

130690

**City of Merrill
Committee of the Whole
Tuesday, May 14, 2013 at 5:30 P.M.
City Hall Common Council Chambers
1004 East First Street**

Committee of the Whole members present (8 of 9): Mayor Bill Bialecki, Alderman Chris Malm (First District), Alderman Steve Hass (Second District), Alderman Ryan Schwartzman (Third District), Alderwoman Kandy Peterson (Fourth District), Alderman Dave Sukow (Sixth District), Alderman Rob Norton (Seventh District) and Alderwoman Anne Caylor (Eighth District). Alderman John Burgener (Fifth District) had an excused absence.

Other attendees: City Administrator Dave Johnson, City Attorney Tom Hayden, Street Commissioner Richard Lupton, Finance/Technology Director Kathy Unertl, Fire Chief Dave Savone, Building Inspector/Zoning Administrator Darin Pagel, City Hall Maintenance Supervisor Ramona Pampuch, Dave Maccoux, Greg Pitel, Duane Pfister and City Clerk Bill Heideman. A student was in attendance to videotape the meeting for the Cable Access Channel.

Call to order

Mayor Bialecki called the meeting to order at 5:30 P.M.

Review input from April 23rd, 2013 Redevelopment Authority meeting

The portion of the April 23rd, 2013 Redevelopment Authority meeting minutes that related to the Lincoln House were in the meeting packet.

Finance/Technology Director Unertl and City Administrator Johnson reported.

No action taken.

Review bids for potential demolition of Lincoln House, decision on disposition

Information was in the meeting packet.

One bid was received for the demolition of the Lincoln House. The bid was from C & D Excavating, LLC, for \$156,780.

A conceptual plan for redevelopment of the site was introduced. This would include a parking garage in the basement, retail on the first floor plus several floors of residential apartments. Any redevelopment of this nature would be paid for by the developer, not the City.

Alderman Hass suggested that, as an alternative to demolition, the City attempt to sell the property for \$1, in hopes that a potential developer will purchase the building, demolish it and redevelop it.

Motion (Caylor/Hass/) to recommend that Request for Proposal documents be sought for the purchase of the Lincoln House property for \$1. The purchaser would be required to demolish the building, submit a redevelopment plan and redevelop the property. Deadline for submission of the RFP documents would be August 31st, 2013. If none are received or none are approved, the City would seek bids on the demolition of the property, with the deadline for those bids to be the end of September. By June 1st, the current tenants would be notified that they will have 60 days to vacate the premises. Carried 4-3 on roll call vote. Voting No – Alderman Schwartzman, Alderwoman Peterson and Alderman Norton

Consider award of demolition contract if decision is to demolish Lincoln House

Based on the passing of the previous motion to attempt to sell the Lincoln House, this was not discussed.

Consider insurance settlement on Lincoln House water damage

Information was in the meeting packet.

City Administrator Johnson reported that the City's insurance carrier is offering a \$130,000 settlement for the water damage at the Lincoln House. He recommends accepting the settlement.

Motion (Sukow/Norton) to accept the insurance settlement. Carried.

Presentation on 2012 City Audit from Schenck SC

Copies of the audit documents were in the meeting packet.

Representing Schenck SC, Dave Maccoux reviewed the annual financial report. Also representing Schenck SC, Greg Pitel then reviewed the management communications portion of the audit.

No action taken.

Review current ordinances re: exterior maintenance, potential revision(s)

The current ordinances related to exterior maintenance were in the meeting packet.

Building Inspector/Zoning Administrator Pagel reported that it is easy to enforce the ordinances regarding exterior maintenance when nuisance complaints are received for outdoor garage. He noted, however, that defining “unsightly” and enforcing the ordinance is much more difficult in cases where the items stored outside are not garbage, but other “stuff”.

Discussion was held on what constitutes “unsightly”. It was agreed that it is difficult to define it precisely and that “unsightly” is in the eye of the beholder.

It was suggested that, prior to writing any orders on properties that are the subject of complaints of this nature, the alderperson in which the property is located should be notified and asked to view the property. This would be done to determine if the alderperson concurs that the property is indeed unsightly. This policy has frequently been effective in the past.

No formal action taken at this time.

Public Comment

Mayor Bialecki requested that those in attendance remember Alderman Burgener’s wife, Sharon, as she recovers.

Adjournment

Motion (Hass/Caylor) to adjourn. Carried. Adjourned at 6:45 P.M.

Minutes prepared and submitted by:

William N. Heideman, WCMC
City Clerk