



## MINUTES OF THE COMMON COUNCIL

TUESDAY, AUGUST 01, 2023 AT 6:30 PM

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COUNCIL ROOM, MUNICIPAL BUILDING, 450 S. MAIN ST., RICHLAND CENTER, WI 53581

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### MINUTES

**CALL TO ORDER:** Mayor Coppernoll called the meeting to order at 6:34 PM. Alderpersons present were Connie Hoppenjan, Karin Tepley, Tom McCarthy, Melony Walters, Kevin Melby, Steve Downs, and Ryan Cairns. Mark Chambers was absent.

**APPROVAL OF MINUTES:** Motion by Alderperson Tepley to approve the minutes of the regular July 11, 2023 meeting and the minutes of the July 18, 2023 Special Session as presented. Seconded by Downs. Motion carried 7-0.

**APPROVAL OF AGENDA:** Mayor Coppernoll requested that, due to the number of requests to address the council, Public Comments be moved ahead on the agenda after the Richland Hospital Presentation. Motion by Melby to approve the agenda with Public Comment moved ahead as requested. Seconded by Walters. Motion carried 7-0.

### INFORMATIONAL PRESENTATION - RICHLAND HOSPITAL UPDATE

Richland Hospital CEO, Bruce Roesler, presented. He said the Richland Hospital will celebrate 100 years in the community in 2024. He noted that the current hospital complex is located on the original hospital site. Following a study by the hospital board in 2018, it was determined that instead of investing \$20-million in necessary improvements to the existing facility, those funds would be better utilized toward a new hospital complex. Roesler noted that the Richland Hospital currently employs 425 people with a payroll of \$30-million. A tentative groundbreaking for the new hospital facility is scheduled for Spring 2024. In the end, the new facility would expand the ER, rehab, and surgical services; offer OB/birth center; address patient wayfinding and experience; incorporate the latest medical technology; create efficiencies and flexibility; allow future expansion; ensure ease of maintenance; and support staff recruitment and retention. The projected budget is \$115-million. Bruce Roesler said that the projected build time is approximately 18 months, with an additional 2-3 months expected to transition from the current hospital facility. Roesler added that the existing building's fate has not been determined at this time.

### PUBLIC COMMENT:

Jackie Honer spoke on concerns about trapping and dispatching of squirrels and encouraged the change of local ordinance, state laws and DNR rules change. Jane Kintz spoke and said she is opposed to dispatching squirrels by drowning. Rod Perry said there are lots of squirrels in the neighborhood and are a nuisance. Tom Everson said that squirrels have caused much damage and hopes people will be civil moving forward. Katrina Honer said she hoped the city could stop the act of baiting and killing animals and said children shouldn't be experiencing the acts of drowning the squirrels. Robert Tober said that he has tried many ways to deter squirrels from coming on his property and damaging his property. He requested an ordinance for cats and other methods for preventing feral animals. Brian Kroll requested a portion of 5<sup>th</sup> Street be paved where it's gravel. Chuck Aber also requested a portion of 5<sup>th</sup> Street be paved.

### CITY AND UTILITY DEPARTMENT HEAD REPORTS AND CONCERNS:

City Administrator Ashley Oliphant thanked Mike Harlan of the Public Works Department for his service to the city as he is retiring on Friday, August 4<sup>th</sup>. Oliphant said that Jason Koch has been hired for the Public Works Department and hiring continues for the remaining Public Works positions.

#### **MAYOR AND ALDERPERSONS:**

Karin Tepley reported that Brewer Library Director Martha Bauer has resigned, and the Library Board will be conducting a search for a new director. Overall, Tepley said that programming at the library is going well, and circulation is up. Mayor Coppernoll noted that a portion of 5<sup>th</sup> street that residents have asked to be paved is not part of the current street project and was never considered to be. He reported that the city agreed to put gravel in that location many years ago but is not an actual part of the street. Coppernoll said that department heads are looking at replacing storm sewer in that area in the coming years and any utility work would require that strip of gravel to be torn up when that work takes place. As a result, there are no plans to pave that portion of gravel as nearby property owners are requesting. Finally, Mayor Coppernoll announced that City Attorney Chris McGough will be resigning from service to the city in the coming weeks. A new attorney will be appointed.

#### **TREASURER'S REPORT:**

3. Motion made by Alderperson Melby to approve the Treasurer's Report as presented. Seconded by Downs. Motion carried 7-0.

#### **PAYMENT OF BILLS:**

4. Motion made by Alderperson Tepley to approve the bills as presented. Seconded by McCarthy. Motion carried 7-0.

#### **Update on Housing Development Efforts**

Jasen Glasbrenner provided an update on the items that have been worked on. He said there is a shortage of housing of all types in the city. Glasbrenner also provided an update on Panorama Estates and Building 2. He said the city has considered many options for multifamily development but said that developers are seeking municipal incentives for projects. Glasbrenner said the city needs to be strategic and tactical with the city's resources. Motion by Alderperson Walters to request Panorama Estates' Duane Kleinsasser appear before the council at the next meeting. Seconded by Cairns. Motion carried 7-0.

#### **PUBLIC SAFETY COMMITTEE RECOMMENDATIONS AND ACTION:**

6. **Temporary Class B Picnic License application for AD German Warehouse Conservancy at 177 E. Haseltine on September 16, 2023**  
Motion made by Alderperson Melby to approve the Temporary Class B Picnic License application for AD German Warehouse Conservancy at 177 E. Haseltine on September 16, 2023. Seconded by Downs. Motion carried 7-0.
7. **Tobacco License Application – Richland Smokes, LLC; 165 Richland Square**  
Motion made by Alderperson Melby to approve the Tobacco License application by Richland Smokes, LLC at 165 Richland Square. Seconded by Downs. Motion carried 7-0.
8. **Class B Beer & Class C Wine License Application for Pine River Smoke Co., 249 W. Court Street; Douglas Kratochwill, Agent**  
Motion made by Alderperson Melby to approve the Class B Beer and Class C Wine license applications for Pine River Smoke Co., Douglas Kratochwill agent, at 249 W. Court Street. Seconded by Downs. Motion carried 7-0.

9. **Class B Beer & Class B Liquor License Application for TKO BBQ Bar & Grill, LLC, 165 W. Court Street; Tim Oman Agent**

It was noted that Tim Oman has an outstanding 2004 loan with the city which can factor into approval or renewal of the liquor license. Clerk Joyce presented three options: full payoff, get current with loan payments, or payoff principle on the loan. Mr. Oman indicated that he would like to make a balloon payment and payoff the entire loan within the next year. Motion by Alderperson Melby to approve the Class B Beer & Class B Liquor license application for TKO BBQ Bar & Grill, LLC, Tim Oman agent, at 165 W. Court Street, conditioned on an initial payment of \$5,000 within 7 days and the remaining principle be paid by June 30, 2024 with interest forgiven. If not paid, the renewal application will be denied. Seconded by Downs. It was also noted that Mr. Oman's criminal history was reviewed by the Public Safety Committee and was determined to not be a factor that would lead to denial of the license request at this time. Motion to approve carried 7-0.

10. **Amendment to 101.04 Stop Sign at Sheldon and Seminary Streets**

Motion made by Alderperson Melby to suspend the rules, waive the reading, and approve Ordinance 2023-03 amending Chapter 101 of the Code of Ordinances authorizing stop signs on South Sheldon Street at its intersection with East Seminary Street. Motion carried 7-0.

**FINANCE COMMITTEE RECOMMENDATIONS AND ACTION:**

11. **Consider Offer to Purchase 460 W 1st Street**

Economic Development Director Jasen indicated that there is a prospective group interested in acquiring the property to construct a spec home. At this time there is nothing more than the verbal offer to purchase the property for \$5,000. Glasbrenner noted that, as part of the sale, a development agreement will be required including a \$10,000 performance guarantee that will be paid and held by the city until benchmarks are met including an occupancy permit within 1.5 years of sales transaction. It's estimated the home would be valued at about \$200,000-\$225,000 and would be roughly 1,300 square feet. The developer would like to begin construction prior to this winter if possible. Motion by Alderperson Cairns to authorize the City Administrator and Economic Development Director to finalize the development agreement and to execute the sale of 460 W. 1<sup>st</sup> Street at a minimum price of \$5,000. Seconded by Walters. Motion carried 7-0.

12. **Consider Reallocation of Funds from Police Outlay in 2023 Budget to Purchase Police Tasers**

The Richland Center Police Department has been using the same model X26 taser since 2008 and are becoming expensive to maintain and replacement taser cartridges are costly. Chief Jones also noted that the technology for the current X26 will soon be unsupported. There are funds available that could be reallocated from the 2023 Police Outlay account for the purchase of four new T10 tasers and purchase the units outright with a 60-month contract. The total cost is \$31,837.60. The bundle package price includes a 5-year warranty, rechargeable batteries, unlimited cartridge replacements, software, and holsters. Motion by Alderperson Cairns to purchase T10 taser bundles from Axon Enterprises at a cost not to exceed \$31,837.60 as quoted with funds coming from the Police Outlay. Seconded by Walters. Motion carried 7-0.

13. **Consider Request to Authorize an Application for the US Bank NASPO Commercial Card Program**

Credit cards through this program would replace the credit cards previously utilized through BMO Harris. A change earlier this year resulted in all of the city's credit card accounts mistakenly terminated by the company. The cards through the US Bank NASPO Commercial Card Program would have no fees or interest charges and would allow 45 days for payment. In addition, there are rebates offered that were not with the previous card program. Motion by Alderperson Cairns to authorize the City Administrator to execute the application process necessary for the enrollment in the US Bank NASPO program. Seconded by Downs. Motion carried 7-0.

**14. Consider Request to Authorize a Hotel Feasibility Study**

Administrator Oliphant stated that the EPA has been working with the city on the potential of city redevelopment. She said a hotel would be appropriate and advantageous to the city as there have been recent changes to current hotel/motel facilities in the city which have resulted in fewer guest rooms. Those beliefs were also shared with recent Tourism presentations. Oliphant said it is necessary to conduct a comprehensive hotel feasibility study to know if this type of development is appropriate to be pursued. The study will demonstrate whether the community has the capacity to support a hotel development and is generally required by franchises prior to serious engagement. Oliphant noted that it is not the city's intent to be a developer but, rather, to create the conditions conducive to development. The study will help the city attract potential investors and/or developers. Two proposals have been received for the purpose of conducting a hotel feasibility study. Oliphant recommended that ARPA funds be utilized for the project. Motion by Alderperson Cairns to authorize the City Administrator to contract with a vendor for the purpose of conducting a feasibility study for a hotel at a cost not to exceed \$14,000 utilizing ARPA funds. Seconded by Tepley. Motion carried 7-0.

**APPOINTMENTS TO COMMITTEES, COMMISSIONS, BOARDS AND CONFIRM APPOINTMENTS:**

Mayor Coppernoll recommended Candace Fagerlind for appointment for the Library Board. Motion by Alderperson Tepley to appoint Candace Fagerlind to the Library Board. Seconded by Downs. Motion carried 7-0.

**ADJOURN:**

Motion made by Alderperson Walters to adjourn. Seconded by Tepley. Motion carried 7-0 at 8:34 PM.

Minutes respectfully submitted by Aaron Joyce, City Clerk/Treasurer.