

JANUARY 9, 2019 PROPERTY COMMITTEE MEETING MINUTES 5:15 p.m.
Council Chamber. Members present: M. Hraban, B. Morgan, M. Platteter. Others present:
A. Christianson 1 and 2, K. Gorsegner, A. Kenyon, L. Klink, J. Fields, R. Vollendorf.

Call to Order:

Committee Chair M. Hraban called the meeting to order and presided.

Update:

The following update was provided on efforts to construct a clean fill site.

- Once Mr. Parker gets a bid specification together, the City will take bids for initial construction of a clean fill disposal site south of the river on the west side of the RR bridge.
- Clean fill consists of stumps, unpainted concrete, dirt and other unclassified excavation material.
- Old concrete now piled on the former WWTF property and has rebar in it will be laid like a retaining wall to form a berm on the north or river side of the planned containment area to prevent erosion.
- The berm will also convert the now scoop shaped area into more of a bowl shape. Concrete without reinforcing bars in it can be recycled at Rands Trucking.

Area Clean Up:

Once the clean fill site is ready for use, cleanup of the former WWTF grounds can be completed.

Adjacent property owner Rick Vollendorf asked if the recycling dumpsters used in this area might be relocated somewhere else. DPW Gorsegner advised that changes are underway with Rusk County's recycling program, but that he is unable to elaborate at this time.

Noting the lack of snow cover coupled with frozen ground, Mr. Morgan advocated finding out if Camp Flambeau can brush the area now creating a view of the river. It was noted that Camp Flambeau's role seems to be in transition such that inmates stays can be very short and significantly limit time available to work on such projects.

Subdivision Design Letter:

Copies of a consultant's letter explaining a tentative design of a subdivision in that area were distributed for review.

While the City could, in theory, borrow to construct a subdivision, there have been very few new housing starts in recent years such that repayment would likely be a challenge. Folks would be likely to have sticker shock with need to recover

near \$40,000 per lot. Lots 1-4 could, perhaps, be sold without a great deal of investment. Water laterals would need to be cut into newly repaved Phillips Ave. Alternately, Lots 3-5 could possibly be developed w/o cutting into Phillips. Proceeds from sale of these lots could be earmarked for further development.

Another potential financing option might include using a final year contribution from a closing TIF district to boost it. WI TIF law was recently amended to allow any closing TIF district to be extended by one year provided, however, that the monies captured in that year are used exclusively to develop "affordable housing". There are currently no TIF district terminations on the horizon. And a riverfront subdivision may not be deemed affordable.

Mayor Christianson suggested it might be more cost effective to reduce the number of lots and run them from Phillips Ave. south to the river, similar to the Platteter property to the east. Hopefully, by eliminating much of the otherwise necessary utility and street construction those longer lots could also be priced lower increasing chances of selling them sooner and adding to tax base.

Mr. Vollendorf stated he is pleased with the City's efforts to upgrade this area to realize its potential and hopes that reduction of heavy and truck traffic into that area will extend the life of new pavement on Phillips Ave. Mr. Fields commended Mr. Vollendorf for following the correct process for interacting with the City in a positive way.

Tree Survey:

Asst. DPW Parker presented results of a simple neighbor survey of their opinions on removing evergreen trees from the south side of Phillips Ave. between 1st St. and E. 4th St. One respondent favors complete removal, while seven favor selective removal, and four favor leaving them as they are.

Lapel Pins:

A sample "City" lapel pin was passed around along with costs for various sized lots of these. Some noted they would like to see City hats or other items.

Armory:

DPW Gorsegner reported that the new pump for one of the boilers at the former armory is expected to arrive here late next week and to be installed the week of January 21st. The temp in that building has been holding above 40 degrees.

Lot for Sale:

Asst. DPW Parker provided a map illustrating the location of a double lot on W. 8th St. N., that Rusk County took tax title to. The County might deed it to the City, if the City is interested, presumably to avoid payment of about \$10,000 in special assessments.

Adjourn:

Upon motion by M. Hraban, which was seconded by Platteter and carried by voice vote the meeting was adjourned at 6:10 p.m.