



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	COMMON COUNCIL OF THE CITY OF WAUSAU
Date/Time:	Tuesday, February 8, 2022 at 6:30 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers
Members:	Patrick Peckham, Michael Martens, Tom Kilian, Tom Neal, Jim Wadinski, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Dawn Herbst, Lou Larson, Deb Ryan

Call to Order			
Pledge of Allegiance / Roll Call / Proclamations			
Public Comment:	Pre-registered citizens for matters appearing on the agenda and other public comment.		
Committee Reports:	BPW - Insurance Claims - July 2021 - December 2021		
File #	CMT	Consent Agenda	ACT
22-0101	COUN	Minutes of previous meetings (1/25/22)	Place on file
22-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated	Approved 5-0
File #	CMT	Resolutions and Ordinances	ACT
22-0204	ED	Resolution Approving Economic Development Policies and Procedures for Community Development Block Grant Lending between City of Wausau and MCDEVCO, Inc.	Approved 4-1
12-0219	HR & FIN	Joint Resolution Approving Budget for Discretionary Performance Incentive Budget	Approved 5-0 Approved 4-1
Suspend Rule 6(B) Filing and 12(A) Referral of Resolutions (2/3 vote required)			
12-0204	FIN	Resolution Approving acquisition of 106 E. Wausau Avenue (Divepoint)	Pending
90-0317	COUN	Ordinance Amending Section 2.03.040(a) Organization and composition of the board relating to appointment of alternates	Pending
22-0203		Mayor's Appointment to fill vacancy on the Ethics Board (and alternate)	
Public Comment & Suggestions			
CLOSED SESSION pursuant to Wis. Stat. Section 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, for the purpose of conferring with legal counsel regarding a proposed resolution of Marathon County Case No. 20CV600 (JLB)			
CLOSED SESSION pursuant to Wis. Stat. Section 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, for the purpose of conferring with legal counsel regarding a tax suit in Marathon County Case No. 21CV417 (North Shore Health Care, LLC)			
RECONVENE into Open Session to take action on Closed Session items, if necessary.			
Adjournment			

Signed by Katie Rosenberg, Mayor

This meeting is being held in person and via teleconference. The lines of those public members monitoring the meeting will be muted during the meeting. Members of the media and the public may attend in person or by calling 1-408-418-9388. The Access Code is: 2490 343 8531 Password: Wausau1 Members of the public who do not wish to appear in person may view the meeting live on the City of Wausau's YouTube Channel http://www.tinyurl.com/WAAMedia, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at https://tinyurl.com/WausauCityCouncil. Any person wishing to offer public comment who does not appear in person to do so, may e-mail kaitlyn.bernarde@ci.wausau.wi.us with "Common Council public comment" in the subject line prior to the meeting start.
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This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 2/04/22 @ 3:30 pm. Questions regarding this agenda may be directed to the City Clerk.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



To: Kaitlyn Bernarde, City Clerk

From: Board of Public Works

Date: February 3, 2022

Subject: Insurance Claims – July 2021 – December 2021
06-1215

The Board of Public Works has settled, compromised or denied the following claims during the months of July 2021 – December 2021

Date of Incident	Claimant	Claim Details	Amount of claim	Action
6/5/21	Ted Kulas 3109 Glendale Ave.	Sewer back-up	\$625.00	Approve 7/27/21
2/25/21	Travelers for Van Ert Electric Co. Inc.	Sewer leak from a holding tank at a water treatment plant	\$30,446.18	Denied 11/16/21
5/12/21	Erie Ins. for Kathleen Brengosz	Police officer backing up and struck front of another vehicle	\$1,115.53	Approved 8/17/21
7/28/21	Lori Fish 3410 N. 11 th St.	Mud/water slide in basement, retaining wall buckling	\$35,544.00	Denied 11/16/21
8/23/21	Mark Robinson 1320 Grand Ave. #417	Hit a manhole cover and popped back right tire	\$53.00	Approved 9/7/21
7/10/21	Mariana Schmidt 614 Park Ave.	Ran over spike strip in road and popped both front tires	\$165.64	Approved 9/7/21
6/3/21	Jean Frankel 718 DeKalb St.	Training CSO on how to unlock vehicles & damaged vehicle	\$2,084.61	Approved 9/27/21
9/20/21	Perry Waldvogel 3306 Merrill Ave.	Arrested to OWI – charge dismissed in Circuit Court	\$30,000.00	Denied 9/27/21
10/14/21	Adam Scheffler 112 Myron St.	Main line shifted right at City point causing water back-up	\$400.00	Approved 11/16/21
12/13/20	LaVerne Mosher 2007 Zimmerman St.	Cleaning snow & loader backed up & hit left side of car	\$2,698.90	Approved 1/18/22

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, January 25, 2022, in Council Chambers, beginning at 6:30 p.m.,
Mayor Katie Rosenberg presiding.

Roll Call

1/25/2022

Roll Call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES (<i>WebEx</i>)
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	YES (<i>WebEx</i>)

Proclamation:

Mayor Rosenberg stated the full Proclamation declaring **Saturday, May 21, 2022, World Migratory Bird Day** was in the packet on the website.

Presentation by: Liberation and Freedom Committee regarding 2022 Priorities and Potential Strategies for Implementation

Tom Kilian, Chair of the Liberation and Freedom Committee, presented a committee report and short video of the committee discussion on 2022 strategies. The video was followed by comments from committee members present LaTanya Campbell and Chris Norfleet, as well as comments from Council members. <https://www.youtube.com/watch?v=nCjuwUOqP9g>

Public Comment for Pre-registered citizens for matters appearing on the agenda and other public comment.

None

Consent Agenda

1/25/2022

Motion by Wadinski, second by Watson to adopt all the items on the Consent Agenda as follows:

Kilian requested that File #21-0413 regarding the Relocation Order be removed from Consent for discussion.

22-0101 Minutes of previous meetings (01/11/22)

22-0109 Initial Resolution of the Capital Improvements & Street Maintenance Committee Setting a public hearing regarding vacating and discontinuing an alley lying north of 410 North 6th Avenue between Oak Street, Cedar Street, N. 6th Avenue and N. 7th Avenue.

22-0107 Resolution of the Capital Improvements & Street Maintenance Committee Approving sanitary sewer, forcemain, and watermain easement with Academic Enterprise LLC at 3400 McIntosh Street and 3455 Franklin Street.

22-0107 Resolution of the Capital Improvements & Street Maintenance Committee Approving sanitary sewer and forcemain easement with Academic Enterprise LLC at 3400 McIntosh Street, 3455 Franklin Street, and 3800 McIntosh Street.

21-1210 Final Resolution of the Capital Improvements & Street Maintenance Committee Approving 2022 Alley Pavement Project and Authorization to Let Bids.

21-1211 Final Resolution of the Capital Improvements & Street Maintenance Committee Approving 2022 Street Reconstruction Projects and Authorization to Let Bids.

21-1106 Final Joint Resolution of the Capital Improvements & Street Maintenance Committee and Plan Commission Vacating and discontinuing an unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard and Elmwood Boulevard.

20-0822 Resolution of the Finance Committee Approving the Towing Services Agreement with Joe Rader Towing LLC.

22-0110 Joint Ordinance of the Airport Committee, Plan Commission, and Capital Improvements & Street Maintenance Committee Amending Section 23.06.06 Off-street parking and traffic circulation.

22-0112 Resolution of the Transit Commission Observing Transit Equity Day.

Yes Votes: 11 No Votes: 0 Result: PASS

21-0413

1/25/2022

Motion by Larson, second by Rasmussen to adopt the Joint Resolution of the Capital Improvements & Street Maintenance Committee and Plan Commission Approving Relocation Order for establishing a multiuse trail along 72nd Avenue from Packer Drive to International Drive.

Tom Kilian stated he was concerned that Relocation Order lists “Eminent Domain” as a component of the process, given past history on Thomas Street with the threat of Eminent Domain. He questioned if there was a way to initiate negotiations with property owners without having Eminent Domain on the table out of the gate.

Anne Jacobson stated they are not always required to follow Eminent Domain, but it is open to the Council to elect to do so and once they agree to do that they must follow through on the entire process. She noted she saw a description in the resolution of a multiuse trail as well as new trail and in 2017 the Legislature passed statute 32.0 and 5 that property may not be acquired by condemnation to establish or extend a recreational trail, a bicycle way, path or lane, or pedestrian way. Kilian requested confirmation whether condemnation could be used here

Lisa Rasmussen stated this was discussed at CISM Committee and they are not forced land takings; they are easements of which a lot had to do with land grading and re-grading once the trail is put in. The Relocation Order process is just the vehicle by which they are securing 10 easements, 6 of which are temporary and once the trail is done, they go away. She reiterated they were not intending to forcibly take land from anyone, but they do need access. She noted there was no opposition to it at CISM.

Mayor Rosenberg noted that neither the Public Works Director nor City Engineer were present due to conflicting appointments.

Motion to Table

Motion by McElhaney, second by Kilian to table the Resolution to the next Council meeting to allow for additional clarification from staff; and to direct the City Attorney to be involved in oversight.

Yes Votes: 11 No Votes: 0 Result: PASS

22-0103

1/25/2022

Motion by Neal, second by Watson to confirm the Mayor’s Re-Appointment of Robb Shepherd to the Business Improvement District Board.

Yes Votes: 11 No Votes: 0 Result: PASS

21-1107

1/25/2022

Motion by Wadinski, second by Rasmussen to adopt the Resolution of the Capital Improvement & Street Maintenance Committee Approving creation of Assessor’s Plat for 901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue and 1321 Torney Avenue.

Yes Votes: 11 No Votes: 0 Result: PASS

Suspend the Rules

1/25/2022

Motion by Herbst, second by Watson to Suspend Rule 6(B) Filing.

Yes Votes: 10 No Votes: 1 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES

8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	NO

22-0111

1/25/2022

Motion by Rasmussen, second by Herbst to adopt the Resolution of the Finance Committee Approving application for CDI grant through WEDC for the Children's Imaginarium.

Rasmussen explained this is a grant application for WEDC funding for the Imaginarium and the city is just a flow-through for the funding and will not be using levy dollars.

Kilian questioned what degree of involvement or oversight WOZ has on this project. Liz Brodek, Economic Development Director, stated this development is occurring in the HOM Furniture building, which is separately owned, so WOZ does not have any involvement in this project.

Yes Votes: 9 No Votes: 2 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	NO
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	NO

15-0708

1/25/2022

Motion by Rasmussen, second by Herbst to adopt the Resolution of the Finance Committee Approving Second Amendment to Development Agreement, Second Amendment to Real Estate Mortgage and First Amendment to Real Estate Mortgage Subordination Agreement – Riverlife Wausau LLC – Phase I.

Rasmussen explained this frees up some capital stack financing for the developer and subordinates the city's position.

Yes Votes: 11 No Votes: 0 Result: PASS

Public Comment or Suggestions

- 1) Doug Diny, Candidate for District 4, suggested cake to celebrate the retiring Council members Pat Peckham and Tom Neal at the end of the term. He thanked them for their service to the city.

Closed Session

1/25/2022

Motion by Rasmussen, second by Neal to convene in Closed Session pursuant to 19.85(1)(f) Considering financial, medical, social or personal histories of specific persons which, if discussed in public, would likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data and 19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to be become involved for the purpose of considering a worker's compensation settlement between the City of Wausau and an employee.

Roll Call Vote:

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES

6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	YES

Peckham and Ryan exited the meeting via WebEx.

Reconvened into Open Session.

22-0113

1/25/2022

Motion by Neal, second by Wadinski to adopt the Joint Resolution of the Human Resources Committee and the Finance Committee Approving Workers Compensation Settlement Agreement.

Yes Votes: 9 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	NV
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	NV

Adjourn

1/25/2022

Motion by Larson, second by Wadinski to adjourn the meeting. Motion carried. Meeting adjourned at 7:15 pm.

Katie Rosenberg, Mayor
Kaitlyn Bernarde, City Clerk

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE

Approving or Denying Various Licenses as Indicated

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 22-0108

Date Introduced: February 8, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its January 17, 2022, meeting and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the City Clerk be hereby authorized to issue the licenses on the attached list, incorporated as part of this resolution, according to recommendations made by the Public Health & Safety Committee and upon successful completion and acceptable proof that all applicable state and municipal regulations and requirements have been met by the applicants.

Approved:

Katie Rosenberg, Mayor

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, January 17, 2022, at 5:15 pm, (Council Chambers)

Members Present in Person: Lisa Rasmussen (C), Jim Wadinski, Dawn Herbst, and Becky McElhaney

Members Present by WebEx: Pat Peckham

Others Present: Tara Alfonso, Ben Bliven, Jeremy Kopp, Kaitlyn Bernarde, Mary Goede, Katie Rosenberg, John Chmiel, Adam Malzan, Ted and Margaret Bowman

Consider approval or denial of various license applications.

Lisa Rasmussen indicated there was one Operator's License application recommended for denial for Reba Matelski. (It was noted she was not present.)

Rasmussen stated there was one new event called Wings Over Wausau Airshow in June at the Wausau Airport that has estimated a large attendance. John Chmiel, Airport Manager, explained Wausau Events is the sponsor of the airport is the location. It will take place over two days on Friday, June 24 with a larger scale event on Saturday, June 25th. He indicated negotiations have been entered into with Dacy Airshows who is doing all of the leg work for the airshow performers and working with the FAA. He stated Dacy has provided an example of an emergency plan to fill out and he will be working with Wausau Events on completing that in conjunction with Fire and PD. In addition to the airshow in the afternoon, there will be a car show in the Airport Park. He noted the food being featured is wings, working with local vendors. There will be music, fireworks in the evening, model airplanes, and aviation displays. He stated he was also trying to organize several of the airport tenants to do what is called a "parade of flight" with an MC to describe the plane pilot, and mission for educational purposes.

Rasmussen questioned if there will be outdoor alcohol at the event. Pete Valiska, Vice President of Wausau Events, confirmed they intended to serve alcohol. Rasmussen noted the airport is exempt from the beer fence requirement, so they can allow people to take their drink back to their chairs to watch the show.

Dawn Herbst questioned what type of security they'd have to ensure the alcohol isn't getting abused. Valiska indicated he met with the Police Department and discussed this event for security, emergencies and traffic issues. He stated Police and Fire will both have equal access to the airport. He stated they will be wrist-banding adults for alcohol service.

Motion by Herbst, second by Wadinski to approve or deny license applications as recommended by staff. Motion carried 5-0.

CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE

January 17, 2022 Meeting

AGENDA ITEM # 2

Approve or deny various licenses as indicated on the attached summary report of all applications received.

ADDITIONAL INFORMATION

Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or his designee. Applications marked pending will have a status update at the meeting. In accordance with city ordinance, all permits approved are held for debts owed to the city until the debt is paid in full.

1. **Denial Recommendation:** Operators License – 1) Reba Matelski – Multiple felony drug convictions (possession with intent – methamphetamine and possession with intent – heroin) since 2015.
2. Wausau Events 2022 Season Class I Special Events for: Concerts on the Square, Chalkfest, Big Bull Falls Blues Fest, Beer & Bacon Fest, Harvest Fest, Holiday Parade, and new event Wings Over Wausau.
3. Class I Event – Wausau Festival of Arts and City of Wausau Veterans Committee Memorial Day Parade.

Note: Links to the Special Events applications will be emailed to the committee.

STAFF RECOMMENDATION

Approve or deny as indicated on the summary report including those that may be introduced at the meeting. Please let me know if you have any question regarding any license applications listed.

Mary Goede, Deputy Clerk

Date of Report: January 14, 2022

(715) 261-6621



PHS Date 01/17/2022

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
164199	9010 - Bartender/Operator New	MATELSKI, REBA	1810 WALNUT ST WAUSAU WI 54401		BUNKERS/TRIBUTE GOLF	12/17/2021	06/30/2022	No	No	
135104	9020 - Public Transport Driver Renewal	MCMAHAN, ADRIAN	902 LINCOLN AVE WAUSAU WI 54403		NORTHWOODS CAB	01/03/2022	06/30/2022	Yes	Yes	
156029	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 CONCERT ON THE SQUARE on 6/8, 6/15, 6/22, 6/29, 7/6, 7/13, 7/20, 7/27, 8/3, 8/10, 8/17, 8/24 Organized by WAUSAU EVENTS					Yes	
156030	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 WINGS OVER WAUSAU AIRSHOW on JUNE 24-25, 2022 Organized by WAUSAU EVENTS					Yes	
156031	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 CHALKFEST on JUNE 25-26, 2022 Organized by WAUSAU EVENTS					Yes	
156032	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 BIG BULL FALLS BLUES FEST on AUGUST 19-20, 2022 Organized by WAUSAU EVENTS					Yes	



PHS Date 01/17/2022

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
156033	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 BEER & BACON FEST on SEPTEMBER 17, 2022 Organized by WAUSAU EVENTS					Yes	
156034	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 HARVEST FEST on OCTOBER 8, 2022 Organized by WAUSAU EVENTS					Yes	
156035	9026 - Class I	ADERHOLDT, ALISSANDRA	316 SCOTT ST WAUSAU WI 54403	2022 HOLIDAY PARADE on DECEMBER 2, 2022 Organized by WAUSAU EVENTS					Yes	
164460	9026 - Class I	MORNING, ZOE	PO BOX 1763 WAUSAU WI 54402-1763	WAUSAU FESTIVAL OF ARTS on FRIDAY, SEPTEMBER 9 - SUNDAY, SEPTEMBER 11, 2022 Organized by ANN LEMMER					Yes	
156401	9026 - Class I	PELLEGRINO, JOHN	2315 GRAND AVE, #2 WAUSAU WI 54403	2022 MEMORIAL DAY PARADE on 5/28/2022 Organized by JOHN PELLEGRINO OR KEN KRUEGER					Yes	
164344	9080 - Public Transport Driver New	DAHNEKE, SHYANN	1208 MCINTOSH ST WAUSAU WI 54403		NORTHWOODS CAB	01/03/2022	06/30/2022	Yes	Yes	



PHS Date 01/17/2022

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
164207	9080 - Public Transport Driver New	QUISLER, ETHEL	PO BOX 645 WAUSAU WI 54402-0645		NORTHWOODS CAB	12/17/2021	06/30/2022	Yes	Yes	

Total Licenses

11

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving Economic Development Policies and Procedures for Community Development Block Grant Lending between City of Wausau and MCDEVCO, Inc.

Committee Action: Approved 4-1

Fiscal Impact: None

File Number: 22-0204

Date Introduced: February 8, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, The City of Wausau and MCDEVCO, Inc had originally entered into an original agreement on March 1, 1990 to implement a stable and secure underwriting process to ensure compliance with Community Development Block Grant (CDBG) guidelines and public benefit measures. This agreement is reviewed and updated as needed to follow current CDBG regulations.

WHEREAS, through a 2021 monitoring by Milwaukee HUD Community Planning Department Representative's it was discovered that the most recent policies and procedures (dated 6/17/13) needed to be updated to reflect additional regulations and terminology.

WHEREAS, the City's Economic Development Committee has reviewed and approved the required changes to the policies and procedures agreement between the City of Wausau and MCDEVCO.

WHEREAS, MCDEVCO's Board of Directors are also reviewing for approval of said updated policies and procedures agreement between the City of Wausau and MCDEVCO and will sign the agreement once approved by their board.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the proper city officials are authorized and directed to execute the updated Economic Development Policies and Procedures for Community Development Block Grant Lending between the City of Wausau and MCDEVCO, Inc.

Approved:

Katie Rosenberg, Mayor

Economic Development Committee Meeting

Date | time Tuesday, February 1, 2022, at 5:15 P.M. | *Meeting called to order by* Neil at 5:15 P.M.

In Attendance

Members Present: Tom Neal (C), Sarah Watson, Lisa Rasmussen, Becky McElhaney, Tom Kilian

Others Present: Mayor Rosenberg, Liz Brodek, Attorney Anne Jacobson, Randy Fifrick, Tammy Stratz, Kimm Weber (MCDEVCO), Jesse Kearns, Alder Jim Wadinski, Alder Deb Ryan, Elizabeth Knight, Eric Lindman

Agenda Item 3 – Discussion and possible action on approving Economic Development Policies and Procedures between City of Wausau and MCDEVCO, Inc. (Stratz)

Stratz presented the changes to the Economic Development Policies and Procedures. She explained that after being monitored by HUD earlier in 2021 of the Economic Development policies and procedures and based on the findings, HUD determined there was language missing from the policies and procedures that clearly defined the process on who is responsible for what, where money is held, and citations that needed to be added stating the goal is to meet the needs of low-moderate income needs for job requirements. Stratz explained MCDEVCO staff and Community Development Staff met to discuss changes to the policies and procedures and the revisions were sent to HUD for approval. Stratz said HUD has approved it provisionally with full approval to come once the document is signed which can't occur until it's approved by ED and Council.

Neal commented that he agrees this is a housekeeping item with clear changes.

Rasmussen commented she likes the added clarity to the agreement, and it really delineates whose responsibility is what. She also said the reporting requirement between MCDEVCO, and Community Development is not only key, but the frequency is now clarified. Rasmussen said she likes that the two continue to network with each other and Community Development retains seats on the committees that make the decisions described in the agreement as well as ensuring the adherence to HUD metrics.

Rasmussen made a motion to approve the changes, seconded by Watson.

Kilian asked if the relationship between the City of Wausau/Community Development and MCDEVCO has been long standing. Stratz replied yes.

Kilian asked if the management fees associated with the revolving loan management are coming from HUD. Stratz answered yes. Kilian then asked if those fees and revenue go to MCDEVCO. Stratz explained MCDEVCO presents an application to the Citizens Advisory Committee for CDBG funding when they have loans to finance. Stratz said MCDEVCO has been funded anywhere from \$60-150,000 in past years depending on loan availability and MCDEVCO's in-house revolving loan fund. MCDEVCO then gets paid by loan repayments because HUD rules allow 20% of loan repayments to be used for administrative costs. From that 20%, MCDEVCO keeps 15% for their administrative costs and 5% goes in the cities pot for any Economic Development activities. Stratz explained this is the same process for any revolving loan fund where repayments are received; 20% is kept for administrative costs.

Kilian stated Stratz answered his question and that it led to a related question regarding MCDEVCO's financial documents where they paid over \$100,000 in management fees to independent contractors which was usually only one: Wausau Chamber of Commerce. Kilian pointed out in tax period 2013, the payment was for \$386,000 and the Chambers taxes reported over \$400,000 in management fees. Kilian mentioned an underwriting agreement between MCDEVCO and the City which was signed by Mr. Ziriny as the CEO of MCDEVCO and the Chambers tax returns that year list Mr. Ziriny as the Executive Director of the Chamber. Kilian wanted

clarification on how the Head of Chamber who was also the head of MCDEVCO and MCDEVCO was paying the chamber hundreds of thousands of dollars. Kilian then asked if there could be more clarity with the City and the E.D. Committee which independent contractors are used/if used. He also asked if the dynamic he described is still occurring or if things have changed since then.

Stratz answered that the dynamic changed many years ago. She explained there was previously a partnership between MCDEVCO and Wausau Chamber of Commerce and MCDEVCO was housed at the Chamber. The partnership split and MCDEVCO branched out on their own as a non-profit and no longer part of the Chamber.

Weber further explained as far as transparency that everything done at MCDEVCO is “above board.” Everything that occurs with the agreement is done to streamline the process and make sure records and financials are accurate for all parties and for those who ask questions of them.

Kilian asked if a stipulation could be added to the agreement to preemptively prevent a conflict of interest with independent contractors and work with the city attorney for appropriate verbiage.

Weber answered stating it is impossible for this type of situation to occur again because as stated in MCDEVCO's Bylaws, the Executive Director of MCDEVCO cannot write a check over \$2,500 without another signature from their Executive Committee. She further explained with their auditing team, Wipfli, they have developed numerous procedures to ensure appropriate checks and balances. Weber explained she didn't think the agreement with the City of Wausau was the appropriate place for the verbiage Kilian requested because the request is regarding MCDEVCO expenditures which do not involve the city. Weber explained an independent contractor could not be hired without approval from the Executive Committee.

Stratz further explained that MCDEVCO is managing other funds. She said block grant funds are a small portion of what they manage. Stratz said MCDEVCO is answering to many boards and to tell them they can't expend “x” amount of dollars may not be appropriate. Stratz also explained that Community Development sees MCDEVCO's audit each year to ensure block grant money was spent correctly but how they spend the rest of the money they receive is not up to the city.

Seconded by McElhaney. Motion approved 4-1 with Kilian being the dissenting vote.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE HUMAN RESOURCES
AND FINANCE COMMITTEE**

Approving Budget for Discretionary Performance Incentive Budget

Committee Action: HR: Approved 5-0
 Fin: Approved 4-1

Fiscal Impact:

File Number: 12-0219

Date Introduced: February 8, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐	No ☐	
	<i>Included in Budget:</i>	Yes ☐	No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐	No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐	No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐			

RESOLUTION

WHEREAS, the Employee Handbook 5.02(3)(b) establishes a Discretionary Performance Incentive (DPI) program to recognize employee performance; and

WHEREAS, the Employee Handbook instructs the Human Resources Director to recommend a budget on an annual basis for approval by the Common Council, and limits DPIs to the budget provided; and

WHEREAS, the Common Council has not established a dedicated budget for DPIs; and

WHEREAS, without an established budget, currently departments must have salary savings to fund a DPI; and

WHEREAS, without an established budget, departments without vacancies generally cannot grant any employee recognition that results in a fiscal impact; and

WHEREAS, based on the historical usage of DPIs and the increasing rate of employee recognition, the Human Resources Director recommends a budget of \$100,000 for the Discretionary Performance Increase program; and

WHEREAS, this requested budget would be distributed to Departments/Division as a prorated amount based on the number of employees per Department, with a guaranteed minimum distribution of \$2500 per department; and

WHEREAS, to ensure continued fiscal health of the funds, and to encourage judicious awards of DPIs, departments shall first fund DPIs via salary savings and when salary savings are used to fund a DPI the prorated budget distribution amount will be used as an annual recognition cap; and,

WHEREAS, the requested budget of \$100,000 would be funded via savings realized due to employee health plan selections during open enrollment; and

WHEREAS, your Human Resources Committee and Finance Committee reviewed and recommended approval of a budget for Discretionary Performance Incentives as described above; and

BE IT RESOLVED, the Common Council of the City of Wausau does hereby approve the establishment of a \$100,000 budget for Discretionary Performance Incentives, to be distributed to departments/divisions on a prorated basis contingent upon number of employees, with a guaranteed minimum dispersal of \$2500. Departments would be required to fund Discretionary Performance Incentives via salary savings when these savings are available, but the annual department/division dispersal amount will continue to serve as the annual cap for Discretionary Performance Incentives.

Approved:

Katie Rosenberg, Mayor

DRAFT

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: December 13, 2021 at 4:30 p.m.
LOCATION: City Hall (407 Grant Street) – Council Chambers
MEMBERS PRESENT: Dawn Herbst, Lou Larson, Michael Martens, Becky McElhaney, James Wadinski
MEMBERS ABSENT:
Also Present: Mayor Rosenberg, T. Vanderboom

Discussion and Possible Action Establishing a Budget for Discretionary Performance Incentives.

Vanderboom explained that currently only departments that experience vacancies are able to provide discretionary performance incentives (DPI's) since there is no dedicated budget to administer them. Vanderboom would like a budget to be established so that all departments are able to award DPI's, if they so choose. Vanderboom met with the Finance Director and several different options for distribution of the \$100,000 budget were devised.

Vanderboom recommended the total budget be distributed as a prorated amount, with a \$2500 minimum, either by department or division. Vanderboom explained the difference of dividing the money between departments and divisions. Wadinski asked what the directors favored. Vanderboom said she was not able to survey directors on this item. Vanderboom said that 3 directors were there if they wished to comment. Wadinski asked if the DPI recommendations could be brought to the HR Committee so that employees feel they are treated fairly.

Vanderboom said that they process would remain the same but that the information can be put in the HR report that the committee gets every month. Larson agreed with Wadinski's comments.

Vanderboom said that departments that have savings from vacancies will be required to use those funds first for DPI's, which should prevent the fund from being depleted every year. Martens commented that all the funds do not need to be used; Vanderboom agreed and said that there might be an increase in utilization if this is passed, but only because some DPI requests that cannot be funded at this time will be eligible now. However, departments should not just hand out DPI's because the money is available, as this would diminish the purpose of this program. Herbst said that this might be a good retention tool for employees.

Motion by Wadinski to authorize the budgeted formula the HR Director has put forward with the modified funding approach with the prorated distribution and minimum distribution amount of \$2500. Wadinski wanted input from directors on how to distribute (department vs. division) before adding to his motion. Vanderboom said she could ask for input before the Finance Committee meets and include it then. Second by Herbst. All ayes. Motion passed 5-0.

FINANCE COMMITTEE

Date and Time: Tuesday, January 25, 2022 @ 5:415 pm., Council Chambers

Members Present *in Person*: Lisa Rasmussen, Sarah Watson, Michael Martens, and Dawn Herbst

Members Present *by WebEx*: Deb Ryan

Others Present: Maryanne Groat, Bob Barteck, Toni Vanderboom, Liz Brodek, Kaitlyn Bernarde, Mary Goede, Anne Jacobson, Jamie Polley, Rick Rubow, Ben Bliven, Katie Rosenberg, Lou Larson, Tom Neal

Discussion and possible action regarding budget for Discretionary Performance Incentives

Rasmussen stated this item comes to Finance on a recommendation of Human Resources Committee to establish a budget for the incentives to be replenished by and when there are vacancies.

Motion by Watson, second by Herbst to approve the budget. Motion carried 4-1 (*Ryan was the dissenting vote.*)

Human Resource Committee Packet

December 13, 2021

Agenda Item
Discussion and possible action establishing a budget for Discretionary Performance Incentives
Background
At the November Human Resources Committee meeting, the HR Committee discussed the benefits from establishing a dedicated budget to recognize employees via the Employee Handbook 5.02 Compensation Plan Administration (3)(b) Discretionary Performance Incentives. Employee recognition is critical to morale and retention, and an established budget allows equal and fair access to this benefit. At this meeting, the Committee instructed staff to investigate budget distribution methods and return with a recommendation. First, HR and Finance established an appropriate budget. Considering that approximately 1/3 of employees are exceptional and establishing an estimated recognition amount of \$1500 per exceptional employee, the base budget is estimated at \$100,000. This would be funded via budget savings realized during health insurance enrollment selections. I considered several distribution methods: 1. Even distribution methods. This method gives each department or division an equivalent amount regardless of number of employees. This method results in a disproportionately generous allocation to smaller departments, and may short-change larger departments. 2. Prorated distribution methods. This method gives each department or division a prorated amount based on the number of employees. While this results in a more appropriate distribution to larger departments, smaller departments are left with an amount too small to effectively recognize employees. 3. Prorated distribution with guaranteed minimum amount. This method gives each department or division a prorated amount based on the number of employees, but gives a guaranteed minimum amount of \$1500 for smaller departments.
Fiscal Impact
The total cost of this item is \$100,000; however, there is no budgetary impact as this item is funded via health insurance savings.
Staff Recommendation
I recommend establishing a budget of \$100,000 for Discretionary Performance Incentives, to be distributed to either a department or division as a prorated amount, with a guaranteed minimum distribution amount of \$2500. Distributing the amount to the department allows the department director greater discretion to shift funding across division lines, while allocating to the division ensures equal distribution of funds.

Human Resource Committee Packet

December 13, 2021

To ensure continued fiscal health of the funds, and to encourage judicious awards of DPIs, departments should first fund DPIs via salary savings. When salary savings are used to fund a DPI, the prorated distribution amounts will be used as an annual recognition cap.

Staff contact: Toni Vanderboom (715-261-6634)

DPI Prorated Distribution Funding Options

Total Budget: \$100,000.00

Total Employees: 187.952

Amount Per Employee: \$532.05

Prorated Distribution by Department	
Department	Public Works and Utilities
Number of Employees	102
Prorated Distribution Amount	\$54,269.18
Department	Attorney
Number of Employees	4.75
Prorated Distribution Amount	\$2,527.24
Department	Community Development
Number of Employees	14
Prorated Distribution Amount	\$7,448.71
Department	Finance
Number of Employees	12.452
Prorated Distribution Amount	\$6,625.10
Department	Human Resources
Number of Employees	3
Prorated Distribution Amount	\$1,596.15
Department	Transit
Number of Employees	6
Prorated Distribution Amount	\$3,192.30
Department	Police
Number of Employees	27.25
Prorated Distribution Amount	\$14,498.38
Department	Fire
Number of Employees	9
Prorated Distribution Amount	\$4,788.46
Department	Assessment
Number of Employees	7
Prorated Distribution Amount	\$3,724.36
Department	Other (Mayor, Muni Court)
Number of Employees	2.5
Prorated Distribution Amount	\$1,330.13
	\$102,073.72

- List of Divisions:
- Finance
- Inspection
- Engineering
- Streets
- Community Development
- Housing Authority
- Wastewater
- Water
- Mayor's office
- Police
- Fire
- Transit
- Municipal Court

- List of Departments:
- Public Works and Utilities
- Attorney
- Community Development
- Finance
- Human Resources
- Transit
- Police
- Fire
- Assessment

Prorated Distribution by Division	
Division	Streets
Number of Employees	45
Prorated Distribution Amount	\$23,942.28
Division	Attorney
Number of Employees	4.75
Prorated Distribution Amount	\$2,527.24
Division	Community Development
Number of Employees	6
Prorated Distribution Amount	\$3,192.30
Division	Finance
Number of Employees	12.452
Prorated Distribution Amount	\$6,625.10
Division	Human Resources
Number of Employees	3
Prorated Distribution Amount	\$1,596.15
Division	Transit
Number of Employees	6
Prorated Distribution Amount	\$3,192.30
Division	Police
Number of Employees	27.25
Prorated Distribution Amount	\$14,498.38
Division	Fire
Number of Employees	9
Prorated Distribution Amount	\$4,788.46
Division	Assessment
Number of Employees	7
Prorated Distribution Amount	\$3,724.36
Division	Mayor's Office
Number of Employees	1
Prorated Distribution Amount	\$532.05
Division	Housing Authority
Number of Employees	8
Prorated Distribution Amount	\$4,256.41
Division	Wastewater
Number of Employees	14
Prorated Distribution Amount	\$7,448.71
Division	Water
Number of Employees	18
Prorated Distribution Amount	\$9,576.91
Division	Inspections
Number of Employees	11
Prorated Distribution Amount	\$5,852.56
Division	Engineering
Number of Employees	14
Prorated Distribution Amount	\$7,448.71
Division	Municipal Court
Number of Employees	1.5
Prorated Distribution Amount	\$798.08
	\$104,573.72

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving purchase of land and improvements at 106 E. Wausau Avenue (Divepoint)

Committee Action: Pending

Fiscal Impact: \$300,000

File Number: 12-0204

Date Introduced: February 8, 2022

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☒ No ☐	Budget Source: Other TID 12 Line Items
	One-time Costs:	Yes ☒ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☒	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☒	Amount:
	Grant Financed:	Yes ☐ No ☒	Amount:
	Debt Financed:	Yes ☒ No ☐	Amount
	TID Financed:	Yes ☒ No ☐	Amount: \$300,000
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☒ Interfund Loan ☐		

RESOLUTION

WHEREAS, acquisition of the parcel located at 106 E. Wausau Avenue (“Property”) is strategic from a riverfront development perspective, because it is the lone north riverfront parcel not currently owned by the City, and sits at the intersection of E. Wausau Avenue and North River Drive, adjacent to the former Great Lakes Cheese site, and two more parcels to the south, the Wausau Chemical site and the water treatment plant, both of which may be ready for redevelopment as early as 2023; and

WHEREAS, your Finance Committee, on April 27, 2021, gave direction to staff in closed session to negotiate an accepted offer for the purchase of the land and improvements located at 106 E. Wausau Avenue, without the business, subject to Council approval; and

WHEREAS, the City reached an accepted offer with the owners, Carrie L. and Robert L. Butt (“Seller”), on January 6, 2022, for the purchase of the subject Property for \$300,000, subject to several contingencies:

- An Environmental Evaluation Contingency – deemed satisfied unless within 45 days after acceptance, the City delivers to Seller a copy of the Environmental Site Assessment report and a written notice listing the defect(s) identified in the report to which the City objects
- An Appraisal Contingency – deemed satisfied unless within 45 days after acceptance, the City delivers to the Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value
- Accepted Offer subject to Common Council approval

WHEREAS, the City has until February 20, 2022, within which to provide notice and object to the

appraisal report prepared by Phillips Valuation & Consulting, LLC, which states that the “as is” market value of the fee simple interest in the property as of January 19, 2022, is \$310,000; and

WHEREAS, the City has until February 20, 2022, within which to provide notice and object to those “Defects” (as defined in the accepted offer) contained in the Phase I environmental study and asbestos report prepared by REI, which contains over 80 items containing asbestos, including the roof, and which environmental report revealed the removal of an underground petroleum storage tank from the Property, without the proper documentation having been filed with WDNR/DATCP; and

WHEREAS, your Finance Committee will meet on February 8, 2022, and staff will recommend that the purchase be approved, contingent upon the Seller either locating and providing the proper documentation for filing with the proper State agencies, or arranging for samples to be taken at the removal site of the underground storage tank to ensure no petroleum leaked into the surrounding soils, necessitating clean up or a cap and also completing and submitting the proper forms to the State of Wisconsin after that sampling is completed.

WHEREAS, the 2022 Tax Increment District Twelve land redevelopment budget is \$225,000 and an allocation for Parking Improvements of \$120,000 and

WHEREAS, your Finance Committee considered and recommends a budget modification to supplement the 2022 budget that was established for land redevelopment costs which will increase the land redevelopment capital outlay to \$300,000

Increase: 241-250198316 Land Redevelopment \$75,000

Decrease: 241-250398220 Parking Improvements \$75,000

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of the Wausau, that the purchase of land and improvements located at 106 E. Wausau Avenue be approved contingent upon the Seller either locating and providing the proper documentation for filing with the proper State agencies, or arranging for samples to be taken at the removal site of the underground storage tank on the Property, and the proper documentation being filed, indicating that no petroleum has leaked into the surrounding soils which would require clean up or a cap; and, that the proper City officials are authorized to close this transaction within 30 days of such proof being provided to the City.

BE IT FURTHER RESOLVED that the proper City officials are authorized to process the budget amendment as proposed.

Approved:

Katie Rosenberg, Mayor

To: Finance Committee
From: Liz Brodek, Development Director
Date: February 8, 2022
Re: Offer to Purchase Divepoint at 106 E Wausau Avenue



The City of Wausau is able to purchase Divepoint at 106 E Wausau for \$300,000 plus the cost of possible environmental remediation and demolition expenses.

On April 27, 2021, the Finance Committee met in Closed Session and authorized the City to move forward with purchasing Divepoint at 106 E Wausau Ave for a maximum of \$300,000. Brad Lenz initially contacted the owners, Mr. & Mrs. Butt, to begin negotiations around \$250,000. The owners expressed that they were firm on \$300,000.

Upon starting my position, I was informed of the City's desire to purchase the property, why it was a strategic acquisition, the asking price, assessment value, and previous negotiations. I requested that Mr. Lenz contact Mr. & Mrs. Butt again to offer to purchase the property for \$275,000, which he did on November 15, 2021. The offer was again not accepted.

Eventually, I asked that Mr. Lenz contact Mr. & Mrs. Butt to offer the asking price of \$300,000. The offer was countered with a request to forgive 2021 and 2022 taxes. When the Butts were informed that tax forgiveness is not legal and we countered for \$300,000, they accepted the offer, effective January 6, 2022. Upon acceptance, the Development team worked with the Attorney's office to finalize conditions of the sale. Together, we agreed that satisfactory appraisal and a Phase 1 environmental report were necessary to proceed with the sale. These items, as well as acceptance of the offer, are conditioned on Council approval. These items are to be completed within 45 days of the accepted offer, or February 20, 2022.

We ordered a Phase 1 environmental study and asbestos report (given the age of the building) from REI and completed sole source documentation to memorialize the need for timeliness in this potential acquisition. We ordered an appraisal from Phillips after consulting with a number of other firms that were unable to meet our deadline or cost more.

The appraisal was returned on February 2, 2022, with a value of \$310,000.

The asbestos report was received on January 24, 2021, and included over 80 items containing asbestos, including the roof. REI recommended that the roof's asbestos be abated before the building could be demolished. Upon receiving this information, I discussed this with Tammy Stratz, our Community Development Manager, as she has more experience than anyone else in our department, or most of the City, abating such issues. She requested that another trusted contractor, Mavo, review this information to assess whether the asbestos had to be abated before demolition. Mavo returned a

quote on February 2, 2022, of \$29,000 as the “worst case scenario” for abatement costs.

The Phase 1 environmental report revealed that the only item of concern was that an underground petroleum storage tank was removed from the property. However, the proper documentation (WDNR/DATCP Forms) required for the removal of this tank were either never completed or were not able to be located. According to the City’s Environmental Engineer, Kevin Fabel, when an underground tank is removed, it is documented on WDNR/DATCP forms that there was no material leaking from the tank into the soils around the buried tank and that the soils where the tank was previously located are clean and no clean up or cap is needed. Without these forms, it is impossible to tell whether petroleum leaked in the soils around where the underground tank was located. The current Divepoint owners either need to provide the proper forms or have samples taken from the location of where the tank was located to confirm the soils are clean and also have a consultant complete the proper forms and submit them to WDNR/DATCP for the old removed tank which is a state law requirement. He concludes that overall, this concern is a low to medium risk for the property, but nonetheless, these requirements should be completed by Divepoint before transfer of the property to the City takes place.

This is a strategic acquisition for the City because it is the lone north riverfront parcel we do not own, and it sits at a critical juncture at E Wausau Avenue and N River Drive. This intersection may determine the parcel division on the former Great Lakes Cheese site. It is the gateway into that site, which the City previously acquired for redevelopment. The City also owns property immediately adjacent to the south: the main Wausau Chemical site, and the Water Treatment Plant. (Both should be ready for redevelopment in 2023.)

Staff recommends the City purchase the former Divepoint site at 106 E Wausau Avenue for \$300,000. Staff further recommends that this item not be tabled, as offer conditions expire on February 20, 2022.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

CONFIRMATION OF MAYOR'S APPOINTMENTS

to Boards, Commissions and Committees: *Ethics Board*

File Number: 22- 0203

Date Introduced: February 8, 2022

Ethics Board

Charles Peters (N)
*Replacing Mary Thao

609 Steuben Street

Term Exp 4/30/25

952-738-1187

Kay Palmer (1)
*Alternate

603 Gray Place

Term Exp 4/30/26

302-983-6946

- (N) Individual is filling the unexpired term of a former member
(1) Individual is in their own 1st full term
(#) Designates the term number appointed to

Approved:

Katie Rosenberg, Mayor

ORDINANCE OF COMMON COUNCIL

Amending Section 2.03.040(a) Organization and composition of the board relating to appointment of alternates

Committee Action: Pending

Ordinance Number:

Fiscal Impact: None

File Number: 90-0317

Date Introduced: February 8, 2022

The Common Council of the City of Wausau do ordain as follows:

Add ()

Section 1. That Section 2.03.040(a) Organization and composition of the board is hereby amended to read as follows:

2.030.040 Organization and composition of the board.

- (a) There is created a board with five members appointed by the Mayor and subject to confirmation by the Common Council. Members should be from diverse segments of the community. Each board member shall be a resident of the City and shall serve without compensation. The term of office shall be five years. Two similarly qualified alternate members may also be appointed by the Mayor and subject to confirmation by the Common Council. The Mayor shall designate such alternate members as first and second alternates. Alternate members shall act with full authority when a member of the board or other alternate member is absent or abstains from voting or acting under this chapter because of a conflict of interest. On the first appointment of the board, board members shall be appointed for terms of one, two, three, four, and five years respectively.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Katie Rosenberg, Mayor

Attest:

Kaitlyn A. Bernarde, Clerk



MEMORANDUM

DATE: February 4, 2022

TO: Kaitlyn Bernarde, Mary Goede

FROM: Mayor Katie Rosenberg

RE: Appointment to the Ethics Board

Please prepare the necessary paperwork to have the following appointment made at the Council Meeting on Tuesday, 2/8/2022. If you have any questions, please call my office. Thank you.

ETHICS BOARD

Charles Peters
609 Steuben St
Wausau WI 54403
952-738-1187
Charles.peters44@outlook.com

Brief Bio:
Cyber Risk Consultant, Deloitte & Touche LLP

I would like to serve on the ethics board because I believe it is a privilege afforded to those who lead by example in their community and have demonstrated integrity and character. Having held influential leadership positions in the past, I believe I would be an impactful member of the board to achieve and advance ethical conduct in our city.

Kay Palmer (Alternate)
603 Gray Pl
Wausau WI 54403
302-983-6946
kaypalmer@42llc.com

Brief Bio:
Consultant, The 42 Group LLC
I recently returned to Wausau after being away for many years. I am interested in finding a way to give back to the community. In my professional capacity, I have skills in problem solving, organizational development facilitation, process alignment, cause analysis, change management, performance improvement, and business perspectives.



Citizen Participation Form

Thank you for your interest in becoming involved with a City of Wausau Boards Committees or Commissions. The Mayor's Office will make recommendations to the City Council for placement based, in part, on your responses to the following questions; please provide us with some information to use when considering your appointment by completing the questions below. You are welcome to attach additional information such as your resume or vitae that may further support your appointment. For additional information, visit the City's Web Site at www.ci.wausau.wi.us, or call the Mayor's Office at 715-261-6800. This form will remain on file for three years. A list of existing Boards, Commissions and Committees (including general information) can be found on our website. <https://www.ci.wausau.wi.us/Departments/CityCouncil/BoardsCommitteesCommissions.aspx> Please consider becoming a part of this important community resource group.

Contact Information

First Name *

Charles

Last Name *

Peters

Address *

Street Address

609 Steuben St

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

USA

Phone *

(952)738-1187

Email *

charles.peters44@outlook.com

Years as a Wausau Resident, if applicable *

2

Occupation/Employer, if applicable

Cyber Risk Consultant / Deloitte & Touche LLP

Business Information

Business Name

Address

Street Address

Address Line 2

City

Postal / Zip Code

State / Province / Region

Country

Boards, Commission and/or Committee Information

Which Boards, Commissions and/or Committees interest you?

Board, Commission and/or Committee

City-County IT Commission

Board, Commission and/or Committee

Ethics Board

Board, Commission and/or Committee

Safe Elections Task Force(SETF)

Board, Commission and/or Committee

Mayor's Welcoming and Inclusivity Committee

Board, Commission and/or Committee

Neighbor to Neighbor Committee

Board, Commission and/or Committee

Bicycle & Pedestrian Advisory Committee

Board, Commission and/or Committee

Transit Commission

You may choose more than one from the list provided. Order in preference.

Why are you interested in serving on these particular Committees? *

Civic engagement at the personal level is a fundamental requirement for a democracy to succeed. This includes participation at the local level for ordinary citizens who care about their community. I am applying to join a city council committee because I want to be an active and engaged member of the community I love and call home to drive positive change, encourage others to be involved, and deliver a better future.

I am interested in the selected committees for the following reasons:

City-County IT Commission: This is my top choice as it is directly related to my formal education and current career. As a young adult with strong knowledge of current Information Technology trends, I could offer insight to help guide the city of Wausau to a more efficient use of Information Technology.

Ethics Board: I would like to serve on the ethics board because I believe it is a privilege afforded to those who lead by example in their community and have demonstrated integrity and character. Having held influential leadership positions in the past, I believe I would be an impactful member of the board to achieve and advance ethical conduct in our city.

Safe Elections Task Force (SETF): Protecting the democratic interests of Wausau residents is crucial given the present COVID-19 pandemic. I would take great pride in providing healthy and effective voting opportunities to enable residents the ability to safely participate in the our elections.

Mayor's Welcoming and Inclusivity Committee, Neighbor to Neighbor Committee: Given the current protests across the nation of the killing of George Floyd, engaging with our neighbors is essential for fostering an inclusive community to members of all backgrounds. The best way to provide a safe and inclusive community is to engage your neighbors and facilitate shared experiences. Wausau is home to a variety of people and I would love to energize the empowerment of all citizens to be engaged with one another.

Bicycle & Pedestrian Advisory Committee; Transit Commission: Public transportation is a passion of mine. Although Wausau is not a relatively concentrated area, there is a great opportunity to grow and expand the transportation services available to residents and visitors. I am excited about the Wausau bike sharing program and would appreciate to see it flourish.

What qualifications can you bring to these Committees? *

City-County IT Commission: I can contribute the most to this area as it aligns with my academic and professional background. I have a Bachelor's degree in Informatics, am pursuing a Masters degree in Information Management Systems, and am employed by a large consulting firm where I am hired to deliver enterprise-wide change to fortune 500 companies in the IT space.

Ethics Board: As a college student I served as an Ethics Board member for my residential association hearing ethics violations by community members and adjudicating a unified, formal response. Additionally, as fraternity president of a 140+ member chapter, I oversaw the Standards Board and recommended formal responses to member infractions. These two primary roles in the past have required an elevated ethical standard in my community, similar to which the Wausau Ethics Board members are held.

Safe Elections Task Force (SETF): I served as the Vice President of Health and Safety of my 140+ member fraternity, responsible for fostering a safe and inclusive environment to our members and guests.

Mayor's Welcoming and Inclusivity Committee, Neighbor to Neighbor Committee: Whether it be establishing relationships with coworkers from other countries or seeking out neighbors from a different background than me, I make an effort to seek out individuals who can share their story with me. I am a supporter of GiGi's playhouse, a new Down syndrome achievement center in Wausau whose motto is "Be Accepting, Be Generous, Be Kind" to inspire inclusive and accepting relationships for the Down syndrome community in Wausau.

Bicycle & Pedestrian Advisory Committee; Transit Commission: My previous travel experiences, as well as my job, have afforded me the opportunity to sample different transit and public transportation experiences across many different cities and countries. As a member of either of these committees, I would leverage my experiences, as well as my appreciation for wayfarers and cyclists, to encourage and deliver positive transit opportunities for residents and guests. I would specifically like to see the Zagster bike sharing program strongly recover from the recent setback due to COVID-19.

On what other City Committee(s) are you currently serving, if any?

NA

Other Community Involvement

GiGi's Playhouse supporter; Indirect involvement as it relates to being the spouse of a local journalist

References(Please Include 3)

Reference

First Name *

Neena

Last Name *

Pacholke

Address *

Street Address

609 1/2 Steuben St

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

USA

Phone *

(813)310-1021

Relationship to You *

Neighbor

First Name *

Cassie

Last Name *

Ambrosius

Address *

Street Address

2600 Annamarie Drive

Address Line 2

City

Kronenwetter

State / Province / Region

WI

Postal / Zip Code

54455

Country

USA

Phone *

(920)445-4458

Relationship to You *

Friend

First Name *

Josh

Last Name *

Holland

Address *

Street Address

810 Henrietta St

Address Line 2

City

Wausau

State / Province / Region

WI

Postal / Zip Code

54403

Country

USA

Phone *

(615)945-7508

Relationship to You *

Pastor & Friend

Additional Information

You are welcome to attach additional information such as your resume or vitae that may further support your appointment.

Attachment(s)

Peters_Charles_Resume_June_2020.pdf

168.25KB



Citizen Participation Form

Thank you for your interest in becoming involved with a City of Wausau Boards Committees or Commissions. The Mayor's Office will make recommendations to the City Council for placement based, in part, on your responses to the following questions; please provide us with some information to use when considering your appointment by completing the questions below. You are welcome to attach additional information such as your resume or vitae that may further support your appointment. For additional information, visit the City's Web Site at www.ci.wausau.wi.us, or call the Mayor's Office at 715-261-6800. This form will remain on file for three years. A list of existing Boards, Commissions and Committees (including general information) can be found on our website. <https://www.ci.wausau.wi.us/Departments/CityCouncil/BoardsCommitteesCommissions.aspx> Please consider becoming a part of this important community resource group.

Contact Information

First Name *

Kay

Last Name *

Palmer

Address *

Street Address

603 Gray Place

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

USA

Phone *

(302)983-6946

Email *

kaypalmer@42llc.com

Years as a Wausau Resident, if applicable *

1

Occupation/Employer, if applicable

Self employed - Consultant - The 42 Group, LLC

Business Information

Business Name

The 42 Group, LLC

Address

Street Address

603 Gray Place

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

USA

Boards, Commission and/or Committee Information

Which Boards, Commissions and/or Committees interest you?

Board, Commission and/or Committee

Safe Elections Task Force(SETF)

Board, Commission and/or Committee

Ethics Board

Board, Commission and/or Committee

Liberation and Freedom Committee

Board, Commission and/or Committee

Administrative Review Board

Board, Commission and/or Committee

Board of Review

You may choose more than one from the list provided. Order in preference.

Why are you interested in serving on these particular Committees? *

I recently returned to Wausau after being away for many years. I am interested in find a way to give back to the community. I believe that in my professional capacity I have gained some skills that could be useful in being an effective committee, board, and/or commission member.

What qualifications can you bring to these Committees? *

In my professional capacity, I have skills in problem solving, organizational development facilitation, process alignment, cause analysis, change management, performance improvement, and business perspectives.

On what other City Committee(s) are you currently serving, if any?

None at this time.

Other Community Involvement

Currently serving on the board of Wausau Child Care, Inc.,
American Society for Quality (ASQ) Section Chair, Wausau
Women United member.

References(Please Include 3)

Reference

First Name *

Kelly

Last Name *

Wallace

Address *

Street Address

2877 County Hghway G

Address Line 2

City

Merrill

Postal / Zip Code

54452

State / Province / Region

WI

Country

USA

Phone *

(715)218-2543

Relationship to You *

Cousin / Friend

First Name *

Kirk

Last Name *

Walters

Address *

Street Address

4355 East Campbell Road

Address Line 2

City

Pennsburg

State / Province / Region

PA

Postal / Zip Code

18073

Country

USA

Phone *

(267)377-7240

Relationship to You *

Colleague

Additional Information

You are welcome to attach additional information such as your resume or vitae that may further support your appointment.

Attachment(s)

Kay Palmer Resume 2022.doc

94KB

Limit to 3 upload files