

**APRIL 22, 2019, PROPERTY COMMITTEE MEETING MINUTES -APRIL 29.docx**

Following Council meeting. About 6:10 p.m. Members present: B. Morgan, M. Platteter, M. Reynolds. Others present: A. Christianson 1 and 2, K. Gorsegner, A. Kenyon, D. Parker.

**Call to Order:**

Committee Chair Morgan called the meeting to order and presided.

**Downtown Property:**

Adm. Christianson recalled that, several months ago, Mr. Platteter had asked if the City could provide assistance to the Lighthouse in the manner the County did, by buying nights at the facility. After talking to auditors and others he felt this would be difficult to do and set a costly precedent of the City getting into social services, which has been the County's role. The Rusk Co. DHSS alone has a budget nearly 90% the size of the City's total budget. The City would not only be delving into an area in which it has no expertise, but the City could, again, be double dipped in that it already supports Rusk Co. DHSS.

Despite these issues, Adm. Christianson stated that homelessness is a problem that needs to be addressed and would like to see if there might be an indirect way to do so, if the Council agrees and if it is permissible. This would involve the City directly acquiring vacant or underutilized downtown property and converting it into decent, safe and sanitary housing for the homeless. This would need to be currently low value property. The Lighthouse could, by prior agreement, lease the property from the City for a nominal amount for homeless facility use. If FMC concurred, which would need to be determined, Lighthouse could be allowed to rent out its present facilities to generate operating cash for an indefinite time, with the City making a one-time investment in property the City would continue to own. Christianson said he would like to know what the Committee thinks before proceeding.

Mr. Reynolds stated that a couple of possible properties that had been identified are beyond reclamation. He also questioned how such project would be financed.

**Property Assembly:**

Adm. Christianson also stated that, over the years, development of the area along E. 15<sup>th</sup> St. south of Menasha has likely been diminished by fractured ownership. The private sector has had ample opportunity to take this on, but has not. The City could, potentially, offer to buy lots for nominal amounts and, maybe, acquire a few increasing the likelihood of use. This might be a legitimate use of TIFD #11. It would seem to legitimize proposed repaving E. 16<sup>th</sup> St. south from Highway 8 to Menasha. There could be some very nice building sites in this area, much of which is currently wooded. Putting some of these small lots together to create larger, higher valued building sites might be a good strategy.

**Public Property Upkeep:**

Should we get an update from LPD on efforts to gain compliance with property upkeep rules? The City itself is part owner of some property that needs attention. One example is the Enterprise Center.

**Review Armory Design Proposals:**

DPW Gorsegner distributed Proposals from four prospective vendors to do an assessment of the likely cost to convert the former armory into the City's main public works "shop". Space there is sufficient to allow the City to consolidate operations and storage provided at the current shop, at the Quonset, and at 1407 Doughty Rd. The latter building could then be sold or leased.

There was also discussion of possible relocation of the Quonset from the former WWTF grounds to the armory site if the City shop is relocated there. Like Rusk County's Quonset it could be set up there atop 6' poured concrete sidewalls, which would both increase its height and the utility of its sloped sides. The City could keep salted sand and gravel there to facilitate repair of water main breaks and, perhaps, to sand streets if other supplies ever ran short.

**Tree Removal:**

It was reported that Mr. Parker has tied orange flagging tape around 65 trees along the south side of Phillips Ave. between 1<sup>st</sup> and E. 4<sup>th</sup> Streets. These trees are proposed to be removed to allow more sunlight onto that new pavement to melt ice off and so extend its useful life. Those present were encouraged to drive by and have a look at their convenience. Motion was made by Platteter, seconded by Morgan and carried by voice vote to recommend Council approval to seek new bids to remove and dispose of the marked trees. Related stump removal will be an optional bid item.

The Committee was asked if it is interested in removing any "private" trees further east on Phillips, or do we consider that the abutting owners' issue? That may have been the worst section in City for frozen water ponding. Getting more sunlight on it should help. Photos of that condition were distributed. Adm. Christianson has been told at least one abutting property owner would welcome removal of the trees from their frontage. He could survey others if there is interest. It will be determined whether or not these trees are on street r.o.w.

**Armory Mowing:**

A question was raised whether the City wants William Mast to continue mowing the armory yard at \$140/time. Motion was made by Morgan, seconded by Platteter and carried by voice vote to recommend to the Council that Mr. Mast continue be contracted to do this mowing.

**Personal Property:**

The Mayor reported that Mr. Vacho has asked about getting the former armory dishwasher for the VMA and about using the drill hall for a garage sale.

**Property for Sale:**

Atty. Kenyon commented on the sale price being sought on-line for a W. 3<sup>rd</sup> St. property on which the City has a Deferred Payment Loan of about \$10,000.

**Scrap Metal:**

It was reported that a private party has asked to buy a discarded manhole base to use as a fire ring. Selling it for scrap price is an option. Or, a higher price could be set.

**Next Meeting:**

The next meeting will be planned for Wednesday, May 1, at 4 p.m.

**Adjourn:**

Upon motion by Platteter, which was seconded by Reynolds and carried by voice vote the meeting adjourned at 7:12 p.m.