

**REGULAR MEETING OF THE COMMON COUNCIL
December 15, 2020**

The Common Council of the City of Richland Center, Wisconsin, met on Tuesday, December 15, 2020 commencing at 7:30 PM, with Mayor Todd Coppernoll presiding. The meeting was held virtually via WebEx. Alderpersons present over phone: Scotty Wallace, Susan Fruit, Carson Culver, John Collins, Karin Tepley, Travis Wertz, Melony Walters, and Ryan Cairns. 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 8-0.

Motion by Wertz, second by Tepley to approve the agenda removing item number 9c. Motion carried 8-0.

MAYOR AND ALDERPERSONS CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: None brought forward.

CITY AND UTILITY DEPARTMENT HEAD CONCERNS: None brought forward.

FINANCE COMMITTEE RECOMMENDATIONS:

CONSIDER APPROVAL OF RESOLUTION 2020-11 TO CARRY OVER FUNDS FROM 2020 TO 2021: Motion made by Cairns to approve the resolution presented. Collins seconded and the motion carried 8-0.

CONSIDER APPROVAL OF BID FOR LOADER TIRES: Cairns motions to approve the purchase of loader tires from Don's Tire in the amount of \$5,700.00. Tepley seconds and the motion carried 8-0.

CONSIDER APPROVAL OF PURCHASING PROPERTY AT 460 W. 1ST STREET FROM RICHLAND COUNTY, CONTINGENT ON COUNTY APPROVAL, RAZING THE BUILDINGS AND REQUESTIN BIDS FOR REDEVELOPMENT WITH ALL RELATED EXPENSES CHARGED TO CONTINGENCY: Glasbrenner reviewed the draft of the action plan to purchase this property from the county. Glasbrenner noted it was a good collaborative effort between the city and county. Glasbrenner also noted that a plan which both the city and county agree upon would bypass the public auction requirement for tax deed properties that become available within the city. Culver asked if the proposed plan required county approval and Glasbrenner answered that it did. Culver asked if the presented action plan was a draft and if any fluidity in its contents is allowed. Glasbrenner answered by stating the proposed plan is a draft and can be modified as it is not in its final form as and the sale of each property purchase will vary. Motion by Cairns to approve the plan as presented for this property, seconded by Wertz, and the motion carried 8-0.

PARK BOARD RECOMMENDATIONS:

CONSIDER APPROVAL OF CONTRACT WITH CHROME FIREWORKS & DISPLAYS, LLC FOR JUNE 26, 2021 WITH RAIN DATE OF JUNE 27, 2021: Motion by Walters, second by Wertz to approve the contract with Chrome Fireworks & Displays, LLC. Motion carried 8-0.

CONSIDER APPROVAL OF RENEWING MEAL SITE RENTAL AGREEMENT AT THE COMMUNITY CENTER: Motion by Fruit to approve the meal site agreement. Culver seconded. After discussion, motion amended by Fruit to waive the payments until the pandemic is over and the Community Center/Senior Center is re-opened. Culver seconded the amendment. Motion carried 8-0.

CONSIDER APPROVAL OF RESOLUTION 2020-12 FOR NEW FIVE-YEAR PARKS & RECREATION PLAN: Motion by Collins, second by Walters to approve Resolution 2020-12 and the Five-Year Parks & Recreation Plan. Motion carried 8-0.

PLANNING COMMISSION RECOMMENDATIONS:

CONSIDER APPROVAL OF APPLICATION FOR A CONDITIONAL USE PERMIT FROM THE MISSION CHURCH TO USE PROPERTY FOR EDUCATIONAL, CHURCH, AND RELIGIOUS SERVICES. THE PROPERTY IS LOCATED AT 192 S. CENTRAL AVENUE: Motion by Wertz to approve the permit and seconded by Collins. After discussion, motion amended by Wertz to place approve conditional use permit for a period of 5 years, Collins seconded the amendment. Motion carried 8-0.

CONSIDER APPROVAL OF APPLICATION FOR A CONDITIONAL USE PERMIT FROM THE CITY OF RICHLAND CENTER TO CONSTRUCT A BUILDING FOR AMBULANCE AND EMERGENCY MEDICAL SERVICES IN THE INDUSTRIAL PARK. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER AT THE INTERSECTION OF INDUSTRIAL DRIVE AND COUNTY HIGHWAY AA: Coppennoll noted that obtaining the conditional use permit was the next step in the process for the ambulance garage project. Motion by Tepley to approve the conditional use permit, seconded by Culver, and motion carried 8-0.

CONSIDER APPROVAL OF SHIPPING CONTAINERS IN INDUSTRIAL PARK TO REMAIN IN CURRENT LOCATION UNTIL APRIL 2021: Collins makes motion to approve the shipping containers in the Industrial Park to remain in current location until April of 2021, seconded by Wertz, and motion carried 8-0.

PUBLIC SAFETY RECOMMENDATIONS:

CONSIDER APPROVAL OF 2021 MUNICIPAL TAXI LICENSES: Motion by Wallace, second by Fruit to approve the licenses for Towne Taxi and Running Inc. Motion carried 8-0.

CONSIDER APPROVAL OF TREE CUTTING LICNESE FOR SOIL TO SKY TREE CARE, LLC: Motion by Wallace, second by Culver to approve the license as presented. Wertz requested this process be reviewed to allow Dave Fry, the City Forrester, to approve the tree cutting licenses after investigation. Motion carried 8-0.

CONSIDER APPROVAL TO ACCEPT LAND DONATION AND TO MOVE FORWARD WITH REZONING OF PROPERTY AND UPGRADING OF WATER SERVICE TO ACCOMMODATE ADDITIONAL HOUSING UNITS: Coppennoll stated that a local resident would like to donate 3 undeveloped lots in the city. Glasbrenner noted these lots were in the Wedgewood subdivision. Glasbrenner explained that the donor paid to have an appraisal

done on the lots he wishes to donate. Collins makes motion to accept land donation and to move forward with rezoning the property and upgrading the water service to accommodate additional housing units. Seconded by Tepley. The discussion continued. City Attorney McGough noted that the title company should be contacted as soon as possible given the time of year and the that some title work will need to be completed. Walters inquired as to why the donor has suddenly chosen to donate the land instead of selling it. Coppernoll answered by stating the donor wanted the tax write-off and a previous development deal had not materialized. Walters asked if any restrictive covenants were placed on the property such as the requirement to use a specified builder for any new homes in subdivision. Glasbrenner replied by stating he did not foresee any issues with covenants related to specific builders at this time but would look into it. Zoning Administrator McCorkle noted that it may be a good idea for McGough to look into any covenants that may restrict further development. Glasbrenner leaves meeting to call the donor to inquire about any covenants that may exist on the property. Glasbrenner returned to meeting and stated that after speaking with the donor, he learned that the donor has no problems with the inclusion of the confirmation that there is no covenant that requires a specific builder to be included on the documentation for the donation. Glasbrenner also noted that the donor stated he does not believe there is any restrictive covenant that would affect this transaction with regard to the use of a specified builder and will note that as a part of the gifting process. Cairns inquired as to what would happen if a covenant would be found and Glasbrenner replied by stating that it could be addressed with the donor. Cairns asked what the overall plan is. Glasbrenner stated the strategy was to divest the city of the lots through the use of developer's agreements with specific performance criteria which would provide the city with highly needed residential housing. Cairns asked when the opportunity became available and Glasbrenner stated that about a month ago the donor contacted him stating it was time to move on, he wants to see city develop, and that the donor would pay all closing costs associated with the property. Cairns expressed the importance of the city doing its due diligence throughout the acceptance process. McGough noted that he felt Glasbrenner did a thorough review of the situation and opportunity presented and he and Glasbrenner feel comfortable with it. McGough also noted the appraisal was required by the IRS to get the valuation for the donation. Collins amended the motion to include there be no covenants that require a specific builder to build on lots being donated and Tepley seconded the amended motion. Motion carried 8-0.

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

PAYMENT OF MONTHLY BILLS: Cairns makes motion to approve monthly bills, seconded by Fruit, motion carried 8-0.

PUBLIC COMMENTS: Sharon Schmitz provided an update on the ambulance garage building and noted that an engineering contract with Jewell has been approved. She also thanked the city and county officials and the general public for all of their help and support of the project thus far.

COUNCIL REPORTS: Culver urged all listening to pay attention to what is going on in the community. Collins noted that Orange Street is very busy with construction. Tepley noted that the downtown area is also very busy. Coppernoll noted that he is receiving lots of positive feedback and compliments about the progress occurring withing the community.

DEPARTMENT AND UTILITY REPORTS: Kalish reminded those up for election and/or anyone interested in running to submit the required ballot candidate information as soon as possible. Jones noted she received a complaint stating residents are discarding bagged animal droppings in the street.

ADJOURN: Motion by Tepley to adjourn at 9:21 PM, seconded by Wallace, motion carried unanimously.

Minutes respectfully submitted by Derek S. Kalish, Clerk/Treasurer