

REGULAR MEETING OF THE COMMON COUNCIL

May 7, 2019

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, May 7, 2019 commencing at 7:30 P.M., Mayor Michael J. Kaufman presiding. Alderpersons Scotty Wallace, John Collins, Travis Wertz, Diane Cox, Todd Coppernoll, Karin Tepley, Ryan Cairns, and Aaron Ewing. Mayor Kaufman ascertained from the Clerk that the meeting was properly noticed.

Motion by Wertz, second by Collins to waive the reading and approve the minutes of the last meeting. Motion carried.

Motion by Wertz, second by Tepley to approve the agenda. Motion carried.

PUBLIC COMMENTS: Marge Freeman stated the VFW Post 2267 is in charge of the Memorial Day Parade that will be held on May 27, 2019 with lineup at the Post Office at 9:30 a.m. The Route will proceed down Mill Street to Church Street and travel north to 8th Street and to the Cemetery. The service in the cemetery will begin about 10:30 and the Women’s Relief Corp will hold their service afterwards at Krouskop Park. In the event of inclement weather, the service will be held at 10:00 a.m. in the High School.

MAYOR AND ALDERPERSON CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Mayor Kaufman stated that grass will need mowing soon and residents should be sure to cut their grass. If the city cuts the grass the property owners will receive a bill. He also encouraged the community to support the High School Rodeo. Items to be on the next agenda are as follows:

- Discussion on pet ordinances – Kaufman
- Sidewalk repairs/replacement and Street work schedule – Tepley
- Disable vehicle Ordinance review - Wertz

PROCLAMATION HONORING ADAM COLEMAN WHO HAS ACHIEVED THE RANK OF EAGLE SCOUT: Mayor Kaufman read the proclamation and thanked Mr. Coleman for all he has done for the community and designated May 8, 2019 as Adam Coleman Day. Mr. Coleman thanked everyone for their support.

PROCLAMATION FOR THE AMERICAN LEGION: Marge Freeman was present to accept the Proclamation commemorating the 100th anniversary of Richland Center’s Post 13 and designating July 21, 2019 as the American Legion Day.

TREASURER’S REPORT: The report for March 2019 with the month end balance is as follows:

General Fund	479,643.44
State Pool - Account # 1	2,873,302.77
Money Market Tax Acct.	21,962.80
State Pool – Account #2 Long Term Care	564,649.38

Restricted Funds:

CDBG - Housing RLF	117,408.51
Revolving Loan Fund- Savings	786,861.55
Revolving Loan Fund – Checking	1,217.07
Landfill Care – CD	284,724.37
Landfill Care - CD	290,503.71
Library Checking	422,490.77
Room Tax	77,114.58
State Pool #3 TIF-Panorama Estates	205.89
State Pool #5 TIF-Affordable Housing	954,665.83
State Pool - Account # 6 - TIF - 2-5	74,033.47

Committed Funds:

State Pool - Account # 4 - Project Carryover	3,325,744.90
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Assigned Funds:

Cemetery	4,706.78
Park / Community Center	34,615.37
Park and Rec Checking	1,8157.32
Aquatic Center	1,679.06

CITY UTILITIES:

Electric Utility Fund	66,695.80
Electric Unrestricted Funds	52,204.33
Water Utility Fund	72,961.46
Water Utility Unrestricted Funds	86,026.85
Waste Water Utility Fund	24,521.83
Waste Water Unrestricted Funds	50,618.74

RESTRICTED FOR PROJECTS:

Electric	793,587.62
Water	678,951.63
WWTP	4,848,067.81
USDA Loan	509,000.00

Motion by Tepley, second by Collins to accept the treasurer’s report. Motion carried.

PUBLIC WORKS COMMITTEE RECOMMENDATIONS:

CONSIDER APPROVAL OF BID FOR EAST HASELTINE STREET RECONSTRUCTION PROJECT: Matt Muchow from Vierbicher presented a brief description of the project installing storm sewer between Sheldon and East Streets as well as replacing a drainage ditch between Ithaca Road and Haseltine St. Four bids were received from J & J Underground, Gerke Excavating, A1 Excavating, and JI Construction with J & J Underground as the low bid. The base bid came in at \$741,334.31 with Alternate 1 at \$96,635.00 for a total of \$837,969.31 which is under the estimated budget of \$952,200.00. Motion by Wertz, second by Collins to approve the bid from J & J Underground in the amount of \$837,969.31. Motion carried 8-0.

PARK BOARD RECOMMENDATIONS:

CONSIDER APPROVAL OF BID FOR NEW AQUATIC CENTER: Clerk Jones stated back in 2017 the Council approved a project budget not to exceed \$4.8 million dollars. However, later in the process the short-term loan was approved for \$4,717,623. Expenses to date and adding the construction portion left of the engineering fees total \$386,072.28. Selecting the low bid, as recommended, from Brickl Bros, Inc. along with alternate bid #2 for the splash pad totals \$4,343,290. Using the loan funds, it would be over budget by \$11,740 and using the project budget it would be under budget by \$70,638. She then reviewed a spreadsheet that showed the daily cost to have the pool open which ranged from \$486 to \$693 between 2015-2018. For 2020 it is anticipated the cost would be \$4032. She reviewed the bonding costs as prepared by Ehlers. The plan had been to use donated funds of approximately \$700,000 up front for the construction and draw from the loan after to keep the accrued interest as low as possible. Refinancing \$4,115,611 with a \$50,000 donation towards the loan payment each year projected a starting point of \$.72 and ending with \$.87 per \$1000 of assessed value be placed on the tax roll or \$72.00 for a house valued at \$100,000. Ehlers stated the loan payments could be made equal or structured how the City Council wants it.

Mick Cosgrove from Southwest Partners stated that donations of \$1,700,000 have been validated, there are in-kind donations of \$235,000 with the demolition of the pool and Rockwell Automation reducing their price from \$140,000 to \$24,000, which is not included in the bid, for a total in community donations of \$1,966,000 and they are missing 5 validations yet. He said many are waiting for the City to make a decision before they commit but they are confident that additional funds will be coming forward.

Alderson Collins asked if the bid from Brickl Bros, Inc. includes contingency funds and Mr. Cameron from ADCI stated the bid is for the cost of construction. Contingency starts at about 5-8% and reduces as the project moves forward and is usually there for unforeseen circumstances. He did not feel there would be much needed for contingency since the site is cleared of the old pool and ready to be built on.

Alderson Wertz felt the splash pad was a key element of the project and since the loan taken out was less than the approved budget, he suggested using some of the operation costs in the 2019 budget for overage. Alderson Cox agreed stating the splash pad is the best feature and it is free for the public to use. Wertz proposed another option to approve the base bid and ask the contractor to hold the price of the splash pad for 90 days. Cox suggested someone may want to sponsor the splash pad. Collins stated he did the math and with the \$4.8 million-dollar budget the costs total \$4,753,200 leaving approximate \$47,000 for contingency.

Motion by Wertz to approve the base bid from Brickl Bros, Inc. for \$4,115,800 and ask them to hold the price for alternate bid #2 for 60 days to figure out the overage of loan funds. Wallace seconded. Collins asked Attorney Robb if the city could use the \$4.8 million project or if the loan amount has to be used. Attorney Robb stated the legality is with the bidding laws. The City can sign a contract for more money provided you can come up with the extra funds or seek donations to cover the additional cost. Wertz amended his motion to include approval of the splash pad, alternate bid #2, in the amount of \$227,490 with the extra \$12,000 overage being paid for in the form of donations and the 2019 pool operating budget would be used to pay Rockwell Automation for the motors. Wallace seconded the amendment.

Mayor Kaufman asked Shane Stibbe how the 2019 pool revenue and expenditures were determined. Mr. Stibbe said they were established with the help from Water Tech, a consulting firm.

Cairns asked about a new contract that Southwest Partners have been getting their validations on donated funds. Attorney Robb stated there is a new agreement he drafted from Boardman Law Firm samples that verifies the amount of donations, when they will be paid, they would be paid to the City and payments can be accelerated. The City signs the contract and is liable for the entire amount regardless of donations. He said none of these items were covered under the previous agreement being used but it was a good place to start. Mick Cosgrove estimated if all agreements are signed there would be an approximate total of \$2,012,000 raised.

Mayor Kaufman stated that the expenses estimated for 2020 are triple the cost of operating in previous years but the revenue is at \$75,000 when previous years were \$10-14,000, so he asked Mr. Stibbe why this is the case and revenues were not tripled. Mr. Stibbe said there are daily passes, family passes, concessions and rental income. Water Tech provided estimates that tripled the amount of use with the additional rental and concessions making up the difference. Dave Cameron said classes could be held for resistance training on the lazy river and lap swimming could be held with the new pool. Andrea Wertz stated that an email was received asking the estimated cost to repair the old pool and bath house. She said initial estimates to save the pool was at \$3.5 to 4 million dollars which would be a direct cost to the taxpayers instead of a new \$4.8 facility with \$2 million in donations. Motion carried 8-0.

A SPECIAL TANK YOU TO THE VOLUNTEERS WHO WORKED ON THE DEMOLITION OF THE POOL: Mayor Kaufman AND THE City Council would like to thank the many contractors, their employees, also city and utility employees who safely and swiftly razed the former municipal swimming pool on North Orange Street. Thanks to the many contractors who volunteered their time, talents, and equipment, to allow the city to reallocate those financial resources to the proposed aquatic center slated for the same location. Contractors and their employees include: Bindl Tire & Auto, Kevin Burkhammer Excavating, Paul Deckert Excavating, Ed Manning Excavating, Gary Manning Excavating, Randy Olson Trucking, Rob Wanless Construction, and Rich Wanless Construction. The project was an example of how several municipal and utility departments along with the public can work collaboratively on a project to better our city.

FINANCE COMMITTEE RECOMMENDATIONS:

CONSIDER ACCEPTING TROY CLARY'S REQUEST TO TERMINATE CROPLAND LEASES AT THE RICHLAND AIRPORT AND INDUSTRIAL PARK NORTH OF CITY OWNED LAND AND AUTHORIZE BIDDING FOR NEW TENANT: Alderperson Cairns stated since the timing is getting late already to plant crops and adding another month for the bidding process, Finance Committee recommends Mr. Clary subletting to satisfy the lease through the end of 2019 and the city would request bids in October. Alderperson Cairns made that his motion and Wallace seconded. Motion carried 8-0.

CONSIDER CONTRACT RENEWAL WITH SOUTHWEST PARTNERS FOR 2019-2020 OR WORK TOGETHER WITH COUNTY ON ECONOMIC DEVELOPMENT: Mike Breininger from Community Prosperity Alliance which is a subsidiary of Southwest Partners said the past 2 years the city and county have been under contract for economic development

with CPA. He forwarded a 43-page report on the accomplishments over the past 2 years and he would like the city to renew through the end of the year with CPA for \$14,000. They would then proceed with a calendar year contract and ask for \$25-30,000 for the year. He said if the city and county wanted to do the economic development there would be a loss of all the community volunteers work, private money would not be a part of the program, the city and county can work together now but that has not always been the case, the board would be new, most businesses want to work with one person through one presentation, and there already is a 2 year history on their accomplishments. Mayor Kaufman said Kate Koziol works 2 days a week through June 1, 2019

CONSIDER PURCHASING FLAGS OR BANNERS FOR THE DOWNTOWN: Andrea Wertz and Craig Woodhouse presented purchasing hanging baskets and banners. They wanted to keep the banners with a cohesive look to the entrance signs so they will have the same imagery and fonts. Miscellaneous banners could be purchased for special historical sites, landmarks, birthplace of Frank Lloyd Wright, and to promote hiking, biking, ATVs, kayaking, etc. Fifteen brackets and banners could be purchased and five banners for other poles that already have brackets for a total of \$1495.10. Andrea Wertz said she contacted several places about hanging flower baskets and for 14” baskets, Sylvan has 50 ready to go for \$25.00 each at a cost of \$1250.00 and they requested returning the baskets at the end of the season. Daily watering could possibly be done by the parks and recreation staff for 2 hours during the week and volunteers could do so on weekends. Jim Simpson has donated the tank but does not have a vehicle to haul it in. The Electric Utility Department would hang the baskets and banners. Motion by Wertz to approve having BL Signs make the banners as the Chamber proposed and to purchase brackets needed at a cost of \$1495.10 also to purchase the hanging flower baskets for \$1250 from Sylvan Greenhouse for a total expenditure of \$2745.10. Collins seconded and the motion carried 8-0. Alderperson Wertz asked that Flag purchases be placed on the next council agenda.

CONSIDER SETTING GUIDELINES AND A PERMIT PROCESS FOR MURALS: Wertz asked this be placed on the next agenda and maybe it could go to a committee or person for the approval.

CONSIDER APPLICATIONS FOR TEMPORARY CLASS “B” BEER LICENSES FROM THE AD GERMAN WAREHOUSE CONSERVANCY, INC ON MAY 10, MAY 17, AND MAY 31 FROM 7PM TO 10PM FOR EVENTS HELD AT 177 E. HASELTINE STREET AND 316 S. CHURCH STREET: Motion by Wertz, second by Tepley to approve the applications. Motion carried via voice vote with no opposition.

CONSIDER APPLICATION FOR A WINE WALK FROM SOUTHWEST PARTNERS INC. D/B/A RICHLAND REJUVENATES TO BE HELD ON MAY 31, 2019 BETWEEN 4PM AND 10PM: Motion by Collins, second by Coppernoll to approve the application. Motion carried via voice vote with no opposition.

APPOINTMENTS TO COMMITTEES, COMMISSIONS, BOARDS AND CONFIRM APPOINTMENTS: PARK BOARD, PLAN COMMISSION, PUBLIC SAFETY COMMITTEE AND THE ADA COMMITTEE: Motion by Wertz, second by Coppernoll to approve the appointments with the exception of Tom Peralta for the plan commission and ADA Committee. Motion carried via voice vote with no opposition.

PAYMENT OF BILLS: Motion by Tepley, second by Wallace to pay the bills. Motion carried 8-0.

ADJOURN: Motion by Collins, second by Cairns to adjourn. Motion carried at 10:28 PM.

Minutes by Melinda Jones, City Clerk / Treasurer