

**JANUARY 20, 2020 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 7:00 p.m.

Present: Sarah Braun, David Esau, Candy Davis, Debbie Olson (arrived at 7:03), Anne Radtke and Jim Burdick

Others Present: City Administrator Ramona Flanigan, City Clerk/Treasurer Cindy Hegglund, Utility Director Randy Oren, Municipal Services Director Howard Moser, Police Chief Bob Kowalski, Edgerton Reporter and a group of citizens.

Hegglund confirmed the meeting agendas were properly posted on Friday, January 17, 2020 at the Post Office, Edgerton Library and City Hall.

ACCEPT THE AGENDA: A Candy Davis/Jim Burdick motion to accept the agenda as posted passed, all voted in favor.

MINUTES: A Candy Davis/Sarah Braun motion to approve the minutes from the January 6, 2020 Common Council meeting passed, all voted in favor.

COMMITTEE REPORTS:

Finance Committee: A Candy Davis/Sarah Braun motion to approve the bills and payroll list in the amount of \$2,054,875.32 passed on a 6/0 roll call vote.

Candy Davis/Sarah Braun moved to reject the bid for the tree trunk purchase from the ash tree removal efforts and adopt a policy for tree trunk disposal conditional upon find out if any DNR permits are needed. Motion passed on a 6/0 roll call vote.

A Candy Davis/David Esau motion to approve the contract with Clark Companies for the 2020 landscape services in the amount of \$11,500 passed on a 6/0 roll call vote.

Plan Commission: An Anne Radtke/Jim Burdick motion to approve a Plat of Survey for 218 York Rd passed on a 6/0 roll call vote.

An Anne Radtke/Jim Burdick motion to approve an extraterritorial land division for Purnell, Town of Albion, Section 36 to combine two lots on E. Hillside Rd #10355 passed on a 6/0 roll call vote.

An Anne Radtke/Jim Burdick motion to approve an extraterritorial land division for Purnell, Town of Albion, Section 36 to combine two lots on E. Hillside Rd and Highwood Dr #10354 passed on a 6/0 roll call vote.

LIFTING HIRING FREEZE: A Debbie Olson/Sarah Braun motion to lift the hiring freeze to fill a Police Department Patrol Officer vacancy passed on a 6/0 roll call vote.

407 N MAIN ST PURCHASE AGREEMENT: A Candy Davis/Debbie Olson motion to approve an addendum to the purchase agreement for 407 N Main St to allow a reduction in the parcel size passed on a 6/0 roll call vote.

VETERANS' MEMORIAL BUILDING SALE: Dave Esau asked what the impediment to the sale would be if there is a tenant with a 36-month lease. Flanigan stated if the lease was at a sub market rate then the sale would not be as attractive for the duration of the lease and would lower the sale price.

In a previous meeting the Council was given an estimate on improvements the building will need. The estimate was approximately \$61,200. David Esau inquired if any of the improvements would be done prior to the sale. Flanigan said there were no funds budgeted in 2020 to make improvements. If the city owns the building for an extended period of time, analysis would have to be done to determine what improvements need to be done immediately.

At a previous meeting Candy Davis suggested moving the lease termination deadline from February 1st to March 1st. David Esau asked what the status of that extension was at this time. Flanigan was unaware of any further discussion on that extension.

David Esau stated he would like to consider amending the current lease to allow the current tenant first right of refusal when the time comes to sell. Attorney Morgan stated the lease could be amended to include that option at any time.

Debbie Olson asked about selling the building to the current tenant for \$1 similar to what has been done in the past for other properties. Sarah Braun added the previous sales were done to non-profit entities. Attorney Morgan stated it very unusual to give public property to a private entity unless it is part of a TIF and will provide a tax base. The Council would have to establish a public purpose such as raising the tax base, to sell it to a private entity in that fashion.

Jim Burdick/Sarah Braun moved to take action on the option to shorten the lease term for the Veteran's Building lease agreement. The motion passed on a 4/2 roll call vote. Debbie Olson and Anne Radtke voted against the motion.

Two potential options for selling the Veteran's Memorial Building were discussed at the previous Council meeting. The options discussed were to sell the property by sealed bid or sell using a real estate agent. The Council discussed the advantages and disadvantages of each option.

A Candy Davis/Jim Burdick motion to start the process of selling the Veterans' Memorial Building by requesting proposals from realtors for listing the property passed on a 5/1 roll call vote. Debbie Olson voted against the motion.

CLOSED SESSION: Candy Davis/Sarah Braun moved to go into closed session pursuant to Wis. Stat. 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session." Discuss and consider sale negotiations of Veterans' Memorial

Building and discuss and consider purchase of fill for 407 N Main St. The motion passed on a 6/0 roll call vote.

Being no other business before the Council, a Candy Davis/David Esau motion to adjourn passed, all voted in favor.

Cindy Hegglund/wl
City Clerk-Treasurer
Adopted February 3, 2020