



MINUTES OF THE COMMON COUNCIL

SPECIAL MEETING

TUESDAY, MARCH 16, 2026 AT 7:00 PM

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

CALL TO ORDER CALL TO ORDER: The meeting was called to order by Mayor Coppernoll at 7:00 PM. Members present were Ron Fruit, Karin Tepley, Tom McCarthy, Rachel Schultz, Melony Walters, Steve Downs, and Ryan Cairns (Virtual). Absent: Douglas Martyniuk

Others Present: Ashley Oliphant, City Administrator; Misty Molzof, Clerk/Treasurer (Virtual); Scott Gald, Utilities Superintendent; and Attorney Michael Windle.

APPROVAL OF AGENDA: *Motion by Walters, second by Downs to approve the agenda as presented. Motion passed unanimously (7-0).*

ITEMS FOR DISCUSSION AND ACTION

Panorama Estates Contract Amendment: *Motion by Tepley, second by Downs to approve the Amended Panorama Estates Contract Amendment as presented. Upon roll call vote, all members present voted aye, motion passed unanimously (7-0).*

Mayor Coppernoll reported that Oliphant, Windle, the lender, and Kleinsasser met on Friday to review the draft agreement, including revisions separating Building #2 and Building #3.

Attorney Windle presented documentation supporting prior statements and addressed questions. He noted that while the overall structure of the agreement remains largely unchanged, the project is now divided into Phase 2 and Phase 3. The revised agreement does not establish a deadline for Building #3, allowing flexibility for that phase. Attorney Radcliffe provided a red-lined draft. The revisions allow the TIF mechanism to account for the phased approach. The City requires an additional performance guarantee and reimbursement of permit fees upon completion of Building #2 and Building #3 as added incentives.

Mayor Coppernoll inquired about next steps. The developer indicated that, if the agreement is approved and executed, construction of Building #2 is anticipated to begin in April, with units expected to be available for occupancy by January 2027 based on an estimated nine-month construction timeline. It was noted that delays continue to result in financial impacts to the developer.

Oliphant noted that the agreement includes a minimum value guarantee effective January 1, 2027.

Tax Settlement Dispute with Richland County: *Motion by Tepley, second by Schultz to convene into closed session pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Motion carried unanimously 7-0.*

Meeting adjourned to closed session at approximately 7:17 p.m.

Meeting reconvened into open session at approximately 8:08 pm

Motion by Downs, second by Walters to authorize the city administrator and attorney to take such legal action as necessary to constrain the County Treasurer to her statutory authority and protect the City's tax collection and disbursement process. Upon roll call vote, all members present voted aye, motion carried 7-0.

ADJOURNMENT: *Motion by Tepley, second by Downs to adjourn at approximately 8:10 pm. Motion carried 7-0.*

Meeting adjourned at 8:10 pm.

Respectfully submitted,
Misty D. Molzof, City Clerk/Treasurer
Approved 3/30/2026