



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 22, 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.		
File #	CMT	Consent Agenda	ACT
22-0101	COUN	Minutes of previous meeting (2/8/22)	Place on file
22-0206	CISM	Initial Resolution Setting a public hearing regarding vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street	Approved 5-0
09-0607	FIN	Resolution Approving acquisition of Lincoln Neighborhood Tot Lot at 822 S. 5th Avenue from Community Development Authority	Approved 4-0
File #	CMT	Resolutions and Ordinances	ACT
22-0203		Mayor's Appointments	
21-1109	FIN	Resolution Approving Modification of the 2022 Budget – carryover of the 2021 budget surplus to fund carpet replacement at the Police Department	Approved 4-0
21-1109	FIN	Resolution Approving Modification of the 2022 Budget – carryover of the 2022 budget surplus to fund 150th Celebration	Approved 4-0
20-0711	FIN	Resolution Approving Notice of Exercise of Repurchase Option with 26 & 7 Investments, LLC regarding the property at 8104 Enterprise Drive and related budget modification	Approved 4-0
22-0208	HR	Resolution Approving Workers Compensation Settlement Authority to Human Resources Director and City Attorney's office	Approved 5-0
Suspend Rules 6(B) Filing and 12(A) Referral of Resolutions (2/3 vote required)			
22-0105	COUN	Resolution Approving T Wall and assigned subcontractors to perform soil sampling at Riverlife Lots 6, 7, & 8	Pending
20-0711	FIN	Resolution Approving Modification of the 2022 Budget - Hazardous Materials Team response tractor-trailer	Pending
22-0207	HR & FIN	Joint Resolution Approving Creation of a Temporary Part Time Deputy Assessor position.	Approved 5-0 Pending
Public Comment & Suggestions			
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: 2497 531 3072 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.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 2/18/22 @ 5:00 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.

OFFICIAL PROCEEDINGS OF THE OF THE WAUSAU COMMON COUNCIL

held on Tuesday, February 8, 2022, in Council Chambers, beginning at 6:30 p.m.

Mayor Katie Rosenberg presiding.

Roll Call

2/08/2022

Roll Call indicated 10 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES (by WebEx)
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

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

- 1) Thomas Brown, 715 N 5th Ave, spoke in opposition to the Discretionary Performance Increase for employees. He felt any extra funds found in the budget through savings ought to be returned to the public.
- 2) Doug Diny, 708 Fulton St, #113, spoke regarding the importance of public speakers at meetings.

Committee Reports

Board of Public Works – Insurance Claims – July 2021 – December 2021 (*Placed on file*)

Consent Agenda

2/08/2022

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

22-0101 Minutes of the previous meeting (1/25/22)

22-0108 Resolution of the Public Health & Safety Committee Approving or Denying Various Licenses as indicated.

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

22-0204

2/08/2022

Motion by Neal, second by Rasmussen to adopt the 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.

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 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	NV

12-0219

2/08/2022

Motion by McElhaney, second by Herbst to adopt the Joint Resolution of the Human Resources Committee and the Finance

Committee Approving Budget for Discretionary Performance Incentive Budget.

Toni Vanderboom, HR Director, explained the Discretionary Performance Incentive is language that has been in the Employee Handbook for over five years, to identify exemplary employee performance. Until now there has never been an established budget for the program. This means they can only recognize performance of those employees where the department has a vacancy in order to be budget neutral. There are a lot of departments with really good workers that has no avenue in which to recognize them. This resolution would establish a budget that each department would have available. The budget would not be equally distributed but would be used to identify individuals deserving of recognition. She explained if a director wanted to recognize an employee, they would have to write up a memo explaining why and send it to HR to ensure it complies with the program. She noted they are also going to be reporting discretionary performance incentives in the Human Resources Report so that Council is aware of which ones are issued at what reasons were used for the issuance. Departments would get a pro-rated amount based on the number of employees so that those departments with very few employees would still have a way to recognize people in a substantive manner. The expectation is that if there are department vacancies those funds would be used first, and the budget being established would carry over from year to year. Departments limits will serve as a cap so if there is a vacancy, they cannot go over the pro-rated department amount. It will be divided by department, not by division.

Kilian questioned if there was any concern or anything that will apply to whether they are represented or non-represented employees. Vanderboom explained the Employee Handbook governs non-represented employees and union contracts govern represented employees. The union contracts explicitly prohibit the city from giving economic recognition to their employees. We enter into a contract that states what will be paid and do not include any provisions for other payments. This program applies to non-represented employees only.

Vanderboom stated some typical reasons for recognition would be if an individual takes on additional projects above the call of their job description; implement some behaviors that result in significant cost savings for the city; and/or vacancies within the department result in an extreme increase in workload.

Lou Larson questioned if it was possible to negotiate this program into the union contracts in the future. Vanderboom confirmed that it could be.

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 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	NV

Suspend the Rules

2/08/2022

Motion by Watson, second by Neal to Suspend Rule 6(B) Filing and 12(A) Referral of Resolutions.

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

12-0204 Amendment

2/08/2022

Motion by Larson, second by Rasmussen to Amend the Resolution of the Finance Committee Approving acquisition of 106 E. Wausau Avenue (Divepoint) – to strike “both of which may be ready for development as early as 2023” from the first Whereas.

Lisa Rasmussen explained this item was approved at Finance Committee 4-0 and is time sensitive as it has a real estate offer pending that expires on 2/20/22. She noted it is the last piece of the puzzle for the north Riverfront plan and also will give the city some flexibility for how infrastructure is designed in those areas.

Larson stated he did not feel the verbiage that states “both of which may be ready for development as early as 2023” because it could give a false pretense. He stated we don’t know what kind of contaminants or cleanup may be required and how long it would take regarding Wausau Chemicals.

Vote on Amendment:

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

12-0204

2/08/2022

Motion by Rasmussen, second by Herbst to adopt the Resolution of the Finance Committee Approving acquisition of 106 E. Wausau Avenue (Divepoint), as amended on Council floor.

Tom Kilian questioned if an Environmental Assessment Report exists and if not, the 45-day time frame as referenced in the resolution, is very rapid. He felt this was an unrealistic timeframe to expect this report.

Randy Fifrick, Economic Development, stated a Phase I Environmental was completed as part of the contingency on this purchase and what they found dealt with a storage tank on site. He noted as part of the resolution they are looking for some additional research on it. He stated the 45 days is contingent on this purchase and as we've learned with other sites along the riverfront we are going to run into issues, but as a municipality we are like going to be the one solving those problems.

Kilian commented one thing that has been left out is the off-site condition which is within stone's throw of an active superfund site. He recommended they do a Phase II Environmental prior to the purchase given it is adjacent to this superfund site.

Lisa Rasmussen felt given the timing of the offer and the necessity of the timing of the response, as well as the fact a Phase I has been completed, it is reasonable to move forward on the purchase. She noted with every site down there that has been an issue the city has been either been called upon to fix it or collaborate with the private sector, and often there is grant funding available to governments. The city owns the rest of the property and this is the last piece.

Yes Votes: 8 No Votes: 2 Abstain: 0 Not Voting: 1 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	NO
11	Ryan, Debra	NV

90-0317 Amendment

2/08/2022

Motion by Peckham, second by Neal to Amend the Ordinance of the Common Council Amending Section 2.03.040(a) Organization and composition of the board relating to appointment of alternates - to add the word "ethics" before the word "board" in the first sentence.

Anne Jacobson explained this to allow for the appointment of a permanent or an alternate, or possibly two alternates. It is an amendment to the composition of the board. In the current ordinance the board is comprised of five members which is currently looking at a claim. One member resigned and another member recused himself from this particular case due to a conflict. A quorum is three members, however, if there is an eventual hearing there must be four members. The board has decided to stop at this point and has asked that either a permanent member be appointed to replace the one that resigned and/or amend the ordinance to permit alternate members designated 1 and 2 so that there are always two people in the wings should someone recuse themselves on a matter or resigns.

Pat Peckham felt the board should be specified as the "ethics" board because it was not clear in the ordinance presented.

Vote on the Amendment

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 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	NO
11	Ryan, Debra	NV

90-0317 Amendment #2

2/08/2022

Motion by Wadinski, second by Neal to Amend the Ordinance Section 2.03.040(a) Organization and composition of the board relating to appointment of alternates – to stagger the terms of the alternates: On the first appointment the first alternate shall be appointed for a term of five years, and the second alternate shall be appointed for a term of two years.

Jim Wadinski felt the alternates terms should be staggered terms as the original members terms were so everyone's term is not expiring at the same time.

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

90-0317

2/08/2022

Motion by McElhaney, second by Neal to adopt the Ordinance of the Common Council Amending Section 2.03.040(a) Organization and composition of the board relating to appointment of alternates, as amended on the Council floor.

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

22-0203

2/08/2022

Motion by Herbst, second by Wadinski to confirm the Mayor's Appointment of Kay Palmer as Alternate #1 to the Ethics Board.

Mayor Rosenberg explained she was only filling the alternate position tonight because there was a circumstance where Charles Peters could not be appointed as the permanent member.

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

Public Comment or Suggestions:

Bernie DeLonay, Frazer Family Foundation, stated a lot of the shows on Public Access were not aired this weekend, which is against FCC regulations. She commented it is part of the package we pay cable for and when they are not aired we are not getting our money's worth.

Closed Session

2/08/2022

Motion by Rasmussen, second by Wadinski to convene in 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); *And to convene in*

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).

Roll Call Vote:

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 1 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	NV

Reconvened into Open Session to act on Closed Session Items.

22-0209

2/08/2022

Motion by Rasmussen, second by Neal to Adopt a Resolution of the Common Council Approving proposed resolution of Marathon County Case No. 20CV600 (JLB) – in the amount of \$25,000 and direct the relevant staff to provide information to the claimant as to preventive measures that are in place.

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

22-0205

2/08/2022

Motion by Herbst, second by Larson to Adopt a Resolution of the Common Council Approving proposed agreement for settlement of lawsuit between City of Wausau and North Shore Health Care, Inc. for property tax challenges for tax years 2020-2021 (Case No. 20CV570)

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

Adjourn

2/08/2022

Motion by Watson, second by Wadinski to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:55 pm.

Katie Rosenberg, Mayor
Kaitlyn Bernarde, City Clerk

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

**INITIAL RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET
MAINTENANCE COMMITTEE**

Setting a public hearing regarding vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street.

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 22-0206

Date Introduced: February 22, 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, pursuant to Wis. Stats. §66.1003(4)(a), it is declared that since the public interest requires it, the following described public right-of-way, all of which is located in the City of Wausau be vacated and discontinued:

Part of the Northeast ¼ of the Northeast ¼, Section 3, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 3; thence N 90°00'0" W, along the North line of said Northeast ¼, 1183.94 feet to the Northwest corner of Parcel 1 of Certified Survey Map No. 10984 recorded in the Office of Register of Deeds for Marathon County in Volume 46 of Certified Survey Maps on Page 36, said corner being on the Easterly right-of-way of S. 17th Avenue, the point of beginning;

Thence continuing N 90°00'0" W, along said North line and along said Easterly right-of-way, 60.00 feet; thence S 45°00'00" E, 30.00 feet; thence S 00°09'50" E, parallel to the West line of said Parcel 1, 20.00 feet; thence N 90°00'0" W, parallel to said North line of the Northeast ¼, 12.00 feet; thence S 00°09'50" E, parallel to said West line of Parcel 1, 110.00 feet; thence S 67°10'29" E, 55.23 feet to a meander corner on said West line of Parcel 1; thence N 00°09'50" W, along said West line, 172.64 feet to said Northwest corner of Parcel 1, the point of beginning.

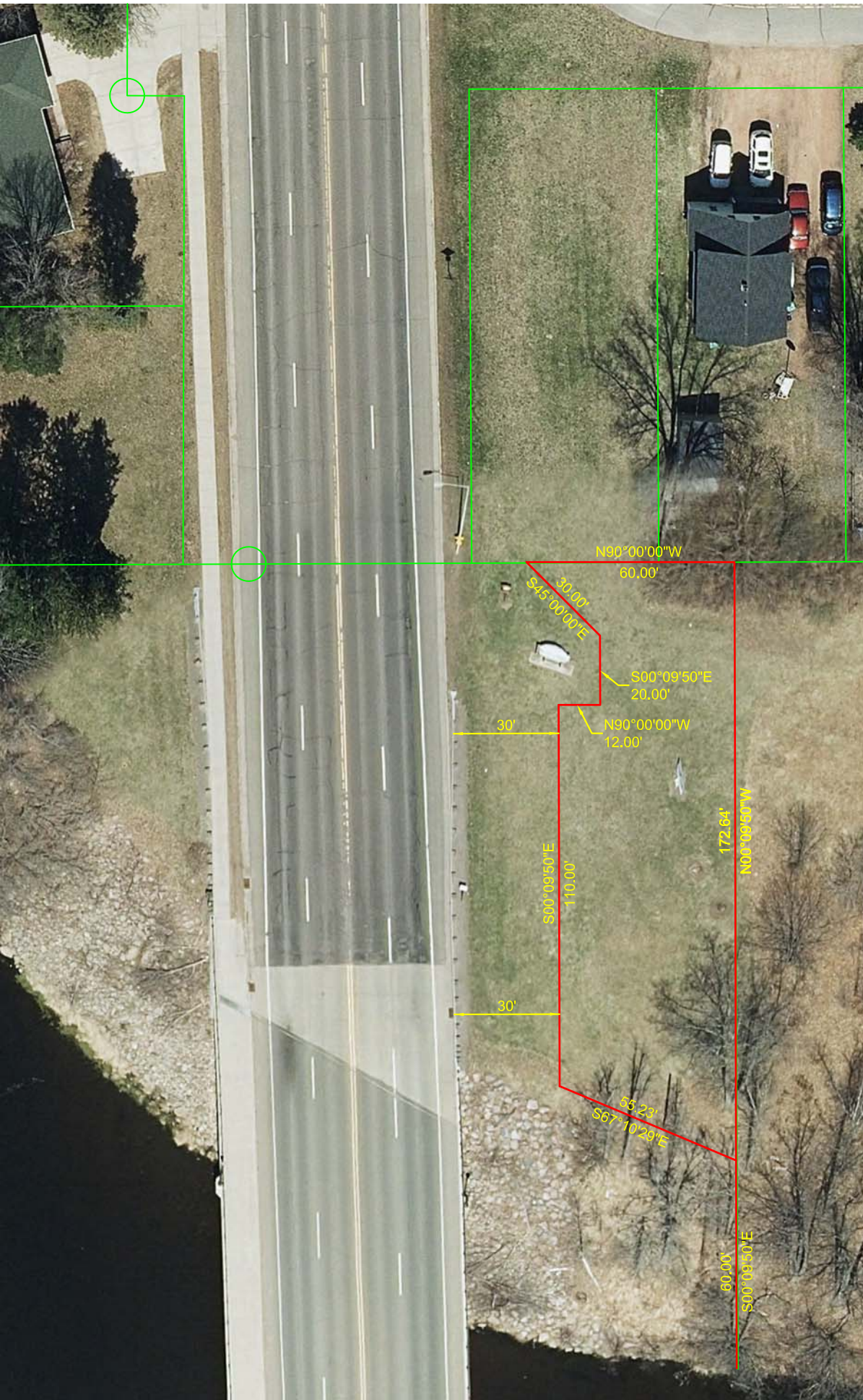
WHEREAS, the above legally described right-of-way is further depicted on Exhibit 1 attached hereto; and,

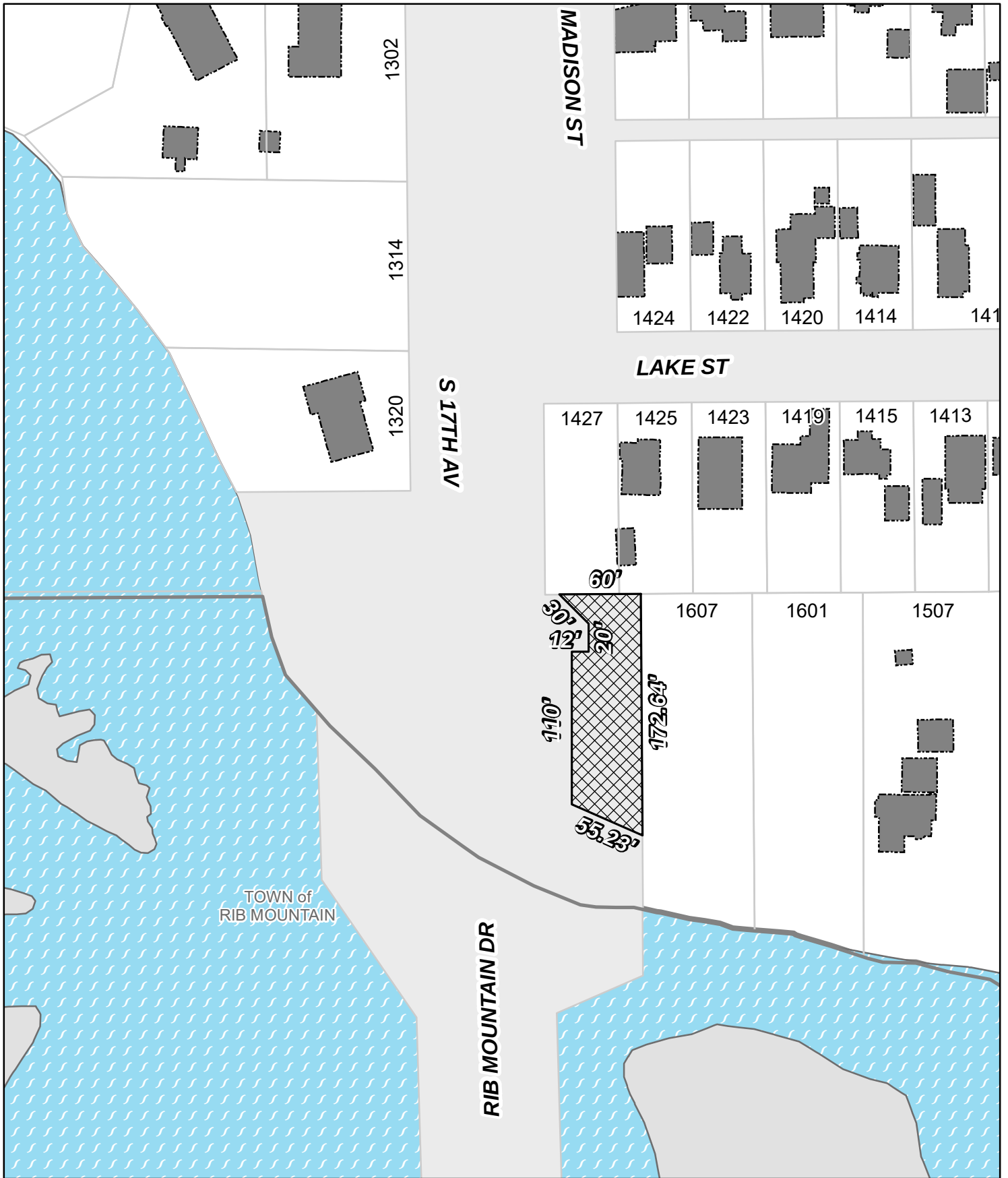
WHEREAS, the Capital Improvements and Street Maintenance Committee at its February 10, 2022, meeting recommended that a hearing be held.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau, that a hearing on the passage of the foregoing resolution shall be held before the Capital Improvements and Street Maintenance Committee of the City of Wausau in the Council Chambers of City Hall, 407 Grant Street, Wausau, Marathon County, Wisconsin, on the 14th day of April, 2022, at 5:15 p.m., on said day, and the proper City officials are hereby authorized and directed to give notice of said hearing by personal service and publication of said hearing as provided by law.

Approved:

Katie Rosenberg, Mayor





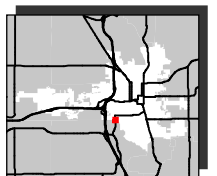
0 25 50 100 Feet
Map Date: January 19, 2022

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

-  Existing Building
-  Existing Right-of-Way
-  Proposed ROW Vacation
-  Municipal Boundary





MARATHON COUNTY HUMAN RESOURCES, FINANCE & PROPERTY COMMITTEE MEETING AGENDA

Date & Time of Meeting: Tuesday, January 11, 2022 3:30 p.m.

Meeting Location: Marathon County Courthouse, County Board Assembly Room 500 Forest Street, Wausau WI 54403

Members: John Robinson, Chair; Alyson Leahy, Vice-Chair; Craig McEwen, Kurt Gibbs, Yee Leng Xiong, Jonathan Fisher, Jennifer Aarrestad

Marathon County Mission Statement: Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly, or in cooperation with other public and private partners, provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business. (Last updated: 12/20/05)

Human Resources, Finance & Property Committee Mission/Purpose: Provide leadership for the implementation of the County Strategic Plan, monitoring outcomes, reviewing and recommending to the County Board policies related to the human resources initiatives, finance and property of the County.

The meeting location identified above will be open to the public. However, due to the COVID-19 pandemic and associated public health directives, Marathon County encourages Human Resources, Finance and Property Committee members and the public to attend this meeting remotely. To this end, instead of attendance in person, Committee members and the public may attend this meeting by telephone conference. If Committee members or members of the public cannot attend remotely, Marathon County requests that appropriate safety measures, including adequate social distancing, be utilized by all in-person attendees.

Persons wishing to attend the meeting by phone may call into the telephone conference beginning five (5) minutes prior to the start time indicated above using the following number: 1-408-418-9388 Access Code: 146 078 0067 Password: none

If you are prompted to provide an "Attendee Identification Number," enter the "#" sign. No other number is required to participate in the telephone conference. When you enter the telephone conference, **PLEASE PUT YOUR PHONE ON MUTE!**

1. Call to Order-Please silence your cellphones
2. Public Comment Period
3. Approval of the Minutes of the December 8, 2021 Human Resources, Finance and Property Committee Meeting
4. Educational Presentations/Outcome Monitoring Reports-None
5. Operational Functions required by Statute, Ordinance, or Resolution:
 - A. Discussion and Possible Action by Human Resources and Finance and Property Committee
 1. Approval of the December 2021 Claims and Questioned Costs-Palmer
 2. Interdepartmental Budget Transfers
 3. Potential Sale of Excess Right-of-Way, 1427 Lake Street (17th Avenue, North of Lake Wausau)
 4. Tax Deed Properties
 - a) Reconsideration of Bid Acceptance-234495 Fire Station Road Wausau, WI (Bid Originally Accepted on December 8, 2021)
 - b) Bid Opening for Tax Deed Property 2019-3
 - c) Review of Appraisals for 1308 and 1312 N 16th Ave, Wausau, WI and potential of combining the parcels for sale
 - B. Discussion and Possible Action by Committee to Forward to the County Board for its consideration
 1. Conservation, Planning and Zoning Department – Zoning and Regulatory Program Staffing Restructure-Miskimins
 2. Discussion of criteria, process, and timelines for distributions of American Rescue Plan Act (ARPA) funding
 - a) Consideration of authorizing expenditure of ARPA funding for leasing space within Community Partner Campus
 - b) Consideration of authorizing expenditure of ARPA funding for Uniquely Wisconsin program offered by Wisconsin Counties' Association and Discover Wisconsin
6. Policy Issues Discussion and Committee Determination
 - A. Proposed Financing Schedule Series 2022 V1 for 2022 Capital Improvement Plan
7. Announcements:

Next Meeting Date-January 25, 2022 at 4:00 p.m.
8. Adjourn

Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 715 261-1500 or e-mail infomarathon@mail.co.marathon.wi.us one business day before the meeting.

Faxed to: Wausau Daily Herald
Faxed to: City Pages
Faxed to: Record Review
Faxed by/time: K Palmer 1/7/2022 3:30 pm
Posted to the County Website:

SIGNED J Robinson/s/K Palmer
Presiding Officer or Designee

NOTICE POSTED AT THE COURTHOUSE
By/Date/Time: K Palmer 1/7/2022 3:30 pm
www.co.marathon.wi.us



MARATHON COUNTY HUMAN RESOURCES, FINANCE & PROPERTY COMMITTEE MEETING MINUTES

Date & Time of Meeting: Tuesday, January 11, 2022 3:30 p.m. DRAFT MINUTES

Meeting Location: Marathon County Courthouse, County Board Assembly Room 500 Forest Street, Wausau WI 54403

Members	Present/Web-Phone	Absent
Chair John Robinson	P	
Vice Chair Alyson Leahy	P	
Craig McEwen	P	
Kurt Gibbs	E	
Yee Leng Xiong	W	
Jonathan Fisher	P	
Jennifer Aarrestad	P	

Also Present: Lance Leonhard, Kim Trueblood, James Griesbach, Noor Ali Hassan, Molly Adzic, , Michael Puerner. Marissa Reynolds, Laurie Miskimmins, Diane Hanson, Mr. Witzeling

VIA Web or Phone: Kristi Palmer, Connie Beyersdorff, Jean Maszk, Paul Daigle, Stephanie Martell, Dejan Adzic, Terry Kaiser

1. Call to Order at 3:30 by Chair Robinson
2. Public Comment Period
3. Approval of the Minutes of the December 8, 2021 Human Resources, Finance and Property Committee Meeting
Motion by McEwen and seconded by Fisher to approve the minutes from December 8, 2021 ; vote unanimous
4. Educational Presentations/Outcome Monitoring Reports-None
5. Operational Functions required by Statute, Ordinance, or Resolution:
 - A. Discussion and Possible Action by Human Resources and Finance and Property Committee
 1. Approval of the December 2021 Claims and Questioned Costs
Motion by Leahy and seconded by McEwen to approve the ; vote unanimous
 2. Interdepartmental Budget Transfers
Motion by Fisher and seconded by McEwen to accept and approve transfers; vote unanimous
 3. Potential Sale of Excess Right-of-Way, 1427 Lake Street (17th Avenue, North of Lake Wausau)
Motion by Fisher and seconded by Aarrestad to move forward with getting an appraisal and potential sale; vote unanimous
 4. Tax Deed Properties
 - a) Reconsideration of Bid Acceptance-234495 Fire Station Road Wausau, WI (Bid Originally Accepted on December 8, 2021)
There have been additional facts that have come to light and will be discussed today and due to additional information presented to the committee, the bid acceptance has been delayed. The committee can reconsider and proceed based on the motions passed today.
Motion by McEwen and seconded by Fisher to reconsider of the action taken on December 8, 2021; vote unanimous
Mike Witzeling spoke and stated that he is the neighboring property owner and put in a bid in on December 8, 2021. He is concerned that if the current "owner" to buys it back; it may be kept its poor condition. Mr. Witzeling intends to clean up the property.
Motion by Leahy and seconded by Fisher to accept the highest bid from Jeffrey Boorse on December 8, 2021 and direct appropriate county officials to create an agreement with the winning bidder that the special assessments to the Town of Wausau are paid in full by January 21, 2022 and the development of a clean up plan is agreed to by a date to be determined; motion passes not unanimous
Final payment on the remaining bid amount is due on January 21, 2022



MARATHON COUNTY HUMAN RESOURCES, FINANCE & PROPERTY COMMITTEE MEETING MINUTES

Date & Time of Meeting: Tuesday, January 11, 2022 3:30 p.m

page 2

b) Bid Opening for Tax Deed Property 2019-3

The bid is for \$1,000. Previously, the committee has directed the County Clerk to get an appraised value on this property. The appraisal is for \$4,000 (the next agenda item). Tax deed property sale price was listed as \$1,900 based on the assessment when the property was listed in 2019

Motion by McEwen and seconded by Fisher to accept the bid for \$1,000; vote unanimous

c) Review of Appraisals for 1308 and 1312 N 16th Ave, Wausau, WI and potential of combining the parcels for sale

Neither of these properties are buildable and the Committee just sold the on of the properties on the last motion.

Motion by Fisher and seconded Leahy to direct the Clerk to list the property at 1312 N 16th Ave for sale; vote unanimous

B. Discussion and Possible Action by Committee to Forward to the County Board for its consideration

1. Conservation, Planning and Zoning Department – Zoning and Regulatory Program Staffing Restructure

Motion by Fisher and seconded by McEwen to move forward with the restructure; vote unanimous

2. Discussion of criteria, process, and timelines for distributions of American Rescue Plan Act (ARPA) funding

County Administrator Leonhard provides a draft form for ARPA requestors to fill out and a timeline for the awarding of grant funds. A draft form was reviewed by the committee and discussion was held.

a) Consideration of authorizing expenditure of ARPA funding for leasing space within Community Partner Campus

This is a discussion items only at this meeting. No formal action is taken

b) Consideration of authorizing expenditure of ARPA funding for Uniquely Wisconsin program offered by Wisconsin Counties' Association and Discover Wisconsin

This is a discussion items only at this meeting. No formal action is taken

County Administrator will also propose as an ARPA request, eliminating the added PTO balances that employees have incurred over the regular maximum hours allowed. This is a discussion items only at this meeting. No formal action is taken

Chair Robinson is requesting that the Committee add a special meeting in January to further discuss ARPA projects and processes. The meeting date will be Tuesday, January 18 at 3:30 pm in the Assembly Room

6. Policy Issues Discussion and Committee Determination

A. Proposed Financing Schedule Series 2022 V1 for 2022 Capital Improvement Plan

This is a discussion items only at this meeting. No formal action is taken

7. Announcements:

Next Meeting Dates-January 18, 2022 at 3:30 pm and January 25, 2022 at 4:00 pm

8. Adjourn-**Motion by Aarrestad and seconded by Leahy to adjourn at 5:10 pm**



MARATHON COUNTY INFRASTRUCTURE COMMITTEE AGENDA

Date & Time of Meeting: **Thursday, January 6, 2022, 9:00 a.m.**

Meeting Location: **Marathon County Courthouse, Assembly Room, 500 Forest Street, Wausau, WI**

Members: Randy Fifrick, Chair; Sandi Cihlar, Vice-Chair; Chris Dickinson, Jeff Johnson, Richard Gumz, John Robinson, Alan Christensen

Marathon County Mission Statement: *Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly, or in cooperation with other public and private partners, provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business.*

Committee Mission/Purpose: *Provide leadership for the implementation of the Strategic Plan, monitoring outcomes, reviewing and recommending to the County Board policies related to technology and infrastructure initiatives of Marathon County, which includes, but is not limited to, highways, airways, waterways, etc.*

The meeting site identified above will be open to the public. However, due to the COVID-19 pandemic and associated public health directives, Marathon County encourages Infrastructure Committee members and the public to attend this meeting remotely. Instead of attendance in person, Committee members and the public may attend this meeting by **telephone conference**. If Committee members or members of the public cannot attend remotely, Marathon County requests that appropriate safety measures, including adequate social distancing, be utilized by all in-person attendees. **Persons wishing to attend the meeting by phone may call into the telephone conference beginning five (5) minutes prior to the start time indicated above using the following number:**

Phone#: 1-408-418-9388

Access Code: 146 214 4155

Please Note: If you are prompted to provide an "Attendee Identification Number" enter the # sign.
No other number is required to participate in the telephone conference.

When you enter the telephone conference, **PLEASE PUT YOUR PHONE ON MUTE!**

The meeting will also be broadcast on Public Access or at <https://tinyurl.com/MarathonCountyBoard>

1. **Call Meeting to Order**
2. **Public Comment** *(Any person who wishes to address the County Board, or one of its committees, during the "Public Comment" portion of meetings, must provide his or her name, address, and the topic he or she wishes to present to the Marathon County Clerk, or chair of the committee, no later than five minutes before the start of the meeting. Limit 15 Minutes)*
3. **Approval of the Minutes of the November 4, 2021, Infrastructure Committee Meeting.**
4. **Policy Issues Discussion and Potential Committee Determination:**
 - A. Potential Sale of Excess Right-of-Way, 1427 Lake Street (17th Avenue, North of Lake Wausau)
 - B. Potential Purchase of Land, 713 N. 30th Avenue, Wausau WI (Kraimer Addition, Lot 10, Block 2)
5. **Operational Functions required by Statute, Ordinance, Resolution or Policy: N/A**
6. **Educational Presentations and Committee Discussion:**
 - A. Demonstration from Subsurface (Mark Aure)
 - B. Broadband Update (Robinson)
 - C. Updates from Highway Commissioner (Griesbach)
 - D. Updates from CCIT Director (Klein)
 1. Multi-Factor Authentication Implementation Project Overview
 2. ERP Project Update
7. **Announcements:**
 - A. Future meetings and agenda items:
 1. February 3, 2022, Monthly Committee Meeting
8. **Adjournment**

**Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 261-1500 or e-mail countyclerk@co.marathon.wi.us one business day before the meeting*

SIGNED /s/ Randy Fifrick, Presiding Officer or Designee

FAXED TO: Wausau Daily Herald, City Pages,
FAXED TO: and Other Media Groups
FAXED BY: K Pergolski
FAXED DATE: 12/30/21 1:20 pm

NOTICE POSTED AT COURTHOUSE

BY: _____
DATE: _____ TIME: _____



MARATHON COUNTY INFRASTRUCTURE COMMITTEE MEETING MINUTES

Thursday, January 6, 2022, 9:00 a.m.
Marathon County Courthouse, Wausau, WI

Attendance:	Present	Excused	Absent
Randy Fifrick, Chair	X		
Sandi Cihlar, Vice-Chair	X		
John Robinson	X		
Jeff Johnson	X		
Alan Christensen	X		
Richard Gumz	X		
Chris Dickinson	X		

Also Present: James Griesbach, Kendra Pergolski, Kevin Lang, Michael Puerner, Darryl Landeau, Brian Grefe, Dave Mack, Jean Maszk, Kurt Gibbs, John Thompson

1. **Call Meeting to Order:** The meeting was called to order by Chair Fifrick at 9:00 a.m.
2. **Public Comment:** N/A
3. **Approval of the Minutes of the October 13, 2021, Infrastructure Committee Meetings**
MOTION BY CHRISTENSEN, SECOND BY DICKINSON, TO APPROVE THE MINUTES OF THE NOVEMBER 4, 2021, INFRASTRUCTURE COMMITTEE MEETING. MOTION CARRIED.

4. **Policy Issues Discussion and Potential Committee Determination:**

A. Potential Sale of Excess Right-of-Way, 1427 Lake Street

Discussion: Griesbach discussed the request for sale regarding the above referenced parcel of land.

Action: MOTION BY CHRISTENSEN, SECOND BY GUMZ, TO AUTHORIZE SALE OF PARCEL AND MOVE TO HR/FINANCE COMMITTEE. MOTION CARRIED.

Follow through: N/A

B. Potential Purchase of Land, 713 N. 30th Avenue, Wausau WI

Discussion: Griesbach discussed the request for purchase regarding the above referenced parcel of land.

Action: MOTION BY GUMZ, SECOND BY ROBINSON, TO DIRECT STAFF TO BEGIN THE PURCHASE PROCESS REGARDING THE ABOVE REFERENCED PARCEL. MOTION CARRIED.

Follow through: N/A

5. **Operational Functions required by Statute, Ordinance, or Resolution:** N/A

6. **Educational Presentations and Committee Discussion:**

A. Demonstration of Subsurface

Discussion: N/A

B. Broadband Update

Discussion: Robinson updated the committee on the sale of bonds, location of towers, and continuing relationship between other service providers.

C. Updates from Commissioner

Discussion: Report provided.

D. Updates from CCIT Director

Discussion: Report provided. Klein recapped the multi-authentication process: timeline, requirements, integration. Klein also updated the committee regarding the new financial system implementation.

7. Announcements:

- A. Future meetings and location, agenda topics
February 3, 9:00 AM, Marathon County Courthouse

8. Adjourn

**MOTION TO ADJOURN BY CHRISTENSEN, SECOND BY DICKINSON. MOTION CARRIED.
MEETING ADJOURNED AT 9:45 AM.**

Minutes prepared

By Kendra Pergolski on January 27, 2022.

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving acquisition of Lincoln Neighborhood Tot Lot at 822 S. 5th Avenue from Community Development Authority

Committee Action: Approved 4-0

Fiscal Impact: None

File Number: 09-0607

Date Introduced: February 22, 2022

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source
	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 Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, on May 11, 2001, the Community Development Authority of the City of Wausau (“CDA”) took title to the property located at 822 S. 5th Avenue; and

WHEREAS, in spring of 2002, the Economic Development Department and the CDA began working on plans for a tot lot; and

WHEREAS, in August, 2002, the CDA Board reviewed three bids on the tot lot play area and accepted a bid from Bluemel’s of Greenfield, WI; and

WHEREAS, in October, 2002, the City Parks Committee named the development the Lincoln Neighborhood Tot Lot and in February, 2003 the park was completed; and

WHEREAS, the City/County Parks Department has been maintaining the tot lot; and

WHEREAS, it was the CDA’s intention to convey the tot lot property to the City; however it never transpired; and

WHEREAS, the Community Development Authority Board, at their January 25, 2022 meeting, approved conveying 822 S. 5th Avenue to the City of Wausau; and

WHEREAS, your Finance Committee, on February 8, 2022, recommended accepting the conveying of the subject property.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby authorizes and directs staff to execute documents necessary to administer the acquisition of the property located at 822 S. 5th Avenue from the Community Development Authority of the City of Wausau.

Approved:

Katie Rosenberg, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, February 8, 2022 @ 5:15 pm., Council Chambers

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

Members Excused: Deb Ryan

Others Present: Maryanne Groat, Jean Frankel, Toni Vanderboom, Liz Brodek, Kaitlyn Bernarde, Anne Jacobson, Katie Rosenberg, Eric Lindman

Discussion and possible action approving conveyance of Tot Lot at 822 S. 5th Ave. from the Community Development Authority to the City of Wausau

Jamie Polley stated the Park Department has been maintaining this lot since it was created and is something that we just applied for a Community Development Block Grant to update the playground next year.

Motion by Watson, second by Martens to approve the conveyance. Motion carried 4-0.

To: Finance Committee
From: Liz Brodek, Development Director
Date: February 8, 2022
Re: Tot Lot (822 S 5th Ave.) Conveyance from Community Development Authority to City of Wausau



The Community Development Authority (CDA) is requesting acceptance of conveyance of the Tot Lot located at 822 S. 5th Avenue to the City of Wausau.

The Lincoln Neighborhood Tot Lot was a project the CDA undertook in the early 2000s. In late 2000, Director Mike Morrissey was working with Marathon Rubber, the former owner of the parcel, and Building Better Neighborhoods group to acquire the site for development. The objective was to develop half of the site as a park and the other half as housing. This purchase proceeded and in fall 2001, the site was graded and design of the parcel came to incorporate the remnant chimney at the neighborhood's request.

In spring 2002, the Economic Development department and CDA began working on plans for housing and a tot lot at 822 S. 5th Avenue. Director Morrissey presented a site map including five single family lots and a tot lot to the CDA Board for review. As plans progressed, the Parks Department was consulted about play structures for the tot lot. In August 2002, the CDA Board reviewed three bids on the tot lot play area and accepted a bid from Bluemel's of Greenfield, WI. In October 2002, the City Parks Committee named the development the Lincoln Neighborhood Tot Lot. In February 2003, the park was complete and home construction in the adjacent parcels was underway.

For the past 19 years, since the Tot Lot was created, the City/County Parks Department has been maintaining and enhancing it. The conveyance to the City was a housekeeping item that was overlooked and came to our attention in December 2021. At the regular CDA Board meeting on January 25, 2022, the CDA Board voted to convey the Tot Lot to the City. There is no financial impact to the City beyond what is already regularly incurred to accept conveyance of this property.

Staff recommends the City accept the conveyance of the Lincoln Neighborhood Tot Lot at 822 S. 5th Avenue.

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

01/25/22

MEMBERS PRESENT: Andy Witt, David Welles, Rachael Hass, Sarah Napgezek, Robert Reinertson, Debra Ryan, Tom Neal

MEMBERS ABSENT:

OTHERS PRESENT: Liz Brodek, Juli Birkenmeier, Betty Noel, Anne Jacobson, Ted Matkom; Gorman & Co.

(1) Call Meeting to Order

Meeting was called to order at 12:02 pm at 550 E Thomas Street, Wausau, Wisconsin.

(2) Public Comment for Matters Appearing on the Agenda

None

(3) Approval of Minutes from 11/23/2021

Neal made a motion to approve the minutes from 11/23/21. Hass seconded. Motion was approved unanimously.

(4) Discussion and Possible Action on Disbursement of Loan Funds – The Landmark Wausau LLC

Noel gave a brief summary of the previously-approved \$900,000 loan commitment made to The Landmark Wausau LLC, providing gap financing for Gorman and Company to renovate the historic Landmark Apartments. She introduced Ted Matkom, who participated via WebEx, to further expound on the project's summary of sources and uses included in the packets and said they are now requesting disbursement of the committed loan funds. Noel stated that while further board action was not necessary, Matkom was present to answer any questions on the project. Welles asked if the renovation is progressing on budget. Matkom stated that excessive plumbing and HVAC costs have put the project well over budget but said they do have some options to assist with the additional costs. Ryan asked if individuals from the East High Apartments could apply for The Landmark Apartments. Matkom said there is currently a waitlist but welcomed them to apply.

(5) Discussion and Possible Action on Conveying 822 S. 5th Avenue ("Lincoln Neighborhood Tot Lot") to the City of Wausau

Noel gave a brief history of the Marathon Rubber acquisition, dating back to 2000, and the subsequent redevelopment which incorporated the creation of the Lincoln Neighborhood Tot Lot on a portion of the property. She said it was recently discovered that the Wausau Community Development Authority is still recorded as the owner. Brodek stated that the Marathon County Parks Department has been maintaining the lot and sidewalks and although the Tot Lot parcel was intended to be conveyed to the City in 2002, further action was never taken. Neal made a motion to convey the 822 S. 5th Avenue property to the City of Wausau. Reinertson seconded. Motion was approved unanimously.

CONFIRMATION OF MAYOR'S APPOINTMENTS

to Boards, Commissions and Committees: *Business Improvement District Board, Citizens Advisory Committee - CDGB, Liberation and Freedom Committee, and the Sustainability, Energy, and Environment Commission*

File Number: 22- 0203 **Date Introduced:** February 22, 2022

Business Improvement District (BID) Board

Rebecca Bearjar (1) *New Appointment	227822 Nuthatch Ln	Term Exp 12/31/23	608-217-3060
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Citizens Advisory Committee - CDBG

Quinton Bournes (1) *New Appointment	1120 S 50th Ave, Apt 81	Term Exp 4/30/28	715-297-5804
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Liberation and Freedom Committee

La'Tanya Campbell (2) *Re-Appointment	3200 Hilltop Ave	Term Exp 4/30/25	715-842-5663
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Sustainability, Energy, and Environment Commission

Scott Charette (1) *New Appointment	3385 Horseshoe Springs Rd	Term Exp 4/30/25	402-750-2547
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Paul Zouski (2) *New Appointment	1409 Brown St	Term Exp 4/30/25	608-469-2794
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- (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



MEMORANDUM

DATE: February 18, 2022
TO: Mary Goede, Kaitlyn Bernarde
FROM: Mayor Katie Rosenberg
RE: Committee Appointments

Please add the following appointment to the agenda for the Council Meeting on Tuesday, 02/22/22. If you have any questions, please call my office.

LIBERATION AND FREEDOM COMMITTEE

La'Tanya Campbell (Re-Appointment)
3200 Hilltop Ave
Wausau WI 54401
715-842-5663
latanya@womenscommunity.org
Term expires: 4/30/2025

BUSINESS IMPROVEMENT DISTRICT BOARD

Rebecca Bearjar – New Appointment
227822 Nuthatch Ln
Wausau WI 54401
608-217-3060
rbearjar@gmail.com
Term expires: 12/31/2023

CITIZENS' ADVISORY COMMITTEE

Quinton Bournes – New Appointment
1120 S 50th Ave Apt 81
Wausau WI 54401
715-297-5804
q.bournes8374@gmail.com
Term expires: 4/20/2028

Office of the Mayor
Katie Rosenberg



TEL: (715) 261-6800
FAX: (715) 261-6808

SUSTAINABILITY, ENERGY, AND ENVIRONMENT COMMISSION

Scott Charette – New Appointment
3385 Horseshoe Springs Rd
Wausau WI 54403
402-750-2547
Scharette.sc@gmail.com
Term expires: 4/30/2025

Paul Zouski – Re-appointment
1409 Brown St
Wausau WI 54403
608-469-2794
Paul.zouski@clarkdietz.com
Term expires: 4/30/2025

Att: Bios

BIO FOR LA'TANYA CAMBELL

June 4, 2019

La'Tanya Campbell is the Transitional Living Program Coordinator at The Women's Community in Wausau. She began her career in 2008 helping to empower victims of domestic violence, sexual assault, and human trafficking to become safe, stable, and self-sufficient; by providing advocacy, crisis intervention, and supportive counseling.

La'Tanya holds a Bachelor's Degree in Human Service, from Upper Iowa University, and is currently pursuing her masters from Capella University. La'Tanya is part of several committees including One Wausau, co-chair of Wisconsin Governors Council on Domestic Abuse Access, Wisconsin Coalition against Sexual Assault Women of Color Network, and End Abuse Policy Development Committee.

La'Tanya is also part of Marathon County Housing and Homeless Coalition, and Marathon County Hunger Coalition. La'Tanya has also been appointed to the Marathon County Diversity Affairs Commission.

La'Tanya's passion is to encourage resiliency and motivate all to thrive not merely exist.

La'Tanya Campbell
Transitional Living Program Coordinator
Preferred Pronouns: She/Her/Hers
The Women's Community
3200 Hilltop Ave.
Wausau, WI 54401-4026
Phone - 715-842-5663
www.womenscommunity.org



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 *

Rebecca

Last Name *

Bearjar

Address *

Street Address

227822 Nuthatch Ln

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

USA

Phone *

(608)217-3060

Email *

rbearjar@gmail.com

Years as a Wausau Resident, if applicable *

40

Occupation/Employer, if applicable

Retail store manager at Katzenbarkers Natural Pet Food & Supply

Business Information

Business Name

Katzenbarkers LLC

Address

Street Address

406 S. 2nd Ave

Address Line 2

City

Wausau

Postal / Zip Code

54401

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

Business Improvement District Board

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

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

As a 40+ year resident of the Wausau area, I have seen the city grow and transform. I am proud of Wausau for maintaining a vibrant and thriving mixed-use downtown that supports local businesses. This is an especially interesting time in helping shape Wausau's business districts now that the Mall has dissolved.

What qualifications can you bring to these Committees? *

I have been a life-long patron, employee and business owner in Wausau. I have a strong belief in supporting local businesses. I have experience as a committee member and leader. I like to collaborate and share ideas. I look forward to giving back to the community as a member of the BID board

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

none

Other Community Involvement

Board member at GiGi's Playhouse Wausau

References(Please Include 3)

Reference

First Name *

Ben

Last Name *

Bearjar

Address *

Street Address

825 E Bridge St

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

US

Phone *

(715)212-2802

Relationship to You *

brother & business partner

First Name *

Dawn

Last Name *

Follendorf

Address *

Street Address

2314 Midway Blvd

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

USA

Phone *

(715)551-2090

Relationship to You *

fellow board member at
GiGi's Playhouse Wausau

Additional Information

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

Attachment(s)

Limit to 3 upload files



Citizen Participation Form

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Contact Information

First Name *

Quinton

Last Name *

Bournes

Address *

Street Address

1120 S. 50th Ave

Address Line 2

Apt.81

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Phone *

(715)297-5804

Email *

q.bournes8374@gmail.com

Years as a Wausau Resident, if applicable *

10 years

Occupation/Employer, if applicable

Owner at Quintessentials of Wausau, Owner/Property Manager at Q & A Property Management

Business Information

Business Name

Quintessentials of Wausau LLC / Q & A Properties

Address

Street Address

Mobile

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Boards, Commission and/or Committee Information

Which Boards, Commissions and/or Committees interest you?

Board, Commission and/or Committee

Citizen's Advisory Committee

Board, Commission and/or Committee

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

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

Moving to Wausau from Chicago was one of the best decisions of my life, my children and I have flourished. Growing up a young black man in an impoverished part of Chicago I always wished I had a voice and the means to make a difference. A large portion of the demographic this committee stands to benefit are those that I grew up with or around. From my own family and friends to community members, and small business owners. Wausau has opened so many doors for my family. In addition to working as a property manager I also opened a small event based business that I look forward to growing in the coming months. Both of my sons attend Wausau West as well as hold jobs in Wausau, and my entire family is active within the city and enjoys the parks, art, and diverse events that take place. Lastly, I am familiar with the struggles of the small business owner, especially in these uncertain times. Having started my rental supply business right before the surge of covid, I have networked and communicated with many local business owners on their struggles, hopes, and goals for the future.

What qualifications can you bring to these Committees? *

I am dependable and have a honest hard working character. Being a Black member of the community qualifies me to give a unique perspective and be a voice for the black community as well as other minority groups within the community. I have always been interested in seeing "money in action" effecting change, making a difference, and having a positive impact. I have a strong presence and voice, as well as a knack for persuasive and supportive speech. I feel I am deferential toward all and enjoy hearing every perspective before forming an opinion.

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

none

Other Community Involvement

My community Involvement consists of school programs, fundraising, sports and recreation, and donations.

References(Please Include 3)

Reference

First Name *

Vincent

Last Name *

Ramos

Address *

Street Address

304 S. 1st Ave

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Phone *

(972)838-8571

Relationship to You *

Friend

First Name *

Charles

Last Name *

Burger

Address *

Street Address

223611 Magnolia Ave.

Address Line 2

City

Wausau

State / Province / Region

WI

Postal / Zip Code

54401

Country

United States

Phone *

(715)212-5365

Relationship to You *

Friend

First Name *

Amy

Last Name *

Pauls

Address *

Street Address

4894 Delikowski street

Address Line 2

City

Weston

State / Province / Region

wi

Postal / Zip Code

54476

Country

United States

Phone *

(715)370-6111

Relationship to You *

friend

Additional Information

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

Attachment(s)

Limit to 3 upload files



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 *

Scott

Last Name *

Charette

Address *

Street Address

3385 Horseshoe springs.

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

Wisconsin

Country

Marathon.

Phone *

(402)750-2547

Email *

scharette.sc@gmail.com

Years as a Wausau Resident, if applicable *

3

Occupation/Employer, if applicable

Self

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

Sustainability, Energy and Environment Committee

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

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

Environmental stewardship begins with local participation.

What qualifications can you bring to these Committees? *

I worked for NASA and the Jet propulsion as an an environmental analyst

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

None.

Other Community Involvement

High school football referee. District 2

References(Please Include 3)

Reference

First Name *

Jamie

Last Name *

Charette

Address *

Street Address

3385 Horseshoe springs.

Address Line 2

City

Wausau

Postal / Zip Code

54404

State / Province / Region

Wisconsin

Country

Marathon

Phone *

(402)380-6665

Relationship to You *

Wife

Additional Information

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

Attachment(s)

Limit to 3 upload files

To: Mayor Robert Mielke
From: Paul Zouski, PE
Date: September 13, 2019
RE: Wausau Sustainability, Energy and Environment Committee

Hello,

I am writing this letter to express my interest in becoming the next member of the Wausau Sustainability, Energy and Environment Committee. I am an electrical engineer that works and lives in the City of Wausau. I would like to join the committee so I can become more involved in my community. I have a personal interest in energy efficiency and the benefits that efficiency can bring to my community. As a taxpayer I am excited to see that the City formed this committee to learn ways that the City can make changes that will reduce energy usage, reduce operating costs and help improve the environment.

I believe my education and background in electrical engineering will be useful to the committee and I will be able to provide some guidance and assistance to the committee in explaining some of the topics relating to energy efficiency. I have already been attending the committee meetings when my schedule has allowed and have learned something at every meeting. I am excited about the opportunity to play a more active role in these committee meetings and to work with the individuals that serve on this committee.

If I am given the opportunity to serve on this committee, I will dedicate time in my schedule to working with the committee to help our City.

Please feel free to contact me if you have any questions about me or anything I have stated in this letter.

Thank you,



Paul Zouski, PE

(608) 469-2794

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving Modification of the 2022 Budget – carryover of the 2021 budget surplus to fund carpet replacement at the Police Department

Committee Action: Approved 4-0

Fiscal Impact (2021): This action will modify the 2022 budget by \$12,000

File Number: 21-1109

Date Introduced: February 22, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: 2021 Budgets</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$12,000</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 police department facility carpet is in need of replacement; and

WHEREAS, this was planned to be a phased project with the initial cost of less than \$2,000; and

WHEREAS, additional planning has exposed the need to purchase carpet squares for the entire facility to ensure the future phased replacement matches at an additional cost of \$12,000; and

WHEREAS, the 2021 Central Capital Purchasing fund facilities budget has remaining funds at yearend; and

WHEREAS, the Finance Committee has reviewed the request to carryover these unspent 2021 funds and increase the 2022 police facilities budget within the Central Purchasing Fund by \$12,000 to purchase carpeting for the entire police facility;

240-430098220 \$12,000

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to modify the 2022 budget as presented.

Approved:

Katie Rosenberg Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, February 8, 2022 @ 5:15 pm., Council Chambers

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

Members Excused: Deb Ryan

Others Present: Maryanne Groat, Jean Frankel, Toni Vanderboom, Liz Brodek, Kaitlyn Bernarde, Anne Jacobson, Katie Rosenberg, Eric Lindman

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The meeting was called to order by Chair, Lisa Rasmussen.

Discussion and possible action on budget modification police department carpet

Rasmussen noted the carpet has been on the CIP in the past but not been funded, but there are certain high traffic areas that are bad. Groat stated the carpet company recommended they buy all the squares at once and install them as they have time.

Motion by Herbst, second by Martens to approve the budget modification. Motion carried 4-0.

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving Modification of the 2022 Budget – carryover of the 2022 budget surplus to fund 150th Celebration

Committee Action: Approved 4-0

Fiscal Impact: This action will modify the 2022 budget by \$25,000

File Number: 21-1109

Date Introduced: February 22, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: 2021 Budgets</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$25,000</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, 2022 marks Wausau’s 150th anniversary of becoming a city and

WHEREAS, the city, local businesses and other interested partners are working together to develop events that will celebrate the city’s rich history and heritage; and

WHEREAS, the events will hopefully attract past and present residents to join in the celebration fun; and

WHEREAS, the Finance Committee has reviewed the request to increase the 2022 event budget by \$25,000 using 2021 surplus

110-2292184 CITY 150 CELEBRATION \$25,000

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to modify the 2022 budget as presented.

Approved:

Katie Rosenberg Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, February 8, 2022 @ 5:15 pm., Council Chambers

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

Members Excused: Deb Ryan

Others Present: Maryanne Groat, Jean Frankel, Toni Vanderboom, Liz Brodek, Kaitlyn Bernarde, Anne Jacobson, Katie Rosenberg, Eric Lindman

Discussion and possible action regarding budget modification request of \$25,000 seed money for Wausau's 150th Anniversary

Jean Frankel, Mayor's Office, explained they had a very late start planning the 150th and have a lot of startup expenses. She stated they want to make sure the celebration really showcases Wausau, but also use it as a marketing tool. She noted they are planning business showcases, self-guided tours, and there will be events every month to which a history hotspot will be added, so they will need to advertise and order promotional products. She stated they are looking for donors or sponsors but are requesting seed money from last year's budget surplus. Lisa Rasmussen noted the memo states savings from the Mayor's Office and Council will cover most of it.

Motion by Watson, second by Herbst to approve the budget modification request. Motion carried 4-0.



To: Finance Council and City Council

From: Jean Frankel, Office of the Mayor

Date: February 3, 2022

RE: Budget Modification Request

2022 marks Wausau's 150th anniversary of becoming a city. We have teamed up with local businesses and other interested partners to offer a variety of activities that will celebrate our heritage and hopefully attract past and present residents and visitors to join the fun! We are actively seeking sponsors and other funding sources to finance the activities but are requesting \$25,000 of seed money. We have already created the "Celebrate Wausau" web site (www.celebrateausau.org) and social media accounts. These venues offer details regarding the monthly activities, self-guided tours to explore Wausau and some information on our rich history. The majority of the events are existing events that we are partnering with and adding a History Hotspot and historical aspects. There will be one event that is completely new and that will be Homecoming Weekend, July 23rd, which will be at Marathon Park and will have a variety of live music all day, food vendors, old fashioned carnival games and kids' activities, and a business/employer showcase in the exhibit building.

We propose the \$25,000 of seed money come from a one-time carry over from the 2021 budget. The city expects a surplus of approximately \$500,000. The Mayor's budget will likely return \$6,100 and the Council budget will return about \$12,500. These savings fund the majority of the carry over request.

Thank you for your consideration.

150th Rough Budget Draft

GENERAL FUND:

EXPENSES	\$42,800
Administration	\$25,000
Website	\$500
Graphic Design/Content	\$8,000
Marketing/Advertising	\$2,500
Photo/Video	\$800
Insurance	
Other Technology	\$3,000
Merchandise/Souvenirs	\$3000
Postage	
REVENUE	
Grants	\$35,000
Sponsorships	\$25,000
Other	

EVENTS:

EXPENSES	\$52,200
Permits	\$800
Venue Rentals	\$2,500
Tent Rentals	\$4,500
Equipment Rentals	\$6,000
Sound/Lights	\$1,800
Entertainment	\$9,000
Beverage (Beer & Soda)	\$14,000
Security	\$3,500
Shuttle	\$2,500
Toilets	\$3,000
Trash/Recycling	\$1,500
Accommodations	\$500
Volunteers	\$2,000
Signage	\$600
Supplies	
REVENUE	\$35,000
Vendor Fees	\$2,500
Beverage Sales	\$28,000
Souvenir Sales	\$4,500
Other	

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving Notice of Exercise of Repurchase Option with 26 & 7 Investments, LLC regarding the property at 8104 Enterprise Drive and related budget modification

Committee Action: Approved 4-0

Fiscal Impact: Repurchase of property for \$25,000

File Number: 20-0711

Date Introduced: February 22, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source Tax Increment District Eleven Fund</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$25,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☒ No ☐	<i>Amount: Funded from original land sale proceeds</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 ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, on July 14, 2020, Common Council approved the sale of 8104 Enterprise Drive in the Wausau Business Campus to Fischer & Son Transport Inc., dba AC & Sons Party Tent Rentals for \$25,000 for the construction of a 15,400 square foot office and warehouse building and

WHEREAS, on December 29, 2020, the City closed on the property at 8104 Enterprise Drive with 26 & 7 Investments, LLC, the company that took title to the property for Fischer & Son Transport Inc.; and

WHEREAS, on December 29, 2021, the Development Department received a letter from William Fischer with 26 & 7 Investments, LLC, stating he would not be able to meet the requirements of Section 2.A.1) of the Standard Deed Restrictions regarding starting construction within one year of the date of purchase and requested an amendment to the Standard Deed Restrictions; and

WHEREAS, on January 24, 2022, the Development Department received another letter from William Fischer stating the company could no longer commit to constructing a facility on the property due to rising inflation and interest rates and requested the city consider repurchasing the property; and

WHEREAS, on February 8, 2022, your Finance Committee recommended approving the repurchase of 8104 Enterprise Drive from 26 & 7 Investments, LLC and executing the Notice of Exercise of Repurchase Option.

WHEREAS, the initial proceeds from the land sales were recorded within Tax Increment District Eleven and will be used to fund the repurchase; and

WHEREAS, a budget modification to increase land capital budget within Tax Increment District Eleven in the amount of \$25,000.

Increase 149-352198210 Land Acquisition \$25,000

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does hereby approve repurchasing 8104 Enterprise Drive from 26 & 7 Investments, LLC and authorizes and directs the proper City officials to execute the attached Notice of Exercise of Repurchase Option.

BE IT FURTHER RESOLVED that the budget modification to increase the land acquisition account within Tax Increment District Eleven by \$25,000.

Approved:

Katie Rosenberg, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, February 8, 2022 @ 5:15 pm., Council Chambers

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

Members Excused: Deb Ryan

Others Present: Maryanne Groat, Jean Frankel, Toni Vanderboom, Liz Brodek, Kaitlyn Bernarde, Anne Jacobson, Katie Rosenberg, Eric Lindman

Discussion and possible action repurchasing 8104 Enterprise Drive held by 26&7 Investments, dba AC & Sons, for \$25,000

Rasmussen explained the city sold the property to AC & Sons, but due to Covid and the costs of construction increasing they are not going to be able to build and want us to buy it back. She commented she did not have a problem with repurchasing it from them with a caveat that if another project comes along which the property is suited for that it be offered up and sold.

Motion by Herbst, second by Martens to approve repurchasing 8104 Enterprise Drive. Motion carried 4-0.

Document Number

**NOTICE OF EXERCISE OF REPURCHASE
OPTION**

The undersigned hereby gives notice of exercise of its repurchase option to repurchase the Property located at 8104 Enterprise Drive, Wausau, Marathon County, Wisconsin, as set forth in #2 of the Standard Deed Restrictions recorded as Exhibit "A" with the following Warranty Deed ("Restrictions"):

Warranty Deed dated December 14, 2020 recorded in the office of the Register of Deeds for Marathon County, Wisconsin on December 30, 2020 as Document No. 1823903 and described below (the "Property"):

Part of Lot 1 of Certified Survey Map No. 10229 recorded in the Office of Register of Deeds for Marathon County in Volume 42 of Certified Survey Maps on Page 52, and part of the Northeast 1/4 of the Northwest 1/4, Section 36, Township 29 North, Range 6 East, City of Wausau, Marathon County, Wisconsin, described as follows:

That part of said Northeast 1/4 of the Northwest 1/4 lying Southerly and Westerly of Enterprise Drive, lying North of the North lines of Lot 1 of Certified Survey Map No. 15945 recorded in the Office of Register of Deeds for Marathon County in Volume 73 of Certified Survey Maps on Page 49 and Lot 1 of Certified Survey Map No. 17226 recorded in the Office of Register of Deeds for Marathon County in Volume 82 of Certified Survey Maps on Page 24, and lying East of the East line of Lot 1 of Certified Survey Map No. 17858 recorded in the Office of Register of Deeds for Marathon County in Volume 86 of Certified Survey Maps on Page 103.

26 & 7 Investments, LLC has failed to commence construction or make substantial use of the land within one year of the date of purchase and pursuant to Warranty Deed Restriction #2.B.1, offers to the City the option of repurchasing the land.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City of Wausau, Wisconsin, hereby exercises its option to repurchase the Property with respect to or as a result of the failure to commence construction within one year of conveyance from the City.

Dated this ____ day of _____, 2022.

CITY OF WAUSAU

ATTEST:

By: _____
Katie Rosenberg, Mayor

By: _____
Kaitlyn A. Bernarde, City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2022, Katie Rosenberg, Mayor and Kaitlyn A. Bernarde, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin

My Commission _____.

This instrument was drafted by:
Anne L. Jacobson, City Attorney
407 Grant Street
Wausau WI 54403

Recording Area

Name and Return Address:

26 & 7 Investments, LLC
c/o William Fischer
309 N. 10th Avenue
Wausau, WI 54401

PIN: 291-2906-362-0949

WARRANTY DEED

Document No.

Document Title

THIS DEED, made between the City of Wausau, a municipal corporation of the State of Wisconsin, Grantor, and 26 & 7 Investments, LLC, a Wisconsin limited liability company, Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Marathon County, State of Wisconsin:

Part of Lot 1 of Certified Survey Map No. 10229 recorded in the Office of Register of Deeds for Marathon County in Volume 42 of Certified Survey Maps on Page 52, and part of the Northeast 1/4 of the Northwest 1/4, Section 36, Township 29 North, Range 6 East, City of Wausau, Marathon County, Wisconsin, described as follows:

That part of said Northeast 1/4 of the Northwest 1/4 lying Southerly and Westerly of Enterprise Drive, lying North of the North lines of Lot 1 of Certified Survey Map No. 15945 recorded in the Office of Register of Deeds for Marathon County in Volume 73 of Certified Survey Maps on Page 49 and Lot 1 of Certified Survey Map No. 17226 recorded in the Office of Register of Deeds for Marathon County in Volume 82 of Certified Survey Maps on Page 24, and lying East of the East line of Lot 1 of Certified Survey Map No. 17858 recorded in the Office of Register of Deeds for Marathon County in Volume 86 of Certified Survey Maps on Page 103.

RECORDED

December 30, 2020 9:22 AM

DEAN J. STRATZ, REGISTER OF DEEDS

EXEMPT: 77.25(2)

DOC# 1823903 PAGES: 4



1823903

Recording Area

Name and Return Address:

26 & 7 Investments, LLC
c/o William Fischer
309 S. 10th Avenue
Wausau WI 54401

Charge City of Wausau

PIN: 291.2906.362.0949

Exempt from Fee Under 77.25(2), Wis. Stats.

This is not homestead property.

Exceptions to warranties: Covenants, conditions, easements, restrictions, and reservations of record.

Dated this 14th day of December, 2020.

CITY OF WAUSAU BY:

Katie Rosenberg
* Katie Rosenberg, Mayor

Leslie Kremer
* Leslie Kremer, Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated this _____ day of _____, 2020.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT DRAFTED BY

Anne L. Jacobson, City Attorney for the City of Wausau
City Hall, Wausau, WI 54403

STATE OF WISCONSIN)

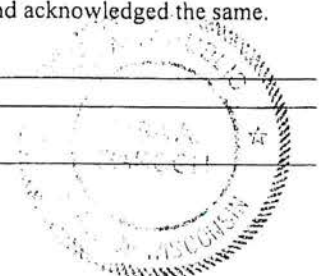
) ss.

MARATHON COUNTY)

Personally came before me this 14th day of December, 2020, the above named Katie Rosenberg, Mayor, and Leslie Kremer, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

William Fischer
* William Fischer

Notary Public, State of Wisconsin

My commission: 8/3/24

STANDARD DEED RESTRICTIONS
FOR WAUSAU BUSINESS CAMPUS

1. GRANTEE shall build within one year of the date on which the conveyance to the subject property and the consideration for that conveyance are transferred (the date of closing).

2. A. The City of Wausau (CITY) shall have the option of repurchasing the land at the sale price paid by GRANTEE for the property, plus the cost, less depreciation, if any, of any documented, mutually agreed upon improvements made to the property, under either of the following circumstances: ("Improvements" shall include all labor and material costs not previously reimbursed by CITY in connection with the purchase, hauling, placement, and compaction of fill necessary to bring the land to grade.)

1) In the event GRANTEE fails to start construction or make substantial use of the land within one year of the date of purchase;

2) In the event GRANTEE elects to convey all or any portion of said land at any time following the date of closing, the land shall first be offered to CITY and CITY shall have the option of repurchasing the land at the lesser of the following: The price and terms offered to GRANTEE by a prospective buyer; or at the sale price paid by GRANTEE for the property, plus the cost, less depreciation, if any, of any improvements made to the property, plus any outstanding, unpaid special assessments levied against that portion of the parcel.

B. In either event, the following procedure shall be used:

1) GRANTEE shall offer to CITY by registered mail, return receipt requested, mailed to the City Clerk, the option of repurchasing the land.

2) CITY shall have 90 days after the expiration of the one year time limit, or after the notice of intent to convey, to exercise its option to repurchase, unless an extension of time is mutually agreed upon and set forth in writing. Action on the repurchase shall be by a resolution adopted by the Common Council of CITY. If the option is exercised, conveyance to CITY shall be by warranty deed free and clear of all liens or encumbrances created by act or default of the GRANTEE.

C. This repurchase restriction runs with the land as do all the restrictions contained on this document, and all heirs and assigns of GRANTEE and every owner of the parcel shall be subject to this restriction and to all the restrictions in this document.

- D. The Community Development Director or his/her successor shall approve, in writing, conveyances for which there is no change in the use or purpose of the parcel and its improvements or which involve intra-or inter-family transfers. These transfers shall not require committee or Council approval.

3. No building or driveway shall be constructed or erected, any addition made to the exterior of a building, nor shall any change in the use of the premises be made until plans showing the nature and location on the site of the proposed improvements, and the proposed use of the premises shall be approved in writing by the Economic Development Committee or its successor committee.

4. All improvements placed on the premises and any alterations done thereto shall fully comply with CITY's zoning ordinances, and any and all other laws, codes and regulations, and specifically, adequate provisions shall be made by the GRANTEE to comply with the setback, parking and off-street loading provisions of the Zoning Code.

5. No premises, or any part thereof, shall be leased, assigned, transferred or sublet, in whole or in part, without the prior written consent of CITY, and only after a resolution passed by the Wausau Common Council, authorizing the action, with the exception of intra-or inter-family transactions described above, or for which the use and purpose of the parcel and improvements is not changing. In this case, the Community Development Director or his/her successor shall approve such transaction in writing, without committee or Council approval.

6. All leases or premises in such site shall provide for termination or other penalty, and all conveyances or grants of other interests or premises in said site shall provide for reversion or other penalty if the proposed improvements of the premises so leased or granted is not begun or completed in time represented by the proposed lessee or purchaser and accepted by the Committee or Council (not to exceed one year).

7. CITY shall retain possession to any and all of the black dirt and topsoil on the premises. Excess land fill material, other than black dirt and topsoil not wanted by GRANTEE, shall not be removed from the premises by the GRANTEE without first offering the same to CITY, free of charge.

8. There shall be no on-site dumping of anything which CITY indicates shall not be dumped.

9. GRANTEE shall submit to CITY plans and specifications as to the improvements intended to be placed thereon, and a timetable showing anticipated completion dates of the improvements.

10. All railroad service to GRANTEE's property shall be subject to any agreements in effect between the Chicago and NorthWestern Railway Company, Chicago, Milwaukee, St. Paul and Pacific Railroad Company or any other railroad company and CITY. Railroad lead tracks may not be used for loading or unloading purposes.

11. The entire area between the building(s) of each site and the front property line, except for driveways, shall be landscaped with a combination of street trees, trees, ground cover and shrubbery. All unimproved areas not utilized for parking or outside storage shall be maintained in a weed-free condition. A proposed landscape plan for the entire parcel shall be submitted in conjunction with the submittal required in paragraph 9 above.

12. No parcel adjoining Stewart Avenue shall have direct access onto Stewart Avenue unless approved by CITY.

13. Before any outside area is used for storage, or storage or parking of trucks, trailers, tractors and other motor vehicles, prior approval for such storage parking must be received, in writing, from CITY.

14. Prior to the construction of any buildings and improvements on the premises, the owners shall present plans to the appropriate City committee and shall receive approval from the City Council prior to the construction thereof.

15. The Common Council and/or the Economic Development Committee or its successor committee may, unilaterally, in the future, by resolution, provide for other and/or further covenants, regulations, restrictions, and/or encumbrances to this land, or they may exempt the land or any portion of the land from one or all of the above covenants, regulations, or restrictions, and/or encumbrances.

16. These restrictions supersede any conflicting restrictions and/or regulations and/or covenants and/or encumbrances previously passed by the Common Council, and/or recorded in the office of the Marathon County Register of Deeds, which affect the land which is subject to this deed. Any restrictions, regulations, covenants and/or encumbrances which affect the land which is subject to this deed, and which are not in conflict with these restrictions herein, are still specifically deemed to be in full force and effect.

17. These restrictions shall be considered deed restrictions and the covenants, burdens and restrictions shall run with the land in perpetuity and shall forever bind grantee, its successors and assigns.

To: Economic Development Committee

From: Randy Fifrick, Economic Development Manager

Date: February 1, 2022

Re: City Repurchase of 26 & 7 Investments LLC (AC & Sons) Property at 8104 Enterprise Drive



26 & 7 Investments LLC dba AC & Sons Party Tent Rentals (Developer) is requesting the City repurchase the parcel of land in the Business Campus that was sold to them in 2020.

On December 14, 2020 the City sold the Developer a 3.46 acre parcel of land located at 8104 Enterprise Drive for \$25,000. The Developer proposed building a 15,400 square foot warehouse, showroom and office building. However, the Developer has not been able to move forward with the planned construction and has not made any improvements to site.

Setbacks associated with the pandemic, building cost inflation, and lingering concerns of the pandemic are causing the Developer to reconsider their needs. The project's projected costs have risen from \$1-\$1.2 million to \$1.45-\$1.6 million since the project was conceived.

As part of the transfer of property, the "Standard Deed Restrictions for Wausau Business Campus" were recorded. Item 2(A) of those deed restrictions states that the City has the option to repurchase the land at the sale price paid by the Developer if the Developer fails to start construction within one year of purchase. After discussions with City Staff and weighing the possibility of requesting extension, the Developer has requested the City repurchase the property.

City Staff hopes that we can revisit these conversations with AC & Sons Party Tent Rentals in the future, but at this time, the City repurchasing this parcel appears to be in everyone's best interest.

Staff recommends the City repurchase the property at 8104 Enterprise Drive at a cost of \$25,000.

January 24, 2022

Economic Development Committee
407 Grant St
Wausau, WI 54403

26 & 7 Investments, LLC
309 S 10th Ave
Wausau, WI 54401

Re: "Standard Deed Restrictions"

To Whom It May Concern:

In December, I wrote you regarding the need for amending the "Standard Deed Restrictions" and explained the various reasons for why we have not started construction on the 8104 Enterprise Dr property I purchased last year. Today, I am writing to ask that the city repurchase this land for the same reasons indicated in the previous letter. I do not feel that we will be able to get this project off the ground without a substantial growth rate in our business. With rising inflation and interest rates, I know we will be having the same discussion at the end of 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "William Fischer", with a stylized, flowing script.

William Fischer

Managing Member

26 & 7 Investments, LLC

December 29, 2021

Economic Development Committee

407 Grant St

Wausau, WI 54403

Fischer & Son Transport, Inc. dba AC & Sons Party Tent Rentals

152303 Starling Lane

Wausau, WI 54401

Re: Amendment to "Standard Deed Restrictions"

To Whom It May Concern:

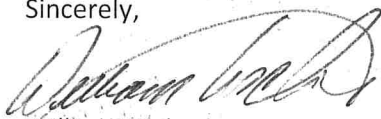
I am requesting an amendment to the Standard Deed Restrictions section 1 stating that within one year of closing we will build our new facility in the Wausau West Industrial Park at 8104 Enterprise Dr. We have completed preliminary site plans and continue to work with a contractor to complete this project. Or this is my offer to the city to repurchase the land according to those deed restrictions.

In addition to setbacks associated with the pandemic, inflation and lingering concerns of the pandemic are causing a major strain on securing financing for this project. In July of 2020, I wrote to you regarding our plans to build this facility with an estimated cost of \$1 million - \$1.2 million. Today we are looking at a cost of \$1.45 million - \$1.6 million. Unfortunately, this has put us over budget. We are continuing to assess our needs.

I am asking for you to consider at least another year extension, quite possibly two years so we do not have to revisit this again for the reasons listed above. I do not anticipate much changing in one year. In order to budget today's cost of this building into our future plans, we have to grow our business by another 40% on top of the 58% we grew since 2019. This will take some time to reposition ourselves for this facility, especially when our season is less than 7 months long.

Please contact me with any questions.

Sincerely,



William Fischer

Fischer & Son Transport, Inc

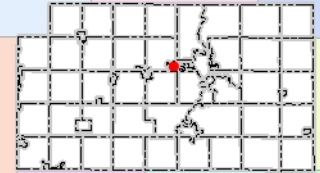
(715) 573-5659



Land Information Mapping System

TAYLOR

LINCOLN

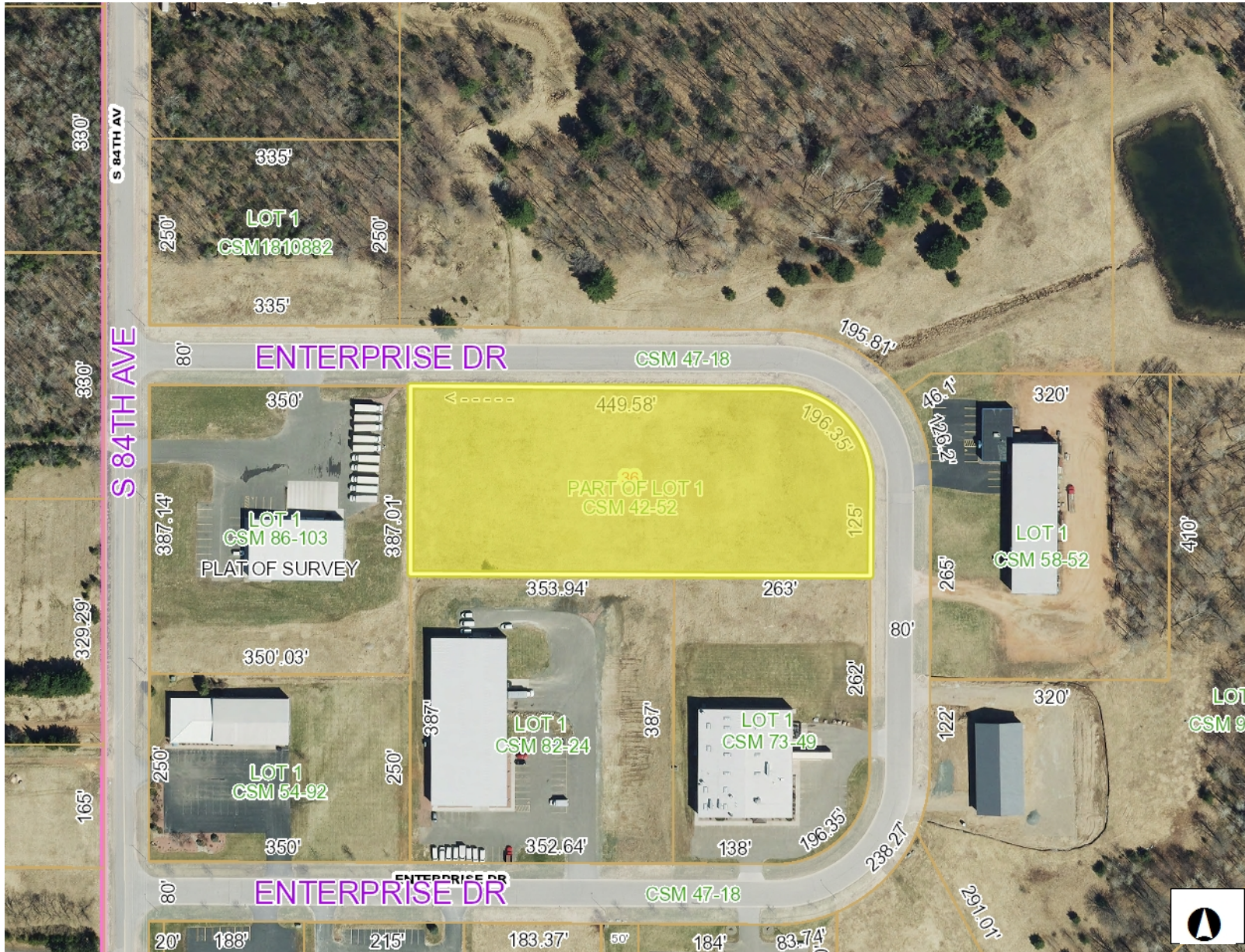


WOOD

PORTAGE

Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
- Red: Band_1
- Green: Band_2
- Blue: Band_3



100.00 0 100.00 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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

RESOLUTION OF THE HUMAN RESOURCES

Approving Workers Compensation Settlement Authority to Human Resources Director and City Attorney's office

Committee Action: Approved 5-0

Fiscal Impact:

File Number: 22-0208

Date Introduced: February 22, 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 currently grants individual Committee and Common Council approval for all Worker's Compensation settlement agreements, regardless of the fiscal impact; and

WHEREAS, the approval process causes a delay of up to two months after a settlement agreement has been negotiated, delaying payment to the employee; and

WHEREAS, under the procurement policy, purchases of up to \$10,000 can be made at the best judgement of the division director or department head and department heads can purchase items up to \$25,000 at their discretion; and

WHEREAS, your Human Resources Committee reviewed and recommended approval Worker's Compensation settlement authority of up to \$25,000 be granted to the Human Resources Director in consultation with the City Attorney's office; and

BE IT RESOLVED, the Common Council of the City of Wausau does hereby grant Worker's Compensation settlement authority of up to \$25,000 be granted to the Human Resources Director in consultation with the City Attorney's office.

Approved:

Katie Rosenberg, Mayor

DRAFT

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

DATE/TIME: February 14, 2022 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 Granting Settlement Authority for Worker's Compensation Claims.

Vanderboom said that in 2020 the HR Director was instructed by the HR Committee to bring all worker's compensation settlements to the HR Committee and Council for approval. Two settlements have gone through this process and Vanderboom would like the Committee to revisit the minimum settlement amount needed for it to have to go through this process. Vanderboom said that the process could be streamlined, and an employee could receive their settlement much quicker for smaller amounts if only staff approval was used for settlements under \$10,000 or \$25,000. McElhaney agreed and said that again, if an employee's name does not need to be brought to a committee, she would like to avoid it. McElhaney said she would like to see settlements of \$25,000 or less be handled outside of the Committee.

Martens said that he reviewed the minutes of when this change occurred and feels that because their recommendations are always in line with what the HR Director has brought to them that he is comfortable removing the Committee for settlements of \$25,000 or less. Larson agreed that if they can get rid of red tape and streamline the process it would be a good thing.

Motion by Larson to approve granting settlement authority for worker's compensation claims of \$25,000 or less to staff with Mayoral approval. Second by Herbst. Wadinski asked who will be able to authorize. Vanderboom said that HR staff works with the Attorney's Office and outside legal on settlements. All ayes. Motion passed 5-0.

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

RESOLUTION OF THE COMMON COUNCIL

Approving request of T. Wall Enterprises to conduct invasive testing of Riverlife Lots 6, 7 and 8

Committee Action: Pending

Fiscal Impact: None

File Number: 22-0105

Date Introduced: February 22, 2022

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source:
	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 Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, The City entered into a Planning Option Agreement with T. Wall Enterprises on January 12, 2022, to perform due diligence on Riverlife Lots 6, 7, and 8 through March 1, 2022; and

WHEREAS, section 1(c) of the Planning Option Agreement requires advanced written consent from the City to perform destructive or invasive testing; and

WHEREAS, T. Wall Enterprises requested permission on February 14, 2022, for subcontractors True North Consultants, Inc. and American Engineering Testing, Inc (“AET”) to conduct invasive testing consisting of 18 soil borings for geotechnical testing and six borings for environmental testing; and

WHEREAS, T. Wall Enterprises has supplied the City with their testing plans and insurance certificates from AET and True North, as required by 1 (c) the Planning Option Agreement; and

WHEREAS, it is in the City’s best interest to allow for this testing to be performed in the course of due diligence of site investigation and will receive these testing results per the Planning Option Agreement obligations.

NOW THEREFORE BE IT RESOLVED, the Common Council of the City of Wausau approves T. Wall and their subcontractors to perform the requested testing on Riverlife Lots 6, 7, and 8 in

accordance with the Planning Option Agreement.

Approved:

Katie Rosenberg, Mayor

PLANNING OPTION AGREEMENT

THIS PLANNING OPTION AGREEMENT (this "Agreement") is made and entered into as of the 12th day of January 2022, by and between the **CITY OF WAUSAU**, a Wisconsin municipal corporation established pursuant to Chapter 66, Wis. Stats., having its office at 407 Grant Street, City Hall, Wausau, Wisconsin 54401 (hereinafter "CITY") and **MAIN STREET WAUSAU LLC**, a Wisconsin limited liability company, having an office at 1818 Parmenter St., Suite 400, Middleton, Wisconsin 53562 (hereinafter "DEVELOPER").

WITNESSETH:

WHEREAS, CITY is the owner of certain real property in the City of Wausau, County of Marathon, State of Wisconsin, consisting of approximately 1.48 acres and being depicted and identified as "Lot 6," "Lot 7," and "Lot 8" on Exhibit A attached hereto (the "Property"); and

WHEREAS, DEVELOPER has requested a period of time to complete all desired due diligence necessary to determine the physical and financial feasibility of certain redevelopment activities at the Property (the "Project"); and

WHEREAS CITY desires to see the Property redeveloped in order to generate economic activity and tax base for the community; and

WHEREAS, depending on a determination by both parties of the economic and land use compatibility of the proposed Project, CITY is willing to negotiate an agreement relating to the sale of the Property to DEVELOPER and development of the Project.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. Planning Option.

- (a) Subject to the terms and conditions herein, CITY hereby grants to DEVELOPER an exclusive period from the date hereof until 5:00 PM (Central Time) on March 1, 2022 to complete, at DEVELOPER's sole cost, any desired due diligence and feasibility studies relating to the Property and the Project (the "Planning Option"). In consideration of the Planning Option, DEVELOPER has paid to CITY Ten Dollars (\$10.00).
- (b) During the Planning Option, CITY agrees not to sell the Property and agrees that DEVELOPER has exclusive rights to the purchase and development of the Property during such period.
- (c) During the Planning Option, CITY will provide DEVELOPER with reasonable access to the Property for purposes of completing customary due diligence; provided however, that: (i) any destructive or invasive testing shall require CITY's advance written consent; (ii) prior to conducting any activities on the Property, DEVELOPER agrees to provide CITY with proof of liability insurance reasonably acceptable to CITY; (iii) DEVELOPER agrees to promptly repair any damage

DEVELOPER or its agents causes (such obligation shall survive the expiration or termination of this Agreement); and (iv) DEVELOPER and its agents shall comply with all applicable laws. CITY shall make available all known environmental reports in CITY's possession.

(d) During the Planning Option, CITY shall make good faith efforts to coordinate the public agency participation in planning, obtaining data from public records as may be available, reviewing and commenting on aspects of the proposed development in a timely manner.

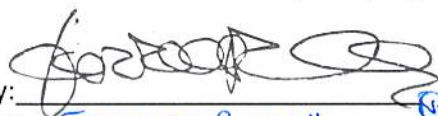
2. **Development Agreement Negotiations.** Upon a determination by DEVELOPER that the Project is feasible, DEVELOPER shall have the option to provide CITY with written notice of DEVELOPER's intent to proceed prior to the expiration of the Planning Option. Upon the delivery of such notice, the parties agree to negotiate in good faith for a period expiring at 5:00 PM (Central Time) sixty (60) days after the date of such notice (or if such date is a weekend or holiday, the next business day) to arrive at a binding development agreement between the parties relating to the sale of the Property and the development of the Project (the "Development Agreement"). The terms and conditions of the binding Development Agreement are subject in all respects to negotiation and mutual agreement (in each party's sole and absolute discretion), and neither party shall be obligated to enter into such agreement. Before it can be finalized, any Development Agreement shall be subject to the approval by the City Council. If after such negotiation period no binding Development Agreement has been completed, this Agreement shall self-terminate. Without limiting the generality of the foregoing, DEVELOPER acknowledges and agrees that (i) CITY has no obligation to enter into a Development Agreement, to provide development incentives, or to sell the Property to DEVELOPER, whether or not DEVELOPER proposes a project and/or incentives similar to prior discussions, (ii) DEVELOPER shall not be entitled to any payments from CITY, including, without limitation, payment of DEVELOPER's costs (whether incurred to date or in the future) relating to the Property, the Project or Development Agreement negotiations, except as set forth in a binding Development Agreement, such costs being at DEVELOPER's sole expense; and (iii) if a binding Development Agreement is not entered into within the timeline above, CITY may pursue different development options for the Property, including, without limitation, selling to another party.
3. **Termination.** In the event DEVELOPER determines that the proposed Project is not feasible, or otherwise does not desire to move forward, DEVELOPER may terminate this Agreement by providing CITY with written notice thereof. In the event DEVELOPER provides no notice to proceed prior to the expiration of the Planning Option, this Agreement shall automatically terminate. CITY shall have the option to terminate this Agreement, with or without cause, upon at least thirty (30) days' written notice and, if without cause, CITY shall refund any payments made to CITY for the Planning Option. Upon termination or expiration of this Agreement, neither party shall have any further obligations except those which expressly survive.

4. **Miscellaneous.** DEVELOPER shall not have the right to assign this Agreement to any other party without the prior written consent of CITY, which consent shall not be unreasonably withheld. All notices hereunder must be in writing and must be sent either by (i) United States registered or certified mail (postage prepaid), or (ii) by an independent overnight courier service, to the address listed in the intro paragraph above. Under no circumstances shall any council member, officer, official, director, attorney, employee or agent of CITY have any personal liability arising out of this Agreement. No waiver, amendment, or variation in the terms of this Agreement shall be valid unless in writing and signed by both parties. Any approval, consent or waiver by CITY shall not be binding unless/until approved or ratified by the City Council. This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and supersedes all prior negotiations, agreements and undertakings between the parties. This Agreement is intended solely for the benefit of DEVELOPER and CITY, and no third party (other than successors and permitted assigns) shall have any rights or interest in any provision of this Agreement. If any provision of this Agreement is held invalid or unenforceable, the remaining portion thereof and all other provisions of this Agreement will remain valid and in force to the fullest extent by law. This Agreement is governed by Wisconsin law, and any suit arising or relating to this Agreement must be brought in Marathon County, Wisconsin. Time is of the essence with respect to this performance of every provision of this Agreement in which time of performance is a factor. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between CITY and DEVELOPER. This Agreement may be executed in several counterparts, each of which shall be deemed an original but all of which counterparts collectively shall constitute one instrument representing the agreement among the parties. Facsimile signatures and PDF email signatures shall constitute originals for all purposes.

IN WITNESS WHEREOF, this Agreement has been duly executed as of the date first above written.

DEVELOPER:

MAIN STREET WAUSAU LLC
a Wisconsin limited liability company

By: 
Name: Terrence R. Wall
Title: President of its manager

CITY:

CITY OF WAUSAU,
a Wisconsin municipal corporation

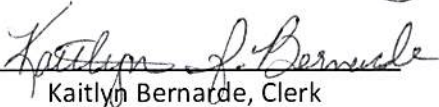
By: 
Katie Rosenberg, Mayor
By: 
Kaitlyn Bernarde, Clerk

EXHIBIT A

DEPICTION OF THE PROPERTY

RIVERFRONT NORTH

PART OF SECTIONS 25 AND 26, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU,
MARATHON COUNTY, WISCONSIN.





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

RESOLUTION OF THE FINANCE COMMITTEE

Approving Modification of the 2022 Budget – HazMat Trailer and Tractor

Committee Action: Pending

Fiscal Impact: This action will modify the 2022 budget by \$125,000

File Number: 21-1109

Date Introduced: February 22, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: HazMat Funds on Hand</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$125,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☒ No ☐	<i>Amount: HazMat Contract with State</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the City receives funds annually from the State of Wisconsin to serve as a Hazardous Materials Response Team; and

WHEREAS, this funding is used to defray operational and capital costs of the services; and

WHEREAS, the HazMat Funds have accumulated funds to provide financing to replace our aged trailer and tractor; and

WHEREAS, the Finance Committee has reviewed the request to increase the 2022 budget to purchase surplus stock from the City of Madison

129-259098191 HazMat Capital Replacement \$125,000

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to modify the 2022 budget as presented.

Approved:

Katie Rosenberg Mayor



From: Robert Barteck, Fire Chief
To: Finance Committee
Date: February 15, 2022
Subject: Purchase of used HazMat Tractor & Trailer

Purpose:

To discuss the use of Wausau Fire Department HazMat funds generated from the State Regional HazMat Response and Marathon County contracts for the purchase of a used HazMat Response tractor and trailer from Madison Fire Department.

Recommendation:

We recommend that you approve the transfer of \$125,000 Hazardous Materials funding (Line 129 2590) to Fleet Management to purchase a used Hazardous Materials response tractor-trailer from the Madison Fire Department.

Facts or Considerations:

Background:

The City of Wausau Fire Department, Hazardous Materials Response Team, has annual contracts with the State of Wisconsin and Marathon County. Each year the department collects \$81,000 from the State and \$20,000 from County to provide on-call emergency response in the county and region for Hazardous Materials incident mitigation. The department uses funds received to purchase equipment and staff time during training and response. Each year, the department carries over unused funds to build enough for large capital purchases like the proposed tractor-trailer response rig.

Discussion:

The current HazMat response rig is a 1991 40' gooseneck trailer towed by a 1994 International crew cab four-wheel-drive tractor. Both the tractor and trailer have obsolete parts, equipment, and lighting that is too expensive to replace. In addition, the trailer layout no longer suits the team's needs, but we do not want to spend any funds to change it when it needs to be replaced as soon as possible. The trailer has had some major repairs on the brakes and axles. The Fleet Supervisor advised us in 2020 that we should find a replacement for both the tractor and trailer.

The leaders of the HazMat Team, Battalion Chief Kraig Krizan, and Lieutenant Quinn Ambrosius have researched an adequate replacement since 2020 and have been unable to find a workable replacement. We have received verbal quotes for the trailer replacement as high as \$350,000 with a 24-36 month delivery time. A suitable tractor is equally challenging to find and beyond

the HazMat Team budget. None of the researched options fit within the \$253,000 funds the department has been carrying over for the purchase.

When Lieutenant Ambrosius found the used Madison Fire Department HazMat rig on the open market for \$125,000, he quickly researched the rig with calls madisons HazMat Team and their Fleet Supervisor. They all advised that the rig is in excellent condition and operates perfectly. The rig is a 2010 Featherlight 40' trailer towed by a 2008 Freightliner crew cab tractor. The rig is fully outfitted for a HazMat team with many features we desired on the next rig. It has a Kohler Generator, heat and A/C, a separate office/research area, cameras, radios, and modern lighting. With minimal changes, the rig is ready to roll as a hazMat rig again.

We made an Offer to Purchase (attached) with two contingencies:

- 1) The rig need to pass inspection by our HazMat leaders and the Fleet Supervisor. On Wednesday, February 16, the team is traveling to inspect the rig.
- 2) The Wausau Finance Committee and Common Council must approve the purchase.

The Madison Fleet Supervisor signed the Offer to Purchase with no money down, welcomed any inspection, and held the rig until we had passed it through the proper channels.

Rationale:

With limited options for replacement, we feel that the purchase of this tractor-trailer gives us approximately ten years of life expectancy before we need to replace it. That allows the HazMat team to build more funds to purchase a new rig potentially. This is a great short (10 years) term solution that leaves us with at least half of the current HatMat funds for use by the team for other equipment and expenses.

Impact:

The most significant impact will be the improved reliability of our HazMat team's response. The 31-year-old trailer has already experienced breakdowns, and its reliability is questioned. The purchase of the used Madison rig will be a leap forward in technology and incident setup. The new trailer has an outstanding storage layout that better suits the current response posture of the team. The low cost of the replacement leaves \$128,000 plus the proceeds from the sale of the existing rig in the HazMat account for other equipment and expenses.

Coordination:

The HazMat Team leaders are working directly with Fleet Supervisor Solomon King to inspect, purchase, and maintain this rig. We will also work with the Finance Director to transfer the appropriate funds to the Fleet Account to buy the rig.

Attached is: Signed Offer to Purchase to DMA Fire Apparatus, the broker for the Madison Fire Department.

Drafted by: Deputy Chief Robert Barteck, Fire Department



137 Boulder Road
Solvay, New York
Office: 315.277.7854
Website: www.dmafire.com
Email: sales@dmafire.com

PURCHASE OFFER

Date: February 10, 2022

To: DMA Fire Apparatus LLC representing the Madison Fire Department

We are offering \$ 125,000.00, for the
purchase of stock # 299-000553, a Freightliner tractor w/ Featherlite trailer.

A refundable deposit of ~~\$4,000.00~~ DA has /
will be given to **DMA Apparatus Fire LLC.**

Contingencies:

- 1) Tractor and Trailer must pass inspection by City of Wausau representatives.
- 2) Purchase approval must be granted by the Wausau Finance Committee and Common Council.

This offer will remain valid for 30 days.

Buyer

Department City of Wausau Fire Department

Address 606 E Thomas ST, Wausau, WI 54494

Signature Robert Barteck Title: Robert Barteck - Fire Chief

Accepted by Seller:

Signature Jared Koch Title: Fleet Operations manager

Date 2/11/2022

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

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

Approving Creation of a Temporary Part Time Deputy Assessor position.

Committee Action: HR: Approved 5-0
 Fin: Pending

Fiscal Impact:

File Number: 22-0207

Date Introduced: February 22, 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 ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>			

RESOLUTION

WHEREAS, the current Deputy Assessor has indicated his intent to retire, which vacancy will cause strain on the Assessment Department as they meet annual deadlines; and

WHEREAS, the creation of this temporary, part time position will allow the current incumbent to delay his retirement and assist with continuing operations and training a replacement; and

WHEREAS, the Common Council has previously granted authority for similar overfill situations which do not experience a fiscal impact; and

WHEREAS, because the Assessment Department has finally reached full staffing levels, this position will have a moderate fiscal impact and requires separate approval; and

WHEREAS, your Human Resources Committee and Finance Committee reviewed and recommended approval for this position to be created; and

BE IT RESOLVED, the Common Council of the City of Wausau does hereby approve the creation of a temporary Deputy Assessor position effective at the start of next pay period and expiring by the end of May.

Approved:

Katie Rosenberg, Mayor

DRAFT

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

DATE/TIME: February 14, 2022 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 Creating a Temporary Part-Time Deputy Assessor Position.

Vanderboom explained that a retirement notice has been received by the current Deputy Assessor, and they are looking at the best way to continue operations until a new Deputy Assessor is in place. Council has approved overfilling positions as long as they are budget neutral, but this would not be budget neutral. The department is asking to keep the current incumbent on less than full-time through May and be able to recruit, select, and train the replacement within this time.

Motion by Herbst to keep the current Deputy Assessor at part-time until his retirement (June 1, 2022) to help mentor the new person. Second by Wadinski. All ayes. Motion passed 5-0.