

**SPECIAL CITY COUNCIL  
MINUTES**

**October 14, 2019**

**Brillion City Center**

**5:30 PM**

**CALL TO ORDER:**

Mayor Deiter called the meeting to order at 5:30 PM with the Pledge of Allegiance recited by those in attendance.

**ROLL CALL:**

Present were Mayor Gary Deiter, Alderpersons Mel Edinger, Tim Hanson, Betty Nies, Sarah Pielhop, Joe Behnke, and Carrie Wenzel. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Fire Chief Joey Diener, Public Works Director Andy Geiger, and Police Chief JoAnn Mignon. Absent was Alderperson Joe Levash.

**GUESTS:** David Nordby from The Brillion News.

**APPROVAL OF THE AGENDA:**

**Motion** –Hanson moved to approve the agenda as printed and circulated. Seconded by Nies. Call vote taken. Motion carried unanimously.

**CONSIDER/AWARD BID – DEMOLITION CONTRACTOR FOR BRILLION WORKS PROPERTY:**

Gosz reported under the Development Agreement between the City and Brillion Works LLC, the City's obligations, the City agrees to fund by debt obligations the amount of \$2,000,000 (the "Maximum City Amount"). The City shall pay or reimburse itself for the cost of the Demolition Work and the Site Improvement Work and shall pay Developer for the cost of the Remediation Work up to the total Maximum City Amount. Upon reaching such Maximum City Amount, the City shall have no further obligation to fund any such costs, except to the extent the City is awarded any grant funds or other funds, in such case Grant Funds shall be utilized for the satisfaction of the City's Obligations, subject to any conditions on the use of such Grant Funds (City match requirements).

With this in mind, the City should be aware of the match requirements for each grant received for the project and how they affect the overall Maximum City Amount. The City has already been awarded the WEDC Idle Sites Grant for demolition. Per the contract with WEDC for this grant, the City's minimum match required is \$1,166,667, which is for site clearance and infrastructure, not engineering.

Therefore, Attorney Scott Langlois has advised that the City Council award the bid to the demolition contractor contingent on an amendment to the Development Agreement to allow the City's obligation for demolition to go over the cap amount but not to exceed the \$2,000,000 Maximum City Amount.

Gosz stated Attorney Scott Langlois has drafted the Amendment to the Agreement, which has been accepted by the Developer. This will be on the October 28<sup>th</sup> City Council meeting for approval. She stated we need to be careful how we plan this out for future grant applications. Some grants such as the TEA Grant doesn't allow other State grants as match.

Geiger stated the estimate for new road construction is \$1-\$2 million. Biggest unknown is the bridge cuts. Geiger also reported the State Multi-Model Road Funding would be a good use for Brillion Works because it adds to economic growth. We would score very well on this.

**Motion** – Pielhop moved award the bid for demolition to Brandenburg Industrial Services for a Base Bid of \$1,260,230.00 and an Alternate Bid of \$70,710.00 and Supplemental Unit Prices, contingent on an Amendment to the Development Agreement with Brillion Works LLC to allow for the City’s obligation for demolition to exceed the \$800,000 cap amount but not to exceed the \$2,000,000 Maximum City Amount. Seconded by Edinger. Roll call vote taken. 6 votes cast. Motion carried unanimously.

**NEW BUSINESS:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 5:49 pm.

Lori M. Gosz  
City Administrator/Clerk-Treasurer