

SPECIAL MEETING OF THE COMMON COUNCIL

August 13, 2019

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Tuesday, August 13, 2019 commencing at 7:30 P.M., Mayor Michael J. Kaufman presiding. Alderpersons Scotty Wallace, John Collins, Travis Wertz, Diane Cox, Todd Coppennoll, Karin Tepley, Aaron Ewing and Ryan Cairns. Mayor Kaufman ascertained from the Clerk that the meeting was properly noticed.

CONSIDER OPTIONS TO DEAL WITH SOIL CONTAMINATION ISSUES ON CITY OWNED ORANGE STREET PROPERTIES IN RELATION TO A POSSIBLE SALE OF PROPERTY FOR THE DIALYSIS CENTER: Mayor Kaufman said the Dialysis Center would like to start building as soon as possible. They are looking at the parcel next to the bowling alley and housing a pharmacy there as well. They have asked for some sort of guarantee or a site clean of contamination.

Bill McCorkle said the city had a brownfield grant, removed an underground storage tank and there were hot spots with an estimate of \$116,000 to remove all of the soil which was a 2004 number. At the time the property could be capped with concrete or blacktopped. He also mentioned there is a 12' easement for joint use of parking area. He suggested moving forward with MSA as was done with the previous site to see what needs to be done and update the remediation plan. Mayor Kaufman said he did not want to delay so they could move forward. The project and sale of land has to be approved by the Redevelopment Authority first which should not be an issue. He asked if the Council wanted to go ahead and clean up the site but the dollar amount is not known at this time. Discussion took place on the costs of soil removal, what MSA charged earlier this year to do the same thing which was under \$5000, the value of the new building, if the company is for profit or non-profit, and the possible amount of taxes the building would generate. Alderperson Wallace asked if they could renovate any other building in the city and Alderperson Cox said they have already looked at that, determining that it would be in their best interests to build new due to Federal Regulations.

Motion by Ewing to hire MSA to re-evaluate the reports for the Old Center Tire Mart property located at 190 N. Orange Street and develop a remedial action plan using funds from contingency not to exceed \$10,000.00. Alderperson Cairns seconded and the motion carried 8-0.

ADJOURN: Motion by Cox, second by Coppennoll to adjourn. Motion carried at 8:20 PM.

Minutes by Melinda Jones, City Clerk / Treasurer