

**REGULAR MEETING OF THE COMMON COUNCIL
February 16, 2021**

The Common Council of the City of Richland Center, Wisconsin, met on Tuesday, February 16, 2021 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, Travis Wertz, Melony Walters, and Ryan Cairns. Karin Tepley was absent. Mayor Coppernoll ascertained from the Clerk that the meeting was properly noticed.

Collins makes motion to waive the reading of the minutes from the 2-2-2021 meeting and approve the same with no additions or corrections, Fruit seconds, motion carried unanimously.

Walters makes motion to approve agenda with item #6b removed, Wallace seconds, motion carried unanimously.

MAYOR AND ALDERPERSONS CONCERNS TO BE DISCUSSED AT A FUTURE MEETING: Collins stated he would like the Public Safety Committee to review a resolution for the sales of alcohol and mixed drinks at drive-up locations and consider adoption of possible resolution addressing these topics.

CITY AND UTILITY DEPARTMENT HEAD CONCERNS: None.

FINANCE COMMITTEE RECOMMENDATIONS

CONSIDER APPROVAL TO PURCHASE LIGHTED PEDESTRIAN CROSSING SIGNS TO BE PLACED AT THE INTERSECTION OF MAIN AND 6TH STREETS: Cairns makes motion to approve the purchase of a lighted pedestrian crossing sign at a cost not to exceed \$7,500.00, Collins seconds, discussion continued. Collins noted that many other communities are using these lights as they are effective. Collins also noted that the only juvenile fatality within the City occurred at the intersection of 6th and Main Streets. Culver suggested the motion be amended to include the location of 6th and Main Streets. Cairns amends motion to approve the purchase of a lighted pedestrian crossing sign at a cost not to exceed \$7,500.00 to be placed at the intersection of 6th and Main Streets, Collins amends second, motion carried 7 – 0.

CONSIDER APPROVAL OF BID FOR SALE OF THREE LAWN TRACTORS: Removed from agenda.

PLANNING COMMISSION RECOMMENDATIONS

CONSIDER APPROVAL OF RESOLUTION 2021-3 TO ADOPT THE PUBLIC PARTICIPATION PLAN TO UPDATE THE CITY OF RICHLAND CENTER'S COMPREHENSIVE PLAN: Coppernoll read Resolution 2021-3 aloud. Collins makes motion to approve Resolution 2021 – 3 adopting the Public Participation Plan to update the City of Richland Center's Comprehensive Plan, Fruit seconds, motion carried 7 – 0.

CONSIDER APPROVAL OF THE SALES PROCESS FOR THREE LOTS ON WEDGWOOD DRIVE: Coppernoll stated that said lots were donated to City and that the Planning Commission reviewed the proposal and gave recommendation to sell lots through use

of a realtor. Glasbrenner reviewed sales process he drafted for the sale of the three lots. Collins makes motion to approve the recommendation of the Planning Commission for RED to conduct RFP process to identify a realtor to market the Wedgewood lots that are owned by the City and that the proposals received, along with a recommendation, will be presented to Planning Commission before being reported to City Council, Culver seconds, discussion continued. Coppernoll asked Glasbrenner why he felt a realtor should be used. Glasbrenner noted that a realtor has access to a large and broad information network, increased exposure, can move through the sales process from start to finish easier, would allow for his time to be allocated to other projects in progress. Wertz noted that the use of a deadline when working with a realtor does not make sense and that he felt it was better to simply call all realtors and let them know the properties were for sale. Glasbrenner replied by stating that a realtor would be more likely to execute the process given their expertise and have access to the NMLS database. Glasbrenner also noted that taking advantage of the upcoming building season was also considered in moving this process along as efficiently as possible. Cairns asked if any stipulations would be included in the purchase of the property and Glasbrenner replied by stating that part of the proposal states that construction needs to be completed as soon as possible and the use of a claw back clause is an option. Cairns asked how the City would enforce construction completion. Glasbrenner noted he and City Attorney McGough have reviewed performance clauses and that any restrictive covenants or performance clauses would be enforced through the developer's agreement. Cairns asked if proposed 6% fee is included in minimum bid price and Glasbrenner replied that it was not. Cairns inquired about the average sale of comparable lots and Glasbrenner replied by stating similar properties are selling for 30K a lot. Cairns again expressed concern over how the City would hold buyers accountable to the proposed terms of sale. Attorney McGough noted that situations like this do arise and there are templates available to address such issues. Coppernoll asked McGough how the City could enforce the proposed terms of sale. McGough stated that the City draft a contract in the most fair and favorable manner that explicitly states the buyer purchase, pay, meet performance standards, and includes language that allows for the City to reclaim the deed. Culver inquired about a rejection clause and Glasbrenner replied that he was not familiar with one. Motion carries 5 – 0 with Wertz abstaining.

CONSIDER APPROVAL TO ACCEPT DONATION OF HISTORIC PRINTS OF THE CITY OF RICHLAND CENTER: Coppernoll noted that Fred and Rita Clary wished to donate several historic prints of Richland Center created by Gordon Glass. Culver makes motion to accept donation of historic prints of Richland Center from Fred and Rita Clary, Collins seconds, motion carried 6 – 0.

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

PAYMENT OF MONTHLY BILLS: Bills reviewed as presented. Cairns makes motion to approve bills as presented, Walters seconds, motion carried 6 – 0.

PUBLIC COMMENTS: No one present for public comments.

COUNCIL REPORTS: Collins noted that some intersections are not being cleared of debris. Coppernoll noted that County Health Officer Rose Kohout shared that COVID vaccines are going well. Coppernoll also reported that at least 50% of those aged 65 and over have received their first does of the COVID vaccine and is leading the state in this.

DEPARTMENT AND UTILITY REPORTS: Police Chief Billy Jones provided monthly report for Council to review.

ADJOURN: Walters makes motion to adjourn at 8:39 PM, Fruit seconds, motion carried unanimously.

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