

**REGULAR MEETING OF THE COMMON COUNCIL**

**July 16, 2019**

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, June 18, 2019 commencing at 7:30 P.M., Mayor Michael J. Kaufman presiding. Alderpersons John Collins, Travis Wertz, Diane Cox, Todd Coppennoll, Karin Tepley, Ryan Cairns, and Aaron Ewing. Alderperson Scotty Wallace was absent. Mayor Kaufman ascertained from the Clerk that the meeting was properly noticed.

Motion by Tepley, second by Collins to waive the reading and approve the minutes of the last meeting. Motion carried via voice vote with no opposition.

Motion by Cox, second by Wertz to approve the agenda with item numbers 9a, 9c and 10 removed. Motion carried via voice vote with no opposition.

**MAYOR AND ALDERPERSON CONCERNS TO BE DISCUSSED AT A FUTURE MEETING:** Alderperson Collins would like to explore changing the council meeting dates or times so they do not conflict with county board meetings.

**CITY AND UTILITY DEPARTMENT HEAD CONCERNS:** Rod Perry said there needs to be better direction on the garbage and recycling pickup for the Haseltine Street project area. Bill McCorkle said he has already talked with Town & Country Sanitation and they will call him if they are not able to pick up.

**PUBLIC HEARING, CONSIDER SUSPENDING THE RULES, WAIVING THE READING AND ENACTING AMENDMENT TO ZONING ORDINANCE CHAPTER 407.04 (45) RELATING TO CHURCHES AND RELIGIOUS ASSEMBLIES IN A C-G GENERAL BUSINESS DISTRICT:** Mayor Kaufman opened the public hearing. Attorney Robb stated a business property owner approached him to allow rental for churches or religious assembly in a C-G district but it is not listed. A public hearing is required to obtain public input. Mr. James Heiar asked what a C-G district is and where is it located. Attorney Robb said it was a general business district and is the commercial area outside of the downtown. The options are to do nothing, make this permitted or allow it with a conditional use permit. The Downtown business district ordinance requires a conditional use permit. Alderperson Cox said there are other churches that are in business districts and discussion followed. No other members from the public spoke. Motion by Collins, second by Cairns to close the public hearing. Motion carried unanimously. Motion by Collins, second by Cairns to approve Ordinance 2019-5 to suspend the rules, waive the reading and enact the amendment to Chapter 407.04 (45) allowing churches and religious assemblies as a conditional use in C-G General Business Zoning District. Motion carried 7-0.

**PUBLIC HEARING, CONSIDER APPROVAL OF RESOLUTION TO VACATE AND DISCONTINUE PORTIONS OF SPECIFIED STREETS IN KROUSKOP PARK:** Mayor Kaufman opened the public hearing. Attorney Robb said in the planning stages of the new pool project it was noticed there are platted but not developed and the pool will be over the platted 8<sup>th</sup> street. He reviewed the portion of 8<sup>th</sup> street west of Jefferson Street, the portion of 7<sup>th</sup> street that is west of Orange Street, the portion of Orange Street north of 7<sup>th</sup> Street to 8<sup>th</sup> Street, and 33'

width of what would have been Congress Street if it would have gone north of 6<sup>th</sup> Street. Motion by Cox, second by Tepley to close the public hearing. Motion carried. Motion by Cox, second by Ewing to adopt resolution 201909 vacating and discontinuing portions of streets in Krouskop Park. Motion carried 7-0.

**FINANCE COMMITTEE RECOMMENDATIONS:**

**CONSIDER APPROVAL OF AFFORDABLE HOUSING PROGRAM GUIDELINES:**

Aldersperson Cairns said the Affordable Housing Program funds are from the additional year of tax collection after a couple TIF districts were closed as allowed by new state regulations. Bill Renke from Neighborhood Housing Services of Southwest WI said most programs available allow up to 80% of the median income per County and this program allows up to 120% of the median income to make this program affordable housing for those that may be over the 80% Low-to-Moderate Income regulations. Some of the components are not available under other programs. Aldersperson Collins said that if there is a developer wanting to build a new development in the city, they will have to go through NHS instead of coming to the city and NHS would receive administration funds as well. Aldersperson Cairns said this has been worked on for about a year and he wanted a program set up that we can make changes to any time. Mr. Renke said the NHS loan committee and the finance committee will approve the loans. He mentioned that the funds are controlled by the Statutes and the 75% of the funds need to be affordable housing. Motion by Cairns to approve the Renew Richland Center housing guidelines with the wording added to the bottom of page 8 stating all LMI and FHA data will be updated annually. Ewing seconded and the motion carried 7-0.

**CONSIDER APPROVAL OF PAYMENT APPLICATION FROM BRICKL BROS FOR AQUATIC CENTER PROJECT:** Motion by Cairns to approve the first payment in the amount of \$127,756.11 to Brickl Bros. Collins seconded and the motion carried 7-0.

**PUBLIC SAFETY COMMITTEE RECOMMENDATIONS:**

**CONSIDER APPROVAL OF ATTORNEY ROBB DRAFTING AN AMENDMENT TO ORDINANCE CHAPTER 101.15 RELATED TO ALTERNATE SIDE PARKING DATES:**

Aldersperson Cox said the recommendation is to change the dates from November 1 through April 1 to December 1 through March 15. Aldersperson Wertz stated the Street Department is ok with the end date being March 1<sup>st</sup> so that is what he would like to see. Motion by Cox to have Attorney Robb draft an amendment to change the dates to December 1 through February 28<sup>th</sup>. Wertz seconded and the motion carried 7-0.

**PAYMENT OF BILLS:** Motion by Cairns, second by Wertz to pay the bills as presented. Motion carried 7-0.

**PUBLIC COMMENTS:** Lon Arbegust, Mick Cosgrove, and Sheila Troxel spoke on behalf of the AD German Warehouse and the Auditorium requesting funds from the former CDBG Revolving Loan Fund program for restoration of the buildings. They have nearly half of the funds for the 4.1 million-dollar project using gifts, grants and tax credits for the Warehouse restoration. They anticipate starting construction in May of 2020. The Warehouse has agreed to work with the Auditorium in all efforts for that restoration.

John Poole provided Mayor Kaufman a letter in support of the kidney dialysis center on behalf of the Richland Hospital Board of Directors and thanked him and Diane Cox for their efforts.

**MAYOR AND ALDERPERSONS REPORTS & COMMENTS:** Mayor Kaufman said a team from Tri-State Dialysis toured the area looking at options. They may be interested in purchasing land to build a new facility. He and Diane Cox will be on the morning show tomorrow to discuss the situation.

Aldersperson Collins said the wayfinding sign bids are opened at 2:00 p.m. on July 25<sup>th</sup> with the committee meeting on the 26<sup>th</sup>. Planning will be meeting on August 1<sup>st</sup> at 9:30 a.m. to discuss a city administrator as part of the work on the strategic plan.

Aldersperson Wertz complimented the Parks and Street departments for keeping weeds down and the area cleaned up. The adult prom raised nearly \$11,000 for the aquatic center.

**ADJOURN:** Motion by Cox, second by Wertz to adjourn. Motion carried at 8:45 PM.

Minutes by Melinda Jones, City Clerk / Treasurer