

**MINUTES OF THE  
SPECIAL MEETING OF THE COMMON COUNCIL  
JOINT WITH THE  
REDEVELOPMENT AUTHORITY**

In the Council Chambers at 450 S. Main Street, Richland Center, WI both in person and via WebEx for members of the Public to attend the public hearing.

The Common Council of the City of Richland Center, Wisconsin, joint with the Redevelopment Authority on Tuesday, July 14, 2020 commencing at 6:30 PM in the council chambers, Mayor Todd Coppernoll presiding. Alderpersons Scotty Wallace, John Collins, Melony Walters, Carson Culver, Susan Fruit, and Karin Tepley were present while Ryan Cairns and Travis Wertz attended via WebEx. Mayor Coppernoll ascertained from the Clerk that the meeting was properly noticed.

The Redevelopment Authority was called to order with members Keith Behling, Marsha Machotka, Ray Wilson, Alderpersons John Collins present with Travis Wertz attending via WebEx. Barbara Shannon and Tom Delagrave were absent.

**Call the Common Council meeting to order:** Mayor Coppernoll called the meeting to order. A quorum is present and the meeting was property

**Call the RDA meeting to order:** Keith Behling called the meeting to order. A quorum is present with Barbara Shannon and Tom Delagrave absent.

Mayor Coppernoll stated that agenda item 8 will be before item 7. Those were transposed in drafting and should be taken up in the reverse order.

**Motion to waive reading of minutes by the Council:** Motion by Fruit, second by Collins to approve the minutes of the last two meetings and waive the reading. Motion carried unanimously.

**Motion to waive reading of minutes by the RDA:** Motion by Machotka, second by Wilson to approve the minutes of the last two meetings. Motion carried unanimously.

**Keith Behling announced the public hearing regarding the proposed sale of property owned by the RDA located at 190 N. Orange St., Richland Center to Dubuque Internal Medicine is convened. State law requires that the RDA and Common Council hold a public hearing to allow the public an opportunity to comment on the proposed sale before the two bodies take it under consideration. The two entities will allow individuals up to four minutes to comment on the sale. I will ask any interested individuals that before you start with your comments, please state your name and where you are from.**

Justin Haffner and Joel Gehling were present from Dubuque Internal Medicine. Mr. Haffner stated that Gunderson patients from the previous dialysis center in Richland Center reached out to them back in July 2019 and dozens of other patients and others have as well. Their mission is to provide high quality health care ready to break ground.

Mr. Gehling announced that the owners of the Boscobel Prescription Center were present via telephone and they will occupy the other half of the building.

Michelle Farrell mentioned she an owner of the pharmacy for the past 10 years and is excited to bring their business to Richland Center. It is valuable to the community.

Shane Stibbe from Richland Center said he has to drive three days a week to Dodgeville where he is away from work and his family. It is a huge amount of time to commit but if you miss a dialysis appointment you may not survive. Many people need this in the community.

Diane Cox from Richland Center thanked the Council and RDA for continuing the project and that it will benefit many people.

Heather Vig from Richland Center said when Gunderson closed there were many people extremely upset and emotional to add an hour or more drive on top of the appointment was devastating. She and her sister coordinate care and rides for their mother who is in the chair for 3 hours then she has to wait an hour or more for the ride to pick her up to return home. She thanked everyone and emphasized the importance of the dialysis center to the community.

Shelby Harris from Viola said she is thankful this is moving forward. Her husband has been on dialysis since 2015 and her son is in school who is picked up by his Dad. They have only 1 car so any of her appointments have to be scheduled around her husband's appointments so she is able to drop him off.

Bob Shiere from Richland Center said he is on a committee at Inclusa and the ADRC transport so he is aware of a lot of trips out of the county for dialysis.

John Whalen from Grand River Medical Group and the Tri-State Dialysis reported that they will work with everyone for dialysis as soon as possible.

Mike Kaufman, former Mayor stated at the time of Gundersen closing he had a lot of calls and letters. He had Alderperson Diane Cox do initial research and she worked hard to make this a reality. He stressed the importance of this to the community then thanked the Council and Mayor for moving this item forward.

Kim Nundahl reported that most people cannot afford all the dialysis and travel. She also mentioned that nurses have to drive miles to care for patients.

Tammy Scholl a Dialysis RN said she ran the office here for Gunderson. It is not just a business but the patients become family. Nurses see their highs and lows. Patients have between 3 and 5 ½ hours of dialysis with up to 4 days per week. She is thankful from Tri-State and their staff.

Keith Behling stated the public hearing is now closed when no one else asked to speak.

**RDA review the draft a report as to the terms, conditions and other material provisions of the proposed sale, without bid, of property owned by the Redevelopment Authority located at 190 N. Orange Street, Richland Center, WI to Dubuque Internal Medicine, P.C.:** Keith Behling confirmed that

each of the RDA members have received and reviewed the document. The material terms have been reviewed with the RDA previously and have not been changed significantly. He asked if any of the RDA members want you to review the terms orally or whether you can proceed to see if anyone has questions. There were no questions or comments. Motion to approve the report and to send it to the Richland Center Common Council for its consideration by Machotka, second by Wilson. Motion carried unanimously.

**Council receipt and review the draft a report as to the terms, conditions and other material provisions of the proposed sale, without bid, of property owned by the Redevelopment Authority located at 190 N. Orange Street, Richland Center, WI to Dubuque Internal Medicine, P.C.:** Mayor Coppernoll confirmed that each of the CC members have received and reviewed the document. The material terms have been reviewed with the CC previously and have not been changed significantly. He asked if any of the CC members want you to review the terms orally or whether you can proceed to see if anyone has questions. Alderperson Culver said there needs to be an edit on Page 2 under the Restrictive Covenants the word “party” should be changed to “part”. He also pointed out that under section 2.4.3 he felt it was not descriptive enough and would like the words “within 10 feet of this area” added. City Attorney Zach said action could be taken on the document and the corrections would be made in the agreement. Mayor Coppernoll advised the CC that the material terms of the sale are incorporated in the Development Agreement a copy of which they have been provided. The changes from the last meeting are noted in underline and overstrike and mirror the terms of the sale in the report previously approved. Advise them that legal counsel and DIM have approved these terms. He asked if there are any questions about the Development Agreement. Motion by Collins, second by Culver to approve the report and the material terms of the sale by the RDA to Dubuque Internal Medicine. Motion carried unanimously.

**Council consideration for approval of the RDA’s proposed sale of 190 N. Orange Street:** Motion to approve the sale and terms of the Development Agreement as presented and to authorize the appropriate City signatures on it by Wallace, Fruit seconded and the motion carried unanimously.

**RDA consideration for approval of the sale of 190 Orange St. to Dubuque Internal Medicine:** Keith Behling advised the RDA that the terms of the sale are outlined in the Development Agreement which they have received copies of. The changes from the last meeting are noted in underline and overstrike and mirror the terms of the sale in the report previously approved. He also advised them that legal counsel and DIM have approved these terms. Motion by Machotka, second by Wilson to approve the sale of 190 N. Orange Street pursuant to the terms set forth in the Development Agreement before the RDA and to authorize the appropriate RDA signatures on it. Motion carried unanimously.

Motion to adjourn the RDA meeting by Machotka, second by Collins. Motion carried unanimously.  
Motion to adjourn the Council meeting by Wallace, second by Tepley. Motion carried unanimously at 7:15 p.m.

Minutes by Melinda D Jones, City Clerk/Treasurer