating Inc for \$231,681.79 for Panorama Estates project:** Motion by Lockwood, second by Cox to approve. Motion carried 8-0.

**Consider approval of pay request #6 from Gerke Excavating for \$218,207.51 for Westside Drive project.** Motion by Lockwood, second by Machotka to approve. Motion carried 8-0.

Motion by Machotka, second by Cox to approve the payment of monthly bills. Motion carried 8-0.

**Appointments:** Motion by Collins, second by Tepley to approve the appointment of Scott Sawle to the Utility Commission. Motion carried.

**Adjourn:** Motion by Cox, second by Tepley to adjourn. Motion carried at 10:40 p.m.

Minutes by Melinda D. Jones, Clerk / Treasurer