



MINUTES OF THE COMMON COUNCIL - SPECIAL SESSION

TUESDAY, DECEMBER 10, 2024 AT 6:00 PM

[BIT.LY/RCMEETING12-10-2024](https://bit.ly/RCMEETING12-10-2024)

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

CALL TO ORDER: Meeting was called to order by Mayor Coppernoll at 6:31 PM. Members present were Ron Fruit, Karin Tepley, Tom McCarthy, Kevin Melby, Melany Walters, Steve Downs, and Ryan Cairns. Members absent: Mark Chambers.

APPROVAL OF AGENDA: Motion by Alderperson Tepley to approve the agenda as presented. Seconded by Walters. Motion carried unanimously.

APPOINTMENT & CONFIRMATION: Motion by Alderperson Walters to appoint Chris Jarvis to the City Planning Commission. Seconded by Downs. Motion carried 7-0.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- 1. PUBLIC HEARING on the 2025 Budget:** City Administrator Ashley Oliphant presented the 2025 Budget summary which included department expenditures, revenues, fund balance, debt limits, and utility information. Financial Summary highlights included a decrease in the tax levy for 2024 and 2025, with a deficit requiring fund balance use for capital projects. The city's mill rate is slightly up, but the net mill rate decreased due to adjustments in other taxing jurisdictions. Major expenses include administration and public safety, while capital outlay, mainly funded by grants, is the largest expenditure category. Property tax distribution among city, county, and school district was detailed, showing the city's 29% share of the total tax bill. No public comments or questions were made. Motion by Alderperson Melby to close the Public Hearing for the 2025 Budget. Seconded by Tepley. Motion carried unanimously.
- 2. Resolution 2024-07 Adoption of the 2025 Budget and 2024 Tax Levy Collectible in 2025:** Motion by Alderperson Downs to approve Resolution 2024-7 Adopting the 2025 Budget and 2024 Tax Levy Collectible in 2025 as presented. Seconded by Walters. Motion carried 7-0.
- 3. Panorama Development Agreement:** Economic Director Jasen Glasbrenner presented the Panorama agreement, highlighting negotiation points from the previous Common Council meeting. Key elements included a 30-month completion timeline, MRO payments for the TIF district, and a maximum equalized value proposal. The PILOT definition was clarified to ensure minimum payments if property values decreased. Mayor Coppernoll announced Duane Kleinsasser's verbal agreement to the terms, pending Common Council approval for execution. Glasbrenner noted agreement changes included the adjusted construction start date for phase two being June 15, 2025, increased PAYGO payments to 95% for the first five years then reverting to 90% thereafter, and delaying minimum equalized value requirements until 2030. Motion by Alderperson Melby to approve the revised Panorama Development Agreement. Seconded by Tepley. Motion carried 7-0.

ADJOURNMENT: Motion by Alderperson Walters to Adjourn. Seconded by Downs. Motion carried unanimously at 7:11 PM.

Meeting Minutes Recorded by Clerk Amanda Keller