

**REGULAR MEETING OF THE COMMON COUNCIL
November 3, 2020**

The Common Council of the City of Richland Center, Wisconsin, met on Tuesday, November 3, 2020 commencing at 7:30 PM, with Mayor Todd Coppernoll presiding. The meeting was held virtually via WebEx. Alderpersons present over phone: Scotty Wallace, Carson Culver, John Collins, Karin Tepley, Travis Wertz, Melony Walters, and Ryan Cairns. Susan Fruit was absent. Mayor Coppernoll 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 meeting and approve the same. Motion carried 7-0.

Motion by Culver, second by Walters to approve the agenda changing item number 8 to discussion only. Motion carried 7-0.

MAYOR AND ALDERPERSONS CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Alderperson Wertz asked that the Fencing along the south side of the parking lot on Jefferson Street between Seminary and Court Streets be on the next council meeting for an update.

TREASURER’S REPORT: The report for September 30, 2020 with the month end balance is as follows:

General Fund	320,724.89
State Pool - Account # 1	3,136,389.59
Money Market Tax Acct.	17,332.39
State Pool – Account #2 Long Term Care	576,482.16
State Pool #3 TIF-Panorama Estates	210.21
State Pool - Account # 6 - TIF - 2-5	108,378.15
Revolving Loan Fund- Savings	553,378.06
Revolving Loan Fund – Checking	1,164.57

Restricted Funds:

CDBG - Housing RLF	29,030.85
Landfill Care – CD	290,935.86
Landfill Care - CD	298,130.77
Library Checking	264,024.08
Room Tax	84,735.94
State Pool #5 Renew RC Loan-Affordable Housing	874,707.31
Renew RC Loan Program Checking-Affordable Housing	53,671.18

Committed Funds:

State Pool - Account # 4 - Project Carryover	2,084,606.89
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Assigned Funds:

Cemetery	4,798.65
Parks, Rec & CC Checking	9,694.51
Aquatic Center	204,438.48

CITY UTILITIES:

Electric Utility Fund	186,782.97
Electric Unrestricted Funds	29,753.26
Water Utility Fund	307,441.04
Water Utility Unrestricted Funds	38,920.96
Waste Water Utility Fund	178,285.59
Waste Water Unrestricted Funds	31,011.22

RESTRICTED FOR PROJECTS:

Electric	633,793.53
Water	774,798.61
WTP	4,183,216.05

Motion by Cairns, second by Tepley to approve the treasurer’s report. Motion carried.

FINANCE COMMITTEE RECOMMENDATIONS:

CONSIDER APPROVAL OF CITY FINANCIAL POLICY:

Cairns makes the motion to approve the city financial policy with the addition of a 30-day letter be added under b and d of page 3 relating to delinquent accounts. Tepley seconds. Alderperson Culver requested a change under page 8 related to emergency situations it states that the council would be notified via email and he is requesting those that do not have email be called. Cairns amended his motion to add “and/or direct telephone call” to the paragraph. Tepley amended her second. Culver also expressed his concern on page 9 under local vendors it states the City shall make every effort possible to use local business firms and contracts with small, minority-owned, and women-owned businesses in the procurement process and he feels that should be up to the committee to determine and not listed in the policy. Clerk Jones informed the council that the State and Federal Governments require that language as part of our Shared Ride Taxi Grant funds. No other discussion took place. Motion carried 6-1 with Culver opposed.

PUBLIC SAFETY RECOMMENDATIONS:

DISCUSSION ON ORDINANCE CHAPTER 300 PUBLIC NUISANCE AND TO REPEAL ORDINANCE CHAPTERS 306, 307, 321, AND 385 IN RELATION TO THE ACCUMULATION OF JUNK IN YARDS:

Attorney McGough reviewed his research with 25 other municipalities, current case law and legislation on the related ordinances and found that 90% have all of their ordinances related to public nuisance into one ordinance so that is what he is recommending. Alderperson Wallace stated there is some concern about removing property off of private property so it is not considered theft of personal property. Culver also noted that under 300.10 related to enforcement needs further review. Attorney McGough stated enforcing this ordinance will take time and effort that he is willing to work through. Alderperson Collins stated we want to create an ordinance that has been enforced and upheld through the court system. Mayor Coppernoll mentioned he would like the plan in place prior to spring. This item was referred back to the public safety committee.

PERSONNEL AND INSURANCE COMMITTEE RECOMMENDATIONS:

CONSIDER APPROVAL OF CHANGES TO THE VACATION CARRYOVER POLICY:

Collins motioned to approve the change striking the words “hired before January 1, 2012” to allow all employees to carry over one week of vacation. Culvers seconded and the motion carried 7-0.

CONSIDER APPROVAL OF CHANGES TO THE SAFETY TOWED WEAR POLICY:

Collins stated the cost of safety toed shoes has increased so the Utilities raised their employee reimbursement from \$125 to \$150 per year and this allows the City to do the same. Motion by Collins, second by Wertz to approve the reimbursement of footwear amendment from \$125 to a maximum of \$150 per year. Motion carried 7-0.

CONSIDER APPROVAL OF CHANGES TO THE SICK LEAVE PAYOUT POLICY:

Clerk Jones stated that an employee can carry over up to 20 days of sick leave which covers the employee for the 30-day waiting period before disability is effective. However, the employee can then earn another 6 days throughout the year making the total at 26 days by the end of the year. According to the policy employees can request a payout of the accumulated sick leave. The change reflects the full 26 days accumulated instead of 20 days. They will still be permitted to carry over 20 days if they choose. Motion by Tepley, second by Collins to approve the change. Motion carried 7-0.

PLAN COMMISSION RECOMMENDATIONS:

CONSIDER APPROVAL OF RESOLUTION CREATING A PROCESS FOR SETTING SALE PRICES OF CITY OWNED LAND IN THE INDUSTRIAL PARK:

Mayor Coppernoll read the resolution.

RESOLUTION 2020 - 5

RESOLUTION CREATING A PROCESS FOR SETTING SALE PRICES ON CITY OWNED LAND IN THE INDUSTRIAL PARK

WHEREAS, the City of Richland Center owns land that is for sale in the City of Richland Center – Industrial Park North; and

WHEREAS, the City Council recognizes the benefit of using Fair Market Value in conjunction with a Land Price Formula to guide them towards the final sale price of that land;

WHEREAS, the City Council further recognizes that continued business development of the industrial park benefits the citizens of the City of Richland Center through the creation of jobs, an increase in local tax base, and the provision of amenities, goods, or services; and

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Richland Center adopts the following;

1. Land that is owned by the City and that is for sale in City Industrial Parks will have an asking price that reflects the Fair Market Value (FMV) on a per acre basis.
2. The FMV of the land will be entered into the Land Price Formula along with data such as, but not limited to, an allowance for improvement value, an allowance for jobs created, and allowances for discount factors.

3. The price that is reflected after using the FMV and the Land Price Formula will be the sale price of the land.

Motion by Collins to pass Resolution 2020-5. Tepley seconded and the motion carried 7-0.

CONSIDER DIRECTING THE CITY ATTORNEY TO AMEND CHAPTER 410 OF THE INDUSTRIAL PARK ZONING ORDINANCE TO ALLOW LOG NUMBERS 3, 4, 5, 6, AND 7 IN THE INDUSTRIAL PARK NORTH TO PERMIT LIGHT COMMERCIAL OR LIGHT INDUSTRIAL USE AS WELL AS REVIEW OF THE FULL ORDINANCE AND THE INDUSTRIAL PARK RESTRICTIVE COVENANTS:

Economic Development Director Jasen Glasbrenner corrected that the lots should be only the empty lots which are numbers 3, 4, 5, 7, and 28. He said there are people interested in using these smaller lots for projects that are not heavy industrial businesses and that is why he is requesting the review. Motion by Culver, second by Collins to approve the request. Motion carried 7-0.

APPOINTMENTS TO COMMITTEES, COMMISSIONS, BOARDS AND CONFIRM APPOINTMENTS: No appointments made.

PAYMENT OF MONTHLY BILLS: Collins makes motion to approve monthly bills, Walters seconds, motion carried 7-0.

PUBLIC COMMENTS: No comments.

COUNCIL REPORTS:

Culver thanked Attorney McGough for his work and that he felt the public nuisance ordinance can be finished at the next public safety agenda and council.

Collins wanted to acknowledge all the election workers, it went smoothly, it was a good experience and he felt safe voting. He said they did a tremendous job.

Wertz agreed with the statements Collins made.

Walters asked that when council members request something be on a committee agenda that they reach out to the chairperson with some background information so the committee is aware of the issue.

Sharon Schmitz talked about recent ambulance committee meetings and that 4 architect proposals were received, 2 were excluded, the proposals from Jewell and Delta were now going to the County Finance Committee with the recommendation for approval of the Jewell proposal. They will also move forward with a developer agreement with Bob Simpson.

Mayor Coppernoll stated he spoke with Brian McGraw who requested the process slow down to make sure it is thorough. He requested the City restart the process once the County approves the architect and developer agreement with Simpson. He thanked election workers and reported many are new today. A Seasonal Touch and The Mercantile had their grand opening on Saturday in the building on Court Street that was The Frame Corner. He also reported another restaurant is opening in the northwest building at the intersection of Court and Church Streets soon where Lady Fit was previously located.

DEPARTMENT AND UTILITY REPORTS: Clerk Jones reported that turnout at the polls in the City is at 88% for this election which she thinks is the highest she has seen.

Motion by Collins, second by Wertz to move into closed session per WI Stats. 19.85 (1) (e) for the purpose of discussing and approval of the 2021 Police Union Contract, whenever bargaining reasons require a closed session. Motion carried 7-0.

Closed session.

Motion by Collins, second by Culver to reconvene into open session to vote on matters discussed in closed session. Motion carried unanimously.

Motion by Collins to agree to the changes in the Police Union Contract and approve the items discussed in closed session for a one-year contract for 2021. Wertz seconded and the motion carried 7-0.

ADJOURN: Motion by Collins to adjourn at 9:05 PM, Tepley seconds, motion carried unanimously.

Minutes respectfully submitted by Melinda D. Jones, Clerk/Treasurer