*** All present are expected to conduct themselves in accordance with our City's Core Values ***

OFFICIAL NOTICE AND AGENDA - REVISED

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, November 24, 2020 at 6:30 p.m.**
Location:	**City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**
Members:	Patrick Peckham, Michael Martens, Tom Kilian, Tom Neal, Jim Wadinski, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Dawn Herbst, Lou Larson, Deb Ryan

Call to Order

		Pledge of Allegiance / Roll Call / Proclamations	
Public Comment:		Pre-registered citizens for matters appearing on the agenda and other public comment.	
Committee Reports:		Board of Public Works - Insurance Claims July 2020 - September 2020	
File #	**CMT**	**Consent Agenda**	**ACT**
20-1101	COUN	Minutes of previous meetings, (11/10/20)	Place on file
20-1105	CISM	Initial Resolution Setting a public hearing regarding vacating and discontinuing Hilltop Road north of Forest Valley Road to termini	Approved 5-0
14-1009	FIN	Resolution Approving cell phone contract renewal with New Cell, Inc. d/b/a Cellcom	Approved 5-0
File #	**CMT**	**Resolutions and Ordinances**	**ACT**
20-1103		Mayor's Appointments	

CLOSED SESSION pursuant to sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session relating to a redevelopment plan and (non-binding) term sheet for the Wausau Center Mall redevelopment project with Wausau Opportunity Zone, Inc.; and relating to public release of prior privileged communications relating to the Development Agreement and TIF Law.

RECONVENE into Open Session

19-0921	ED & FIN	Joint Resolution Approving a redevelopment plan and (non-binding) term sheet for the Wausau Center Mall redevelopment project with Wausau Opportunity Zone, Inc.	Approved 4-1 Approved 4-0
97-0404	ED, FIN, & PLAN	Joint Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve	Approved 4-1 Approved 4-1 Approved 6-0
19-0921	FIN	Resolution Approving grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall redevelopment	Approved 5-0
20-1109	FIN	Resolution Adopting the 2021 City of Wausau Budget and general property tax to support same	Approved 5-0
20-1109	FIN	Resolution Authorizing the modification of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a) (2021 Comprehensive Fee Schedule)	Approved 5-0
04-1006	FIN	Resolution Approving the 2021 Operating Plan for Business Improvement District (BID) No. 1	Approved 4-1
20-0505	FIN	Resolution Approving the amendment to Community Development Block Grant Program Action Plan adding Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III and accepting Round II of CARES funding from the State of Wisconsin	Approved 5-0
		Suspend the Rules- 6(B) Filing (2/3 vote required)	
20-1106	COUN	Resolution Approving waiver of statutory lawyer-client privilege as it relates to response to March 20, 2020 Open Records Request of Tammy Levit-Jones regarding Wausau Opportunity Zone, Inc. ("WOZ")	Pending
19-1109	FIN	Resolution Authorizing 2020 Budget Modification for Wausau Area Access Media to upgrade playback system	Pending
		Public Comment & Suggestions	

Adjournment

Signed by Katie Rosenberg, Mayor

*Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling **1-408-418-9388. The Access Code is: 146 815 7666 Password: wausau**

Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet by https://waam.viebit.com/?folder=ALL, 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 leslie.kremer@ci.wausau.wi.us with "Common Council public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Mayor.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 11/23/20 @ 12:30 PM Questions regarding this agenda may be directed to the City Clerk.

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

Office of the Mayor
Katie Rosenberg

WAUSAU WISCONSIN

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

PROCLAMATION

SMALL BUSINESS SATURDAY

Whereas, the government of Wausau, WI celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are 30.7 million small businesses in the United States, they represent 99.7% of all firms with paid employees in the United States, are responsible for 64.9% of net new jobs created from 2000 to 2018; and

Whereas, small businesses employ 47.3% of the employees in the private sector in the United States, 62% of U.S. small businesses reported that they need to see consumer spending return to pre-COVID levels by the end of 2020 in order to stay in business, 65% of U.S. small business owners said it would be most helpful to their business to have their "regulars" return and start making purchases again, and three-quarters of U.S. consumers are currently looking for ways to Shop Small® and support their community; and

Whereas, 96% of consumers who shopped on Small Business Saturday® agree that shopping at small, independently-owned businesses supports their commitment to making purchases that have a positive social, economic, and environmental impact and 97% of consumers who shopped on Small Business Saturday agree that small businesses are essential to their community; and

Whereas, 95% of consumers who shopped on Small Business Saturday reported the day makes them want to shop or eat at small, independently-owned businesses all year long, not just during the holiday season; and

Whereas, the City of Wausau supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, I, Katie Rosenberg, Mayor of the City of Wausau do hereby proclaim, November 28, 2020, as:

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Katie Rosenberg

Katie Rosenberg, Mayor
City of Wausau 11/24/20

Office of the Mayor
Katie Rosenberg

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

PROCLAMATION

Alzheimer Awareness Month

WHEREAS Alzheimer's disease and related dementias are degenerative brain disorders that affect over 5.4 million people in the United States; and

WHEREAS every three seconds, someone in the world develops dementia; and

WHEREAS in Wisconsin, there are 120,000 living with dementia; and

WHEREAS Alzheimer's disease and related dementias take their toll on hundreds of thousands of families and caregivers; and

WHEREAS early diagnosis of dementia helps people live better with dementia and allows them to make important decisions about their future needs; and

WHEREAS dementia is more than just numbers – it is our friends and neighbors', people we see every day in your community; and

WHEREAS it is not just their disease – it is ours too.

NOW, THEREFORE, I, Katie Rosenberg, Mayor of The City of Wausau, do hereby proclaim the month of

November 2020
as
Alzheimer Awareness Month

in the City of Wausau and urge all citizens of our community to become more educated and aware of the far-reaching effects of Alzheimer's disease and related dementias.

Katie Rosenberg

Katie Rosenberg, Mayor
City of Wausau
Dated: November 11, 2020

Office of the Mayor
Katie Rosenberg

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

PROCLAMATION

COPD Awareness Month

WHEREAS, Chronic Obstructive Pulmonary Disease (COPD) is a term used to refer to a group of diseases that cause airflow obstruction and breathing-related problems, including emphysema, chronic bronchitis, and in some cases, asthma and severe bronchiectasis; and,

WHEREAS, in 2020 COPD is one of the top 5 causes of disability among middle-aged U.S. adults; and

WHEREAS, COPD is a chronic and progressive disease that affects over 24 million persons nationwide, half of whom have not been properly diagnosed, and 70% of whom are under the age of 65; and,

WHEREAS, COPD is considered to be the 2nd leading cause of disability in the U.S.; and,

WHEREAS, smoking is the primary risk factor for COPD; other risk factors include environmental and exposure to air pollution, second-hand smoke, and genetics; and,

WHEREAS, a genetic condition called Alpha-1 Antitrypsin Deficiency tends to cause individuals to develop COPD; and,

WHEREAS, women smokers are up to 40 times more likely to develop COPD than women who have never smoked; and,

WHEREAS, there is no cure for COPD, but increased awareness, early detection, and proper health management can slow the progression of the disease and lead to reduced costs, improved quality of life, and self-sufficiency for our residents;

NOW, THEREFORE, I, Mayor Katie Rosenberg, Mayor of Wausau, do hereby proclaim

November 2020
as
COPD Awareness Month in the City of Wausau.

Katie Rosenberg

Katie Rosenberg, Mayor
Dated: November 11, 2020

Office of the Mayor
Katie Rosenberg

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

PROCLAMATION
Human Rights Month

WHEREAS, on December 10, 1948, the member States of the United Nations signed the Universal Declaration of Human Rights, and countries of different political, economic and social systems unanimously agreed on the fundamental rights that all people share solely on the basis of their common humanity; and

WHEREAS, the Universal Declaration of Human Rights asserts the recognition of the inherent dignity and the equal and inalienable rights of all members of the human family is the foundation of freedom, justice, and peace; and

WHEREAS, disregard for human rights has resulted in acts which have offended the conscience of humankind, and

WHEREAS, an individual has basic rights and freedoms such as the right to equality, freedom from discrimination, freedom of thought, and

WHEREAS, the Universal Declaration is referred to as the primary definition of human rights standards and is increasingly referred to as customary international law, by which all countries should abide; and

WHEREAS, the primary responsibility to promote respect for these rights and freedoms lies with each individual in the City of Wausau, and each of us can play a significant role in enhancing human rights; and

Therefore, I, Mayor Katie Rosenberg, Mayor of The City of Wausau do hereby proclaim
December
as
Human Rights Month
in the City of Wausau, and we encourage all residents to study and promote the ideas contained in the Universal Declaration of Human Rights to the end that freedom, justice, and equality will flourish and be made available to all.

Katie Rosenberg

Katie Rosenberg, Mayor
Dated: November 11, 2020

Office of the Mayor
Katie Rosenberg

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

PROCLAMATION

Movember Month

WHEREAS, the global charity Movember Foundation's vision is to have an everlasting impact on the face of men's health; and

WHEREAS, 1 in 9 men will be diagnosed with prostate cancer in his lifetime, and Prostate cancer is more likely to develop in older men and African-American men. About 6 cases in 10 are diagnosed in men who are 65 or older; and

WHEREAS, testicular cancer is the most common cancer in males between the ages of 15 and 34: and the average age at the time of diagnosis of testicular cancer is about 33.

WHEREAS, 1 in 4 adults in the U.S. will experience a mental health problem in any given year, and one man dies by suicide every minute of every day; and

WHEREAS, "MOVING" can reduce the risk of heart disease, diabetes, and cancer by up to 50% and lower the risk of early death by up to 30%; and

WHEREAS, The City of Wausau joins communities across our nation to challenge men to grow a mustache or to make a commitment to get active and MOVE, both of which spark conversations and raise awareness for men's health.

NOW, THEREFORE, I, Mayor Katie Rosenberg, Mayor of the City of Wausau, do hereby designate

November 2020

as

Month of Movember

Katie Rosenberg

Katie Rosenberg, Mayor
Dated: November 11, 2020

Office of the Mayor
Katie Rosenberg

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

PROCLAMATION

Native American Heritage Month

WHEREAS, during National Native American Heritage Month, we celebrate the rich tapestry of Indigenous peoples and honor their sacrifices, which we recognize as inextricably woven into the history of this country; and

WHEREAS, On August 3, 1990, President of the United Sates, George H. W. Bush declared the month of November as National American Indian Heritage Month; and

WHEREAS, Native Americans are descendants of the original, indigenous inhabitants of what is now the United States; and

WHEREAS, Native Americans have moving stories of tragedy, triumph, and perseverance that need to be shared with future generations; and

WHEREAS, Native Americans have enriched our heritage and continue to add to all aspects of our society through their generosity of culture and the continued practice of teaching economic, environmental, and cultural sustainability; and

WHEREAS, during November, we honor our native peoples in this, their ancestral homes, and recognize their continued contributions in strengthening the diversity of our society; and

Therefore, I, Mayor Katie Rosenberg, Mayor of the City of Wausau, do hereby proclaim
November
as
the National Native American Heritage Month
and urge all our citizens to observe this month with appropriate programs, ceremonies, and activities.

Katie Rosenberg
____
Katie Rosenberg, Mayor
Dated: November 11, 2020

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, November 10, 2020 at 6:00 pm in the Council Chambers at City Hall.
Mayor Katie Rosenberg presiding.

Roll Call 11/10/2020
Roll Call indicated 11 members present.

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

Proclamations
Mayor Rosenberg encouraged all citizens of the community to participate in safe patriotic activities on **November 11, 2020** by celebrating **VETERANS DAY** and to recognize the valor and sacrifice of all United States Veterans.

Mayor Rosenberg proclaimed **November 2020** as **Election Worker Appreciation Month** in Wausau, and commended its observance to all residents.

Public Comment for Pre-registered citizens for matters appearing on the agenda and other public comment
1) Tricia Zunker, 1404 Golf Club Rd, spoke in favor of a citywide mask mandate ordinance.
2) William Harris, 316 ½ N 3rd St, Marathon County Board Supervisor District 3 and member of the Health & Human Services Committee spoke in favor of a citywide mask mandate ordinance.
3) Bruce Grau, 1115 N 10th St, spoke in support of a mask mandate.
4) Meg Ellefson, 4711 Rib River Trl, spoke regarding negative treatment of people who don't wear masks and in opposition to a mask mandate.

Presentation: Update – Wausau Downtown Airport
John Chmiel, Airport Director, presented a PowerPoint update regarding the growth and success of the airport. This presentation can be viewed on YouTube: https://www.youtube.com/watch?v=3i2_Pkylv88

Consent Agenda 11/10/2020
Motion by Neal second by Herbst to adopt all the items on the Consent Agenda as follows:

20-1001 Minutes of previous meeting (10/27/20)

20-0105 Resolution of the Public Health & Safety Committee Approving or Denying Various Licenses

80-0828 Ordinance of the Public Health & Safety Committee Amending Section 9.04.025 Consumption or possession of intoxicants on streets.

Yes Votes: 11 No Votes: 0 Result: PASS

PUBLIC HEARING: Proposed 2021 City of Wausau Budget
Mayor Rosenberg opened the floor to testimony:
1) Joe Pepowski, 1104 Augusta Ave, Proprietor of the Mint Café, spoke in support of budgeting the Mall Project.
2) William Bertram, 2207 Mount View Blvd, Co-founder of Ironbull, spoke in support of investing in the Mall Project.
3) Mark Craig, 330 N 3rd St, Ste 701, Compass Properties, read letters from John & Patty Noel and from Bob Weirauch in support of the WOZ Mall Project.
4) Blake Opal-Wahoske, 903 Franklin St, Executive Director of Wausau River District, spoke of the future success of the downtown and in support of the Mall Project.

5) Chuck Ghidorzi, One Corporate Dr, encouraged support for the vision of the WOZ Mall Project.
6) Lori Weyers, President of Northcentral Technical College, 1005 Campus Dr, spoke in favor of the investment in the WOZ Mall Project for the revitalization of Wausau.
7) Pete Valiska, 316 Scott St, Board President of Wausau Events, spoke of the impact of the mall redevelopment and encouraged support.
8) Laura Bladow, 609 N 10th Ave, realtor, spoke of recruiting young professionals and encouraged support of budgeting for the WOZ redevelopment of the mall.
9) Owen Jones, 7003 Executive Ct, Weston, Board Member of the Chamber of Commerce, owner of Tommy Knocks, and real estate broker, spoke in favor of approving the funding for the mall project.

Mayor Rosenberg closed the Public Hearing.

20-1103 11/10/2020

Motion by Peckham, second by Neal to confirm the Mayor's Appointments to the Liberation and Freedom Committee and the Plan Commission.

Yes Votes: 11 No Votes: 0 Result: PASS

20-0317 Amendment #1 11/10/2020

Motion by Peckham, second by Rasmussen to Amend the Resolution of the Public Health & Safety Committee Approving COVID-19 Related Mask Requirement City Wide- to the sentence: Face covering means a manufactured or homemade cloth…. to add "or synthetic material."

Rasmussen stated the mask mandate resolution would only take effect if the Governor's order does not renew or is struck down. She noted it also has a sunset date of January 31, 2020. She pointed out it is a resolution, not an ordinance, but an ordinance is ready to go if people do not comply. *Council discussion followed*.

Peckham asked for the amendment because many masks are made of synthetic materials.

Vote on amendment:

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

District	Alderperson	Vote
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	YES

20-0317 Amendment #2 11/10/2020

Motion by Kilian, second by Peckham to Amend the Resolution of the Public Health & Safety Committee Approving COVID-19 Related Mask Requirement City Wide- to direct PH&S to discuss educational opportunities and the facilitation of access to masks.

Watson stated there are other options besides fines to encourage mask wearing, such as education. She also suggested providing free masks for people that can't afford them. Kilian suggested the PH&S Committee have discussion on the education aspect and resources for masks.

Yes Votes: 11 No Votes: 0 Result: PASS

20-0317 11/10/2020

Motion by Rasmussen, second by Peckham to adopt the Resolution of the Public Health & Safety Committee Approving COVID-19 Related Mask Requirement City Wide, as amended on Council floor.

Yes Votes: 8 No Votes: 3 Abstain: 0 Not Voting: 0 Result: PASS

District	Alderperson	Vote
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	NO
10	Larson, Lou	NO
11	Ryan, Debra	NO

20-1016 11/10/2020

Motion by Larson, second by Kilian to adopt the Resolution of the Capital Improvements & Street Maintenance Committee Authorizing installation of stops signs at Bopf Street and S. 8th Avenue.

Larson reviewed the additional police reports of speed enforcement that were missing from the packet at the last meeting. He felt the speed limit cannot be enforced and speeding is increasing, so he supported the four way stop signs. He noted the residents want them.

Rasmussen stated in her 12 years' experience as a member of the CISM Committee it has been reiterated many times by both our engineers and police that you do not use stop signs to control speeding, you use targeted enforcement. If the city does not have the resources for targeted enforcement, perhaps they should consider Wadinski's suggestion of the formation of a Traffic Bureau within the Police Department to target problem areas. She stated we have to follow MUTDC (Manual on Uniform Traffic Control Devices) standards and placing signs at this intersection violates those standards.

Yes Votes: 3 No Votes: 8 Abstain: 0 Not Voting: 0 Result: FAIL

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

19-1109 11/10/2020

Motion by Neal, second by Watson to adopt the Resolution of the Finance Committee Approving the 2020 budget modification for $50,000 for strategic planning consulting services.

Yes Votes: 11 No Votes: 0 Result: PASS

19-1109 11/10/2020

Motion by Rasmussen, second by Neal to adopt the Resolution of the Finance Committee Authorizing 2020 Annual Budget Adjustment.

Yes Votes: 11 No Votes: 0 Result: PASS

20-1104 11/10/2020

Motion by Rasmussen, second by Watson to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Approving tax increment financing incentives of $175,000 and the sale of 920 North First Street for $140,000 to Cherry Street Dental for the construction of a $2.2 million clinic facility in the Riverlife district.

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

District	Alderperson	Vote

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

20-1104 11/10/2020

Motion by Rasmussen, second by Watson to adopt the Resolution of the Plan Commission Amending the General Development Plan at 920 North 1st Street to allow for a 6,100 square foot dental clinic, in a PUD, Planned Unit Development Zoning District.

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

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

Suspend the Rules 11/10/2020

Motion by Watson, second by Neal to suspend Rule 12(A) Referral of Resolutions.

Yes Votes: 11 No Votes: 0 Result: PASS

0-0317 11/10/2020

Motion by Wadinski, second by Peckham to adopt the Resolution of the Common Council Ratifying the Emergency Proclamation of the Chief Executive Officer pertaining to the Covid-19 Pandemic and Declaration of Emergency.

Yes Votes: 11 No Votes: 0 Result: PASS

20-0317 11/10/2020

Motion by Neal, second by Larson to adopt the Resolution of the Common Council Ratifying Executive Declaration No. 8 under City of Wausau Proclamation of State of Emergency pursuant to Stat. §323.14(4)(b) relating to limitations on public gatherings in government facilities.

Yes Votes: 11 No Votes: 0 Result: PASS

Public Comment or Suggestions

None

Adjourn 11/10/2020

Motion by Wadinski, second by Watson to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:38 pm.

Katie Rosenberg, Mayor
Leslie M. Kremer, City Clerk

WAUSAU
WISCONSIN

RECEIVED
NOV 17 2020
CITY OF WAUSAU
CITY CLERK

To: Leslie Kremer, City Clerk

From: Board of Public Works

Date: November 17, 2020

Subject: Insurance Claims – July 2020 – September 2020
06-1215

The Board of Public Works has settled, compromised or denied the following claims during the months of July 2020 – September 2020

Date of Incident	Claimant	Claim Details	Amount of claim	Action
3/2/20	Selective Ins. for Karen Petersen 156980 Restlawn Rd. Wausau	WWW vehicle turned in front of another vehicle, hit left front driver's side and pushed vehicle off road	$14,525.30	Approved 8/25/20
6/26/20	Charles Sapp 1108 S. 15th Ave	Sewer back-up	$250.00	Deny 7/28/20
6/30/20	Sysco Baraboo LLC 910 S. Blvd. Baraboo, WI	Skid steer backed into semi damaging two steps & tank	$1,636.05	Approved 8/25/20

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 Hilltop Road north of Forest Valley Road to termini

Committee Action:	Approved 5-0
Fiscal Impact:	None
File Number:	20=1105
Date Introduced:	November 24, 2020

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

> Part of Lot 13, Evergreen Meadows, Section 7, Township 29 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:
>
> The East 60 feet of said Lot 13 as described in Document No. 887494 recorded in the Office of Register of Deeds for Marathon County in Volume 477 of Micro-Records on Page 739.

WHEREAS, the Capital Improvements and Street Maintenance Committee at its November 12, 2020 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 January, 2021, at 5:30 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

Date of Meeting: November 12, 2020, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Larson, Wadinski; *by WebEx:* Ryan, Neal

Also Present: Lindman, Wesolowski, Niksich; *By WebEx:* Mayor Rosenberg, Alfonso, Buckner, Stratz

Discussion and possible action on a Preliminary Resolution to vacate and discontinue Hilltop Road north of Forest Valley Road to termini

Wesolowski spoke with the land owner of 4602 Hilltop. This area is a big chunk of wetlands. The City had originally thought about extending Hilltop to the north but he believes the City no longer has any desire to. Wadinski questioned if the land owner was located within the city and Wesolowski confirmed.

Neal moved to approve. Seconded by Wadinski.

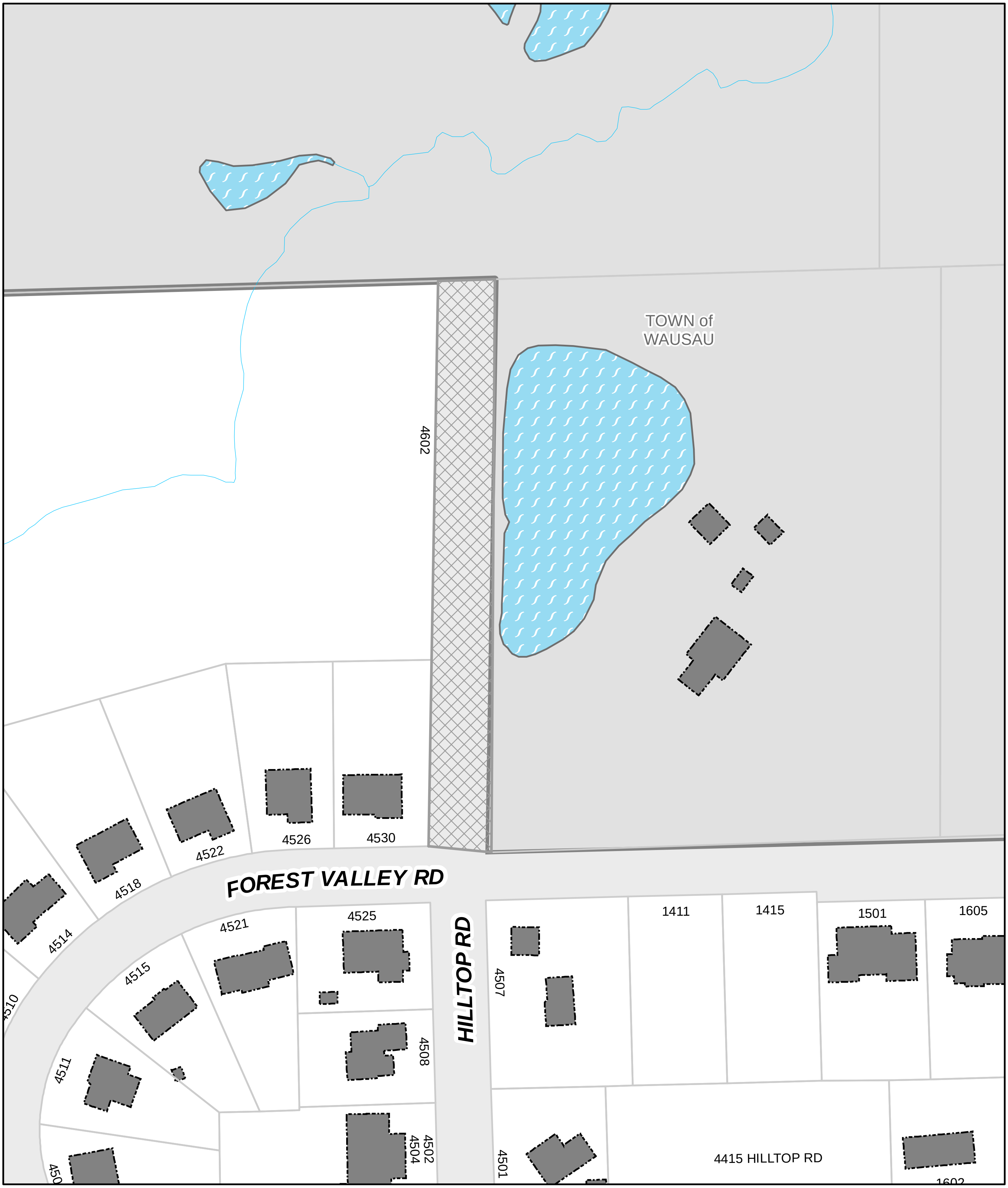
Neal asked if the property owner of 4530 has been talked to and if the abutting land would become their taxable property if vacated. Wesolowski explained the land would go to 4602. All abutting property owners would be notified of the public hearing. Wadinski asked if the property owner is requesting street access. Wesolowski indicated the owner wants to build a driveway. If he did want to develop the land in the future he may request the City build a road if not vacated.

There being a motion and a second, motion to approve carried 5-0.

Agenda Item No.
3

STAFF REPORT TO CISM COMMITTEE – November 12, 2020

AGENDA ITEM
Discussion and possible action on a Preliminary Resolution to vacate and discontinue Hilltop Road north of Forest Valley Road to termini
BACKGROUND
Staff has received a request to vacate the portion of Hilltop Road north of Forest Valley Road as shown on the enclosed map. Staff feels it is in the best interest of the City to proceed with the public hearing to vacate this portion of right-of-way.
FISCAL IMPACT
Minimal, if the segment of right-of-way is vacated it would revert back to private property.
STAFF RECOMMENDATION
Staff recommends approving a preliminary resolution to hold a public hearing to vacate this segment of Hilltop Road.
Staff contact: Allen Wesolowski 715-261-6762



N

0 50 100 200 Feet

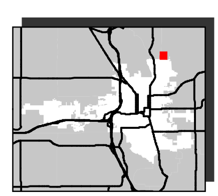
Map Date: October 30, 2020

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

- Existing Building
- Existing Right-of-Way
- Proposed Vacation



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

RESOLUTION OF THE FINANCE COMMITTEE

Approving cell phone contract renewal with New Cell, Inc. d/b/a Cellcom

Committee Action:	Approved 5-0		
Fiscal Impact:	Approximately $33,000 annually		
File Number:	14-1009	**Date Introduced:**	November 24, 2020

	FISCAL IMPACT SUMMARY		
COSTS	*Budget Neutral*	Yes ☐ No ☒	
	Included in Budget:	Yes ☒ No ☐	*Budget Source: Within individual dept budgets*
	One-time Costs:	Yes ☐ No ☒	*Amount:*
	Recurring Costs:	Yes ☒ No ☐	*Amount: about $33,000 annually*
SOURCE	*Fee Financed:*	Yes ☒ No ☐	*Amount:$14,000 annually from Utility sources*
	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 January 8, 2019, Council approved entering into a contract for cellular services with new Cell, Inc. d/b/a Cellcom; and

WHEREAS, this contract provided for an initial two-year term, expiring on February 5, 2021, with one renewal term of two years provided written notice of its intent to renew is given by the City to Cellcom no later than sixty (60) days prior to the end of the initial term, or by December 7, 2020; and

WHEREAS, your Finance Committee, on November 10, 2020, recommended renewing the contract for one consecutive two-years renewal term.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to provide written notice to Cellcom that the City is interested in renewing its contract for one consecutive two-year renewal term, effective February 6, 2021 and to execute any necessary documents for the provision of cellular services and devices with New Cell, Inc. d/b/a Cellcom.

Approved:

____

Katie Rosenberg, Mayor

FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action on cell phone contract renewal with New Cell, Inc., dba Cellcom
Motion by Martens, second by Herbst to renew the contract. Motion carried 5-0,

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

Memorandum

From: **Anne Jacobson** a g

To: **Finance Committee**

Date: **November 5, 2020**

Re: **Cell Phone Contract Renewal with New Cell, Inc. d/b/a Cellcom**

Purpose: To obtain your approval of a cell phone contract renewal with New Cell, Inc. d/b/a Cellcom.

Facts: On January 8, 2019, Council approved entering into a non-exclusive contract for cellular service with New Cell, Inc. d/b/a Cellcom.

The initial two-year term expires February 5, 2021; however, the city may renew the agreement for one renewal term of two years provided written notice is provided to Cellcom no later than sixty (60) days prior to the end of the initial term, or December 7, 2020.

Recommendation: Approval of a two-year renewal term, given that staff responsible for administering the contract has received no complaints from employees using their service.

406605

WIRELESS TELECOMMUNICATIONS EQUIPMENT AND SERVICE AGREEMENT

THIS WIRELESS TELECOMMUNICATIONS EQUIPMENT AND SERVICE AGREEMENT ("Agreement") is made, entered into, and effective this 5th day of February 2019, by and between **NEW-CELL, LLC.,** a Wisconsin limited liability company, doing business as Cellcom, ("Cellcom"), and City of Wausau, ("Customer").

Section 1 – Provision of Telecommunications Services and Related Equipment

A. Services. Cellcom shall make available to Customer, its employees, representatives and other designees, an unlimited number of service lines ("Line" or "Lines") through which Cellcom shall provide wireless telecommunications services. As a condition to Cellcom's offer to provide services and equipment identified herein at the rates and charges identified below, Customer shall maintain a minimum of 80 Lines ("Line Minimum") on rate plans identified in Exhibit A at all times during the Term of this Agreement. In addition, Customer shall execute a Cellular Telephone Equipment and Service Agreement in the form attached as Exhibit B which shall also govern the availability of the services on each Line.

B. Flex Plan Lines Not Eligible. Customer acknowledges and understands that any lines purchased through Cellcom under Cellcom's Flex plan are not covered by this Agreement and are not eligible for the rates, terms and conditions contained in this Agreement. Lines purchased under the Flex plan must comply with the terms and conditions contained in the Flex agreement.

Section 2 – Rates and Charges

A. Monthly Service Charges. Each Line maintained by Customer pursuant to this Agreement shall incur a monthly service charge as identified in Exhibit A.

B. Additional Air Time, Text, Data and Roaming Charges. Each Line maintained by Customer pursuant to this Agreement shall include the allotment of included air time, text messages and data packages, if applicable, for use in the "home" area as set forth in Exhibit A. Customer shall incur an additional charge for services used in excess of such allotment for each Line, with each Line considered individually for these purposes. Additionally, Customer shall incur additional roaming charges for services utilized outside the "home" area identified in Exhibit A.

C. Payment. Cellcom shall invoice Customer for the aggregated total of the monthly service and associated charges for using Cellcom service, including, but not limited to, additional air time, text messages, data usage, roaming charges and additional equipment expenses incurred by all Lines maintained by Customer pursuant to this Agreement. Customer shall pay each such invoice within 30 days of receipt of each invoice. Unpaid invoices shall accrue interest at the monthly rate of 1.5 %, or the highest amount allowed by law, whichever is lower.

Section 3 – Term, Renewal and Termination

A. Initial Term. The Initial Term of this Agreement shall be two years, commencing on the date first written above and ending on the second anniversary thereof.

B. Renewal Term. Upon the expiration of the Initial Term, Customer may renew this Agreement for one consecutive two-year Renewal Term(s) by providing to Cellcom written notice of its intent to renew this Agreement no later than sixty (60) days prior to the end of the Initial Term.

C. Termination. This agreement may be terminated prior to the end of the Initial Term, or Renewal Term if applicable, as follows:

i. Automatic Termination. This Agreement will automatically terminate if either party: (a) makes an assignment for the benefit of creditors; or, (b) becomes a party to any receivership, bankruptcy, or similar proceeding, and such proceedings are not dismissed within 90 days of commencement.

ii. Default. In the event of a material breach of this Agreement, the non-breaching party may provide written notice of the breach and may terminate this Agreement at any time after a reasonable opportunity to cure the breach. For purposes of this Agreement, a reasonable opportunity to cure is deemed to be 10 days for a monetary default and 30 days for a non-monetary default. If the breaching party, prior to the expiration of the cure period, has cured the breach, this Agreement will remain in effect, provided the breaching party promptly reimburses the non-breaching party for any reasonable damages the non-breaching party may have incurred.

iii. Mutual Agreement. This Agreement may be terminated at any time by mutual, written agreement of Cellcom and Customer.

D. Early Termination of Lines and Effect of Non-Renewal of Agreement.

i. Termination of Lines. Customer may, at any time during the Initial Term, or Renewal Term if applicable, terminate one or more Lines maintained pursuant to this Agreement, while not terminating this Agreement generally, by delivering to Cellcom advance written notice of such termination. In the event any such termination causes Customer to thereafter maintain fewer active Lines than the Line Minimum, Customer must also pay to Cellcom a "Termination Fee," as detailed below in this subsection, for each terminated Line below the Line Minimum. The Termination Fee shall be payable at the time Customer delivers its notice of termination, and shall be determined by reference to the devices activated on the terminated Line(s) falling below the Line Minimum.

a. For each Standard Device activated on the terminated Line(s), the Termination Fee is $175.00, which amount shall be reduced by $5.00 for each completed month of the term of this Agreement; and

b. For each "Smart Device" activated on the terminated Line(s), the Termination Fee is $350.00, which amount shall be reduced by $10.00 for each completed month of the term of this Agreement.

Notwithstanding any such termination of one or more Lines, this Agreement shall remain in effect as to all other Lines maintained by Customer; provided, however, Cellcom reserves the right to revise the amount of the line allowance provided to Customer based on the number of remaining Lines and the remaining time left in the then-current Term.

ii. Effect of Non-Renewal of Agreement. In the event Customer does not renew this Agreement at the end of the Initial Term, Customer shall pay to Cellcom $175.00 for each Standard Device and $350.00 for each "Smart Device" activated within the final 90 days of the Initial Term. Upon the expiration of the Initial Term, or Renewal Term if applicable, Customer may maintain Lines established pursuant to this Agreement on a month-to-month basis thereafter; provided, however, the terms and conditions (including rates and charges) applicable to all such Lines shall be determined by reference to Cellcom's then-current rate plans generally made available to the public (without regard to the terms and conditions of this Agreement).

Section 4 – Miscellaneous

A. Entire Agreement. This Agreement, together with all exhibits and other attachments and other documents referenced herein, shall constitute the entire agreement between the parties and no term or condition contained herein or therein may be modified or waived, except in writing signed by an authorized representative of Cellcom.

B. Stolen or Lost Equipment. Customer shall immediately report all lost or stolen equipment to Cellcom and to an appropriate law enforcement authority. Customer remains responsible for paying all charges incurred on the stolen or lost equipment prior to the notification to Cellcom. Any request for credit against such charges must be in writing, accompanied by a police report verifying law enforcement notification, and must be received by Cellcom before the date when payment is due.

C. Notices. All notices permitted or required to be given under the terms of this Agreement shall be deemed to have been given when delivered personally or deposited in the United States mail, certified, postage pre-paid, and addressed as follows:

If to Cellcom:	New-Cell, LLC d/b/a Cellcom 1580 Mid-Valley Drive De Pere, WI 54115
If to Customer:	City of Wausau 407 Grant St. Wausau, WI 54403

D. Conflict of Terms and Conditions. In the event that there is a conflict between the terms and conditions of this Agreement and those as set forth in the Cellular Telephone Equipment and Service Agreement found in Exhibit B, the terms and conditions of this Agreement shall prevail.

IN WITNESS WHEREOF, Cellcom and Customer, by their duly-authorized and empowered representatives, have executed this Agreement as of the date and year first written above.

NEW-CELL, LLC

By: ______________________

Dan Fabry Its C.O.O.

CUSTOMER

By: Robert B Mielke

Robert B. Mielke Its Mayor

By: Toni Rayala

Toni Rayala Its City Clerk

EXHIBIT A

Rate Plan and Line Features

- Smartphone access on the Business Elite Share Plus Plan will be discounted to $30 per smartphone ($35-$5= $30). Basic phone line access on this plan will be discounted to $15 per basic line ($20-$5= $15).
- The City of Wausau may purchase the weBoost Drive 4G-M at the discounted price of $279.95 ($379.95 - $100= $279.95). The weBoost Connect 4G booster can be purchased at the reduced price of $399.95 ($549.95- $150= $399.95).
- Accessory discount: The City of Wausau will receive a 50% discount off accessories with a retail price of $24.95 or less. The discount for accessories priced above $24.95 will be up to 20% with a maximum discount of $15.00.

  In addition, the City of Wausau will receive special prices on these specific accessories: OtterBox Defender ($49.95-$20= $29.95), OtterBox Commuter/Symmetry ($39.95-$15.00= $24.95. Ventev lightening car charger ($34.95-$19.96= $14.99). Ventev USB car charger ($29.95-$20= $9.95.

  Accessories must be purchased through the Business Sales Consultant to ensure discount are given as proposed. Prices listed do not include tax or fees.

Business Elite Share Plus Plan

A simple, easy to understand plan.

Enjoy unlimited nationwide talk, unlimited messaging and share a pool of data with all lines on your account.

Included Benefits:

- Mobile Hotspot, FREE Basic or Visual Voicemail*, FREE Caller ID, FREE Call Waiting, FREE 3-Way Calling, and Unlimited Domestic and International Messaging.**
- Shareable Data for all devices on your account on the same plan.
- Keep Your Data automatically carries over your unused shared data plan allowance until the end of the following month's bill cycle.

*Visual Voicemail available on select devices.
**See cellcom.com for international messaging details.

STEP 1: Choose your Data Packages

Shared Data	500MB	1GB	3GB	6GB	10GB	15GB
Monthly Data Charge	$18	$22.50	$36	$49.50	$63	$72

Shared Data	25GB	35GB	45GB	55GB
Monthly Data Charge	$94.50	$144	$184.50	$225

Shared Data	75GB	100GB
Monthly Data Charge	$306	$405

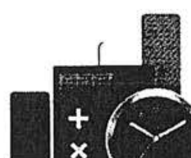
Cellcom recommends 1-2GB per Smartphone on your account. Each primary line must subscribe to a shared data package. Data is shared among all lines on the same calling plan on the same account.

Data overage is charged at $20/500MB on the 500MB plan, and $15/GB on 1GB+ plans.

STEP 2: Add Phones or Devices to Your Business Elite Share Plus Plan

Line Access Fees/month	2 year Agreement	No Contract*
Smartphone	$35/mo.	$20/mo.
Basic Phone	$20/mo.	
Mobile Broadband	$10/mo.	
Tablets	$10/mo.	
Connected Devices	$5/mo.	
Mobile Broadband Lite**	$5/mo.	

*No contract pricing is available with Flex, upon completion of a 2-year service agreement, paying full price for device, or bringing own device on Business Share Plus Plan. Paying full price for device or bringing own device requires a new line activation or completion of existing 2-year service agreement. Flex line access does not include monthly device installments. Price varies by device. See cellcom.com/flex for details.
**Available only on mobile broadband devices. Data will stream at a max speed of 512 kbps.



Manage and monitor your data usage:

- To help you decide how much data you need, use the data usage calculator at http://www.cellcom.com/calculator.html
- Change your data allowance at any time without extending your contract.

Add Ons for Share Plans (per line)

Spartan Camera Premium^	$4.00/month	Nquire/411 Directory Assistance	$1.99/per use
Fleet for Vehicles/Assets	$15.00/month	Call Forwarding	$0.99/month
Fleet for Smartphone	$10.00/month	Detail Billing	$0.99/month
Fleet Mobile Worker	$20.00/month	Handset Protection	refer to brochure
Usage Controls* - each line	$0.99/month	Hours of Service	$20/month
MultiRing	$6.95/month	Hours of Service w/ Fuel Tax	$30/month

International Long Distance & Text

International Dialing	pay per minute
International Discount Calling	$5/month/line

Unlimited calls to Canada and Mexico and a discount per minute long distance rate to other countries.

Refer to cellcom.com for current long distance rates by country and international roaming options.

^Requires connected device line access

*Due to delays in system reporting, actual data usage may take up to 24 hours to register and may exceed the usage limit set before data usage is blocked or a warning received

Important Information: [illegible]

BUSI Elite PLUS 6/2016

CELLULAR TELEPHONE EQUIPMENT AND SERVICE AGREEMENT

THIS AGREEMENT for Cellular Telephone Service ("Services") and/or Cellular Telephone Equipment ("Equipment") is between New-Cell, Inc., a Wisconsin corporation with its principal place of business at 1580 Mid Valley Drive, PO BOX 5370, De Pere, Wisconsin 54115 (d/b/a and hereinafter referred to as "Cellcom"), and the party whose name(s) appear on the reverse side hereof (the "Customer").

1. EFFECTIVE DATES.

This Agreement shall become effective ten (10) days after Cellcom receives a copy of this Agreement signed by Customer, unless Cellcom, in its sole discretion and prior to the expiration of this ten (10)-day period, delivers written notice to Customer of Cellcom's rejection of this Agreement. Upon such rejection, this Agreement shall be of no force and/or effect and Customer shall be required to return to Cellcom all Equipment and/or goods supplied hereunder and to pay Cellcom for any Service provided to Customer prior to the rejection.

2. EQUIPMENT AND SERVICES.

A. Equipment. Delivery of the Equipment ordered hereunder shall be made in a reasonable length of time. Cellcom is not responsible for loss or expense arising from delays in delivery thereof attributable to matters outside its direct control. If Customer is dissatisfied with the quality or quantity of the goods received, Customer shall make Customer's objections thereto in writing and mail by certified or registered, return receipt requested mail, addressed to Cellcom at its address as set forth above, within thirty (30) days of delivery of such Equipment. Absent provision of such notice of dissatisfaction by Customer, Customer hereby agrees and acknowledges that the quantity and quality of the goods provided by Cellcom conform to terms of this Agreement and are satisfactory.

B. Services. Services hereunder shall only be available to cellular telephone units properly equipped and installed to accept such Services. Such Services will only be available to such units when those units are within the range of the cell sites located in Cellcom's service area. Such Services are also subject to transmission limitations caused by atmospheric or geographic conditions. The Services may be temporarily refused or limited because of the cellular system's capacity limitations. Services to any or all customers may be temporarily interrupted or curtailed, without notice, due to Equipment modifications, upgrades, relocations, repairs or similar activities necessary for the proper or improved operations of the system.

C. Common Provisions. Each financially responsible individual, business, or entity identified on the front side hereof shall be jointly and severally responsible for payment of all Equipment purchase charges, all service charges and all toll charges recorded to Customer's access number. A service charge is made for each use of the cellular system, whether the call is incoming or outgoing and whether made in or out of Cellcom's service area. Neither the Equipment nor the Services shall be used by Customer for any purpose that is in violation of federal, state or local law, nor shall the same be used in such manner as to unreasonably interfere with the use of the Services by one or more other customers.

3. LIABILITY DISCLAIMER AND INDEMNIFICATION.

A. EQUIPMENT. CUSTOMER ACKNOWLEDGES THAT CELLCOM IS NEITHER THE MANUFACTURER NOR THE AGENT OF THE MANUFACTURER OF THE EQUIPMENT PROVIDED HEREUNDER. CUSTOMER ACKNOWLEDGES AND AGREES THAT CELLCOM MAKES NO WARRANTY OR REPRESENTATION OF ANY KIND REGARDING THE EQUIPMENT AND THAT CELLCOM DISCLAIMS ANY WARRANTY, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES SHALL CELLCOM BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES CAUSED IN WHOLE OR IN PART BY AN EQUIPMENT MALFUNCTION OR FAILURE, INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY, PROPERTY DAMAGE, DAMAGE TO OR LOSS OF EQUIPMENT, LOST PROFITS OR REVENUE, COST OF RENTING REPLACEMENTS, AND OTHER ADDITIONAL EXPENSES, EVEN IF CELLCOM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

B. EQUIPMENT REPAIRS. CUSTOMER ACKNOWLEDGES THAT CELLCOM IS UNDER NO DUTY OR OBLIGATION TO PERFORM ANY SERVICE, MAINTENANCE, OR REPAIR (COLLECTIVELY, "REPAIRS") OF THE EQUIPMENT PROVIDED HEREUNDER, NOR DOES THIS AGREEMENT CREATE SUCH A DUTY OR OBLIGATION. NOTWITHSTANDING, CELLCOM MAY PERFORM SUCH REPAIRS AT CUSTOMER'S REQUEST AND PURSUANT TO THE TERMS AND CONDITIONS OF AN AGREEMENT FOR SUCH REPAIRS. IN THE EVENT CELLCOM PERFORMS SUCH REPAIRS, AND NOTWITHSTANDING THE TERMS OR CONDITIONS OF SUCH SUBSEQUENT AGREEMENT, CUSTOMER ACKNOWLEDGES AND AGREES THAT CELLCOM'S LIABILITY, AND CUSTOMER'S SOLE REMEDY FOR ANY DEFECTS IN REPAIRS PERFORMED BY CELLCOM SHALL BE LIMITED TO THE COST OF SUCH REPAIRS; AND, UNDER NO CIRCUMSTANCES, SHALL CELLCOM BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY, PROPERTY DAMAGE, DAMAGE TO OR LOSS OF EQUIPMENT, LOST PROFITS OF REVENUE, COST OF RENTING REPLACEMENTS, AND OTHER ADDITIONAL EXPENSES, EVEN IF CELLCOM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. MOREOVER, CELLCOM WILL NOT BE LIABLE FOR ANY DAMAGES, LOSSES, OR EXPENSES RESULTING, IN WHOLE OR IN PART, FROM CUSTOMER'S NEGLIGENCE, WHETHER DEEMED ACTIVE OR PASSIVE. IN ADDITION, THE WARRANTIES SPECIFIED HEREIN SHALL NOT APPLY TO ANY EQUIPMENT THAT HAS BEEN REPAIRED OR ALTERED BY ANYONE OTHER THAN CELLCOM OR THE MANUFACTURER OF SUCH EQUIPMENT, OR TO ANY EQUIPMENT NOT OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S OR CELLCOM'S DIRECTIONS REGARDING SUCH USE.

C. ADDITIONAL LIMITATIONS. It is further specifically agreed as to the Equipment and Services provided hereunder that Cellcom shall NOT be liable to Customer or any other party for:
1) Any injury to person or damage to property resulting from any negligent or unintentional acts or omissions of Cellcom, its employees, agents or others.
2) Any damage or loss by Customer as a result of any partial or complete interruption in the operation of its business or for any failure of any of its goods, products or Services.
3) Any direct, indirect, special, incidental or consequential damages of any kind sustained by Customer or any other person or entity for any failure of Customer's Equipment, for the inability of Cellcom to promptly or properly repair Customer's Equipment, for any interruption of any Service now or hereafter provided by Cellcom or for the loss of any transmission or the information contained therein.

D. INDEMNIFICATION. Customer agrees to indemnify and hold Cellcom harmless from all claims, actions, suits, demands and judgments, including actual attorney's fees and costs, which Cellcom may incur in defending itself against any of the aforesaid arising from Customer's use or possession or other relationship to the Equipment, goods or Services supplied, worked on, or provided by Cellcom or its employees, agents or designers, including, but not limited to, any expenses arising from actions brought under the Occupational Safety and Health Act or other governmental regulations or laws.

4. TERMINATION OF SERVICE.

4.A. Customer may terminate this Agreement prior to the expiration of the Agreement term specified on the reverse side hereof by delivering written notice to Cellcom of Customer's intention to terminate this Agreement and the effective date of such termination (which shall be no less than ten (10) business days after Cellcom's receipt of Customer's notice). Notwithstanding any such termination, Customer shall be responsible for payment of all outstanding charges on Customer's account at the time of such termination and shall pay to Cellcom a "Service Cancellation Charge" prior to the effective date of Customer's termination. If Customer obtained a "Smart Phone" for use on Customer's account, the Service Cancellation Charge shall be Three Hundred and Fifty Dollars ($350.00), reduced by Ten Dollars ($10.00) per month for each completed month of the term of this Agreement. If Customer obtained a standard device for use on Customer's account, the Service Cancellation Charge shall be One Hundred Seventy-Five Dollars ($175.00), reduced by Five Dollars ($5.00) for each completed month of the term of this Agreement. Customer acknowledges and agrees that Cellcom will suffer damages as a result of Customer's early termination of this Agreement and that the Service Cancellation Charge is a reasonable estimation of these damages and shall be construed as liquidated damages, and not a penalty.

B. Cellcom may, after giving prior written notice to Customer, terminate or temporarily discontinue or restrict Customer's Service if: (1) Customer fails to pay any charge due or otherwise violates any term of this Agreement, (2) Customer fails to maintain a billing address within Cellcom's licensed market, or (3) Customer utilizes less than fifty percent (50%) of Customer's overall minutes of airtime within Cellcom's licensed market during any three (3)-month period during the term of this Agreement. In addition, Cellcom may discontinue Customer's Service without prior notice if: (4) Customer's Service is reasonably suspected of being used in an illegal or other manner that causes or is likely to cause any form of harm to Cellcom or any other person, or (5) Customer commits or assists a third party in committing cellular or subscriber fraud. "Cellular fraud" is defined as the unauthorized use, tampering, or manipulation of a wireless phone or service and specifically includes acts of cloning (i.e., the manipulation of wireless phones to reprogram the phone to transmit the electronic serial number and telephone number belonging to another phone). "Subscriber fraud" is defined as the initialization or use of wireless services using fraudulently obtained customer information or false identification.

C. In the event Cellcom, in its sole discretion, undertakes litigation or collection efforts against Customer to enforce the terms of this Agreement, and Cellcom prevails in such efforts, Customer shall be responsible to reimburse Cellcom for all costs and expenses, including actual attorneys' fees, incurred by Cellcom relative to such efforts, unless otherwise precluded by law. Further, in the event such litigation or collection effort arises from, or results in, the termination of this Agreement prior to the expiration of its term, Customer shall be liable to Cellcom for the Service Cancellation Charge (in addition to all outstanding charges on Customer's account at the time of such termination).

D. The term of this Agreement shall be tolled, and its expiration date extended, for any periods during which Customer's Service is suspended due to nonpayment or other violations of the terms of this Agreement by Customer. Upon Customer's cure of such violation, Cellcom may, acting in its sole discretion, reactivate Customer's Service and shall be entitled to charge Customer a reasonable reactivation fee.

5. ACCESS NUMBER.

A. Cellcom reserves the right, in its sole discretion, to change Customer's access number upon notice to the Customer. Customer acknowledges that Customer has no proprietary or ownership rights or interest in or to Customer's number(s), except as allowed for by law, and cannot acquire such rights or interest through usage, publication or otherwise.

B. Customer may request that Customer's access number(s) be transferred to or from another service provider within the same local geographic area.

C. If Customer transfers the access number(s) to Cellcom, all activation requirements and charges, including credit approval, apply. Customer remains liable for charges (including cancellation fees) incurred with a former service provider. If a transfer is unsuccessful and the request is cancelled, and Customer does not ask Cellcom to assign a new number, Customer shall be required to return to Cellcom all Equipment and/or goods supplied hereunder.

D. If Customer requests to transfer the access number(s) to another service provider, this request will be considered a notice of Customer's intention to terminate Service; and the terms of the Agreement set forth in the Termination of Service paragraphs will apply. Upon request, all amounts then owed to Cellcom (including the Service Cancellation Charge and any amounts that appear on the final invoice) shall become immediately due. If a transfer is unsuccessful for any reason, Customer's Service will not terminate, and Customer will continue to be responsible for all Service or other charges (not the Service Cancellation Charge).

E. When transferring access numbers to another service provider, voice mail, phone book or other Services will be lost.

F. Cellcom does not guarantee, in any way, that such access number transfers to or from Cellcom will be successful.

6. RATES AND CHARGES.

A. Customer acknowledges that it is responsible to pay to Cellcom all toll charges resulting from the use of the Service for calls, incoming or outgoing, either within or outside Cellcom's service area. Customer must also pay for all charges on calls billed to Customer's access number. Such charges are in addition to the charges for Service usage. Each partial minute of airtime shall be billed as a full minute unless otherwise noted for Customer's billing plan. Payment of the Service bill is due on the date when indicated on said bill. A balance which remains unpaid as of the next billing date shall accrue interest at the monthly rate of 1 1/2%, or the highest amount allowable by law, whichever is lower, from the original due date until such balance is paid in full.

B. Except as may be prohibited by law, Cellcom reserves the right to amend the terms and conditions of this Agreement, including, but not limited to, Customer's rate plan and rates charged to Customer under applicable rate plans, upon notice to Customer and the expiration of a thirty (30)-day objection period afforded to Customer. If, after receiving any such notice from Cellcom, Customer desires to terminate this Agreement due to the proposed amendment(s), Customer shall, within thirty (30) days of receipt of Cellcom's notice, deliver written notice of termination to Cellcom; and this Agreement and Customer's ability to utilize the Services shall terminate on the fifth (5th) day following Cellcom's receipt of Customer's notice of termination. Notwithstanding, if Customer utilizes the Services or makes payment to Cellcom therefor after Customer's receipt of Cellcom's notice, Customer shall be deemed to have agreed to Cellcom's proposed amendment(s) and shall not thereafter have any right to terminate this Agreement due to such amendment(s).

C. There may be added to any charges incurred by Customer amounts equal to any industry-wide surcharges and/or fees and any surcharge, duty, levy, tax, or withholding, including, but not limited to, sales, property, ad valorem, excise and use taxes, or any tax in lieu thereof or in addition thereto, imposed by any local, state, or federal government or governmental agency with respect to the Services, or with respect to services provided to customers, excepting only taxes on the income of Cellcom. In addition, there may be added to any charges, additional charges to reimburse Cellcom for its reasonable and necessary costs and expenses incurred in maintaining compliance with regulatory requirements imposed by any local, state, or federal government or governmental agency having jurisdiction over Cellcom.

D. In the event Customer accesses or uses Cellcom's text or data services, Customer shall be responsible for all charges and the prompt payment of these services regardless of who initiates the activity or whether the Customer's Equipment actually received the data. This includes, but is not limited to, the amount of data associated with a particular service (games, ringtones, screen savers, picture messaging etc.), additional data usage in accessing, transporting and routing this service on Cellcom's network, data from partial or interrupted downloads, re-sent data, and data associated with unsuccessful attempts to reach websites or use applications. The charges for Customer's access to or use of the text or data services shall be in addition to any charges specified in Customer's rate plan. Text and data usage may be charged against a feature package or on a fixed price per unit. Customer may not utilize airtime or any other benefit specified in Customer's rate plan as payment or credit towards Customer's access to or utilization of Cellcom's text or data services. Downloads cannot be transferred if phone is returned, upgraded or exchanged or lost. Estimates of data usage may not be an accurate predicator of actual usage. Data usage is measured and billed in kilobyte increments. Partial kilobyte increments of use will be rounded to the next full kilobyte. Unused kilobytes may not be carried over to subsequent monthly billing cycles. Customer may not receive voice calls while using data services. Customer may have access to "Premium Services" that are available for an additional charge (e.g., games, ringtones, screen savers and other items). Customer will be billed for Premium Service purchases based on the charges as specified at purchase. Subject to the terms of the content purchased, Cellcom may delete premium and non-premium items downloaded to any storage areas Cellcom may provide, including any pictures, games and other content. We may limit the amount of Premium Services you may purchase in a specific timeframe (month, week, day or other period). We may terminate services without notice for any misuse. Customer's access to, and use of, Cellcom's text and data services is further governed by Cellcom's "Data Acceptable Use Policy" which can be found at www.cellcom.com/AUP. Among other things, the Data Acceptable Use Policy provides that Cellcom may terminate Customer's access or use of Cellcom's text or data services at any time and without notice to Customer in the event Customer violates any term or condition of the Data Acceptable Use Policy.

E. When Customer provides a check as payment, Customer authorizes Cellcom to make a one-time electronic funds transfer from Customer's account. Therefore, funds may be withdrawn from Customer's account on the same day Customer's payment is received. Customer will not receive Customer's check back from Customer's financial institution.

7. MISCELLANEOUS PROVISIONS.

A. Entire Agreement. This instrument, together with all attachments and any other documents referenced herein, shall constitute the entire agreement between the parties; and no term or condition contained herein or therein may be modified or waived, except in writing signed by an authorized representative of Cellcom. The acceptance by Cellcom of any payment after it shall become due shall not constitute or be construed as a waiver of any or all of Cellcom's rights hereunder.

B. Assignment and Interpretation. This instrument shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto; provided, however, that Customer may not assign this Agreement, or any or all rights or obligations hereunder, to any third party without the prior written consent of Cellcom. The interpretation of this Agreement shall be subject to the laws of the State of Wisconsin.

C. Severability. The invalidity of any portion of any provision of this instrument shall not affect the validity of the remainder of the provisions hereof.

D. Service Fee. Customer will be billed monthly for Service pursuant to the terms of Cellcom's current Service price list for the one-year or two-year pricing package. Customer may change to other pricing plans available to existing customers, but the term of this Agreement will remain unchanged unless such term is otherwise extended under the terms of another pricing package selected by Customer.

E. Cellcom, in its sole discretion, may require Customer to provide a security deposit as a precondition to Service activation in an amount determined by Cellcom. Upon termination or expiration of this Agreement, Cellcom shall have the right to apply all or any part of the security deposit to the outstanding balance on Customer's account. If any surplus remains, such surplus shall be refunded to Customer. If Customer so requests, in a writing delivered prior to the expiration or termination of this Agreement, Cellcom shall refund the security deposit to Customer if the following conditions are met:
1.) Customer paid to Cellcom Customer's monthly invoices in a full and timely fashion in accordance with the terms of this Agreement and Cellcom's invoices for a period of not less than twelve (12) consecutive months; and
2.) Customer's most recent bill has likewise been paid in a full and timely fashion.
3.) Cellcom has received a verbal or written request for the refund. If Customer terminates service with Cellcom at any time, the deposit will be applied toward Customer's final bill. If any surplus remains, the balance will be refunded to Customer.

F. Stolen or Lost Equipment. Customer shall immediately report all lost or stolen Equipment to Cellcom and to an appropriate law enforcement authority. Customer remains responsible for paying all charges incurred on the stolen or lost Equipment prior to the notification to Cellcom. Any request for credit against such charges must be in writing, accompanied by a police report verifying law enforcement notification, and must be received by Cellcom before the date when payment for such charges is due.

G. Technology Enhancements. Cellcom reserves the right to change your wireless phone's software or programming, over the air, without notice.

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

CONFIRMATION OF MAYOR'S APPOINTMENTS

to Boards, Commissions and Committees: *Room Tax Commission*

File Number: 20-1103 **Date Introduced:** November 24, 2020

Room Tax Commission

Margaret Emilie Pagoria (N)	1810 Woodland Ridge Rd	Term Exp 10/25/21
*Replacing Mary Thao		

(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

Office of the Mayor
Katie Rosenberg

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

MEMORANDUM

DATE: November 16, 2020

TO: Leslie Kremer, Mary Goede

FROM: Mayor Katie Rosenberg

RE: New Appointment to Room Tax Commission

Please place the following new appointment on the Council Agenda for 11/24/20.

Room Tax Commission

Margaret Emilie Pagoria (Replacing Mary Thao who resigned) – Term expires 10/25/21
1810 Woodland Ridge Rd
Wausau, WI 54403
margaretpagoria@gmail.com

BIO:
Margaret Pagoria resides in Wausau where she lives with her husband, four children and their Newfoundland dog.

Margaret and her family relocated to Wausau seven years ago, although her husband, Dustin, grew up in Merrill. Since moving to the area, Margaret and her family have enjoyed attending local events, festivals and programs offered throughout the year.

Specifically, Margaret has been very active in the local arts community, is a regular exhibiting artist at the Center for Visual Arts, and is also a featured artist at Whitewater Music Hall's Art Gallery. Margaret has a strong interest to get involved with local events being planned in the Wausau area. She feels that the small town, Main Street vibe offered here is a special aspect that shapes our community identity. Helping small businesses survive and thrive should be a priority.

Additionally, the natural beauty of the area offers so much potential for tourism events and activities. As a mom and former teacher, Margaret has enjoyed the excellent quality and caliber of regional programs for kids and families and is excited to increase community involvement in these events. Margaret is committed to supporting events offered in our area that enrich and promote creative, inclusive, and community-minded programs.

Cc: Maryanne Groat

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

JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving a redevelopment plan and (non-binding) term sheet for the Wausau Center Mall redevelopment project with Wausau Opportunity Zone, Inc.

Committee Action:	ED: Approved 4-1 Fin: Approved 4-0
Fiscal Impact:	$4,700,000
File Number: 19-0921	**Date Introduced:** November 24, 2020

FISCAL IMPACT SUMMARY			
COSTS	*Budget Neutral*	Yes☒No☐	
	Included in Budget:	Yes☒No☐	*Budget Source: Included in the 2021 budget of TID 12*
	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 $4,700,000 Annual Retirement undetermined*
	TID Financed:	Yes☒No☐	*Amount:*
	TID Source: Increment Revenue ☒ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐		

RESOLUTION

WHEREAS, on October 1, 2019, the Common Council approved the transfer of all rights, leasehold and land at 101, 301 and 411 Washington Street, 200 N. 1st Street and 300 Forest Street; transfer of the structure at 411 Washington Street (former Sears) to Wausau Opportunity Zone, Inc.; ending the existing parking agreements; amendment of existing air rights agreement at 101 Washington Street; options for potential future purchase of parking structures at 101 Washington Street and 400 Forest street; a $1,000,000 forgivable loan and related developer payments and budget modifications; execute a Development Agreement with Wausau Opportunity Zone, Inc. (WOZ); and

WHEREAS, the development agreement was effective January 17, 2020; and

WHEREAS, pursuant to the development agreement, WOZ retained Eppstein Uehn Architecture to create a plan for the redevelopment of the mall area which is incorporated into this resolution as Exhibit A; and

WHEREAS, the plan requires the demolition of the Wausau Center Mall and Sears and JC Penney's anchor stores; re-establishes the street grid; introduces public space and mixed use development; and

WHEREAS, your Economic Development Committee and Finance Committee met jointly on September 22, 2020, for a presentation by WOZ on the redevelopment plan and their related financial assistance request and also discussed 2021 budget provisions for the redevelopment project; however no action was taken at this meeting; and

WHEREAS, your Finance Committee conducted a public hearing on October 13, 2020 to obtain feedback from residents on the redevelopment plan and related funding request for demolition, site restoration and street and utility installation; and

WHEREAS, your Finance Committee incorporated the WOZ proposed developer payment and street and utility construction costs of $4,700,000 into the 2021 budget and budget public hearing notices at their October 20, 2020 budget meeting; and

WHEREAS, your Economic Development Committee, at their November 4, 2020 meeting reviewed the project cash flows and considered the proposed term sheet which is incorporated into this resolution as Exhibit B; and approved an amendment to the development agreement with Wausau Opportunity Zone, Inc.; and

WHEREAS, your Finance Committee, at their November 10, 2020 meeting reviewed the project cash flows and considered the proposed term sheet which is incorporated into this resolution as Exhibit B; and approved an amendment to the development agreement with Wausau Opportunity Zone, Inc.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau approves the redevelopment plan as presented in Exhibit A.

BE IT FURTHER RESOLVED that the non-binding term sheet which is incorporated into this resolution as Exhibit B, shall serve as a guide for the negotiation and preparation of an amendment to the existing development agreement.

BE IT FURTHER RESOLVED that the amendment to the development agreement shall be presented, considered and approved by the Common Council prior to execution.

Approved:

____

Katie Rosenberg, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time:	Wednesday, November 4, 2020 at 5:15 p.m., Council Chambers
Committee Members Present:	Tom Neal (c), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian
Others Present:	MaryAnne Groat, Anne Jacobson, Brad Lenz, Katie Rosenberg, Sean Fitzgerald, Deb Ryan, Patrick Peckham, Lou Larson, Dave Eckmann, Michael Loy, Mary Thao, Gary Gisselman, Chris Norfleet and Patti Kaiser.

Agenda Item #2 Discussion and possible action on the amendment to the Development Agreement with Wausau Opportunity Zone (WOZ) for the redevelopment of the Wausau Center Mall property.

Fitzgerald introduced City Finance Director Groat who explained the development agreement amendment as outlined in the packet. Mayor Rosenberg further explained the modified development agreement is an opportunity for the council to take ownership of the development as well as receive assurances the project will provide a guaranteed minimum tax revenue to the city in future years.

Eckmann from Wausau Area Chamber of Commerce addressed the overarching economic development strategy behind the mall redevelopment plan as a placemaking initiative to attract workforce talent to the region. Loy, the chair of the chamber's board of directors, explained the organization's economic development plan is geared toward marketing the community's assets to potential workforce recruits, and that the mall renovation proposal is an effort to highlight the community's vitality.

Rasmussen indicated Wausau has a good deal of recent development to celebrate and that its $200 million growth in property value since 2016 has been historic. She indicated sufficient due diligence has been done to modify the WOZ development agreement in a manner that reflects promises made by council members during their campaigns for office this past spring 2020.

Neal indicated it's necessary for the community to take a bold stance and move forward with development projects in this current economic environment.

Larson indicated he is unable to support the amended agreement because the city doesn't own the building and he doesn't support spending city money to build new roads in the downtown when he feels existing infrastructure in his district is outdated and in need of modernization.

Kilian asked about how the amount of the annual payment of $327,000 was conceived. He also asked about how the practice of using a disbursement agent was conceived. Groat responded she was not aware of the genesis behind the annual payment figure. Kilian cited a letter from the city's outside legal counsel identifying the 2018 tax bills for mall properties equaled approximately $327,000.

Eckmann explained the figure was intended to assist with operating shortfalls for the first part of 2020. Kilian said he believed there is some confusion the developer payment made to WOZ could be used to pay its property taxes. Eckmann responded the developer payment could be used for operating expenses, but has not been tapped into at this time.

Ryan suggested using the existing facility for other purposes and asked if WOZ had pursued other options for the existing structure. She said she would not support spending city money for its further development.

Rasmussen reiterated the city is unable to forgive property taxes, and explained tax increment financing can be used by the city as a funding mechanism for a variety of development expenses. She said no elements of this negotiation with WOZ were conducted in an illegal manner. She said if no modifications are made to the existing development agreement, the city would ultimately have no return on its investment on the mall property in future years.

Kilian asked Atty. Jacobson if it's an acceptable practice to reimburse property taxes with TIF funds. Jacobson referenced reversed TIF funding as an often-used and acceptable manner of providing support for developers. Kilian also suggested there had been no public analysis of the phase 1 environmental study conducted on the mall property.

Groat said she researched the 2018 tax bill for the mall property and identified $274,000 for the main facility itself, a $53,000 tax bill for the JC Penney property, and no tax bill for the Sears property because the city owned it during that year. Groat also noted those tax bills did not include any assessment for land value because the city had owned the land on which the mall was constructed.

Rasmussen clarified the amendment under consideration is to make the existing agreement even better. Neal reiterated the amendment to the agreement is a grand improvement on behalf of the city. Kilian had asked the committee to go into closed session to consult with legal counsel. Atty. Jacobson said the matter could go into closed session if a majority of the committee acted upon a motion to do so.

Motion by Rasmussen, second by Watson to approve the amendment to the development agreement with Wausau Opportunity Zone (WOZ). Motion passed 4-1, with Kilian the dissenting vote.

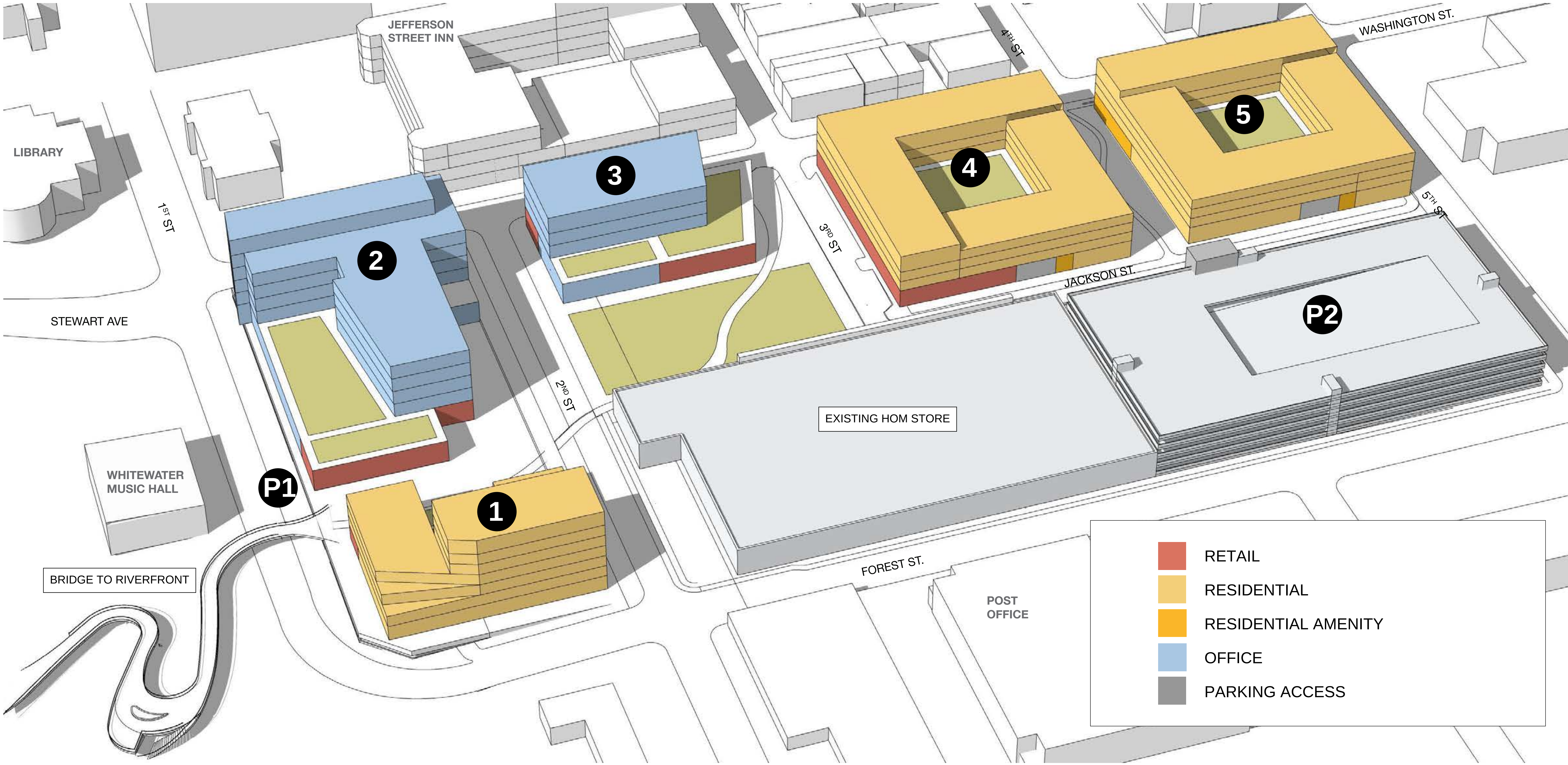
FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action approving Developer Agreement with WOZ, Inc.
Rasmussen noted this item was forwarded from the Economic Development Committee approved 4-1. A number of revisions have been made to the developer agreement originally approved by the Council. The revisions include WOZ paying back a substantial amount of the first $1 million, in the amount of $660,000. It allows the city to stop making payments to them of $327,000 each. She indicated the Mayor has been working with WOZ to provide a better deal for taxpayers.

Groat explained the city had agreed to a TID grant of $327,000 annually beginning in 2020 for a seven year period. This will terminate with just one payment of $327,000 being made, saving the city approximately $1,962,000. The loan was a forgivable loan of $1 million that will be converted to a $660,000 loan that would be paid back interest free in the amount of $110,000 per year beginning approximately July 1, 2022. WOZ would release the option on the Sears parking ramp. The other pertinent part of the agreement is for the city to modify our existing agreement to eliminate its board position. Rosenberg commented this will save the city $2.6 million.

Motion by Herbst, second by Martens to approve the Developer Agreement with WOZ, Inc. as amended. Approved 4-0, (*Ryan did not vote due to a WebEx technical problem*).

EXHIBIT A
RESOLUTION 19-0921 11/24/2020



WOZ TERM SHEET SUMMARY

Changes to the existing development agreement terms:

- Termination of City future TID Grant obligations effective 1/1/2021. (Agreement required city make annual payment of $327,000 plus CPI)

- Effective after road dedication is complete:
  -Reduce the existing loan to WOZ from $1,000,000 to $660,000.
  -Convert the $660,000 forgivable loan to an interest free with annual payment of $110,000 on July 1. (First payment expected to be about July 1, 2022).
  -WOZ releases the option to purchase the Sears Parking Ramp.

- Eliminate the provision that provides that a voting representative of the governing board of Developer(WOZ) is to be appointed by the mayor of the City.

New terms

- City to adopt the redevelopment plan created by Eppstein Uhen Architects (EUA).
- City will provide WOZ with a grant of up to $3.5 million for demolition, site prep, reconstruction and façade restoration.
  - Major components of the project include demolition of mall, sears and penney's anchor stores and restoration of exposed walls for Hom Furniture further detail provided in scope of work.
  - Grant will be disbursed using a disbursing agent with draw requests allowed monthly based upon proof of expenditures and subject to a 10% retainage.
  - Work is expected to start about July 2021 work concluded October 31, 2022.
  - WOZ will provide contractor, subcontractor, project schedule and project cost breakdown.
  - WOZ will hire a soils engineer to serve as a consultant during construction
  - City engineering staff will participate in contractor pre-construction and construction meetings.
  - Developer will provide City with copies of all correspondence and reports provided by soils engineer and all correspondence delivered or received from the Wisconsin Department of Natural Resources.
  - City and Developer will work in cooperation to manage any remediation in the most effective way possible.

- Following demolition, WOZ will dedicate to City approximately 95,000 square feet of land for purposes of extending streets, sidewalk and utilities of 2nd Street, 3rd Street, Jackson Street and Washington Street.
- Following dedication city will commence design and construction of utilities and streets and sidewalks.
- Beginning in 2025 WOZ commits to making an annual payment-in-lieu of taxes equal to the shortfall between the amount of taxes which would have been levied on the property if the value was $7,000,000 and the actual amount of taxes levied on the property.

TO: FINANCE COMMITTEE

FROM: MARYANNE GROAT

DATE: OCTOBER 8, 2020

RE: MALL REDEVELOPMENT UPDATE

Since the last meeting Wausau Opportunity Zone, Inc. has worked to fine tune the project and now proposes financial adjustments that are beneficial to the City.

- Eliminate all future annual payments of $327,000. This reduces the city's obligation by $1,962,000.
- Surrender the option for possession of the Sears Parking Ramp.
- Agree to pay $660,000 of the forgivable loan through six annual payments of $110,000 beginning in 2022.
- Guarantee real estate taxes based upon an assessed value of $7,000,000 beginning 1/1/2024 for the taxes collected in 2025.

Attached are three TID 12 project financial projections along with the cash flow of TID #8.

The first titled, **"**1 Block Developed**,"** represents the financial impact when one block is developed with a value of $10,000,000. This is a conservative estimate as the developer expects the improvements to range from $18-$21 million. As noted above, $7,000,000 is guaranteed regardless of construction. The plan shows that increment from the project along with the TID 7 donations are sufficient to cover the costs. The financial projection includes $4.7million of debt issued with interest only in year one. Over the following three years 78% of the debt or $3,675,000 would be retired and the debt would be paid in full by 2029. Total interest projected at $342,191.

The second titled, "5 Block Build Out," represents the financial impact when all five blocks are redeveloped, each with a value of $10,000,000, over a period of 9 years. Again, this represents a conservative estimate as compared to the developer expectations of $18-21 million per block. In this scenario we are able to retire the associated debt early. This projection presents the tax generating power of the project with $21million of extra increment available versus the $4.6million of extra increment with the 1 block scenario.

Both scenarios take advantage of 3 years (2023-2025) of increment allocated from TID #7. To accomplish this donation/allocation the City would complete the legal steps required to amend the project plan of TID#7 to allow for increment allocation to TID #12. This process includes a

Plan Commission public hearing and approval, Joint Review Board approval and Common Council approval. TID #7 mandated closure is 2026. This allows for early closure in 2025, allocating a fourth year of increment or using the final increment for affordable housing. I recommend the increment allocation amendment because it will reduce the early deficits and allow for accelerated debt retirement which will in turn reduce interest expense costs. Another important point to note is that the project plan amendment provides the authority to allocate increment but doesn't require the City to do so. Annually, the council can evaluate whether the allocation is necessary and terminate the allocation as determined appropriate.

The third financial scenario reflects the full build out without using TID #7 increment. This financial picture presents financial deficits in years 2022-2028. Without the TID #7 increment principal retirement is reduced resulting in a longer amortization of the debt and more than double the interest costs.

I have also enclosed the cash flow of TID #8. This district funded the original $1,000,000 developer loan and the 2020 payment of $327,000. The cash flow shows that the district is capable of managing these costs and the new proposed changes including the elimination of the future annual payments and the loan repayment of $660,000.

MALL REDEVELOPMENT TID 12
1 BLOCK DEVELOPED

		USES OF FUNDS						SOURCES OF FUNDS					
		$4,700,000 Debt Issue							$10,000,000	TID 7		Annual	Accumulated
	Year	Principal	Interest	Total	Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	Project Increment	Increment Donation	Total Sources of Funds	Surplus (Deficit)	Balance (Deficit)
1	2020			-			-				-	-	-
2	2021			-	3,500,000	1,200,000	4,700,000	4,700,000			4,700,000	-	-
3	2022		90,710	90,710			90,710				-	(90,710)	(90,710)
4	2023	1,000,000	90,710	1,090,710			1,090,710			1,270,253	1,270,253	179,543	88,833
5	2024	1,200,000	71,410	1,271,410			1,271,410			1,324,683	1,324,683	53,273	142,106
6	2025	1,475,000	48,250	1,523,250			1,523,250		263,700	1,324,683	1,588,383	65,133	207,239
7	2026	325,000	19,783	344,783			344,783		266,337		266,337	(78,446)	128,793
8	2027	365,000	13,510	378,510			378,510		269,000		269,000	(109,510)	19,283
9	2028	265,000	6,466	271,465			271,465		271,690		271,690	225	19,509
10	2029	70,000	1,352	71,352			71,352		274,407		274,407	203,055	222,564
11	2030						-		277,151		277,151	277,151	499,715
12	2031						-		279,923		279,923	279,923	779,638
13	2032						-		282,722		282,722	282,722	1,062,360
14	2033						-		285,549		285,549	285,549	1,347,910
15	2034						-		288,405		288,405	288,405	1,636,314
16	2035						-		291,289		291,289	291,289	1,927,603
17	2036						-		294,202		294,202	294,202	2,221,805
18	2037						-		297,144		297,144	297,144	2,518,949
19	2038						-		300,115		300,115	300,115	2,819,064
20	2039						-		303,116		303,116	303,116	3,122,180
21	2040						-		306,148		306,148	306,148	3,428,328
22	2041						-		309,209		309,209	309,209	3,737,537
23	2042						-		312,301		312,301	312,301	4,049,838
24	2043						-		315,424		315,424	315,424	4,365,262
25	2044						-		318,578		318,578	318,578	4,683,840
		$4,700,000	$342,191	$5,042,190	$3,500,000	$1,200,000	$9,742,190	$4,700,000	$5,806,411	$3,919,619	$14,426,030	$4,683,840	

MALL REDEVELOPMENT TID 12
5 BLOCK BUILD OUT

		USES OF FUNDS						SOURCES OF FUNDS					
		$4,700,000 Debt Issue							Full	TID 7		Annual	Accumulated
	Year	Principal	Interest	Total	Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	Build Out Increment	Increment Donation	Total Sources of Funds	Surplus (Deficit)	Balance (Deficit)
1	2020			-			-		-		-	-	-
2	2021			-	3,500,000	1,200,000	4,700,000	4,700,000	-		4,700,000	-	-
3	2022		90,710	90,710			90,710		-		-	(90,710)	(90,710)
4	2023	1,000,000	90,710	1,090,710			1,090,710		-	1,270,253	1,270,253	179,543	88,833
5	2024	1,200,000	71,410	1,271,410			1,271,410		-	1,324,683	1,324,683	53,273	142,106
6	2025	1,475,000	48,250	1,523,250			1,523,250		263,700	1,324,683	1,588,383	65,133	207,239
7	2026	425,000	19,783	444,783			444,783		266,337		266,337	(178,446)	28,793
8	2027	475,000	11,580	486,580			486,580		532,700		532,700	46,120	74,913
9	2028	125,000	2,413	271,465			271,465		538,027		538,027	266,562	341,476
10	2029	DEBT RETIRES EARLY					-		807,108		807,108	807,108	1,148,583
11	2030						-		815,179		815,179	815,179	1,963,762
12	2031						-		1,087,031		1,087,031	1,087,031	3,050,793
13	2032						-		1,097,901		1,097,901	1,097,901	4,148,693
14	2033						-		1,372,580		1,372,580	1,372,580	5,521,273
15	2034						-		1,386,306		1,386,306	1,386,306	6,907,579
16	2035						-		1,400,169		1,400,169	1,400,169	8,307,748
17	2036			-			-		1,414,170		1,414,170	1,414,170	9,721,918
18	2037						-		1,428,312		1,428,312	1,428,312	11,150,230
19	2038						-		1,442,595		1,442,595	1,442,595	12,592,825
20	2039						-		1,457,021		1,457,021	1,457,021	14,049,846
21	2040						-		1,471,591		1,471,591	1,471,591	15,521,438
22	2041						-		1,486,307		1,486,307	1,486,307	17,007,745
23	2042						-		1,501,170		1,501,170	1,501,170	18,508,915
24	2043						-		1,516,182		1,516,182	1,516,182	20,025,097
25	2044						-		1,531,344		1,531,344	1,531,344	21,556,441
		$4,700,000	$334,856	$5,178,908	$3,500,000	$1,200,000	$9,878,908	$4,700,000	$22,815,730	$3,919,619	$31,435,349	$21,556,441	

5 BLOCK INCREMENT DETAIL

	Year	$10,000,000 Block 4 Increment	$10,000,000 Block 3 Increment	$10,000,000 Block 2 Increment	$10,000,000 Block 1 Increment	$10,000,000 Block 5 Increment	Total
1	2020						-
2	2021						-
3	2022						-
4	2023						-
5	2024						-
6	2025	263,700					263,700
7	2026	266,337					266,337
8	2027	269,000	263,700				532,700
9	2028	271,690	266,337				538,027
10	2029	274,407	269,000	263,700			807,108
11	2030	277,151	271,690	266,337			815,179
12	2031	279,923	274,407	269,000	263,700		1,087,031
13	2032	282,722	277,151	271,690	266,337		1,097,901
14	2033	285,549	279,923	274,407	269,000	263,700	1,372,580
15	2034	288,405	282,722	277,151	271,690	266,337	1,386,306
16	2035	291,289	285,549	279,923	274,407	269,000	1,400,169
17	2036	294,202	288,405	282,722	277,151	271,690	1,414,170
18	2037	297,144	291,289	285,549	279,923	274,407	1,428,312
19	2038	300,115	294,202	288,405	282,722	277,151	1,442,595
20	2039	303,116	297,144	291,289	285,549	279,923	1,457,021
21	2040	306,148	300,115	294,202	288,405	282,722	1,471,591
22	2041	309,209	303,116	297,144	291,289	285,549	1,486,307
23	2042	312,301	306,148	300,115	294,202	288,405	1,501,170
24	2043	315,424	309,209	303,116	297,144	291,289	1,516,182
25	2044	318,578	312,301	306,148	300,115	294,202	1,531,344
		$5,806,411	$5,172,409	$4,550,899	$3,941,635	$3,344,376	$22,815,730

MALL REDEVELOPMENT TID 12
5 BLOCK BUILD OUT - NO TID 7 DONATION

		USES OF FUNDS						SOURCES OF FUNDS					
		$4,700,000 Debt Issue											
	Year	Principal	Interest	Total	Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	Full Build Out Increment	TID 7 Increment Donation	Total Sources of Funds	Annual Surplus (Deficit)	Accumulated Balance (Deficit)
1	2020			-			-		-		-	-	-
2	2021			-	3,500,000	1,200,000	4,700,000	4,700,000	-		4,700,000	-	-
3	2022		90,710	90,710			90,710		-		-	(90,710)	(90,710)
4	2023	200,000	90,710	290,710			290,710		-	-	-	(290,710)	(381,420)
5	2024	200,000	86,850	286,850			286,850		-	-	-	(286,850)	(668,270)
6	2025	200,000	82,990	282,990			282,990		263,700	-	263,700	(19,290)	(687,560)
7	2026	200,000	79,130	279,130			279,130		266,337		266,337	(12,793)	(700,353)
8	2027	200,000	75,270	275,270			275,270		532,700		532,700	257,430	(442,923)
9	2028	200,000	71,410	271,410			271,410		538,027		538,027	266,617	(176,305)
10	2029	500,000	67,550	567,550			567,550		807,108		807,108	239,558	63,252
11	2030	800,000	57,900	857,900			857,900		815,179		815,179	(42,721)	20,531
12	2031	1,000,000	42,460	1,042,460			1,042,460		1,087,031		1,087,031	44,571	65,102
13	2032	1,200,000	23,160	1,223,160			1,223,160		1,097,901		1,097,901	(125,259)	(60,158)
14	2033			-			-		1,372,580		1,372,580	1,372,580	1,312,422
15	2034			-			-		1,386,306		1,386,306	1,386,306	2,698,728
16	2035			-			-		1,400,169		1,400,169	1,400,169	4,098,897
17	2036			-			-		1,414,170		1,414,170	1,414,170	5,513,067
18	2037			-			-		1,428,312		1,428,312	1,428,312	6,941,379
19	2038			-			-		1,442,595		1,442,595	1,442,595	8,383,974
20	2039			-			-		1,457,021		1,457,021	1,457,021	9,840,995
21	2040			-			-		1,471,591		1,471,591	1,471,591	11,312,587
22	2041			-			-		1,486,307		1,486,307	1,486,307	12,798,894
23	2042			-			-		1,501,170		1,501,170	1,501,170	14,300,064
24	2043			-			-		1,516,182		1,516,182	1,516,182	15,816,246
25	2044			-			-		1,531,344		1,531,344	1,531,344	17,347,590
		$4,700,000	$768,140	$5,468,140	$3,500,000	$1,200,000	$10,168,140	$4,700,000	$22,815,730	$0	$27,515,730	$17,347,590	

TAX INCREMENTAL DISTRICT NUMBER EIGHT

CASH FLOW PROJECTIONS

		USES OF FUNDS					SOURCES OF FUNDS				
	Year	Annual Projected Debt Service	Administrative, Organization & Discretionary Costs	Developer Payments	CVS Tax Claim	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
ACTUAL											
1	2012		$7,801							($7,801)	($7,801)
2	2013		10,390			7,681				(18,071)	(25,872)
3	2014	372	5,717			235,993	190,000	183,660		131,578	105,706
4	2015	8,957	21,155			76,326	1,020,000	199,366	140,328	1,253,256	1,358,962
5	2016	118,441	96,623	275,000	42,835	1,819,722	755,000	231,968	194,502	(1,171,151)	187,811
6	2017	154,714	19,576	57,500		25,496		198,481	111,771	52,966	240,777
7	2018	159,542	9,813	-		124,821		195,888	113,098	14,810	255,587
8	2019	350,378	32,270	45,866		1,356,174	2,767,210	211,877	257,077	1,451,476	1,707,063
ESTIMATED											
9	2020	697,209	50,150	1,559,916		1,055,940	910,000	1,166,963	239,784	(1,046,468)	660,595
10	2021	750,874	15,000	540,000				255,550	233,590	(816,734)	(156,139)
11	2022	755,654	6,000	225,000				263,808	517,590	(205,256)	(361,395)
12	2023	740,388	6,000	279,000				263,808	725,590	(35,990)	(397,385)
13	2024	753,224	6,000	223,058				263,808	933,590	215,116	(182,269)
14	2025	742,510	6,000	139,600				263,808	933,590	309,288	127,019
15	2026	463,425	6,000	139,600				263,808	933,590	588,373	715,392
16	2027	459,475	6,000	69,600				257,909	933,590	656,424	1,371,816
17	2028	455,425	6,000	145,600				249,651	933,590	576,216	1,948,032
18	2029	451,163	6,000	72,000				249,651	933,590	654,078	2,602,110
19	2030	149,688	6,000					249,651	933,590	1,027,553	3,629,663
20	2031	52,113	6,000					524,651	933,590	1,400,128	5,029,791
21	2032	40,650						249,651	933,590	1,142,591	6,172,382
	TOTAL	$7,304,202	$328,495	$3,771,740	$42,835	$4,702,153	$5,642,210	$5,743,957	$10,935,640		

TID 8 DEVELOPER PAYOUT

			Paid		Projected								
		Authorized	12/31/2020	2021 Budget	2022	2023	2024	2025	2026	2027	2028	2029	Total
Lokre Development	G	1,700,000		450,000		104,000	249,600	249,600	249,600	179,600	145,600	72,000	1,700,000
1401 Elm Street LLC	G	601,520	-	45,000	240,000	240,000	76,520	-	-	-	-	-	601,520
Nidus Holding Co	G	50,000	-	-	50,000	-	-	-	-	-	-	-	50,000
Nidus Holding Co	L	190,000	190,000	-	-	-	-	-	-	-	-	-	190,000
Wausau Opportunity Zone, Inc.	L	1,000,000	1,000,000	-	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)	-	-	340,000
Wausau Opportunity Zone, Inc.	G	2,289,000	327,000	-	-	-	-	-	-	-	-	-	327,000
TFB MI -LLC	L	275,000	275,000	-	-	-	-	-	-	-	-	-	275,000
TFB MI - LLC	G	287,500	146,282	45,000	45,000	45,000	6,938	-	-	-	-	-	288,220
Total		$ 6,393,020	$ 1,938,282	$ 540,000	$ 225,000	$ 279,000	$ 223,058	$ 139,600	$ 139,600	$ 69,600	$ 145,600	$ 72,000	$ 3,771,740

G = Grant
L = Loan

TID 8 INCREMENT PROJECTION

	Hotel	Elm Street	Car Wash	Residential Phase 1	Residential Phase 2	Current Increment	Total
	1,000,000	10,000,000	850,000	8,000,000	8,000,000		
2021						233,590	233,590
2022	24,000	240,000	20,000			233,590	517,590
2023	24,000	240,000	20,000	208,000		233,590	725,590
2024	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2025	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2026	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2027	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2028	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2029	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2030	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2031	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2032	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2033	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2034	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2035	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2036	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2037	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2038	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2039	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2040	24,000	240,000	20,000	208,000	208,000	233,590	933,590

Wausau Opportunity Zone, Inc.
Wausau Chamber Foundation

Addtl Info for agreement amendment

Scope of Work

Draft
October 6, 2020

Demolition and Reconstruction
Wausau Center Mall Site
Approved Uses for the 3.5M City Grant

1) Pre-Demolition inspection and testing of the interiors of the Sears, Mall Center Area and JCPenney's Building by a licensed Environmental Testing Company.
2) Cost for an Environmental Engineering Firm to perform a "soil management plan" to review uncovered soils in the demolition areas and make recommendations as to any necessary remediation.
   Note: Soil removals, or other remediation actions will be paid for by the City, pursuant to the Purchase and Development Agreement between the City and WOZ, Inc. dated January 17, 2020.
3) Removal and proper disposal of interior items identified in the environmental review, such as light bulbs, thermostats, ceiling tile, floor tile, adhesives, asbestos products, lead paint, freon and other restricted waste.
4) Permits and DNR inspections necessary to perform the work, plus any closing documentation that may be required.
5) Demolition of the Sears Building and Mall Center area consisting of approximately 285,000 s.f. (Phase I)
6) Restoration and fencing of the developable areas, (i.e., Blocks 3, 4 and 5 of the development plan) to safely secure the site and make it aesthetically attractive.
7) Reconstruction of approximately 440 ft. of the HOM Furniture Store's, north and west elevations. Such reconstruction will include: footings and foundations, new entries, storefront openings and insulated walls with architectural materials to meet the aesthetic requirements for the long-term beautification of our downtown. There will be an architectural and engineering costs associated with this work.
8) Reconstruction and landscaping of the pedestrian walkway, connecting the new entry to the Sears ramp, on the north, to Fourth Street and the 400 Block.
   Note: Improvement to the north elevation of the ramp will be made by the City.

9) Demolition of the JCPenney's building (except the parking structure), which consists of approximately 89,0000 s.f. Phase II

10) Reconstruction of the deck area of the JCPenney's ramp that transitions to the future Spiral Pedestrian Walkway that connects to the South Riverfront. Approximately 70' x 200'.

11) Reconstruction of the building area needed for the "Public Market Area".

    Note: Improvements to the parking stairwell on the east elevation will be performed by the City.

12) Reconstruction of the "Green Forum" area between the JCPenney's building and the new 3rd Street.

13) The above scope of work will be bid out to qualified subcontractors. Those bids will be reviewed by Wausau Opportunity Zone, Inc. and the Public Works Department and a qualified contractor will collectively be chosen.

    Wausau Opportunity Zone, Inc. will hold the contract on behalf of Wausau Chamber Foundation.

    The Wausau Chamber Foundation will submit invoices for work performed to the Department of Public Works for their approval. Approved draw requests will then be paid by the City to the Wausau Chamber Foundation. They, in turn, will pay Wausau Opportunity Zone, Inc. who will make appropriate payments to the subcontractors, less a 10% retainage.

    Upon completion of the work, the City and Foundation will release payment for retainage amounts upon the receipt of final lien waivers.

14) The project will have customary general conditions and project management costs estimated to be approximately 4% of the project cost and a contingency for reconstruction and demolition of 5%.

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

JOINT RESOLUTION OF THE ECONCOMIC DEVELOPMENT AND FINANCE COMMITTEES AND PLAN COMMISSION

Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve

Committee Action:	ED: Approved 4-1 Fin: Approved 4-1 Plan: Approved 6-0
Fiscal Impact:	Revenue Sharing Projected at $3,919,619
File Number:	97-0404
Date Introduced:	November 24, 2020

FISCAL IMPACT SUMMARY			
COSTS	*Budget Neutral*	Yes☐ No☒	
	Included in Budget:	Yes☐ No☒	*Budget Source No new spending authorized*
	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* ☐		

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on January 11, 2006 as a mixed use district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statues Section 66.1105(6)(f); and,

WHEREAS, the amendment will not change Tax Increment District Seven boundaries; and

WHEREAS, improvements of the Tax Increment District Seven has and is likely to significantly enhance all the other real property's value; and

WHEREAS, the project plan is feasible and in conformity with the City's master plan; and

WHEREAS, the percentage of the territory within the TID devoted to retail business at the end of the expenditure period is expected to be less than 35%; and

WHEREAS, the recipient district, Tax Increment District Number Twelve is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats.; and

WHEREAS, donor Tax Increment District Seven and recipient Tax Increment District Twelve have the same overlying taxing jurisdictions;

WHEREAS, the donor District Seven plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient Tax Increment District Twelve; and

WHEREAS, that it is expected that donor District Seven will allocate $3,919,619 of increment to recipient District Twelve; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 17, 2020 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District;

WHEREAS, Project Plan Amendment Three is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the Tax Incremental District No. 7, City of Wausau", remain unchanged as specified in the project plan amendment 3.

2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.

3. The Common Council finds and declares that:

   Improvements within Tax Increment District Seven have and are likely to significantly enhance all the other real property's value;

   The Project Plan is feasible and in conformity with the master plan of the City;

   There are no additional improvements as a result of this amendment and project costs will not change as a result of this amendment;

   That at least 50% of the area of the real property within the district is suitable for mixed use development pursuant to Wis. Stats. Sec. 66.1105(2)(cm).

The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b);

The recipient district, Tax Increment District Number 12 is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats;

The donor District 7 and the recipient district 12 have the same overlying taxing jurisdictions;

The donor District 7 plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient District 12; and

It is expected that donor District 7 will allocate $3,919,619 of increment to recipient District 12; and

BE IT FURTHER RESOLVED THAT Project Plan Amendment Three of Tax Incremental District Number Seven of the City of Wausau is approved and adopted,

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

BE IT FURTHER RESOLVED THAT the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Amendment Three to Tax Incremental District Number Seven.

Approved:

____
Katie Rosenberg, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Wednesday, November 4, 2020 at 5:15 p.m., Council Chambers

Committee Members Present: Tom Neal (c), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Katie Rosenberg, Sean Fitzgerald, Deb Ryan, Patrick Peckham, Lou Larson, Dave Eckmann, Michael Loy, Mary Thao, Gary Gisselman, Chris Norfleet and Patti Kaiser.

Agenda Item #3 Discussion and possible action approving the project plan amendment 3 of Tax Incremental District #7 to serve as a donor district to Tax Incremental District #12.

Groat explained the tax increment finance district donor proposal as outlined in the packet. She said the measure is a financial strategy to reduce debt and reduce interest payments on city debt. Groat said the first year of exercising the option to use any additional increment would be in 2023 to assist with the budget allocation in that year.

Rasmussen clarified this process of approving a project plan amendment helps to mitigate taxpayer risk. She said it reserves the council's right in future years to have additional financing options.

Kilian asked the committee if they knew of any vote ever presented to the TIF joint review board that had not been rubber stamped. Rasmussen said the financial professionals who work for the county, schools and technical college district are thoughtful in their deliberations and would not necessarily provide the city with a rubber stamp.

McElhaney asked about how the funding process will be structured in the first two years before the donor TIF becomes available. Groat explained sources and uses of funds for 2021 would be $3.5 million in developer payments and $1.2 million in street and infrastructure costs all funded by borrowing. She said debt service payments made from the incremental tax revenues between 2023 and 2025 would cover about 80 percent of the debt, and the full debt would ultimately be retired by 2028.

Larson indicated the city debt has increased and asked how the city is able to take care of its roads when it has so much debt. Groat explained additional tax increment from TID #6 and TID #7 had been used to update various city infrastructure, citing Thomas Street, First Avenue, Cedar Street and the medical campus.

Kilian asked for the relationship between net new construction and levy limits in Wisconsin. Groat explained the process outlined in state statutes for calculating levy limits. Kilian then asked if the city could be at risk for having to raise taxes if it experiences large increases in net new construction over time. Groat answered that it wouldn't be likely to need to raise taxes because there is a 2 percent cap in place through state statute to not penalize municipalities for excessive growth in net new construction.

Motion by Rasmussen, second by Watson to approve the project plan amendment 3 of Tax Incremental District #7 to serve as the donor to TID #12. Motion passed 4-1, with Kilian the dissenting vote.

FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action approving Project Plan Amendment 3 of Tax Increment District #7 to serve as a donor district to Tax Increment District #12
Groat stated this is scheduled to go to Plan Commission on November 17th; the Joint Review Board will convene the same day; and it will proceed to Common Council on November 24th along with the developer agreement discussions.

Groat explained the state law allows for a tax increment district that has extra increment to donate that revenue stream to another TID. This project plan amendment is to TID #7 and based on the current cash flow projections it would generate approximately $5.3 million of excess increment over the rest of its life. She indicated the plan was to use about $3.9 million to allocate to TID #12 to help fund the demolition and road costs. She stated the benefit of doing this is there is a known revenue stream that is very dependable and will be able to retire the related debt very quickly reducing interest expense as well as reducing risk for the community overall. The donation of increment would not happen until 2022 or 2023.

Groat pointed out if they choose to do this it would have to be done before the expenditure period of TID #7 ends, which is January 2021. Once Council and the Joint Review Board approves the donation of the increment, it doesn't mean the city has to do it, rather it is available for use and the decision would be made annually as part of the budget process. She further pointed out if they forgo this decision today and then find increment is needed in that district to help with the mall project, it would be too late if they waited a year. She clarified this is an authorizing resolution to allow the opportunity to do it, but does not require them to do it.

Motion by Herbst, second by Watson to approve Project Plan Amendment 3 of TID #7 as a donor district to TID #12. Motion carried 4-1. (*Ryan was the dissenting vote*.)

Time and Date:	The Plan Commission met on Tuesday, November 17, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Andrew Brueggeman (arrived at 5:08 p.m.), Mic'Kayla Ross
Others Present:	Brad Lenz, Brad Sippel, Melissa Engen, Maryanne Groat, Gary Freels, Chuck Ghidorzi, Jim Tipple

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Rosenberg introduced the new member, Mic'Kayla Ross, to the committee.

Approve the minutes of the October 28, 2020 meeting.

Peckham motioned to approve the minutes of the October 28, 2020 meeting. Neal seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Approve the Project Plan Amendment Three of Tax Incremental Financing District Number 7.

Groat said the process for tax incremental districts are dictated by the State of Wisconsin and notices were properly published. The Joint Review Board met earlier in the day. The state law allows municipalities to donate from one district to another district that need financial support. The amendment for the district needs to be done before the expenditure period of that district ends. The expenditure period for tax incremental district 7 ends in January 2021, but the period could be extended to allocate funds to district 12 until the district is terminated in 2026. Groat said that they are asking for three years of increment that would total $4 million. The district would still close one year yearly. If there isn't the need for this, it can be closed earlier. The project plan numbers are based on the current values. District 7 was created for the Stewart Avenue improvements and notable private investments include Menards, Kwik Trip, ENT, and Surgical Associates.

Gary Freels, 2025 Dubay Drive, said that he is the president of the Judd S. Alexander Foundation. The foundation has done many things for the community including donating $1.5 million for the Jefferson Street Inn in 2003, encouraging the city to get rid of blighted property on 3rd Street in 2004, $2.6 million for riverfront property acquisition, and in 2018 a $600,000 note that was waived with the projects that Blenker completed.

Brueggeman joined the meeting at approximately 5:08 p.m.

Freels said that when the mall was constructed it was spectacular. There isn't a useful purpose for it now and it is a shame. The YMCA is a north anchor. A $1 million note will be available for this project, if it is needed. The note will be a five year note with a 0% interest rate. The foundations are here to benefit the city. It is an expensive project, but there will be a tremendous return with it for the city.

Chuck Ghidorzi said that he cannot say enough for the foundations and the benefits for the community. This is an exciting time for the community and this is a strategic plan for economic growth. Ghidorzi said that he is confident that everyone can work together to get this done. There are the financial resources to create the vision. This is one positive step to become the best small city in America.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on approving the Project Plan Amendment Three of Tax Increment Financing District Number 7.

Peckham motioned to approve the project plan amendment three of tax increment financing district number 7. Lindman seconded.

Peckham said that he liked the wording and the presentation of the plan. It allows for the allocation of funds without requiring it. Brueggeman agreed with Peckham.

The motion carried unanimously 6-0 by a roll call vote. This item will go to Common Council on November 24, 2020.

Next meeting date and future agenda items for consideration.

The next meetings are scheduled for December 1, 2020 and December 15, 2020.

Planning news and education.

Sippel said that this is a very interesting article about senior housing and mental health.

Adjournment.

Brueggeman motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 4:30 p.m. on December 1, 2020.

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

November 18, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Seven, Amendment #3

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #3 of Tax Incremental District Number Seven ("TID 7"), pursuant to Wis. Stats. §66.1105(4)(h)1. The public hearing was held on November 17, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #3 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h) 1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended by authorizing, but not requiring, TID 7 to share surplus increment with Tax Increment District Number Twelve ("TID 12") under the provisions of Wis. Stats. §66.1105(6)(f), to provide the resources to meet the financial challenges for redeveloping the eight block Wausau Center Mall site.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on November 24, 2020, recommended approval of Plan Amendment #3 of TID 7. Such approval requires the same findings as provided in par. (g). Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4) and (6)(f), Wisconsin Statutes, and that §66.1105(6)(f)3. does not prohibit the City from adopting this allocation amendment at this time but would rather prohibit the City on an ongoing basis from allocating increment from TID 7 to TID 12 in any year in which TID 7 does not have revenues in excess of its own current-year obligations. This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU

Anne L. Jacobson
City Attorney

CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #3

Economic Development Committee: November 4, 2020

Finance Committee: November 10, 2020

Joint Review Board - Initial Meeting: November 17, 2020

Plan Commission: November 17, 2020

Common Council: November 24, 2020

Joint Review Board: TBD, 2020

PLAN DRAFT DATE:

10/28/2020

Table of Contents

TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

Tax Increment District No. 7 was created January 11, 2006 as a "Mixed Use" Tax Increment District to promote industry, job creation and tax base enhancements. The original project plan listed the following objectives:

- Promote retention, expansion, and attraction through the development of a commercial corridor, thereby facilitating the creation of new jobs and increased tax base.
- Provide appropriate financial incentives to encourage business attraction and expansion.

The project plan provided for infrastructure improvements necessary to support development of the district.

AMENDMENTS

The first amendment authorized spending within the 1/2mile boundary to create two roadways immediately outside the boundaries. Major components of the amendment facilitated:

- Developer incentives to offset challenges caused by the DOT Interchange expansion project;
- Construction of Menards, Kwik Trip and ENT & Allergy Associates and Surgical Associates;
- Stewart Avenue improvements;
- Parking Improvements.

The second amendment authorized the addition and removal of district parcels to facilitate parcel combinations requested by property owners and developers. It also removed parcels that would remain tax exempt such as the new fire station parcel. In addition the plan authorized additional spending including:

- Street improvements of $1,100,000 including improvements within the ½ mile boundaries.
- Parking improvements $100,000
- Correction of streetscape improvements of $250,000. The 1st amendment should have identified the streetscape improvements on Highway 52 Parkway rather than on Stewart Avenue.

The district expenditure period ends on January 10, 2021

PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to allow Tax Increment District Number Seven to share surplus increment with Tax Increment District Number Twelve under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

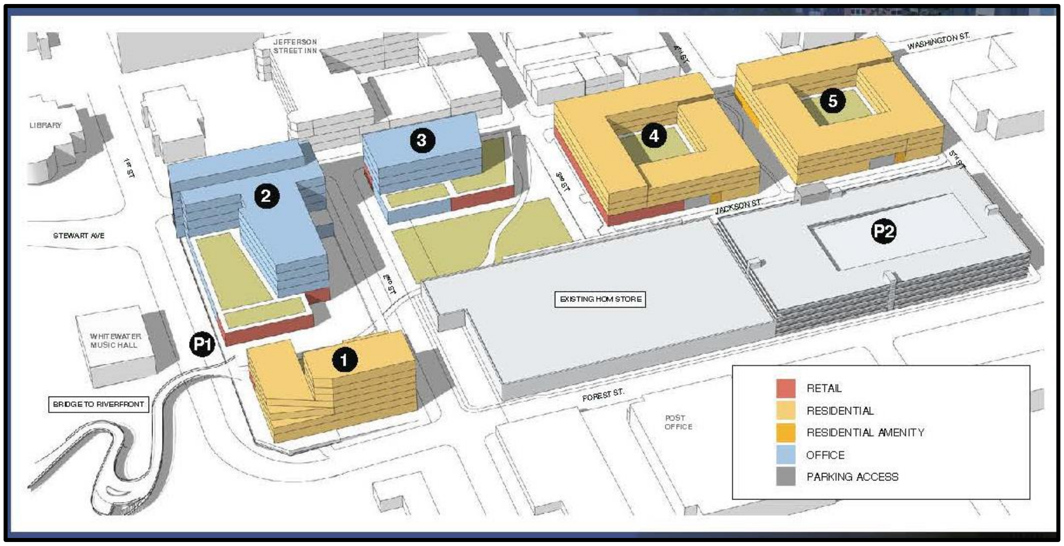
EXPECTED TERMINATION

Based upon current law, Tax Increment District Seven expenditure period ends in 2021 with the mandated termination required in 2026. The cash flow currently projects closure in 2023. Based upon the economic feasibility review the district will generate approximately $5,244,000 of excess increment through the mandated maturity date. The donation of increment to Tax Increment District Number 12 would extend the life beyond 2023 to capture additional increment delaying the district closure to 2025.

ECONOMIC DEVELOPMENT

Authorizing the sharing of increment with Tax Increment District 12 will provide resources to meet the financial challenges for redeveloping the eight block Wausau Center Mall site. The redevelopment proposal is to raze the mall, and the two vacant anchor stores. The City will extend streets, sidewalks and utilities to 2nd Street, 3rd Street, Jackson Street and Washington Streets. The street grid would be restored and the city blocks would be cleared and prepared so they are "construction ready". The city's two parking ramps and Hom Furniture would remain. Restoration work on Hom Furniture will be performed on shared walls exposed when the demolition is complete. The demolition, façade restoration and site prep are expected to cost $3.5 million. Street and utility work is expected to cost $1.2 million. The City would enter into a developer agreement with Wausau Opportunity Zone, Inc. to provide a grant for the demolition, site prep and façade restoration.

The demolition and restoration work will take place in 2021 and 2022. Without the shared increment the project will generate deficits that will be difficult for the City to manage. The donated increment will support the district until redevelopment and private investment occurs. The application of the donor district's surplus increment, contributes to the overall economic development of the city which benefits all overlapping taxing jurisdictions.



SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in this project plan amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That "but for" amendment of the Tax Increment District Seven (the donor district) Project Plan, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
    - Current tax increment collections for the recipient district 12 are and will be insufficient to pay for the project costs related to the demolition of the Wausau Center and anchor stores and the construction of streets and utilities within the site.
    - That without allocated increment the accumulated TID 12 deficits during the redevelopment period would be unmanageable and unaffordable for the City.
    - Given the lack of increment during the site preparation period and the inability to manage the deficits, the City contends that "but for the revenue sharing" the redevelopment of the mall will not occur within the time frame and in the manner proposed.
    - All taxing jurisdictions will ultimately share in the benefit of the redevelopment project and the increased tax base that will come when new development occurs so it is appropriate for all taxing jurisdictions to continue to share in the costs of implementation.
2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**.

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, Tax Increment District Seven will generate more than sufficient increment to pay its remaining annual debt service and accumulated deficits. On this basis alone the finding is supported.
- Approval of increment sharing with the recipient District 12 is necessary to enable the City to redevelop the functionally obsolete Wausau Center Mall and thus realize the economic benefits outlined in the recipient district project plan.

3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**.

   Since it is likely that the recipient district will not achieve the objectives of it Project Plan without the ability to share in the surplus increments of the Donor District (Finding #1) and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (Finding #2) it is reasonable to conclude that the overall additional benefits of the district's objectives and benefits outweigh the anticipated tax increment to be paid by owners of the property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would be no increase in property values without the Mall redevelopment. The dramatic real estate value declines of 64% also support this finding.

			2020	2015	2010
			Assessed Value	Assessed Value	Assessed Value
Mall	301 Washington St	29129073620260	6,923,700	$10,000,000	$21,719,500
Sears	411 Washington St	29129073620270*	2,056,700	$4,000,000	$5,891,100
JC Penneys	101 Washington St	29129073620280	2,056,700	$2,000,000	$6,389,900
Younkers	300 Forest St	29129073620250	3,958,300	$5,025,800	$7,088,700
TOTAL			14,995,400	$21,025,800	$41,089,200

4. **The project costs will not changes as a result of this amendment and no additional improvements in TID 7 will be added as a result of the amendment.**
5. **The amount of retail businesses within Tax Increment District Seven will not change as a result of this amendment.**
6. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**
7. **Based upon the findings as stated above, and the original findings as stated in the creation resolution and in subsequent resolutions amending the district, the district remains a mixed use district based on the identification and classification of the property included within the district.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District 12. No other additional project costs are involved and the statement of kind, number and location of proposed public works and other projects documented in the original and amended project plan remain in effect.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. There are no proposed changes to the master plan, map, building codes or other city ordinances for the implementation of this project plan.

MAP SHOWING EXISTING USES AND CONDITIONS

There will be no change to district boundaries or any changes to existing uses and conditions within the district as a result of this amendment. A copy of this map can be found in the original or amendment plan documents.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

No additional territory will be added to the District and as a result no equalized value test is required.

ECONOMIC FEASIBILITY STUDY

This project plan amendment allows TID 7, the donor district, to allocate positive tax increments to Tax Increment District 12, the recipient district pursuant to Wisconsin State Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The donor district and the recipient district have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- That the recipient district must be a classified as a blight or rehabilitation/conservation district.
- The donor district is able to demonstrate that it has sufficient revenues to pay current year debt service and project costs and surplus increments remain that can be allocated to pay project costs of the recipient district.

The donor and recipient districts meet the criteria established above and the cash flow exhibit shows that the district will generate $5,244,000 of excess increment.

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS DUE TO DONOR AMENDMENT

2019

	2019 Statement of Taxes	Percentage
County	$ 12,839,765	17.91%
Technical College	3,450,560	4.81%
City	26,096,694	36.39%
School District	27,786,021	40.89%
TOTAL	$ 70,173,040	

	County	Technical College	City	School	Total	
2023	227,502	61,099	462,245	519,406	1,270,253	
2024	237,251	63,717	482,052	541,663	1,324,683	
2025	237,251	63,717	482,052	541,663	1,324,683	Expected Termination
2026	237,251	63,717	482,052	541,663	1,324,683	
	939,254	252,251	1,908,401	2,144,395	5,244,302	

CASH FLOW TAX INCREMENT DISTRICT SEVEN DONOR DISTRICT

TID 7
CASH FLOW PROJECTION

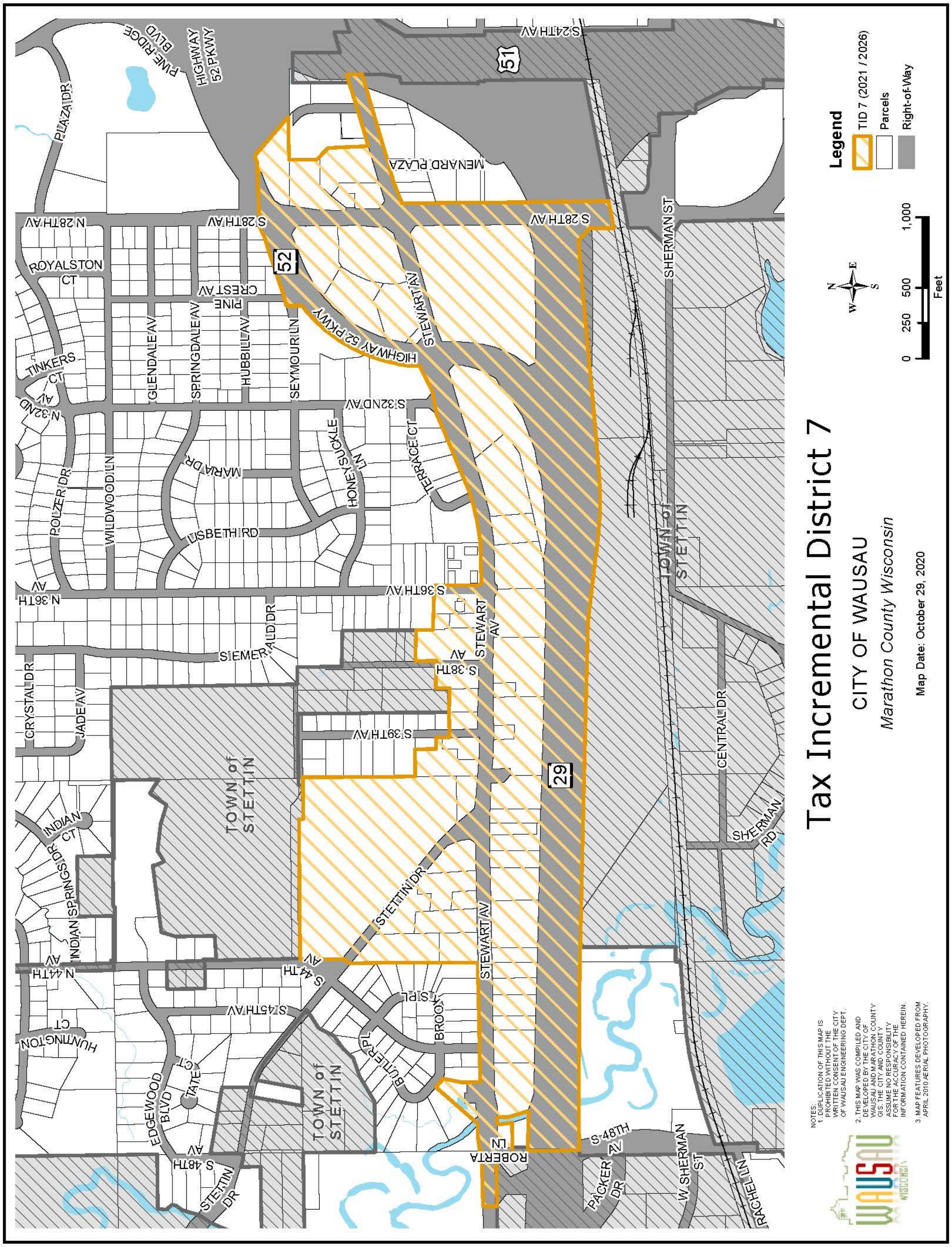
	USES OF FUNDS					SOURCES OF FUNDS				
Year	Existing Annual Debt Service	Proposed Debt Issue	Administrative, Organization, & Discretionary Costs	Developer Incentives	Other Project Costs	Other Income	Tax Increment	Revenue Share with TID #12	Annual Surplus (Deficit)	Cumulative Balance
14 2019	$130,545		$5,051	$435,942		$19,796	$774,874		$223,132	($1,468,947)
ESTIMATED										
15 2020	$51,350		$8,150	$260,884	$1,190,000	$26,267	$1,024,683		($459,434)	($1,928,381)
16 2021	$67,450		$8,150	$264,116		$32,737	$1,045,000		$738,021	($1,190,360)
17 2022	$41,600		$4,150			$32,737	$1,160,806		$1,147,793	($42,567)
18 2023	$40,600		$4,000			$32,737	$1,324,683	$1,270,253	$42,567	$0
19 2024							$1,324,683	$1,324,683	$0	$0
20 2025							$1,324,683	$1,324,683	$0	$0
21 2026							$1,324,683		$1,324,683	$1,324,683
TOTAL	$331,545	$0	$29,501	$960,942	$1,190,000	$144,274	$9,304,095	$3,919,619		

CASHFLOW TAX INCREMENT DISTRICT TWELVE RECIPIENT

MALL REDEVELOPMENT TID 12
1 BLOCK DEVELOPED

	USES OF FUNDS						SOURCES OF FUNDS					
	$4,700,000 Debt Issue							$10,000,000	TID 7		Annual	Accumulated
Year	Principal	Interest	Total	Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	Project Increment	Increment Donation	Total Sources of Funds	Surplus (Deficit)	Balance (Deficit)
2020			-			-				-	-	-
2021			-	3,500,000	1,200,000	4,700,000	4,700,000			4,700,000	-	-
2022		90,710	90,710			90,710				-	(90,710)	(90,710)
2023	1,000,000	90,710	1,090,710			1,090,710			1,270,253	1,270,253	179,543	88,833
2024	1,200,000	71,410	1,271,410			1,271,410			1,324,683	1,324,683	53,273	142,106
2025	1,475,000	48,250	1,523,250			1,523,250		263,700	1,324,683	1,588,383	65,133	207,239
2026	325,000	19,783	344,783			344,783		266,337		266,337	(78,446)	128,793
2027	365,000	13,510	378,510			378,510		269,000		269,000	(109,510)	19,283
2028	265,000	6,466	271,465			271,465		271,690		271,690	225	19,509
2029	70,000	1,352	71,352			71,352		274,407		274,407	203,055	222,564

MAP OF DISTRICT



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

JOINT RESOLUTION OF THE ECONCOMIC DEVELOPMENT COMMITTEE AND PLAN COMMISSION			
Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve			
Committee Action:	Econ Dev: Approved Finance: Approved Plan Commission: Approved		
Fiscal Impact:	Revenue Sharing Projected at $3,919,619		
File Number:	97-0404	**Date Introduced:**	November 24, 2020

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* ☐		

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on January 11, 2006 as a mixed use district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statues Section 66.1105(6)(f); and,

WHEREAS, the amendment will not change Tax Increment District Seven boundaries; and

WHEREAS, improvements of the Tax Increment District Seven has and is likely to significantly enhance all the other real property's value; and

WHEREAS, the project plan is feasible and in conformity with the City's master plan; and

WHEREAS, the percentage of the territory within the TID devoted to retail business at the end of the expenditure period is expected to be less than 35%; and

1

WHEREAS, the recipient district, Tax Increment District Number Twelve is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats.; and

WHEREAS, donor Tax Increment District Seven and recipient Tax Increment District Twelve have the same overlying taxing jurisdictions;

WHEREAS, the donor District Seven plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient Tax Increment District Twelve; and

WHEREAS, that it is expected that donor District Seven will allocate $3,919,619 of increment to recipient District Twelve; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 17, 2020 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan for the District;

WHEREAS, Project Plan Amendment Three is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the Tax Incremental District No. 7, City of Wausau", remain unchanged as specified in the project plan amendment 3.

2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.

3. The Common Council finds and declares that:

   Improvements within Tax Increment District Seven have and are likely to significantly enhance all the other real property's value;

   The Project Plan is feasible and in conformity with the master plan of the City;

   There are no additional improvements as a result of this amendment and project costs will not change as a result of this amendment;

   The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b);

   The recipient district, Tax Increment District Number 12 is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats;

The donor District 7 and the recipient district 12 have the same overlying taxing jurisdictions;

The donor District 7 plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient District 12; and

It is expected that donor District 7 will allocate $3,919,619 of increment to recipient District 12; and

BE IT FURTHER RESOLVED THAT Project Plan Amendment Three of Tax Incremental District Number Seven of the City of Wausau is approved and adopted,

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

BE IT FURTHER RESOLVED THAT the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Amendment Three to Tax Incremental District Number Seven.

Approved:

____
Katie Rosenberg, Mayor

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

WAUSAU
WISCONSIN

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

November 18, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Seven, Amendment #3

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #3 of Tax Incremental District Number Seven ("TID 7"), pursuant to Wis. Stats. §66.1105(4)(h)1. The public hearing was held on November 17, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #3 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h) 1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended by authorizing, but not requiring, TID 7 to share surplus increment with Tax Increment District Number Twelve ("TID 12") under the provisions of Wis. Stats. §66.1105(6)(f), to provide the resources to meet the financial challenges for redeveloping the eight block Wausau Center Mall site.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on November 24, 2020, recommended approval of Plan Amendment #3 of TID 7. Such approval requires the same findings as provided in par. (g). Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4) and (6)(f), Wisconsin Statutes, and that §66.1105(6)(f)3. does not prohibit the City from adopting this allocation amendment at this time but would rather prohibit the City on an ongoing basis from allocating increment from TID 7 to TID 12 in any year in which TID 7 does not have revenues in excess of its own current-year obligations. This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU

Anne L. Jacobson
City Attorney

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Three of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)	
File Number:	**Date Introduced:**

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Seven, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Three for the City of Wausau Tax Increment District Number Seven be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved

____

Joint Review Board Members	**Representing**
________________________	City of Wausau
________________________	Citizen Member
________________________	Marathon County
________________________	Northcentral Technical College
________________________	Wausau School District

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall redevelopment

Committee Action:	Approved 5-0
Fiscal Impact:	20% local match of $554,400
File Number: 19-0921	**Date Introduced:** November 24, 2020

FISCAL IMPACT SUMMARY			
COSTS	*Budget Neutral*	Yes ☐ No ☒	
	Included in Budget:	Yes ☒ No ☐	*Budget Source: $2021 Budget TID 12*
	One-time Costs:	Yes ☒ No ☐	*Amount:*
	Recurring Costs:	Yes ☐ No ☒	*Amount:*
SOURCE	*Fee Financed:*	Yes ☐ No ☒	*Amount:*
	Grant Financed:	Yes ☒ No ☐	*Amount: $443,520*
	Debt Financed:	Yes ☐ No ☒	*Amount* *Annual Retirement*
	TID Financed:	Yes ☒ No ☐	*Amount: $110,880*
	TID Source: Increment Revenue ☒ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐		

RESOLUTION

WHEREAS, Wausau Opportunity Zone LLC plans to demolish the Wausau Center Mall and redevelop the area; and

WHEREAS, part of the redevelopment plans call for extending streets within the downtown area which would also include infrastructure; and

WHEREAS, the Economic Development Administration received funding from the CARES Act to assist in the recovery from the economic impacts of the COVID-19 Pandemic and in response to the funding, the local match requirements for this program have been reduced from 50% to 20%; and

WHEREAS, the city wishes to apply to the Public Works and Economic Adjustment Assistance Program for a local 20% match of $554,400 for the public infrastructure component of the redevelopment of the Wausau Center Mall property; and

WHEREAS, if awarded, the construction of the streets, sewer and water infrastructure and other public utilities in the redevelopment area would be eligible for the grant funding; and

WHEREAS, your Finance Committee, at their November 10, 2020 meeting discussed and approved the grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the redevelopment of the Wausau Center Mall property.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby approve the grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall development with a 20% local match of $554,400 and further directs the appropriate city staff to complete and execute the application.

Approved:

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Katie Rosenberg, Mayor

FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action on grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall development
Brad Sippel, Assistant City Planner, stated there is funding available from the EDA that was routed through the CARES Act for economic development programs. He indicated the program they are applying for has been in existence for a while and is typically a 50/50 local match, however, the CARES Act has temporarily changed that to a 20% local match. He stated they have been working with Northcentral Regional Planning Commission, the Chamber of Commerce, and the Greater Wausau Prosperity Partnership to prepare an application for the public infrastructure that would be part of the mall development. This item is seeking commitment for the 20% match in future years; there are five years from the award date to expend the funds.

Motion by Watson, second by Herbst to approve the grant application for CARES Act funding. Motion carried 5-0.

WISCONSIN

Memorandum

From:	Brad Sippel, AICP Bradley.sippel@ci.wausau.wi.us
To:	City of Wausau Finance Committee and Common Council
Date:	November 3, 2020
Re:	Discussion and possible action on grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall development

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Purpose:

Committing future funding of a local 20% match for an application to the U.S. Economic Development Administration's *Public Works and Economic Adjustment Assistance Program.* This application is for the public infrastructure to support the redevelopment of the Wausau Center Mall. The local match is estimated to be approximately **$554,400.**

Background:

The Economic Development Administration is part of the United States Department of Commerce. The U.S. EDA received funding from the CARES Act to assist in the recovery from the economic impacts of the COVID-19 Pandemic. In response to this funding they temporarily reduced the local match requirements for this program from 50% to 20%. These funds are granted by the EDA on a rolling first-come-first-served basis. The *Public Works and Economic Adjustment Assistance Program* exists to supports development in economically distressed areas of the United States by fostering job creation and attracting private investment. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.

The City has been working with the North Central Wisconsin Regional Planning Commission, the Wausau Region Chamber of Commerce, and the Greater Wausau Prosperity Partnership to prepare an application for the public infrastructure component of the redevelopment of the Wausau Center Mall property. If awarded, the construction of the streets and sewer and water infrastructure in the redevelopment area would be eligible for the grant funding.

The funding would be used to expand Washington Street in a manner consistent with the *Wausau Center Urban Design and Transportation Master Plan.* The funding would also be used to construct new extensions of 2nd Street, Jackson Street, and 3rd Street to re-establish the grid of streets in the mall area. This infrastructure would improve the accessibility of existing parking infrastructure to the rest of downtown Wausau and set a framework for redevelopment that fits cohesively with the historic downtown.

Impact:

The direct impacts to the City of Wausau are the staff time needed to prepare the grant application and commitment of the 20% matching funds, if awarded. Additionally, the funding is provided on a reimbursement bases, so the City would need to budget for the initial expenditures prior to being reimbursed by the EDA. Some city staff time may be eligible to count toward the 20% match, such as the design and engineering necessary for the infrastructure. If awarded, the City has five years from the date of award to expend the funds. The City would also be responsible for administering the grant, ensuring compliance with federal grant requirements such as prevailing wage rates, and maintaining project records.

The grant would reduce the local cost burden for repositioning and preparing the Wausau Center Mall property for redevelopment. The cost estimate for the design and construction of the public infrastructure is approximately $2,772,000. The 20% local match would be approximately **$554,400,** while federal funding would cover approximately $2,217,600, if awarded.

Recommendation:

Staff recommends committing the 20% match funding and moving forward with the grant application.

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

RESOLUTION OF THE FINANCE COMMITTEE			
Adopting the 2021 City of Wausau Budget and General Property Tax to Support Same.			
Committee Action:	Approved 5-0		
Fiscal Impact:	Levy of $30,580,993.93 including tax increment		
File Number:	20-1109	**Date Introduced:**	November 24, 2020

WHEREAS, the City of Wausau's Finance Committee conducted four budget meetings to review the budget for the City of Wausau and evaluate project and services additions and deletions, and

WHEREAS, a summary of the proposed budget for the year 2021 has been posted on the City's web site, is available for review in the City Clerk's office and was published in the official newspaper on October 25 2020, together with the notice of public hearing; and

WHEREAS, a public hearing was conducted at the November 10, 2020 Common Council meeting to obtain public input,

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, the 2021 budget, a summary of which is attached, is hereby adopted, and

BE IT FURTHER RESOLVED, that this summary is supported by a line item detail budget which by this reference is made part of this resolution and represents the official city budget, and

BE IT FURTHER RESOLVED, that budget control is maintained pursuant to the City's budget policy for fund, program department and projects; and

BE IT FURTHER RESOLVED, there is hereby levied a tax of $30,580,993.93 including TIF Increment upon all taxable property within the City of Wausau, as returned by the Assessor in the year 2020, for the uses and purposes as set forth in said budget; and the City Treasurer be and is hereby authorized and directed to spread the tax levy upon the current tax roll of the City of Wausau, and

BE IT FURTHER RESOLVED, the City Treasurer be and is hereby authorized and directed to spread the additionally certified State, County, and Schools tax levies upon the current tax roll of the City of Wausau as indicated in the tax levy certifications.

Approved:

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Katie Rosenberg, Mayor

FINANCE COMMITTEE – BUDGET SESSION #1

Date and Time: Thursday, October 15, 2020 @ 6:30 pm., Council Chambers
Members Present: *In person*: Rasmussen (C), Martens, Herbst; *By WebEx:* Watson and Ryan
Others Present: Groat, Rosenberg, Goede, Kaiser, Barteck, Bliven, Barnes, Jacobson, Klein, Kujawa, Lindman, Polley

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.

City of Wausau 2021 Budget link:
https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_BudgetBook.pdf

2021 Budget Deliberations
Maryanne Groat provided a PowerPoint Presentation of the 2021 budget:
https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_Budget_Powerpoint.pdf

Highlights:
- Levy Change - $862,209 (2% increase, lowest since 2015)
- Strong Net New Construction 3.28%
- Estimated Assess Tax Rate of $10.48 versus $9.67 (decrease of .81 cents or 7.75%)
- Equalized Tax Rate $9.61 (decrease of .52 cents)

The presentation can be viewed on YouTube: https://www.youtube.com/watch?v=EubVXlW7HRI
Committee discussion followed.

Rasmussen suggested that Department Heads present discuss their supplemental requests.
Supplemental Requests link:
https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_SUPPLEMENTALPACKET.pdf

Parks Department
- Jamie Polley stated her first supplemental request was for an Update to the Recreation Plan; the current plan is 2017 – 2021. The update will go through everything in the current plan to see what is completed or what we have yet to accomplish and add anything new that has come up.
- Polley's second request was regarding the retirement of their Recreation Superintendent, which is a position that is funded 80% by the city and 20% by the county. The main duties are the pools, splash pad, and all of the summer recreation programs. This request will, with the retirement, revamp the Superintendent position and add another FTE specifically for aquatics. Most likely not hired until April or May.

Police Department
- Deputy Chief Matt Barnes summarized his request for funding for additional CSO's to take them from 12 to 20; to add $35,000 for the hiring of two part-time police officers, ideally retired, to lead the CSO's; $75,000 is additional funding to cover overtime for Wausau officers at special events; and to allocate funding if we need to hire officers from other agencies to meet the staffing expectations at large events.
- Barnes stated our social media platform relies on the videographer who understands editing, software, and filming. He felt for the success of the city to develop trust with the community, be transparent, and to educate and inform, there is absolutely room for a full-time position to be available to all the departments. He indicated the Police Department is willing to supervise the position and make it available. Mayor Rosenberg felt this position was very important and encouraged them to give it serious consideration.
- Chief Ben Bliven spoke regarding two requests for Mental Health Evaluations and Physical Therapy/Athletic Training which are wellness initiatives. The policing profession is difficult both mentally and physically. These programs helps officers be in better condition, return faster from injures and offset work comp costs. Mayor Rosenberg agreed the mental health check in is super critical right now. She stated she would also like to see the physical therapy expanded to the rest of the city departments. Maryanne Groat commented the city had self-funded health insurance and a current self-funded dental plan that has some reserves which could be used for this program and then could be stepped into the operating budget in a strategic way. She suggested phasing in the program for all employees.

Department of Public Works

- Eric Lindman stated they do need Motor Pool technicians, but do not have space for them right now, so they would like to phase them in 2022.
- Lindman explained because we are short-handed for the Motor Pool maintenance and repair service we need to provide, we are contracting out more and more and that continues to escalate. He indicated they have hired Mercury to study this again from staffing to our facility. He felt when the report is done they'll have a good idea what direction they need to go.
- Lindman stated once the old Tate radios fail they have to be replaced, there is no repair on them; $30,000 will replace all the 2 way radios before they fail. He noted they will be replaced with Motorola radios.
- Lindman stated over the last couple of years between the Park & Rec Committee and Alderpersons there has been concern about the preservation of the city's tree canopy. As street projects and sidewalks are done there are times trees have to be taken or are damaged. There are now a new specifications developed for planting and removing trees, as well as a maintenance manual. He stated DPW doesn't have the expertise on staff and the Parks Department doesn't have the time to review plans in detail or be on site during construction projects. He proposed a person be hired for a part-time position, Preservation Coordinator, specifically focused on our infrastructure, tree canopy, landscaping, and inventory.
- Lindman stated the problem he found with hiring an additional Street Maintainer for plowing is that we would then need to bring on more equipment. He commented when we bring on new people they should consider the level of service being provided by the department.

Option 3

Groat stated when we implemented the salary study all senior employees were entered at mid-point even if they had enough experience with the city that they would be higher. It was done this way due to expense to implement it any other way. In the 2020 budget the individuals that deserved to be beyond mid-point were provided an extra step on January 1st. The Council could grant an additional step to these employees under that same program so that they would step on January 1 and step on their anniversary. She noted 26 employees would be impacted and the cost would be approximately $21,000, however, some of those employees may be in non-levy related areas. She indicated she would bring that information to the next meeting to determine the actual cost.

Adjourn

Motion by Herbst, second by Martens to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:47 pm.

FINANCE COMMITTEE – BUDGET SESSION #2

Date and Time: Tuesday, October 20, 2020 @ 6:30 pm., Council Chambers
Members Present: *In person*: Rasmussen (C), Martens, Herbst, Watson; *By WebEx:* Ryan
Others Present: Groat, Rosenberg, Goede, Kaiser, Barteck, Bliven, Jacobson, Klein, Kujawa, Rubow, Vanderboom

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 regarding the 2021 Budget and 2021 fee schedule

Supplemental Requests link**:**
https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_SUPPLEMENTALPACKET.pdf

Maryanne Groat stated the supplemental requests were ranked by the committee and sorted so that those with the highest points are the requests that garnered the most support. She noted a couple of them already had a funding source built in. The two Motor Pool requests would be funded through the Motor Pool Fund.

Groat stated the Park Department request to update their Recreation Plan received the fewest points, however, it is somewhat important because the city doesn't qualify for some state aid programs for Parks unless there is an updated plan. She stated Parks is going to experience some savings in their budget this year because of the closed pools. She proposed using those savings for the update to the plan which could be considered a one-time expense.

The top ranked request was the Mental Health Evaluation; followed by the Motor Pool Contracted Services (funded by Motor Pool); Special Events Staffing; Physical Therapist; one FTE for Property Appraiser; 2 way radios (funded by Motor Pool); Videographer; Street Maintainer; Recreation Supervisor; and Preservation Coordinator.

Groat commented they should consider what special events will look like next summer when considering the Special Events Staffing request. Rasmussen stated last year this was funded but then not used when events were canceled. She questioned as events start to recover, do we need to go from zero to 100% in this program or should it be phased in over a couple years.

Chief Bliven understood the budget is hard but felt this is need for the community and have had a deficit in for some time. He stated if they were looking at funding it at a level less than 100%, then fund the CSOs and part-time police officers and he will do his best to manage that overtime budget. He pointed out CSOs give us the best opportunity to provide the most resources at these events and we need the part-time officers to work with and lead them.

Rasmussen stated the total request is: $25,000 for the additional CSOs, $35,000 for part-time officers, and $75,000 for overtime for a total of $135,000. Bliven asked them to at least fund the $60,000 for the CSOs and officers. Following discussion consensus of the committee was to reduce the funding to $60,000 for the Special Event Staffing.

Groat stated at the last meeting the implementation of the pay plan was discussed in regard to giving the employees that belonged above midpoint an extra step. The committee was told the cost was approximately $22,000, but some employees are funded out of other revenue sources, such as the CDA. She stated the funding breakdown is: $13,000 from the levy; $2,704 from the CDA; $1,664 from Metro Ride; and $4,243 from the Water & Sewer Utility. Rasmussen clarified this would give the qualified individuals one extra step as opposed to full implementation of Option 3 which would be over $100,000.

Rasmussen questioned City Assessor Rick Rubow if all of the allocated positions in Assessment are currently filled and if this request is for an added staff person and not filling a vacancy. She noted this adds almost three cents to the mill rate. Rubow confirmed it is one extra position beyond their current staff which would take them back to a full department. Mayor Rosenberg commented perhaps this is an opportunity to work with the county.

Rasmussen stated the Social Media Videographer started out in the Police Department in a promotional capacity, but now almost every department could use the services of a skilled videographer. This is just under two cents on the mill rate for a year. The Police Department would hire and supervise the person, but would be lent out to other city functions that need work done. Discussion followed regarding a Communication Specialist. Consensus was for a half year or mid-year hire of videographer.

Committee consensus was to hold off on funding the Street Maintainer at DPW, the Recreational Supervisor at Parks, as well as the Preservation Coordinator for the tree canopy for one year.

Committee Consensus Recap
Supplemental Requests Funded: Mental Health Evaluation; the Motor Pool Contracted Services; Special Events Staffing at $60,000; Physical Therapy/Athletic Training; Two-way radios; Hiring Videographer mid-year; Extra Step for Qualified Employees beyond midpoint. (Use of savings for the Update Recreation Plan)

Supplemental Requests Not Funded: Property Appraiser; Street Maintainer, Recreation Supervisor or Preservation Coordinator.

Communications
Groat stated the Budget Public Hearing will take place on November 10, 2020. The state statutes provide for publication of a summary budget in the newspaper at least 15 days before the hearing, which would be October 26, 2020. She indicated she would add the supplemental requests they have recommended.

Groat questioned if they wanted the WOZ Development included in the budget publication. She noted changes can be made after publication. Rasmussen felt if we believe that at some point next year we may be interested in participating in that project we should disclose it now for transparency. Consensus to include it.

Ryan requested the next budget session include departmental presentations on their savings due to Covid and canceled events and to give a synopsis of what their unspent budgets for 2020 might look like.

Adjourn
Motion by Herbst, second by Watson to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:52 pm.

FINANCE COMMITTEE – BUDGET SESSION #3

Date and Time: Wednesday, October 21, 2020 @ 5:15 pm., Council Chambers
Members Present: *In person*: Rasmussen (C), Martens, Herbst; By *WebEx:* Watson, and Ryan (*entered late*)
Others Present: Groat, Rosenberg, Van Krey, Barteck, Bliven, Barnes, Jacobson, Klein, Lenz, Lindman, Polley, Rubow, Vanderboom, Kilian

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.

2021 Budget deliberation and recommendation to the Common Council
Rasmussen reviewed the supplemental request decisions from the previous meeting. The net impact is just under five cents (4.8) on the mill rate.

Groat noted that based upon the committee's direction she had modified the budget for the mall redevelopment project and included it into the budget publication. The changes included adding in TID #12 the street improvements of $1.2 million, the developer grant of $3.5 million, and the proceeds from notes of $4.7 million; and deduct out of TID #8 the second payment to WOZ based on the original developer agreement. She noted actual spending for the redevelopment project will be authorized if Council approves the redevelopment project and developer agreement.

Groat stated Assessor Rick Rubow requested an opportunity to speak regarding his supplemental request for a Property Appraiser since his audio on WebEx was unable to be heard at the previous meeting.

Groat explained when the TID #8 Project Plan was amended UWSP Marathon Campus, Marathon Park, and the Highway Department was added because the county had plans to upgrade those facilities. The county would like to do a Master Plan for that area at a total cost of $80,000; the county has $50,000 in their 2021 CIP for that plan and they are asking the city to contribute $30,000. This is an eligible project cost of TID #8. She indicated she received a request from Parks Director Jamie Polley to also consider this before concluding the 2021 budget work. Polley explained the vision for the plan and discussion followed. Consensus was to include this item in the budget.

Rick Rubow, City Assessor, stated the Assessment Office is the department that establishes the value for the City of Wausau and reports the values to the Department of Revenue, along with new construction, and ultimately is what affects the budget. Since the department was downsized in 2016 the market has picked up and there is approximately 24% more work than existed since 2013 when there was a staff of seven. New construction is being missed because we don't have the staff to do old inspection reviews. There are properties have not been inspected in the past 15 – 35 years. Many people work on their homes and many do so without building permits and that value isn't found until the property sells. He stated the extra position will allow staff to do these older inspections that we don't have the time to do now. Discussion followed on the status of the new software. Rasmussen stated this position is just under 3 cents on the mill rate, however they may be able to reclaim enough value to offset much of the expense. Consensus was to include the position in the budget.

Groat stated historically we've tried to add new positions midyear, taking a two year approach to stepping them into the budget. She indicated Rubow would like to start this position right away in January because he currently has a vacancy in the department. Both could be trained at once and there is also quite a long onboarding due to necessary certifications through the state. She proposed funding half of this additional FTE with the levy in 2021 and the other half carryover from savings from the vacancy in 2020.

Department Heads present provided individual departmental budget updates.
This budget session can be viewed in its entirety: https://www.youtube.com/watch?v=8aN8aoC7FOU

Adjourn
Motion by Herbst, second by Martens to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:21 pm.

FINANCE COMMITTEE – BUDGET SESSION #4

Date and Time: Thursday, October 22, 2020 @ 6:00 pm., Council Chambers
Members Present: *In person*: Rasmussen (C), Martens, Herbst, Watson; *By WebEx:* Ryan
Others Present: Groat, Van Krey, Bliven, Kujawa, Lenz, Polley, Rubow, Seubert, Vanderboom

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.

2021 Budget deliberation and recommendation to the Common Council
Maryanne Groat summarized two items were added to the budget at the previous session: $30,000 in TID #8 to pay for the master plan in collaboration with Marathon County for area including Marathon Campus, Marathon Park, and Highway Shop; and funding for an additional FTE in Assessment Department, with a portion covered by carryover.

Groat stated the two things the city must comply with from a financial standpoint are the levy limit and Expenditure Restraint Program. The Expenditure Restraint Program is the most difficult based on the formula they use. With the addition of all of the supplemental requests, two small adjustments had to be made. One is a credit of $10,000 under the General Fund for an adjustment of overtime in the Fire Department. The other is to move the share of the school resource activity into the VOCA grant fund. These two adjustments allow the city to meet the expenditure restraint.

Groat stated all the changes made through the budget sessions results in a 5.5 cents increase, bringing the assessed tax rate to $9.73 versus $10.49 last year, which is a 76 cents or a 7.2% decrease. The equalized value, which is the tax rate of the school district, county and technical college look at, is now $9.14 versus $9.61 last year, a decrease of 46 cents or 4.833%. She noted the assessed value is an estimate; the equalized value it a firm number.

Budget discussion continued.

Motion by Herbst, second by Watson to approved the 2021 Budget as presented for public hearing. Motion carried 5-0.

Conclusion of Department Head presentations on departmental budget updates.

Tax Increment Financing Procedures and Process
Groat presented a PowerPoint on Tax Incremental Financing (TIF).

Summary definition:
A Tax Increment District (TID) is a financing tool and an equalizer that provides the city with extra funding to construct infrastructure and pay for other costs related to economic development. This is a financing tool used throughout the United States that helps rid urban blight. It gives the city the entire tax rate with the idea that unless the city invests in that capital it wouldn't likely happen at all. The schools, the county, and the technical college aren't really losing anything because the development won't happen unless someone makes the investment, and that someone is the city as it pertains to infrastructure. The city makes the investment, gets all of the taxes from the growth and uses it to pay for the costs of redevelopment. When that effort is concluded everyone shares in that growth. This ultimately benefits all the local government units.

Rasmussen commented she has heard a common myth that TID's cause school districts, counties and NTC to lose money, that we take money from them when a TID is created. She pointed out that what the city keeps is only the new growth. The boundaries of the district are drawn and the taxes are frozen at that point in time. The other taxing entities have only agreed to not share the growth, but continue to receive what they have always received.

This budget session and full TID Presentation can be viewed in its entirety on YouTube:
https://www.youtube.com/watch?v=rmlKydC3lsc

Adjourn
Motion by Watson, second by Herbst to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:27 pm.

NOTICE OF PUBLIC HEARING CITY OF WAUSAU 2021 BUDGET

A public hearing on the City of Wausau 2021 budget is scheduled for Tuesday November 10, 2020 at 6:00PM in City Hall Council Chambers at 407 Grant Street, Wausau WI. The budget may be viewed at the Clerk/Customer Service Office from 8:00AM to 4:30PM Monday through Friday or on the City of Wausau's Web Site www.ci.wausau.wi.us. Below is a summary of the Proposed 2021 Budget.

	2019 ACTUAL	2020 BUDGET	2020 MODIFIED BUDGET	ACTUAL 9/30/2020	2020 PROJECTED	2021 PROPOSED BUDGET	DOLLAR CHANGE	% CHANGE
GENERAL FUND								
GENERAL FUND REVENUES								
General Property Tax Levy	**$18,232,895**	**$18,863,394**	**$18,863,394**	**$18,863,394**	**$18,863,394**	**$20,185,188**	**$1,321,794**	**7.01%**
Other Taxes	388,435	208,584	208,584	158,597	217,500	**198,500**	**(10,084)**	**-4.83%**
Intergovernmental Grants & Aids	8,913,092	8,914,469	8,914,469	5,156,946	9,512,728	**9,158,707**	**244,238**	**2.74%**
Licenses & Permits	1,045,586	806,057	806,057	766,807	924,970	**772,037**	**(34,020)**	**-4.22%**
Fines, Forfeitures and Penalties	309,266	380,030	380,030	196,067	281,000	**306,030**	**(74,000)**	**-19.47%**
Public Charges for Services	2,413,576	2,295,760	2,295,760	1,490,901	2,128,903	**2,386,936**	**91,176**	**3.97%**
Intergovernmental Charges for Services	1,349,843	1,032,548	1,032,548	305,655	991,348	**863,198**	**(169,350)**	**-16.40%**
Miscellaneous Revenues	1,550,279	703,538	703,538	870,059	680,814	**585,005**	**(118,533)**	**-16.85%**
Other Financing Sources	1,900,453	1,876,355	1,876,355	1,270,995	1,861,355	**1,861,355**	**(15,000)**	**-0.80%**
TOTAL GENERAL FUND REVENUES	36,103,425	35,080,735	35,080,735	29,079,421	35,462,012	**36,316,956**	**1,236,221**	
GENERAL FUND EXPENDITURES								
General Government	3,885,532	4,297,973	4,386,499	3,321,972	4,108,271	**4,378,695**	**80,722**	**1.88%**
Public Safety	17,951,262	18,516,936	18,633,936	13,527,276	18,409,862	**19,426,812**	**909,876**	**4.91%**
Transportation/Public Works	9,242,127	8,327,196	8,327,196	5,842,498	8,249,263	**8,506,405**	**179,209**	**2.15%**
Sanitation, Health and Human Services	905,302	929,000	929,000	693,281	929,000	**945,000**	**16,000**	**1.72%**
Parks, Recreation, Cultural and Education	2,750,810	3,074,171	3,074,171	1,568,196	2,518,982	**3,108,683**	**34,512**	**1.12%**
Other Financing Uses	625,000	-	43,000	-	-	**-**	**0**	**0.00%**
TOTAL GENERAL FUND EXPENDITURES	35,360,033	35,145,276	35,393,802	24,953,223	34,215,378	**36,365,595**	**1,220,319**	**3.47%**
Excess(Deficiency) of Revenues over Expenditures	743,392	(64,541)	(313,067)	4,126,198	1,246,634	**(48,639)**		
Total Fund Balance, January 1	12,887,683	13,631,075	13,631,075		13,631,075	**14,877,709**		
Total Fund Balance, December 31	$13,631,075	$13,566,534	$13,318,008		$14,877,709	**$14,829,070**		
SPECIAL REVENUE FUNDS								
COMMUNITY DEVELOPMENT FUNDS								
General Property Tax Levy	**$215,085**	**$239,232**	**$239,232**	**$239,232**	**$239,232**	**$264,232**	**$25,000**	**10.45%**
Other Revenues	1,710,521	1,540,056	1,540,056	1,280,913	1,570,790	**1,363,295**	**(176,761)**	**-11.48%**
Expenditures	1,795,752	1,422,670	1,422,670	1,650,226	2,163,639	**1,593,015**	**170,345**	**11.97%**
Excess(Deficiency) of Revenues over Expenditures	129,854	356,618	356,618	(130,081)	(353,617)	**34,512**		
Fund Balance, January 1	3,814,720	3,944,574	3,944,574		3,944,574	**3,590,957**		
Committed Fund Balance, December 31	$3,944,574	$4,301,192	$4,301,192		$3,590,957	**$3,625,469**		
RECYCLING FUND								
General Property Tax Levy	**$562,744**	**$564,007**	**$564,007**	**$564,007**	**$564,007**	**$586,910**	**$22,903**	**4.06%**
Other Revenues	213,113	147,600	147,600	147,305	147,977	**147,800**	**200**	**0.14%**
Expenditures	775,977	711,607	711,607	399,538	703,966	**759,710**	**48,103**	**6.76%**
Excess(Deficiency) of Revenues over Expenditures	(120)	-	-	311,774	8,018	(25,000)		
Fund Balance, January 1	8,314	8,194	8,194		8,194	**16,212**		
Committed Fund Balance, December 31	$8,194	$8,194	$8,194		$16,212	**($8,788)**		
ECONOMIC DEVELOPMENT FUND								
Other Revenues	$5,714	$5,714	$5,714	$5,286	$5,714	**$5,714**	**$-**	**0.00%**
Expenditures	38,331	5,000	5,000		-	**5,000**	**-**	**0.00%**
Excess (Deficiency) of Revenues over Expenditures	(32,617)	714	714	5,286	5,714	**$714**		
Fund Balance, January 1	289,186	256,569	256,569		256,569	**262,283**		
Committed Fund Balance, December 31	$256,569	$257,283	$257,283		$262,283	**$262,997**		
ENVIRONMENTAL CLEAN UP FUND								
Other Revenues	$103,840	$80,000	$80,000	$37,011	$87,000	**$87,000**	**$7,000**	**8.75%**
Expenditures	154,781	154,363	154,363	126,898	245,823	**145,823**	**(8,540)**	**-5.53%**
(Deficiency) of Revenues over Expenditures	(50,941)	(74,363)	(74,363)	(89,887)	(158,823)	**(58,823)**		
Fund Balance, January 1	1,776,029	1,725,088	1,725,088		1,725,088	**1,566,265**		
Committed Fund Balance, December 31	$1,725,088	$1,650,725	$1,650,725		$1,566,265	**$1,507,442**		

	2019 ACTUAL	2020 BUDGET	2020 MODIFIED BUDGET	ACTUAL 9/30/2020	2020 PROJECTED	2021 PROPOSED BUDGET	DOLLAR CHANGE	% CHANGE
HAZARDOUS MATERIALS FUND								
Other Revenues	$81,000	$81,000	$81,000	$64,970	$81,000	**$81,000**	**$-**	**0.00%**
Expenditures	61,102	77,300	77,300	47,367	53,400	**56,800**	**(20,500)**	**-26.52%**
Excessof Revenues over Expenditures	19,898	3,700	3,700	17,603	27,600	**24,200**		
Fund Balance, January 1	180,065	199,963	199,963		199,963	**227,563**		
Committed Fund Balance, December 31	$199,963	$203,663	$203,663		$227,563	**$251,763**		
HOUSING STOCK IMPROVEMENT FUND								
Other Revenues	$191,780	$25,000	$25,000	$54,045	$46,000	**$25,000**	**$-**	**0.00%**
Expenditures	126,177	27,500	27,500	259,397	125,000	**25,000**	**(2,500)**	**-9.09%**
Excess (Deficiency) of Revenues over Expenditures	65,603	(2,500)	(2,500)	(205,352)	(79,000)	**0**		
Fund Balance, January 1	309,357	374,960	374,960		374,960	**295,960**		
Committed Fund Balance, December 31	$374,960	$372,460	$372,460		$295,960	**$295,960**		
PUBLIC ACCESS CABLE FUND								
Other Revenues	$71,043	$68,075	$68,075	$32,468	$63,710	**$69,943**	**$1,868**	**2.74%**
Expenditures	68,915	75,004	78,560	48,078	99,095	**69,943**	**(5,061)**	**-6.75%**
Excess (Deficiency) of Revenues over Expenditures	2,128	(6,929)	(10,485)	(15,610)	(35,385)	**0**		
Fund Balance, January 1	1,439	3,567	3,567		3,567	**(31,818)**		
Committed Fund Balance, December 31	$3,567	($3,362)	($6,918)		($31,818)	**($31,818)**		
ROOM TAX FUND								
Other Revenues	$975,538	$880,000	$880,000	$335,828	$457,486	**$510,000**	**($370,000)**	**-42.05%**
Expenditures	940,114	770,773	770,773	25,736	435,571	**444,133**	**(326,640)**	**-42.38%**
Excessof Revenues over Expenditures	35,424	109,227	109,227	310,092	21,915	**65,867**		
Fund Balance, January 1	41,458	76,882	76,882		76,882	**98,797**		
Committed Fund Balance, December 31	$76,882	$186,109	$186,109		$98,797	**$164,664**		
EMS GRANT FUND								
Other Revenues	$9,413	$10,000	$10,000	$7,684	$9,300	**$10,500**	**$500**	**5.00%**
Expenditures	9,451	10,000	10,000	9,289	9,300	**10,500**	**500**	**5.00%**
Excess (Deficiency) of Revenues over Expenditures	(38)	-	-	(1,605)	-	**-**		
Fund Balance, January 1	40,047	40,009	40,009		40,009	**40,009**		
Committed Fund Balance, December 31	$40,009	$40,009	$40,009		$40,009	**$40,009**		
POLICE GRANT FUND								
Other Revenues	$224,521	$300,000	$300,000	$150,159	$300,000	**$460,440**	**$160,440-**	**0.00%**
Expenditures	214,211	300,000	300,000	156,023	300,000	460,440	160,440	**0.00%**
Excess (Deficiency) of Revenues over Expenditures	10,310	-	-	(5,864)	-	**-**		
Fund Balance, January 1	(9,786)	-	-		524	**0**		
Committed Fund Balance, December 31	$524	$-	$-		$524	**$0**		
400 BLOCK FUND								
Other Revenues	64,692	$50,000	$50,000	$5,148	$28,800	**$68,755**	**$18,755**	**37.51%**
Expenditures	40,269	50,000	50,000	$21,209	28,700	**103,000**	**53,000**	**106.00%**
Excess(Deficiency) of Revenues over Expenditures	24,423	-	-	(16,061)	100	**(34,245)**		
Fund Balance, January 1	126,369	150,792	150,792		150,792	**150,892**		
Committed Fund Balance, December 31	$150,792	$150,792	$150,792		$150,892	**$116,647**		
DEBT SERVICE FUND								
General Property Tax Levy	**$4,123,000**	**$4,123,000**	**$4,123,000**	**$4,123,000**	**$4,123,000**	**$4,123,000**	**$-**	**0.00%**
Other Revenues	7,371,529	7,862,511	7,862,511	6,920,794	8,040,198	**7,747,965**	**(114,546)**	**-1.46%**
Expenditures	11,615,250	12,457,795	12,457,795	18,878,703	12,457,795	**11,838,034**	**(619,761)**	**-4.97%**
Excess(Deficiency) of Revenues over Expenditures	(120,721)	(472,284)	(472,284)	(7,834,909)	(294,597)	**32,931**		
Fund Balance, January 1	1,199,615	1,078,894	1,078,894		1,078,894	**784,297**		
Committed Fund Balance, December 31	$1,078,894	$606,610	$606,610		$784,297	**$817,228**		
CAPITAL PROJECTS FUNDS								
CAPITAL IMPROVEMENT FUND								
General Property Tax Levy	**$498,890**	**$446,865**	**$446,865**	**$446,865**	**$446,865**	**$493,699**	**$46,834**	**10.48%**
Other Revenues	8,172,956	3,248,577	3,248,577	3,189,103	3,526,344	**3,801,800**	**553,223**	**17.03%**
Expenditures	9,920,974	3,551,442	5,889,022	4,026,054	3,911,401	**4,295,499**	**744,057**	**20.95%**
Excess (Deficiency) of Revenues over Expenditures	(1,249,128)	144,000	(2,193,580)	(390,086)	61,808	**-**		
Fund Balance, January 1	3,725,795	2,476,667	2,476,667		2,476,667	**2,538,475**		
Committed Fund Balance, December 31	$2,476,667	$2,620,667	$283,087		$2,538,475	**$2,538,475**		

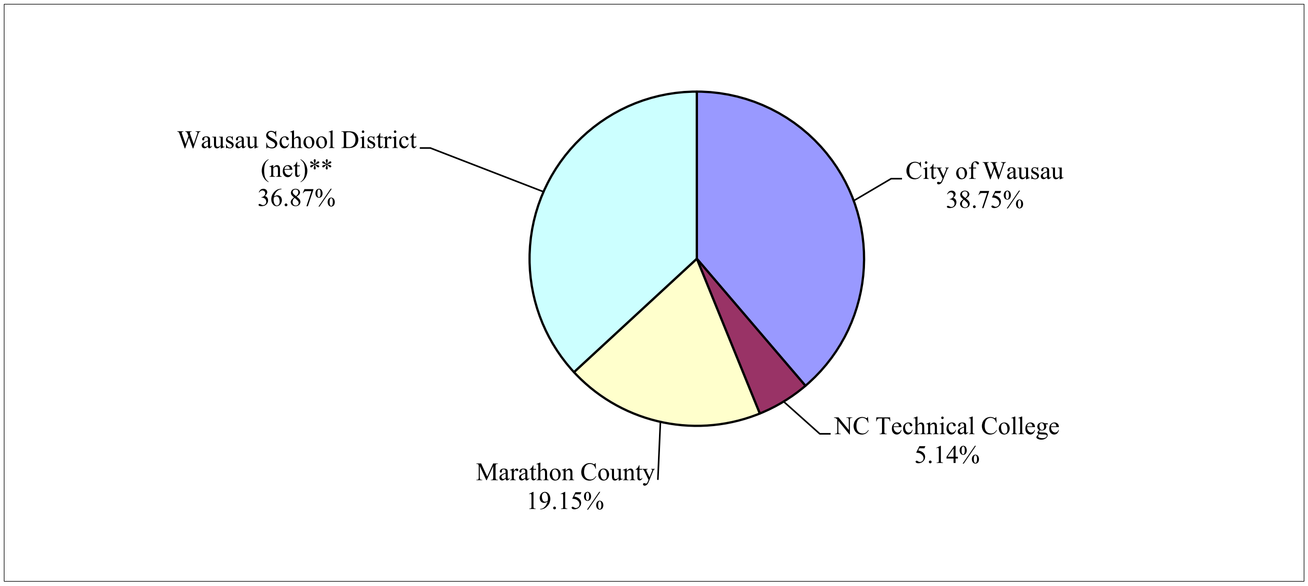
	2019 ACTUAL	2020 BUDGET	2020 MODIFIED BUDGET	ACTUAL 9/30/2020	2020 PROJECTED	2021 PROPOSED BUDGET	DOLLAR CHANGE	% CHANGE
CENTRAL CAPITAL PURCHASING FUND								
General Property Tax Levy	**406,482**	**475,000**	**475,000**	**475,000**	**475,000**	**$552,404**	**$77,404**	**16.30%**
Other Revenues	8,022	-	43,000	46,854	-	**-**	**-**	**0.00%**
Expenditures	370,311	490,500	660,617	325,657	532,404	**572,404**	**81,904**	**16.70%**
Excess (Deficiency) of Revenues over Expenditures	44,193	(15,500)	(142,617)	196,197	(57,404)	**(20,000)**		
Fund Balance, January 1	83,328	0	0		127,521	**70,117**		
Committed Fund Balance, December 31	$127,521	($15,500)	($142,617)		$70,117	**$50,117**		
TAX INCREMENT DISTRICT NUMBER THREE								
Other Revenues	$4,212,869	$6,397,570	$6,397,570	$5,540,165	$6,267,124	**$3,336,582**	**($3,060,988)**	**-47.85%**
Expenditures	7,840,958	7,124,644	7,576,306	5,953,011	7,608,932	**2,806,144**	**(4,318,500)**	**-60.61%**
Excess(Deficiency) of Revenues over Expenditures	(3,628,089)	(727,074)	(1,178,736)	(412,846)	(1,341,808)	**530,438**		
Fund Balance(Deficit), January 1	3,009,160	(618,929)	(618,929)		(618,929)	**(1,960,737)**		
Committed Fund Balance (Deficit), December 31	($618,929)	($1,346,003)	($1,797,665)		($1,960,737)	**($1,430,299)**		
TAX INCREMENT DISTRICT NUMBER SIX								
Other Revenues	$6,462,734	$5,529,872	$5,529,872	$5,913,292	$5,913,375	**$3,066,757**	**($2,463,115)**	**-44.54%**
Expenditures	10,126,696	5,756,872	6,660,883	4,795,923	5,947,885	**3,208,245**	**(2,548,627)**	**-44.27%**
Excess(Deficiency) of Revenues over Expenditures	(3,663,962)	(227,000)	(1,131,011)	1,117,369	(34,510)	**(141,488)**		
Fund Balance (Deficit), January 1	2,947,243	(716,719)	(716,719)		(716,719)	**(751,229)**		
Committed Fund Balance (Deficit), December 31	($716,719)	($943,719)	($1,847,730)		($751,229)	**($892,717)**		
TAX INCREMENT DISTRICT NUMBER SEVEN								
Other Revenues	$663,261	$996,267	$996,267	$1,050,950	$1,050,950	**$1,077,737**	**$81,470**	**8.18%**
Expenditures	440,129	644,500	1,316,500	1,109,839	1,510,384	**339,716**	**(304,784)**	**-47.29%**
Excess (Deficiency) of Revenues over Expenditures	223,132	351,767	(320,233)	(58,889)	(459,434)	**738,021**		
Fund Balance(Deficit), January 1	(1,692,079)	(1,468,947)	(1,468,947)		(1,468,947)	**(1,928,381)**		
Committed Fund Balance(Deficit), December 31	($1,468,947)	($1,117,180)	($1,789,180)		($1,928,381)	**($1,190,360)**		
TAX INCREMENT DISTRICT NUMBER EIGHT								
Other Revenues	$3,233,005	$439,590	$1,079,590	$2,376,317	$2,316,747	**$489,140**	**$49,550**	**11.27%**
Expenditures	1,781,529	936,882	3,501,882	2,617,371	3,363,215	**1,335,874**	**398,992**	**42.59%**
Excess (Deficiency) of Revenues over Expenditures	1,451,476	(497,292)	(2,422,292)	(241,054)	(1,046,468)	**(846,734)**		
Fund Balance, January 1	255,587	1,707,063	1,707,063		1,707,063	**660,595**		
Committed Fund Balance(Deficit), December 31	$1,707,063	$1,209,771	($715,229)		$660,595	**($186,139)**		
TAX INCREMENT DISTRICT NUMBER NINE								
Other Revenues	$47,520	$53,055	$53,055	$26,931	$26,932	**$28,553**	**($24,502)**	**-46.18%**
Expenditures	73,590	68,670	68,670	63,240	67,670	**66,275**	**(2,395)**	**-3.49%**
Excess (Deficiency) of Revenues over Expenditures	(26,070)	(15,615)	(15,615)	(36,309)	(40,738)	**(37,722)**		
Fund Balance(Deficit), January 1	(140,955)	(167,025)	(167,025)		(167,025)	**(207,763)**		
Committed Fund Balance(Deficit), December 31	($167,025)	($182,640)	($182,640)		($207,763)	**($245,485)**		
TAX INCREMENT DISTRICT NUMBER TEN								
Other Revenues	$284,163	$323,220	$323,220	$324,424	$324,424	**$355,599**	**$32,379**	**10.02%**
Expenditures	145,481	141,923	141,923	124,661	141,923	**423,560**	**281,637**	**198.44%**
Excess (Deficiency) of Revenues over Expenditures	138,682	181,297	181,297	199,763	182,501	**(67,961)**		
Fund Balance(Deficit), January 1	(270,929)	(132,247)	(132,247)		(132,247)	**50,254**		
Committed Fund Balance(Deficit), December 31	($132,247)	$49,050	$49,050		$50,254	**($17,707)**		
TAX INCREMENT DISTRICT NUMBER ELEVEN								
Other Revenues	$53,778	$1,560,000	$1,560,000	$8,255,996	$1,580,152	**$1,611,755**	**$51,755**	**3.32%**
Expenditures	4,744,235	1,229,148	1,459,148	306,339	1,022,363	**1,469,348**	**240,200**	**19.54%**
Excess (Deficiency) of Revenues over Expenditures	(4,690,457)	330,852	100,852	7,949,657	557,789	**142,407**		
Fund Balance(Deficit), January 1	4,159,943	(530,514)	(530,514)		(530,514)	**27,275**		
Committed Fund Balance(Deficit), December 31	($530,514)	($199,662)	($429,662)		$27,275	**$169,682**		
TAX INCREMENT DISTRICT NUMBER TWELVE								
Other Revenues	$366,238	$785,000	$1,135,000	$377,753	$356,605	**$5,090,000**	**$4,305,000**	**548.41%**
Expenditures	4,811,404	800,705	1,159,705	329,927	508,727	**5,240,190**	**4,439,485**	**554.45%**
Excess (Deficiency) of Revenues over Expenditures	(4,445,166)	(15,705)	(24,705)	47,826	(152,122)	**(150,190)**		
Fund Balance(Deficit), January 1	3,649,929	(795,237)	(795,237)		(795,237)	**(947,359)**		
Committed Fund Balance(Deficit), December 31	($795,237)	($810,942)	($819,942)		($947,359)	**($1,097,549)**		

	2019 ACTUAL	2020 BUDGET	2020 MODIFIED BUDGET	ACTUAL 9/30/2020	2020 PROJECTED	2021 PROPOSED BUDGET	DOLLAR CHANGE	% CHANGE
INTERNAL SERVICE FUNDS								
MOTOR POOL FUND								
Revenues	$4,414,051	$3,823,000	$3,823,000	$3,004,271	$3,839,500	**$3,975,000**	**$152,000**	**3.98%**
Expenses	3,892,558	4,620,281	5,360,127	3,704,857	4,055,722	**6,191,393**	**1,571,112**	**34.00%**
Excess (Deficiency) of Revenues over Expenses	521,493	(797,281)	(1,537,127)	(700,586)	(216,222)	**(2,216,393)**		
Net Assets, January 1	7,772,159	8,293,652	8,293,652		8,293,652	**8,077,430**		
Net Assets, December 31	$8,293,652	$7,496,371	$6,756,525		$8,077,430	**$5,861,037**		
LIABILITY INSURANCE FUND								
Other Revenues	$879,105	$950,317	$950,317	$327,330	$836,734	**$938,200**	**($12,117)**	**-1.28%**
Expenses	897,642	950,317	952,117	558,663	901,039	**936,135**	**(14,182)**	**-1.49%**
Excess (Deficiency) of Revenues over Expenses	(18,537)	-	(1,800)	(231,333)	(64,305)	**2,065**		
Net Assets, January 1	396,271	377,734	377,734		377,734	**313,429**		
Net Assets, December 31	$377,734	$377,734	$375,934		$313,429	**$315,494**		
EMPLOYEE BENEFITS AND HRA FUND								
Other Revenues	$5,468,257	$5,821,576	$5,821,576	$4,246,888	$5,725,940	**$6,016,372**	**$194,796**	**3.35%**
Expenses	5,347,416	6,061,071	6,061,071	4,595,532	5,633,961	**6,014,739**	**(46,332)**	**-0.76%**
Excess (Deficiency) of Revenues over Expenses	120,841	(239,495)	(239,495)	(348,644)	91,979	**1,633**		
Net Assets, January 1	1,228,638	1,349,479	1,349,479		1,349,479	**1,441,458**		
Net Assets, December 31	$1,349,479	$1,109,984	$1,109,984		$1,441,458	**$1,443,091**		
ENTERPRISE FUNDS								
WAUSAU DOWNTOWN AIRPORT FUND								
General Property Tax Levy	**$101,000**	**$125,000**	**$125,000**	**$125,000**	**$125,000**	**$145,674**	**$20,674**	**16.54%**
Other Revenues	243,715	148,000	148,000	122,642	148,300	**146,200**	**(1,800)**	**-1.22%**
Expenses	453,174	458,191	458,191	352,155	454,833	**443,874**	**(14,317)**	**-3.12%**
(Deficiency) of Revenues over Expenses	(108,459)	(185,191)	(185,191)	(104,513)	(181,533)	**(152,000)**		
Net Assets, January 1	1,862,936	1,754,477	1,754,477		1,754,477	**1,572,944**		
Net Assets, December 31	$1,754,477	$1,569,286	$1,569,286		$1,572,944	**$1,420,944**		
METRO RIDE TRANSIT FUND								
General Property Tax Levy	**$830,413**	**$1,114,341**	**$1,114,341**	**$835,756**	**$1,114,341**	**$889,892**	**($224,449)**	**-20.14%**
Other Revenues	2,453,581	2,465,136	2,465,136	1,647,069	2,341,093	**2,778,239**	**313,103**	**12.70%**
Expenses	3,765,603	3,710,731	3,710,731	2,249,483	3,291,099	**3,668,131**	**(42,600)**	**-1.15%**
Excess (Deficiency) of Revenues over Expenses	(481,609)	(131,254)	(131,254)	233,342	164,335	**0**		
Net Assets, January 1	3,017,300	2,535,691	2,535,691		2,535,691	**2,700,026**		
Net Assets, December 31	$2,535,691	$2,404,437	$2,404,437		$2,700,026	**$2,700,026**		
PARKING FUND								
General Property Tax Levy	**$50,000**	**$105,108**	**$105,108**	**$105,108**	**$105,108**	**$150,000**	**$44,892**	**42.71%**
Other Revenues	2,006,574	800,750	800,750	481,319	893,790	**577,759**	**(222,991)**	**-27.85%**
Expenses	1,882,188	1,538,858	1,538,858	583,075	1,779,368	**727,759**	**(811,099)**	**-52.71%**
Excess (Deficiency) of Revenues over Expenses	174,386	(633,000)	(633,000)	3,352	(780,470)	**0**		
Net Assets, January 1	17,250,785	17,425,171	17,425,171		17,425,171	**16,644,701**		
Net Assets, December 31	$17,425,171	$16,792,171	$16,792,171		$16,644,701	**$16,644,701**		
WATER WORKS - Water Utility								
Revenues	$5,827,468	$6,344,700	$6,344,700	$4,877,359	$5,935,700	**$6,881,600**	**$536,900**	**8.46%**
Expenses	5,652,165	6,072,097	6,072,097	4,212,204	5,961,314	**6,109,736**	**37,639**	**0.62%**
Excess (Deficiency) of Revenues over Expenses	175,303	272,603	272,603	665,155	(25,614)	**771,864**		
Net Assets, January 1	37,219,854	37,395,157	37,395,157		37,395,157	**37,369,543**		
Net Assets, December 31	$37,395,157	$37,667,760	$37,667,760		$37,369,543	**$38,141,407**		
WATER WORKS - WasteWater Utility								
Revenues	$6,230,385	$6,338,960	$6,338,960	$6,195,790	$6,000,540	**$6,338,960**	**$-**	**0.00%**
Expenses	5,725,886	5,418,952	5,418,952	3,648,951	5,456,813	**5,544,416**	**125,464**	**2.32%**
Excess of Revenues over Expenses	504,499	920,008	920,008	2,546,839	543,727	**794,544**		
Net Assets, January 1	41,897,632	42,402,131	42,402,131		42,402,131	**42,945,858**		
Net Assets, December 31	$42,402,131	$43,322,139	$43,322,139		$42,945,858	**$43,740,402**		

	2019 ACTUAL	2020 BUDGET	2020 MODIFIED BUDGET	ACTUAL 9/30/2020	2020 PROJECTED	2021 PROPOSED BUDGET	DOLLAR CHANGE	% CHANGE
ANIMAL CONTROL FUND								
General Property Tax Levy	**40,747**	**$40,747**	**$40,747**	**$40,747**	**$40,747**	**$45,247**	**$4,500**	**11.04%**
Revenues	186,568	166,050	166,050	148,474	170,836	**173,210**	7,160	**4.31%**
Expenses	223,094	234,690	234,690	195,517	208,328	**229,074**	**(5,616)**	**-2.39%**
Excess (Deficiency) of Revenues over Expenses	4,221	(27,893)	(27,893)	(6,296)	3,255	**(10,617)**		
Net Assets, January 1	77,831	82,052	82,052		82,052	**85,307**		
Net Assets, December 31	$82,052	$54,159	$54,159		$85,307	**$74,690**		
COMBINED TOTALS								
Tax Increment General Property Tax	$2,794,541	$3,449,306	$3,449,306		$3,449,306	**$3,144,749**	**($304,557)**	**-8.83%**
General Property Taxes All Funds	$27,855,797	$29,546,000	$29,546,000	$25,818,109	$29,546,000	**$30,580,995**	**$1,034,995**	**3.50%**
Revenues All Funds	$80,107,484	$73,458,937	$74,491,937	$67,410,565	$74,691,679	**$73,392,643**	**($66,294)**	**-0.09%**
Expenditures/Expenses All Funds	$119,295,396	$101,017,762	$109,700,860	$86,328,146	$103,195,048	**$101,499,505**	**$481,743**	**0.48%**

Budget increases or decreases due to new or discontinued activities or functions: Decrease TID 5 Closure $330,000; Increases: Emergency Planning $10,000, Police Mental and Physical Therapy Services $35,000, Police Special Event Staffing $60,000, Police Videographer Position FTE increase $26,535, Assessor 1 FTE $77,277, Parks Recreation Plan $20,000 Mall Redevelopment Project $4,700,000

TAXES BY TAXING DISTRICT



TAXING DISTRICT	December 2020	December 2019	December 2018	Dollar Change	Percent Change
City of Wausau	$ 9.71	$ 10.49	$ 10.27	$ (0.78)	-7.40%
NC Technical College	1.28	1.39	1.35	(0.11)	-7.68%
Marathon County	4.83	5.16	5.15	(0.33)	-6.38%
Wausau School District (net)**	9.24	9.92	9.81	(0.68)	-6.81%
TOTAL TAX RATE	$ 25.06	$ 26.95	$ 26.57	$ (1.89)	-7.00%

A small portion of the City of Wausau is located within the D.C. Everest School District. Those properties will pay the tax rates for the state, city, county, and college listed above and the D.C. Everest comparable tax rates are as follows:

D.C. Everest School District (net)**	8.62	9.12	8.78	(0.50)	-5.50%
TOTAL TAX RATE	$ 24.44	$ 26.15	$ 25.54	$ (1.71)	-6.55%

**State of Wisconsin School Credit is $1.68 for 2020, $1.87 for 2019 and $1.93 in 2018.

Wausau Lottery Credit	$179.06	$212.60	$187.02	($33.54)	-15.78%
D.C. Everest Lottery Credit	$168.78	$198.27	$170.51	($29.49)	-14.87%
Wausau First Dollar Credit	$73.06	$76.62	$77.01	($3.56)	-4.65%
D.C. Everest First Dollar Credit	$68.87	$71.46	$70.21	($2.59)	-3.62%

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

RESOLUTION OF THE FINANCE COMMITTEE			
Authorizing the modification of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a) (2021 Comprehensive Fee Schedule)			
Committee Action: Approved 5-0			
Fiscal Impact: The fiscal impact will depend on the amount of activity such as inspections permits			
File Number:	20-1109	**Date Introduced:**	November 24, 2020

RESOLUTION

WHEREAS, the City of Wausau has adopted a comprehensive Fees and License Schedule at W.M.C. §3.40.010; and

WHEREAS, the Finance Committee has reviewed proposed changes to the schedule for the 2021 budget as set forth in the attached Exhibit and incorporate these as part of the City of Wausau Fees and Licenses Schedule.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that the fees set forth in the attached Exhibit are hereby adopted and incorporated into the City of Wausau Fees and Licenses Schedule adopted pursuant to W.M.C. §3.40.010.

Approved:

____

Katie Rosenberg, Mayor

FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action on the 2021 Fee Schedule
Rasmussen reviewed the changes highlighted in yellow. Groat stated the biggest change had to do with the Pet Licensing fees which had not been increased since 2013. The fees support the animal control program.

Motion by Herbst, second by Martens to approve the fee schedule. Motion carried 5-0.

CITY OF WAUSAU				
2021				
COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
DEPARTMENT: AIRPORT				
T-hangars 1-10		$88.97	2016	$88.97
T-hangars 12-15 & 17-19		$118.60	2016	$118.60
T-hangar 11, 16, 20		$133.44	2016	$133.44
T-hangars 21 & 30		$148.26	2016	$148.26
T-hangars 22-24 & 27-29		$129.75	2016	$129.75
T-hangars 25 & 26		$177.91	2016	$177.91
T-hangars 31 & 40		$155.57	2016	$155.57
T-hangars 32-34 & 37-39		$137.73	2016	$137.73
T-hangars 35 & 36		$188.79	2016	$188.79
DEPARTMENT: ASSESSMENT				
Open Records Request per page Black and White	Attorney General Opinion	$0.035	2020	$0.035
Open Records Request per page - Color	Attorney General Opinion	$0.0039	2020	$0.0039
Copies of Property Record Cards		$1.00	2009	$1.00
DEPARTMENT: ATTORNEYS				
DVD copies of traffic stops		$5.00		$5.00
DEPARTMENT: COMMUNITY DEVELOPMENT				
TID Application		$1,000.00	unknown	$1,000.00
Development Agreement Amendment		500.00	new	$500.00
DEPARTMENT: ENGINEERING/PLANNING/GIS/PUBLIC WORKS				
SPECIAL ASSESSMENTS				
Street Improvement Projects		$42.00	2016	$42.00
Drive Approach		Actual cost		Actual cost
Sidewalk		25% of Actual Cost		25% of Actual Cost
Sewer		Actual cost		Actual cost
Water		Actual cost		Actual cost
PERMIT				
Drive Approach		$25.00	2014	$25.00
Street Privilege Permits		$75.00	2014	$75.00
STORMWATER PERMITS				
Permit applications with only construction site erosion control				
Less than 1 acre (per site)		$40.00		$40.00
Greater than 1 acre (per site)		$40.00 + $25 for each additional acre		$40.00 + $25 for each additional acre
Permit applications with a post-construction stormwater management plan				
Residential Subdivision Plats (per lot)		$25.00		$25.00
All other site (per site)		$25.00 per lot		$25.00 per lot
Note: No fees shall exceed $500		$150 per site + $25 per acre > 1 acre		$150 per site + $25 per acre > 1 acre
PARKING				
McClellan Ramp 1 - 530 N 2nd Street				
Parking 7 days per week; 24 hours per day		Permit: Monthly = $38 Annual $418	2018	Permit: Monthly = $38 Annual $418
Hours of Operation 8AM-6PM Monday - Friday		Meters = $.50 per hour	2019	
Overnight Parking Allowed				
JeffersonRamp 2 - 425 N 1st Street				
Parking 7 days per week; 24 hours per day		Permit: Monthly Levels 3-6 = $38 Annual $418	2019	Permit: Monthly Levels 3-6 = $38 Annual $418

CITY OF WAUSAU 2021 COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Hours of Operation 8AM-6PM Monday - Friday		Permit Level 5: Monthly = $15 Annual $165		Permit Level 5: Monthly = $15 Annual $165
Overnight Parking Allowed		Permit Level 6: Monthly = $5 Annual $55		Permit Level 6: Monthly = $5 Annual $55
		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = $1.00		Additional hours = $1.00
Ramp 3-Penneys Ramps 101 Washington Street				
Parking 7 days per week; 24 hours per day		Permit: Monthly=$38, Annual $418	2009	Permit: Monthly=$38, Annual $418
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge		0-2 Hours = No charge with Plate
Overnight Parking Allowed		2-3 Hours = $.25		Registration
		3-4 Hours = $75		Additional hours = $1.00
		4-5 Hours = $1.50		
		Additional hours = $1.00		
Ramp 4-Sears 400 Forest Street				
Parking 7 days per week; 24 hours per day		Permit: Monthly=$28, Annual $308	2009	Permit: Monthly=$28, Annual $308
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge		0-2 Hours = No charge with Plate
Overnight Parking Allowed		2-3 Hours = $.25		Registration
		3-4 Hours = $75		Additional hours = $1.00
		4-5 Hours = $1.50		
		Additional hours = $1.00		
3rd & Grant Street Lot 5				
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = $33 Annual $363	2019	Permit: Monthly = $33 Annual $363
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = $1.00		Additional hours = $1.00
4th & Washington/3rd & McClellan Street - Lot 6				
Parking 7 days per week; 6AM - 2:30AM		0-2 Hours = No charge with Plate Registration	2019	0-2 Hours = No charge with Plate Registration
Hours of Operation 8AM-6PM Monday - Friday		Additional hours = $1.00		Additional hours = $1.00
Lower Library Lot 7				
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = $38 Annual $418	2019	Permit: Monthly = $38 Annual $418
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = $1.00		Additional hours = $1.00
River Drive - Lot 8				
Parking 7 days per week; 24 hours per day		Permit : Monthly = $5 Annual $55	2018	Permit : Monthly = $5 Annual $55
Hours of Operation 8AM-6PM Monday - Friday		Meters = $.20 per hour		Meters = $.20 per hour
Overnight Parking Allowed				
Jefferson Street - Lot 9				
Parking 7 days per week; 24 hours per day		Permit : Monthly = $25 Annual $275	2018	Permit : Monthly = $25 Annual $275
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration	2019	0-2 Hours = No charge with Plate Registration
Overnight Parking Allowed		Additional hours = $1.00		Additional hours = $1.00
McClellan Street - Lot 10				
Parking 7 days per week; 24 hours per day		Monthly permit = $18	2018	Monthly permit = $18

CITY OF WAUSAU

2021

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate	
Permit Parking Only - 8AM-6PM Monday - Friday					
Overnight Parking Allowed					
3rd & McClellan Street - Lot 13					
Parking 7 days per week; 6AM - 2:30AM		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration	
Hours of Operation 8AM-6PM Monday - Friday		Additional hours = $1.00		Additional hours = $1.00	
1st and Grant Street - Lot 14					
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = $33 Annual $363	2018	Permit: Monthly = $33 Annual $363	
Permit Parking Only - 8AM-6PM Monday - Friday					
Jefferson Street Inn/Federal Bldg. Lot 17					
Parking 7 days per week; 24 hours per day		0-2 Hours = No charge with Plate Registration	2019	0-2 Hours = No charge with Plate Registration	
Hours of Operation 8AM-6PM Monday - Friday		Additional hours = $1.00		Additional hours = $1.00	
Overnight Parking Allowed			2018		
First Wausau Tower - Lot 15					
Parking 7 days per week; 24 hours per day		Free evenings & weekends		Free evenings & weekends	
Permit Parking Only - 8AM-6PM Monday - Friday					
Overnight Parking Allowed					
Scott Street Lot 20					
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = $38 Annual $418	2019	Permit: Monthly = $38 Annual $418	
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration	
		Additional hours = $1.00		Additional hours = $1.00	
All Day Value Pass - 15 Uses good for parking in Sears, Penneys and Jefferson Ramps and Lots 5,7,9,20		$35.00		$35.00	
Contractor Downtown Street Parking Permit		$10.00 Daily Rate	2020	$10.00 Daily Rate	
GIS MAP FEES					
Digital Data (per quarter section)		$29.50	2020	$29.50	
Digital Photography (per quarter section)		$34.75	2020	$34.75	
Digital Photography/Orthophotography (per section, TIFF format)		$139.00	2020	$139.00	
Color Official City Map (36"x56")		$11.40	2020	$11.40	
Color Annexation Map (36"x56")		$11.40	2020	$11.40	
Color Zoning Map (36"x56")		$11.40	2020	$11.40	
Color Aldermanic District Map (36"x56")		$11.40	2020	$11.40	
Black and White Official City Map (36"x56")		$7.20	2020	$7.20	
MISCELLANEOUS FEES & PERMITS					
Block Party Permit		$31.50	2016	$31.50	
Weed Trimming (Private Residence) Minimum Charge		$108.12	2016	$108.12	
Snow Removal (Private Residence) Minimum Charge		$94.44	2016	$94.44	
Snow Removal (Downtown) per foot		$7.80	2020	Actual Costs	
~~Yard Waste Permit for Contractors Serving 1-25 Customers~~		$78.75	2016	~~$78.75~~	
~~Yard Waste Permit for Contractors Serving 26-50 Customers~~		$157.50	2016	~~$157.50~~	
~~Yard Waste Permit for Contractors Serving 51-100 Customers~~		$288.75	2016	~~$288.75~~	
Yard Waste Permit for Contractors			2021	$250.00	$250.00

CITY OF WAUSAU

2021

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate	
Steaming Private Laterals		$126.98	2016	$126.98	
DEPARTMENT: FINANCE					
NSF Check Return Charge		$45.00	11/9/2010	$45.00	
Photo Copies per page - color		$0.04	1/29/2020	$0.04	
Photo Copies per page - black and white		$0.0039	1/29/2020	$0.0039	
Open Records Request - CD		$15.00	11/9/2010	$15.00	
Tax Exempt Biennial Report Fee		$50.00	11/9/2010	$50.00	
Special Assessment Exam Fee		$75.00	2016	$75.00	
Special Assessment Exam Fee - Rush Order		$82.00	2016	$82.00	
Amended Applications		$10.50	2016	$10.50	
PET/ANIMAL FEES	8.08				
Spayed/Neutered Dog or Cat		$18.00	11/1/2013	$20.00	$2.00
Microchip Discount		-$8.00	2016	-$8.00	
Not Spayed/Neutered Dog or Cat		$60.00	11/1/2013	$62.00	$2.00
Dangerous Animal License		$150.00	5/14/2007	$200.00	$50.00
Dangerous Animal License Issued after July 1		$75.00		$100.00	$25.00
Annual Pet License Late Fee		Double the license	2014	Double the license	
Pet Fancier Permit		$35.00	2014	$35.00	
Chicken Permit Fee	8.08.012	$35.00	7/18/2017	$35.00	
Honey Bee Permit		$20.00	2014	$20.00	
Honey Bee Permit -Late Fee		Double the permit fee	2014	Double the permit fee	
Sale of live poultry or farm raised game birds at a marketplace	8.080.010(d)	$25.00	2016	$25.00	
ALCOHOLIC BEVERAGES/CIGARETTE LICENSES AND FEES					
Class A Beer Retailer		$350.00	1/1/2004	$350.00	
Class A Liquor Retailer	125.51(2)(d)	$500.00	1/1/2004	$500.00	
Class A Beer & Liquor Retailer		$850.00	1/1/2004	$850.00	
Class B Beer Retailer	125.26(3)	$100.00	1/1/2004	$100.00	
Class B Beer & Liquor Retailer	125.51(2)(D) & 125.26(3)	$600.00	1/1/2004	$600.00	
Class B Beer & Class C Wine		$200.00	1/1/2006	$200.00	
Class B Beer - Picnic	125.26(6)	$10.00	1/1/1998	$10.00	
Class C Wine	125.51(3m)(e)	$100.00	1/1/2006	$100.00	
Provisional Retail License	125.17(5)(c)	$15.00	1/1/1998	$15.00	
Reserve Class B Liquor Retailer License	125.51(3)(e)2	$10,000.00	1/1/2004	$10,000.00	
Tavern Entertainment License		$250.00	1/1/2004	$250.00	
Liquor Establishment Publication Fee - Group		$30.00		$30.00	
Liquor Establishment Publication Fee - Single		$65.00		$65.00	
Change of Agent/Officer Processing	125.06(2)(e)	$10.00	1/1/1998	$10.00	
Alcohol Premise Transfer	(moving buildings)	$10.00	1/1/1998	$10.00	
Alcohol Premise Amendment		$150.00		$150.00	

CITY OF WAUSAU				
2021				
COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Cigarette Sales	134.65(2)(a)	$100.00	1/1/1998	$100.00
Alcoholic Beverage/Cigarette Application Late Filing Fee		$50.00		$50.00
Bartender Fees				
1 Year Operator - New Applicant		$70.00	1/1/2004	$70.00
1 Year Operator - Restricted		$70.00	1/1/2004	$70.00
2 Year Operator - Renewal		$110.00	1/1/2004	$110.00
2 Year Operator - Restricted		$110.00	1/1/2004	$110.00
2 Year Operator - Lapsed (Within 2 licensing periods)		$125.00	1/1/2004	$125.00
Operator License Duplicate		$5.00	1/1/2004	$5.00
Temporary Operator -Event Bartender		$10.00	1/1/1998	$10.00
TRANSIENT MERCHANT LICENSES				
Direct Seller - Cash/Surety Bond		$0.00	1/1/1998	$0.00
Direct Seller Business Registration License 30 Days		$50.00	1/1/1998	$50.00
Direct Seller Business Registration License 60 Days		$100.00	1/1/1998	$100.00
Direct Seller Business Registration License 90 Days		$150.00	1/1/1998	$150.00
Direct Seller Business Registration License 120 Days		$200.00	1/1/1998	$200.00
Direct Seller- Employee Registration License 30 Days		$25.00	5/22/2012	$25.00
Direct Seller - Employee Registration License 60 Days		$50.00	5/22/2012	$50.00
Direct Seller - Employee Registration License 90 Days		$75.00	5/22/2012	$75.00
Direct Seller - Employee Registration License 120 Days		$100.00	5/22/2012	$100.00
SECOND HAND DEALERS				
Second Hand Dealer - Article		$225.00	5/22/2012	$225.00
Second Hand Dealer - Jewelry		$225.00	5/22/2012	$225.00
Second Hand Dealer Mall/Flea Market License/Yr.		$180.00	5/22/2012	$180.00
Second Hand Dealer Mall/Flea Market License/Day		$55.00	5/22/2012	$55.00
Pawn Brokers License		$225.00	5/22/2012	$225.00
Special Event Second Hand Dealer (mall or flea market)		$55.00	5/22/2012	$55.00
Flea Market License		$180.00	5/22/2012	$180.00
PUBLIC TRANSPORTATION				
Taxicab/Limo Transportation Companies		$200.00	1/1/2004	$200.00
Taxicab/Limo Operator License - New & Renewal		$50.00	1/1/2004	$50.00
Taxicab/Limo Operator License - Duplicate ID		$10.00		$10.00
Commerical Quadricycle Business License Fee		$200.00	11/14/2017	$200.00
Commerical Quadricycle Driver's License Fee		$50.00	11/14/2017	$50.00
ESCORT AND ESCORT SERVICES	5.19			
Escort License Application Fee		$500.00	2014	$500.00
Escort License Late Fee		$1,000.00	2014	$1,000.00
Escort License Registration Fee for Operators, Employees and Independent Contractors		$500.00	2014	$500.00
STREET VENDING				
Annual License		$100.00	2013	$100.00
Semi Annual License		$75.00	2013	$75.00
Special Youth Vending License	5.62.045	$15.00	7/18/2017	$15.00

CITY OF WAUSAU 2021 COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
MOBILE HOME LICENSE				
Mobile Home - per month	5.68.020/ 66.0435	$10.00		$10.00
Mobile Home Park (for each fifty spaces or fraction thereof within each mobile home park)	5.68.020/ 66.0435	$100.00		$100.00
PUBLIC AMUSEMENTS				
Public exhibitions (per performance)		$45.00	1/1/2004	$45.00
Public exhibitions (per year)		$200.00	1/1/2004	$200.00
Entertainment facility		$475.00	9/22/2005	$475.00
Entertainment facility operator		$45.00	9/22/2005	$45.00
Temporary entertainment facility		$50.00	11/14/2004	$50.00
Amusement device distributor		$250.00	1/1/2004	$250.00
Amusement devices (per unit)		$40.00	1/1/2004	$40.00
Coin-operated music machines (per unit)		$40.00		$40.00
Public dance hall		$35.00	1/1/2004	$35.00
Teen dance hall		$50.00	1/1/2004	$50.00
Private teen club		$50.00	1/1/2004	$50.00
Theater		$185.00	1/1/2004	$185.00
Adult-Oriented Establishments		$600.00	1/1/2004	$600.00
Amended Application		$250.00	1/1/2015	$250.00
Late Fee		$100.00	1/1/2015	$100.00
SIDEWALK CAFÉ				
Initial permit application per location without alcohol expansion		$45.00	2013	$45.00
Initial permit application per location with alcohol expansion		$80.00	2013	$80.00
Renewal per location without alchohol expansion		$20.00	2013	$20.00
Renewal per location with alchohol expansion		$40.00	2013	$40.00
SPECIAL EVENTS				
Category 1		$200.00	1/1/2015	$200.00
Category 2		$60.00	1/1/2015	$60.00
Category 3		$40.00	1/1/2015	$40.00
Multiple Day Event		125% of event rate		125% of event rate
Serial Day Event Rate		200% of the event rate		200% of the event rate
Late Filing Fee				
Category 1		$200.00	1/1/2015	$200.00
Category 1		$100.00	1/1/2015	$100.00
MISCELLANEOUS LICENSES AND PERMITS				
Christmas Tree Sales License		$25.00	1/1/2004	$25.00
Sidewalk Layers License		$600.00		$600.00
Horse-Drawn Carriage License		$25.00	1/1/1998	$25.00
Bituminous Concrete License		$60.00	1/1/2004	$60.00
Cement Contractors License		$90.00	1/1/2004	$90.00
Electrical Contractors License		$150.00	1/1/2009	$150.00
Garbage Haulers License		$125.00	1/1/2004	$125.00

CITY OF WAUSAU 2021 COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Newsrack Permit	5.61.050	$40.00	1/1/2004	$40.00
Newsrack Inspection Fee	5.61.050	$10.00		$10.00
Hotel/Motel Permit	3.25.050	$10.00		$10.00
Hotel/Motel Permit Reinstatement Fee	3.25.050	$10.00		$10.00
DEPARTMENT: FIRE				
Variance w/no position statement		$35.00	2007	$35.00
Variance w/position statement/no site visit		$75.00	2007	$75.00
Variance w/o position statement/with a site visit		$125.00	2007	$125.00
Fireworks/Pyrotechnics Permits		$100.00	2014	$100.00
Fireworks/Pyrotechnics Standbys		$300.00	2014	$300.00
Tent Permit		$30.00	2014	$30.00
Controlled Burning Permit		$250.00	2007	$250.00
Wood Fired Apparatus inspections		$20.00	2006	$20.00
Recreational Burning Permit (5 years)		$30.00	2014	$30.00
False Alarms: First Two False Alarm Calls		No Fee	2006	No Fee
False Alarms: Third and Fourth False Alarms		$60.00	2014	$60.00
False Alarms: Fifth thru Eighth False Alarms		$400.00	2006	$400.00
False Alarms: Ninth and Subsequent Alarms		$800.00	2006	$800.00
General Request Standby Fees (Dedicated)		$500.00	Never Done	$500.00
General Request Standby Fees (On-Duty)		$100.00	Never Done	$100.00
Professional Sports Standby (Dedicated)		$500.00	Never Done	$500.00
Professional Sports Standby (On-Duty)		$100.00	Never Done	$100.00
School Event Standbys (On-Duty)		$50.00	Never Done	$50.00
School Event Standbys (Dedicated)		$500.00	Never Done	$500.00
Church Sponsored Event Inspections		$25.00	Never Done	$25.00
Church Sponsored Event Standbys (Dedicated)		$500.00	Never Done	$500.00
Church Sponsored Event Standbys (On-Duty)		$100.00	Never Done	$100.00
City Sponsored Events Standbys (Dedicated)		$500.00	Never Done	$500.00
City Sponsored Events Standbys (On-Duty)		$50.00	Never Done	$50.00
Private Events Standbys (Dedicated)		$500.00	Never Done	$500.00
Private Events Standbys (On-Duty)		$75.00	Never Done	$75.00
Large Special Events Standbys (Dedicated)		$500.00	Never Done	$500.00
Large Special Events Standbys (On-Duty)		$300.00	Never Done	$300.00
Confined Space Entry Standbys (Dedicated)		$500.00	Never Done	$500.00
Confined Space Entry Standbys (On-Duty)		$50.00	2006	$50.00
Other City Department Standbys (Dedicated)		$500.00	Never Done	$500.00
Ambulance Standby		$100.00		$106.00
Engine Standby		NA		$150.00
Tank Removal Permit Fee		$100.00	2009	$100.00
Tank Removal/Installation Fee				
Training classes		$50.00	2014	$50.00
Transport to Health Care Facility		$100.00	2014	$100.00
Transport Surcharge for Bariatric Patients		$50.00	2014	$50.00
Inspection Fees				

CITY OF WAUSAU				
2021				
COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Initial Inspection Fee		$0.00	2017	$0.00
1st Re-inspection		$0.00	2017	$0.00
2nd Re-inspection		$30.00	2017	$30.00
3rd Re-inspection		$60.00	2017	$60.00
4th Re-inspection		$90.00	2017	$90.00
5th Re-inspection		$120.00	2017	$120.00
6th Re-inspection		$150.00	2017	$150.00
Additional Re-inspections		$150.00	2017	$150.00
EMS				
BLS Resident		$900.00	2019	$900.00
BLS - Non Resident		$1,050.00	2019	$1,050.00
ALS1 - Resident		$1,075.00	2019	$1,075.00
ALS1 - Nonresident		$1,225.00	2019	$1,225.00
ALS2 - Resident		$1,475.00	2019	$1,475.00
ALS2 - Nonresident		$1,625.00	2019	$1,625.00
SCT Resident		$1,475.00	2019	$1,475.00
SCT Nonresident		$1,625.00	2019	$1,625.00
Mileage - Resident		$20.00	2011	$20.00
Mileage - Nonresident		$20.00	2011	$20.00
Supplies				bundled in base rates
Oxygen		$75.00	2011	$75.00
Spinal Immobilization		$155.00	2011	$155.00
BLS - On Scene Care -Resident		$300.00	2011	$300.00
BLS - On Scene Care - Nonresident		$375.00	2011	$375.00
ALS - On Scene Care		$425.00	2019	$425.00
ALS On Scene Care - Nonresident		$500.00	2019	$500.00
Lift Assist				
First two		$0.00		$0.00
Each additional assist over two		$275.00		$275.00
DEPARTMENT: PARKS/RECREATION/FORESTRY				
Administrative Fee		$30.00	1/1/2018	$30.00
Administrative Fee for Contracts w/Insurance		$30.00	1/1/2018	$30.00
Boat Launch - Annual Sticker		$30.00	1/1/2018	$30.00
Boat Launch - Business Sticker		$50.00	1/1/2014	$50.00
Boat Launch - Daily Pass		$5.00	1/1/2017	$6.00
Boat Launch - Additional Sticker		$10.00	1/1/2014	$10.00
Boat Launch - Replacement Sticker		$10.00	1/1/2015	$10.00
Violation Notice		$50.00	1/1/2018	$50.00
Recreation program participants are charged fees to cover a portion of the costs associated with the program. Youth programs are subsidized at a rate of 50%, while contracted recreation services, adult recreation and special events are set up to recover 100% of their expense including a 15% mark up for administrative costs associated with the program. Non-residents pay increased fees to participate in programs funded by resident tax payers. Concessions are set up to recover costs with a markup of 200% to 600% depending upon the item.				
Pool Event		$10.00	1/1/2019	$10.00
Tubing - Daily - Youth - Public		$7.00	1/1/2019	$7.50
Tubing - Daily - Youth 4 Admissions		$26.50	1/1/2019	$28.50

CITY OF WAUSAU				
2021				
COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Tubing - Daily - Youth 8 Admissions		$51.75	1/1/2019	$55.50
Tubing - Daily - Youth 12 Admissions		$77.00	1/1/2019	$82.50
Tubing - Daily - Adult - Public		$9.50	1/1/2019	$10.00
Tubing - Daily - Adult 4 Admissions		$36.00	1/1/2019	$38.00
Tubing - Daily - Adult 8 Admissions		$70.00	1/1/2019	$73.50
Tubing - Daily - Adult 12 Admissions		$104.50	1/1/2019	$110.00
Tubing Private Rental - 1 Tow (Higher $8 Youth and $10.50 Adult Rates Apply)		$450.00	1/1/2018	$450.00
Tubing Private Rental - 2 Tows (Higher $8 Youth and $10.50 Adult Rates Apply)		$750.00	1/1/2018	$750.00
Swim - Junior Lifeguard Class Resident		$39.00	1/1/2019	$26.00
Swim - Junior Lifeguard Class Non-Resident		$47.50	1/1/2019	$32.00
Swim - Lifeguard Certification Class		$150.00	1/1/2019	$175.00
Swim - Lifeguard Renewal Class		$75.00	1/1/2018	$75.00
Swim - Lifeguard Instructor Review Class; fee waived if assisting instructor		$0.00	1/1/2018	$0.00
Swim Lesson - Resident - Parent-Child		$18.50	1/1/2019	$12.50
Swim Lesson - Resident - Pre-School		$24.75	1/1/2019	$16.50
Swim Lesson - Resident - Levels 1-5		$39.00	1/1/2019	$26.00
Swim Lessons - NonRes - Parent-Child		$21.75	1/1/2019	$14.50
Swim Lessons - NonRes - Pre-School		$30.00	1/1/2019	$20.00
Swim Lessons - NonRes - Levels 1-5		$47.50	1/1/2019	$31.75
Swim Lessons Adult - Res (New offering in 2020)		$32.00	1/1/2020	$32.00
Swim Lessons Adult - NonRes (New offering in 2020)		$39.00	1/1/2020	$39.00
Water Exercise - Resident-Fall/Winter Session		$45.00	1/1/2019	$46.50
Water Exercise - NonRes - Fall/Winter Session		$57.00	1/1/2019	$58.00
Swim Season Pass - Holiday Rate (12/01/2020 - 12/30/2020)		15% discount		15% discount
Swim Season Pass - Early Bird Rate (01/04/2021 - 4/15/2021)		10% discount		10% discount
Swim Season Pass - Mid-Season Rate (7/15/2021 to end of season)		45% discount		45% discount
Swim - Season Pass - Resident - Youth		$30.00	1/1/2016	$30.00
Swim - Season Pass - Resident - Adult		$45.00	1/1/2016	$45.00
Swim - Season Pass - Resident - Family (1st two members)		$70.00	1/1/2016	$70.00
Swim - Season Pass - Resident - Family (each additional member)		$10.00	1/1/2016	$10.00
Swim - Season Pass - NonResident - Youth		$40.00	1/1/2016	$40.00
Swim - Season Pass - NonResident - Adult		$60.00	1/1/2016	$60.00
Swim - Season Pass - NonResident - Family		$95.00	1/1/2016	$95.00
Swim - Season Pass - NonResident - Family (each additional member)		$15.00	1/1/2016	$15.00
Swim - Agency Pass		$35.00	1/1/2017	$35.00
Swim - Agency Pass per visit Kaiser, Memorial & Schulenburg each person		$1.00		$1.00
Fee to Replace Lost Pass (1st One is FREE)		$2.00	1/1/2010	$2.00
Swim-Daily Admittance-Youth(1-17)-1p-7:50p Kaiser, Memorial, Schulenburg		$2.00	1/1/2015	$2.00
Swim-Daily Admittance-Adult(18-59)-1p-7:50p Kaiser, Memorial, Schulenburg		$3.00	1/1/2015	$3.00
Swim-Daily Admittance-Senior(60+)-1p-7:50p Kaiser, Memorial, Schulenburg		$2.00	1/1/2015	$2.00
Swim-Daily Admittance-Youth(1-17)-6p-7:50p Kaiser, Memorial, Schulenburg		$1.00	1/1/2015	$1.00
Swim-Daily Admittance-Adult(18-59)-6p-7:50p Kaiser, Memorial, Schulenburg		$2.00	1/1/2015	$2.00
Swim-Daily Admittance-Senior(60+)-6p-7:50p Kaiser, Memorial, Schulenburg		$1.00	1/1/2015	$1.00
Swim - Daily Admittance - Infants <1 - 1p-7:50p All pools		Free		Free
Swim - Thursdays - Youth, Adult, Senior (60+) 6p-7:50p All pools		Free		Free
Swim - Rotating Sundays - Kaiser July 5 & 26, 2020; Memorial July 12 & August 2, 2020; Schulenburg July 19, 2020		Free		Free

CITY OF WAUSAU				
2021				
COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Swim - Mid-Way Free Day - Wednesday July 15, 2020 All Pools		Free		Free
Swim - Last Friday Free Day - Schu & Mem Aug 9, Kaiser Aug 16, 2020		Free		Free
Swim - Library Swim Day - Tuesday August 4, 2020		Free w/card		Free w/card
Swimming Pool Rental no Waterslides		$350.00	1/1/2018	$350.00
Swimming Pool Rental with Waterslides		$400.00	1/1/2018	$400.00
Parks - Non-Exclusive Use - NonCommrcl/day		$153.00	1/1/2020	$153.00
Parks - Non-Exclusive Use - Commercial/day		$314.00	1/1/2020	$314.00
Parks - Oak Island Shelter - NonCommrcl/day		$163.00	1/1/2020	$163.00
Parks - Oak Island Shelter - Commercial/day		$339.00	1/1/2020	$339.00
Parks - PleasantView Shelter - NonComm/day		$109.00	1/1/2020	$109.00
Parks - PleasantView Shelter-Commercial/day		$220.00	1/1/2020	$220.00
Parks - Riverside Shelter-NonComm-1-200/day		$242.00	1/1/2020	$242.00
Parks - Riverside Shelter - Comm - 1-200 /day		$500.00	1/1/2020	$500.00
Parks - Riverside Shelter - NonComm - 201-300		$402.00	1/1/2020	$402.00
Parks - Riverside Shelter - Comm - 201-300/day		$833.00	1/1/2020	$833.00
Parks - Riverside Shelter - NonComm - 301-400		$569.00	1/1/2020	$569.00
Parks - Riverside Shelter - Comm - 301-400/day		$1,174.00	1/1/2020	$1,174.00
Parks - Riverside Shelter - Summr Mtg 1-50/ hr		$43.00	1/1/2020	$43.00
Parks - Riverside Shelter - Summr Mtg 50+/hr		$54.00	1/1/2020	$54.00
Parks - Riverside Shelter - Winter Mtg 1-50/hr		$54.00	1/1/2020	$54.00
Parks - Riverside Shelter - Winter Mtg 50+/hr		$61.00	1/1/2020	$61.00
Parks - Sylvan Hill Chalet - Non-Commercl/day		$242.00	1/1/2020	$242.00
Parks - Sylvan Hill Chalet - Commercial/day		$500.00	1/1/2020	$500.00
Parks - Sylvan Hill Chalet - Meeting 1-50/hr		$43.00	1/1/2020	$43.00
Parks - Sylvan Hill Chalet - Meeting 50+/hr		$54.00	1/1/2020	$54.00
Parks - Open Shelter Prior to 8am; 1 Hour minimum; cost per hour		$56.00	1/1/2020	$56.00
Athletic Park Baseball w/o admission / game		$190.00	1/1/2018	$190.00
Athletic Park Baseball with admission/game		$190.00	1/1/2018	$190.00
plus 10% of gross admission				
Athletic Park Field Lights / hour		$27.00	1/1/2017	$27.00
Athletic Park - Non-Baseball Activities		Negotiable	1/1/2016	Negotiable
Ball Diamonds - Organized Adult or Comm Use or High School		$30.00	1/1/2017	$32.00
Ball Diamonds - Organized Youth Use		$26.00	1/1/2017	$26.00
Sports Fields - Organized Adult or Comm Use or High School		$30.00	1/1/2016	$30.00
Sports Fields - Organized Youth or Comm Use or High School		$20.00	1/1/2016	$20.00
Sports Fields - Organized Youth Use Weekly Rate		$125/field/week	9/8/2020	$125/field/week
Pickleball/Tennis Courts - Public Use		Free		Free
Pickleball/Tennis Courts - Reserved Use - Non Comm		Free		Free
Pickleball/Tennis Courts - Commercial or Private Use/hr		$5.00	1/1/2016	$10.00
~~Equipment Demo/Bike Demo~~		~~$50.00~~	~~1/1/2019~~	~~$52.00~~
School Cross Country Running Races		Negotiable	1/1/2020	Negotiable
Event/Races - under 100 participants		$5.25/Particpant	1/1/2020	$5.25/Participant
Event/Races - 100+ participants		Negotiable	1/1/2020	Negotiable
Event Fees - Snow Fence 50" Roll including stakes and ties		$12.00/roll	1/1/2020	$12.00/roll
Event Fees - Portable Stage		$200.00/each	1/1/2020	$200.00/each
Event Fees - Portable Stage Canopy		$100.00/each	1/1/2020	$100.00/each
Event Fees - Barricades		$7.00/each	1/1/2020	$7.00/each

CITY OF WAUSAU				
2021				
COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Event Fees - Picnic Tables		$20.00/each	1/1/2020	$20.00/each
Event Fees - Manual Post Pounder		$35.00	1/1/2020	$35.00
Event Fees - Water Stand Pipes		$50.00/each	1/1/2020	$50.00/each
Event Fees - Backflow Preventers		$12.00/each	1/1/2020	$12.00/each
Event Fees - Bleacher Planks		$7.00/each	1/1/2020	$7.00/each
Event Fees - Portable Electrical Panels (Spider Box)		$165/panel/event	1/1/2020	$165/panel/event
Event Fees - Staff - Week Day		$45.00/hr/person	1/1/2020	$45.00/hr/person
Event Fees - Staff - Weekend and Evenings		$70.00/hr/person	1/1/2020	$70.00/hr/person
Concession/Merchandise Sales		10% gross excluding taxes	1/1/2020	10% gross excluding taxes
Key Security Deposit		$20.00	1/1/2019	$20.00
Facility Rental Deposit - Alcohol/Amplified Music		$200.00	1/1/2019	$200.00
Tent, Temporary Stucture, Etc Deposit		$200.00	1/1/2019	$200.00
Staff Time for Cleaning/repairs/etc.		$40/hour	1/1/2019	$40/hour
Key Replacement Fee		$20.00	1/1/2019	$20.00
Fire/Police Department Fees		$125 + Labor & Materials	1/1/2019	$125 + Labor & Materials
Misc		Negotiable	1/1/2019	Negotiable
Payment in Lieu of Tree Replacement		$350.00	1/1/2020	$350.00
Memorial Bench		$1,500.00	1/1/2020	$1,500.00
400 Block Rental Fees***				
Private Event Sponsored by a Private Group:				
Less than four hours per day		$200.00	1/1/2015	$200.00
Greater than four hours per day		$400.00	1/1/2015	$400.00
Admission Event:				
Less than four hours per day		$200.00	1/1/2015	$200.00
Greater than four hours per day		$400.00	1/1/2015	$400.00
Free Event Open to the Public				
Less than four hours per day		$75.00	1/1/2015	$75.00
Greater than four hours per day		$150.00	1/1/2015	$150.00
Sound and Lighting System Daily Rental		$165.00	1/1/2015	$165.00
Rental fee includes daily setup and take down by City staff. Events requiring more than two hours of City staff time per day (as determined by the City) shall pay the hourly City staff fee for additional time beyond the initial 2 hours of staff time.				
Lighting System		$80.00	1/1/2015	$80.00
Rental fee includes daily activation and deactivation by City staff. Events requiring more than one hour of City staff time per day (as determined by the City) shall pay the hourly City staff fee for additional time beyond the initial 1 hour of staff time.				
Electrical System - Stage and Planter Pedestals		$35.00	1/1/2015	$35.00
Includes 8 planter receptacles and 2 stage receptacles. Each has 1-50 amp plug in and 2-20 amp circuits.				
Portable Electrical Panels (Spider Box)		$165.00	1/1/2015	$165.00
Each panel includes 6-20 amp and 1-30 amp 240v Circuits and set up and removal by City staff				
Deposit - Sound, Light and Electrical Panels - payable to City atleast 3 days prior to the event		$550.00	1/1/2015	$550.00
Equipment Rental				

CITY OF WAUSAU 2021 COMPREHENSIVE FEE SCHEDULE				
FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2020 Rate	DATE OF LAST INCREASE	2021 Rate
Deposit - (Water Tank, trailer & Water stand pipes)		$75/unit	1/1/2015	$75/unit
Snow Fence 50' Roll including stakes and ties**		$12/roll	1/1/2015	$12/roll
Portable Stage**		$200/each	1/1/2015	$200/each
Portable Stage Canopy**		$100each	1/1/2015	$100each
Barricades**		$7/each	1/1/2015	$7/each
Picnic Tables**		$20/each	1/1/2015	$20/each
Manual Post Pounder		$35.00	1/1/2015	$35.00
Backflow Preventers		$12/each	1/1/2015	$12/each
Portable Bleachers		$130/each	1/1/2015	$130/each
Bleacher Planks		$7/each	1/1/2015	$7/each
** Set up, delivery and pick up of equipment are not included in the daily rental rates and will be charged per hourly rate based on actual time spent. Delivery and pickup needs to be scheduled at least two weeks in advance and will not always be available for all items				
Labor:				
Operations and Maintenance Staff Week day		$45/hr/person	1/1/2015	$45/hr/person
Weekend and Evenings		$70/hr/person	1/1/2015	$70/hr/person
Electrical Staff - Week day		$55/hr/person	1/1/2015	$55/hr/person
Weekend and Evenings		$70/hr/person	1/1/2015	$70/hr/person
*** Cancellation of Reservations - You may be entitled to a partial refund of your reservation fee if you notify the City in writing of your cancellation at least 2 weeks prior to the reserved date. The City will retain an administrative fee of the lesser of 25% or $25 of the total fee paid. No refunds will be issued after the fact(ie. the event did not take place) or for late cancellations within 2 weeks of the reserved date.				
DEPARTMENT: POLICE				
Open Records				
Accident and incident reports black and white		$0.25	1/29/2020	$0.0039
Accident and incident reports color	Attorney General Opinion	$0.25	1/29/2020	$0.0350
Postage, use actual for large envelopes		Actual Cost		Actual Cost
In-house Records Checks		$5.00		$5.00
CD/DVD copies		$5.00		$5.00
Fingerprinting		$30.00		$30.00
False Alarms				
first 2 in rolling year		No charge		No charge
3-4 alarms in rolling year		$60.00	2013	$60.00
5-8 alarms in rolling year		$115.00	2013	$115.00
9 & subsequent in rolling year		$225.00	2013	$225.00
Police Services per hour		$72.00	1/1/2016	$72.00

ONE- AND TWO-FAMILY:	2020 and 2021Fee
Plan Review	
▪ New one- and two-family dwellings	$.03/sq ft: $65 minimum
▪ Additions and alterations to one- and two-family dwellings (not including garages)	
▪ 500 sq. ft. or less	$30
▪ Over 500 sq. ft.	$.03/sq ft; $60 minimum
▪ New accessory buildings or additions thereto over 160 sq. ft.	$.03/sq ft; $30 minimum
Inspection Fees	
▪ New one- and two-family dwellings	$.11/sq ft; $205 minimum
▪ New accessory buildings for one- and two-family dwellings	
▪ 160 sq. ft. or less	$50
▪ Over 160 sq. ft.	$.11/sq ft; $75 minimum
▪ Additions to one- and two-family dwellings	$.11/sq ft; $75 minimum
▪ Alterations to one- and two-family dwellings	$.11/sq ft; $50 minimum
▪ Siding, soffits, fascia, roofing, window replacement, and retaining walls over 4' in height	$50
▪ All other buildings, structures, alterations, repairs, where the square footage cannot be determined	$10/$1,000 valuation; $50 minimum
Heating, Ventilating, and Air Conditioning	
▪ Heating—residential one- and two-family dwellings and accessory buildings (including duct work)	$43.75/unit up to and including 150,000 BTU units; additional fee of $6.00 per each 50,000 BTUs or fraction thereof
▪ Air conditioning (permanent installation)	$43.75/unit
Certificates of Occupancy	
▪ Per residential unit	$25/unit

ONE- AND TWO-FAMILY:	2020 & 2021Fee
Special Fees	
▪ Land Use Permit (Zoning Certificate)	$26
▪ State of Wisconsin seal (when required)	$40
▪ Early Start — Footings/Foundation	$105
▪ Razing	
▪ One- and two-family dwellings	$70
▪ Accessory buildings ≤ 500 sq. ft.	$50
▪ Accessory buildings > 500 sq. ft.	$70
▪ Same day or Reinspection fee	$65
▪ Administrative fee (application not completed/additional review required)	10% of permit fee; $30 minimum
▪ Failure to obtain permit prior to commencement of work. Payment of any fee in this subsection, however, shall in no way relieve any person of the penalties that may be imposed for violation of this chapter.	Triple fees
COMMERCIAL:	**2020 & 2021Fee**
Plan Review	
▪ All categories	$0.10/sq ft; $80 minimum
▪ Separate submittals after initial approval (HVAC, trusses, etc.)	$80
Inspection Fees	
▪ Residential and institutional	$.13/sq ft; $85 minimum
▪ Offices and mercantile	$.11/sq ft; $85 minimum
▪ Warehouses, factories and building shells	$.09/sq ft; $85 minimum
▪ Reroofing; and all occupancies where the square footage cannot be determined	$10/$1,000 valuation; $85 minimum
Heating, Ventilating, and Air Conditioning	
▪ Heating (including duct work)	$43.75/unit, up to and including 150,000 BTU units; additional fee of $6.00 per each 50,000 BTUs or fraction thereof; $87.50 minimum
▪ Duct work only or alterations to existing duct work	$.019/sq ft; $87.50 minimum
▪ Air conditioning (permanent installation)	$43.75/unit

COMMERCIAL:	**2020 & 2021 Fee**
Certificates of Occupancy ▪ Residential units ▪ Other occupancies	 $16.50/unit $36
Special Fees ▪ Land Use Permit (Zoning Certificate) ▪ Early Start — Footings/Foundation ▪ Razing — commercial structures ▪ Parking lot permits (15.52.020) ▪ Same day or Reinspection fee ▪ Failure to obtain permit prior to commencement of work. Payment of any fees in this subsection, however, shall in no way relieve any person of the penalties that may be imposed for violation of this chapter.	 $75 $120 $110 $70 $75 Triple fees
MISCELLANEOUS FEES:	**2020 & 2021Fee**
Tourist Rooming House (VRBO, airBNB)	$60
Application and Publication Fee for Building Advisory Board (Class 1 Notice) (15.04.080)	$200
Application and Publication Fees (WMC Chapters 23.10.13, 23.10.31, 23.10.32) ▪ Zoning Board of Appeals – Variances, Appeals ▪ Plan Commission -- Amendments, Conditional Uses, UDD Petitions ▪ Plan Commission (special meeting requested)	 $200 $400 $550
Central Business District (Downtown) Obstruction Permit	$20
Certified Survey Map Review ▪ Extraterritorial Reviews	$100 $70
Drive Approach Permits (12.20.010)	$26
Excavation Permits (12.40.010)	$65
Fences	$50
Home Occupation	$20
Moving Buildings Over Public Ways (15.40.010) ▪ Garages ▪ Houses or other buildings	 $50 $215

MISCELLANEOUS FEES (continued):	2020 & 2021 Fee
Parkland Dedication Fees: (WMC Chapter 21.16)	
▪ SR-2, SR-3, SR-5, and SR-7 Districts	$400 /lot
▪ DR-8, TF-10 and TF-12 Districts	$500 /lot
▪ MRL-12, MRM-20 and MRH-50 Districts	$200 /unit
▪ Planned and Unified Developments	$400 /single-family unit; $500 /duplex unit; and $200 /apartment unit
▪ Additional Residential Building Lots Created by Replat or Certified Survey	$400 /additional lot
▪ Preliminary Plat Fee	$150 + $25/lot
▪ Final Plat Fee	$100
Portable Storage Containers (23.03.30)	$55
Resubmittal Fee (for revised plans and requires new permits)	$100 + plan review
Signs (15.48.050) Where signs have two or more faces, the permit fee shall be computed on each face of such sign. Also, the charge is per sign.	
▪ Business signs	$1.07 per square foot of gross area; minimum fee $40/sign
▪ Advertising signs	$1.30 per square foot of gross area; minimum fee $60/sign
▪ Temporary signs (fee is per month)	$1.07 per square foot of gross area; minimum fee $40/sign
Special Inspection Fees ▪ Community-based residential facilities, taverns, day care centers, massage establishments, inspection for new tenant/change of tenant for certificate of occupancy, etc.	$155
Storm Water Management (WMC Chapter 15.56)	Established by Resolution
Street Privilege Permits (12.44.050)	$75
Swimming Pools (19.32.020)	$60
Zoning Verification Letters, Combine Parcel Requests, Building Code Compliance Letters, Other Forms Requiring Zoning Review, etc.	
▪ Residential	$35
▪ Commercial	$60

NOTE: In determining the square footage of a project, the square footage of all basements, attached garages or carports, and roofed over decks or porches shall be included.

NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical, or plumbing work. Electrical and plumbing fees shall be paid under Chapter 18.20 and Chapter 19.16, respectively.

HOUSING CODE (Title 16):	**2020 & 2021 Fee**
Reinspection Fee (16.04.025)	$65
Rent Abatement Application Fee (for authorization of) [16.04.037 (d)]	$25

RESIDENTIAL RENTAL REGISTRATION (16.04.030):	**2020 & 2021Fee**
Rental Registration Fee (per building)	$10
Residential rental license inspection fees:	
▪ First inspection	No charge
▪ Second inspection	No charge if violation corrected; $65 if not corrected
▪ Missed inspection appointments/failure to allow access	$35

RESIDENTIAL - ONE- AND TWO-FAMILY:	2020 & 2021 Fee
Inspection	
▪ New one- and two-family dwellings	$.11/sq ft;
▪ Additions and alterations to one- and two-family dwellings (including garages)	$.14/sq ft;
▪ Rewiring of existing one- and two-family dwellings	$50 + $3.35/circuit
▪ Attached or detached garages	$.075/sq ft
▪ New service only for existing one- and two-family dwellings	$55

COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY:	2020 & 2021 Fee
▪ New construction of apartments (three-family and over), row housing, and multi-family dwellings (or additions thereto)	$.085/sq ft
▪ New construction of local business, institutional, and office buildings (or additions thereto)	$.095/sq ft
▪ New construction of manufacturing and industrial buildings (or additions thereto)	$.06/sq ft
▪ New construction of warehouses (or additions thereto)	$.05/sq ft
▪ Electric sign wiring (any size)	$90/sign
▪ Service changes for industrial, commercial, and multi-family structures	
▪ 200 Amps, one meter	$75
▪ 400 Amps, one meter	$90
▪ 600 Amps, one meter	$105
▪ 800 Amps, one meter	$120
▪ 1,000 Amps and over, one meter	$135
▪ Additional meters	$10/each
▪ Fire Alarm Systems (installations or additions/ modifications to existing)	
▪ Plan Review	$50
▪ Inspection	$.03/sq ft $75 minimum

COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY (continued):	2020 & 2021Fee
▪ PV (Photovoltaic) Systems:	
▪ Residential	$200
▪ Commercial (7½ KW or less)	$200
▪ Commercial (more than 7½ KW)	$300
▪ Lighting / Emergency Lighting:	
▪ Testing Fee	$125

MISCELLANEOUS FEES:	2020 &2021 Fee
▪ Special inspections other than those listed above	$55
▪ Administrative fee (application not completed/additional review required)	10% of Permit Fee; $30 minimum
▪ Minimum permit fee (one- and two-family)	$55
▪ Minimum permit fee (commercial, industrial, and multi-family)	$75
▪ Same day or Reinspection fee	$65
▪ Failure to obtain permit prior to commencement of work; starting work without State approved plans	Triple fees

CATEGORY	2020 & 2021 Fee
▪ New or reconstructed water service or private water main, from curb stop, two inches or less, each one hundred feet or fraction thereof; ▪ For each additional inch in diameter.	$25 $10
▪ New or reconstructed sanitary building sewer or private sewer main, from main, curb or lot line, any size, each one hundred feet or fraction thereof.	$25
▪ New or reconstructed building or area storm sewer extension from main, curb or lot line, any size, each one hundred feet or fraction thereof.	$25
▪ Catch Basin	$10
▪ Manhole	$10
▪ Retention / infiltration area (per 2,000 square feet)	$25
▪ For each fixture or fixture connection in a one- or two-family dwelling.	$10
▪ For each fixture or fixture connection in a commercial building.	$10.50
▪ New or reconstructed water distribution piping, any size, each one hundred feet or fraction thereof.	$15
▪ New or reconstructed building drain, soil waste, vent piping, or downspouts, any size, each one hundred feet or fraction thereof.	$15
▪ Water distribution and drain piping for manufacturing processes, each one hundred feet or fraction thereof.	$15
▪ Private sewage disposal system.	$50
▪ Clear water pit and pump	$50
▪ Swimming pool.	$50
▪ Private water well (five-year permit—issued by Wausau Water Works).	$100
▪ To abandon water or sewer systems when wrecking or moving a building.	$50
▪ To abandon a private well and/or septic system.	$50
▪ Administrative fee (application not completed/additional review required).	10% of permit fee; $30 minimum
▪ Minimum fee (for projects requiring one inspection).	$50
▪ Minimum fee (for projects requiring more than one inspection).	$65
▪ Same day or Reinspection fee.	$65
▪ Failure to obtain permit prior to commencement of work; starting work without State approved plans	Triple fees
(b) Fixtures, appliances and appurtenances shall include but not be limited to: water closets, wash basins, bathtubs, shower stalls, urinals, service sinks, sinks, dishwashers, garbage grinders, disposals, laundry tubs, floor drains, site drains, drinking fountains, bar connections, soda fountains, water-cooled refrigerators, ice cube machines, dental cuspidors, all type water heaters, water-cooled motor connections, all water conditioning units, sumps, drain tile receivers, footing or subsoil drain discharge points, inside roof drains, catch basins, yard drains, grease and oil separators, pumps and ejectors, water or waste connection to machines, water or waste connection to any appliance, buried lawn sprinklers, drink dispensers, swimming pools, water-cooled air conditioners and connections, mobile home connections, fire protection installation, private sewage disposal, water wells and injection equipment, CCC assembly.	
▪ Excavation Permits	$65

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

RESOLUTION OF THE FINANCE COMMITTEE			
Approving the 2021 Operating Plan for Business Improvement District (BID) No. 1			
Committee Action:	Approved 4-1		
Fiscal Impact: $0	The Bid plan allows businesses within the district to establish assessments to fund activities that develop, manage, and promote the district		
File Number:	04-1006	**Date Introduced:**	November 24, 2020

WHEREAS, the Business Improvement District Board met in October 2020 and approved the 2021 operating plan which provides for special assessments of $72,000 to fund Main Street activities; and

WHEREAS, state statutes require approval by the local legislative body; now therefore

BE IT RESOLVED, by the Common Council of the City of Wausau that the 2021 operating plan for Business Improvement District No 1 is hereby adopted; and

BE IT FURTHER RESOLVED, that the proper City officials are hereby authorized and directed to meet the city's obligation under the plan including, but not limited do the levy of special assessments.

Approved:

____

Katie Rosenberg, Mayor

FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action regarding the adoption of the 2020 Business Improvement District Plan and Levy
Motion by Martens, second by Watson to approve the BID Plan. Motion carried 4-1 (*Ryan was the dissenting vote*.)

OPERATING PLAN
FOR
CALENDAR YEAR 2021
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF
WAUSAU, WISCONSIN

OPERATING PLAN FOR CALENDAR YEAR 2019
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF WAUSAU, WISCONSIN

TABLE OF CONTENTS

OPERATING PLAN FOR CALENDAR YEAR 2019
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF WAUSAU, WISCONSIN

I. **INTRODUCTION**

Under Wisconsin Statute section 66.1109, (the "BID Law") cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one owner of property used for commercial purposes within the District. The purpose of the BID Law is ". . .to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." 1983 Wis. Act 184, Section 1, legislative declaration.

BID assessments are similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessments, however, BID assessments can be used to finance a wider range of activities, services and improvements such as The River District activities, special events, business retention, expansion and recruitment, promotions and marketing, and seasonal street decorations.

Pursuant to BID Law, an operating plan ("Operating Plan") must be presented to all property owners of the proposed City of Wausau, Wisconsin Business Improvement District No. 1 (the "District"). The Operating Plan must show the services to be offered by the District, expenditures by the District, the special assessment method applicable to properties within the District for the second year of the BID, and other requirements of the BID Law.

II. **DISTRICT BOUNDARIES**

The Business Improvement District area shown in the map located in Appendix A, which is attached hereto and incorporated herein by this reference. This entire area represents the heart of Wausau's central business district. The area also encompasses the area designated as the River District Wausau.

III. **OPERATING PLAN**

A. <u>Plan Objectives</u>

The objective of the Wausau River District, Inc. is to further promote the development, redevelopment, operation and promotion of the River District for the physical and economic benefit of all business and property owners within the BID as well as the entire Wausau community through the partial financing of the operating budget of Wausau River District, Inc. This is to occur in conjunction with the continued funding of these efforts by the City of Wausau.

Wausau River District, Inc. was accepted into the Wisconsin Main Street Program in 2002. Each year the program is provided three architectural drawings, available to any business or commercial property owner in the River District, by the Wisconsin Main Street Program. The Program also provides a maximum of two on-site business assistance visits and a one-day technical assistance visit, available to any business or commercial property owner in the River District. In addition, Wausau River District, Inc. holds regular committee meetings and listening sessions.

In conjunction with Wausau Events, Inc., the Main Street Program assists the organization of many beneficial and enjoyable events, such as Concerts on the Square, Winter Fest, and the Holiday Parade. These events have attracted locals and visitors alike to the River District.

Wausau River District, Inc. continues to adopt and undertake work plans to develop and promote the River District as an exciting place to live, learn, work and play, through collaborative efforts that involve area businesses, public and private institutions and property owners.

B. Proposed Activities

With the funding from the BID, the Main Street Program is planning for 2021 the following programs, either directly, or through cooperative efforts with Wausau Events, Inc. and the City of Wausau:

I. Business Development

a. Administer Sign Grant Program.
b. Administer the direction sign program.
c. Advocate for parking system that is visitor-focused by working with the City and River District stakeholders.
d. Advocate for a change in focus on parking as an economic incentive.
e. Provide support for organizations that are actively recruiting businesses to the River District.
f. Develop Business Resource Guide.
g. Maintain website, database and inventory of properties, businesses, and District stakeholders.
h. Maintain River District vacant property listings on website.
i. Develop and coordinate Dining on the Street event series.
j. Develop and coordinate a virtual Downtown Employee Appreciation Week.
k. Develop and coordinate Holiday Open House Weekend and Small Business Saturday
l. Coordinate Sidewalk Sales.
m. Coordinate seasonal promotions and advertising campaigns through the development and placement of print, online, television and/or radio advertisements for Dining on the Street, Sidewalk Sales, Holiday Open House, and Small Business Saturday.
n. Support special events that occur within the district
o. Participate in the Small Business Expo
p. Partner with Festival of the Arts to bring foot traffic into storefronts
q. Enter in at least 3 categories annually for State Main Street Awards.
r. Advocate for more pedestrian-friendly streets.
s. Advocate for a business ecosystem the promotes diversity and minority owned businesses.
t. Coordinate general promotional efforts for River District businesses and events, including purchasing ads with various hotels, amenities, and digital platforms.
u. Promote the Main Street program via the website, press releases, presentations with community groups, informational brochures, e-newsletters, etc.
v. Develop partnerships with and among Wausau River District stakeholders.

w. Develop and distribute State of the Wausau River District Report/Market Profile to stakeholders.
x. Develop and Coordinate our Youth Board member program.
y. Update, reprint and redistribute River District Market Profile annually.
z. Communicate regularly with Wausau River District stakeholders in person (when safely allowed) and via e-mail, phone, in-person, and other correspondence.

II. Placemaking

a. Enable creative patterns of use of public spaces in the River District.
b. Develop and coordinate the downtown history walk.
c. Develop and implement an art stroll contest.
d. Develop and implement a holiday window display contest.
e. Establish and implement a minimum of two placemaking projects per year.
f. Implement the Heart of Wausau image campaign.
g. Publish weekly promotional emails (Hot Happenings in the River District).
h. Coordinate holiday light hanging.
i. Maintenance of Paint Pianos project.
j. Continued selling of Wausau/Wausau River District merchandise.
k. Maintenance and upkeep of Walk You Bike seals
l. Work with the City of Wausau and community to develop and implement a lighted sculpture program.
m. Coordinate spring cleanup event.
n. Coordinate content for the 400 Block sign.

III. Residential Development

a. Develop an inventory of River District residential offerings.
b. Promote residential listings that are available.
c. Advocate for residential development and increased density with ½ mile radius of our district.
d. Engage in community outreach to learn from current property owners and investor and educate them about our work.
e. Promote redevelopment resources to area landlords, highlight and showcase example of beneficial redevelopment.
f. Gather and distribute data on economic impact of housing redevelopment.
g. Ensure quality design standards in future redevelopment.

IV. Organizational Administration

a. Maintain National Main Street Accreditation.
b. Pursue Great American Main Street Award.
c. Monitor Room Tax and BID legislation.
d. Identify and engage Friend of the River District partners.
e. Continue to diversify funding sources.
f. Research and apply for various revenue streams through which to additionally support organizational operations.
g. Recruit, train, and orient new board and committee members.
h. Coordinate quarterly neighborhood meetings with Wausau Police Department.
i. Engage in meetings with community groups.

j. Distribute News You Need to River District stakeholders.

Based on resources, time and BID Board discretion, some of these programs may not be fully implemented. The BID Board acknowledges that the Main Street Program may conduct other activities similar to those above, to carry out the objectives identified above. The BID Board further acknowledges that the Main Street Program may not achieve full completion of all of the activities outlined above. In addition, the BID shall have all powers granted under the BID Law, including to collect the assessments provided herein, and to carry out the purposes of this Operating Plan.

C. Expenditures and Financing Method

The operating budget for the District is $72,000.00 which will be collected through the BID assessment. The BID expenditure represents the partial funding of the 2021 Main Street Program, Wausau River District, Inc. This funding will be made upon written request from Wausau River District, Inc. to the extent of funds collected by the City of Wausau pursuant to the assessment levied hereby. The projected revenue and expenditures for year 2021 of Wausau River District are identified on Appendix B, which is attached hereto and incorporated herein. The actual budget will be adjusted if the actual revenue received is less than projected. The adjustments could include revising or eliminating individual budget line items as determined by the BID Board of Directors. Expenditures are intended to be made in a fair and equitable basis throughout and for the benefit of the entire District. In the event that a surplus exists at the end of any fiscal year, the monies may be carried over for expenditures in subsequent years.

The Operating Budget for any BID year will be subject to the approval of the City of Wausau, as set forth in Wisconsin Statutes section 66.1109. While this budget does not, the BID Board acknowledges that if any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. No capital improvements are currently planned by the District. For the purpose of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decoration. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for the following year.

The District may not borrow funds.

The District will continue to support Wausau River District's efforts to solicit gifts, grants and other voluntary contributions from parties outside the Main Street Program boundaries.

D. Organization of the District Board

The Mayor shall appoint members, who will culturally represent Wausau's diverse communities, to the District Board (the "Board"), and the Wausau City Council will act on the confirmation of such appointments. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities, to aid compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members shall either own or occupy real property in the District. If the actual property or business owner is an entity, that entity shall designate a representative to act on its behalf.

The Board shall be structured and operate as follows:

1. Board Size – 11 members.

2. Composition –

   Business Owners – four members, representing owners of commercial business in the area;

   Property Owners – five members, representing owners of commercial property in the area;

   Government – one member, representing the City of Wausau; and

   Wausau River District, Inc. – one member, representing Wausau River District, Inc., Inc.

   In addition, the following representatives shall be appointed by the Mayor who shall not be formal members of the Board and therefore cannot vote, but who will represent the following constituency, and advise the Board, and shall be notified of all Board meetings, shall be able to attend such Board meetings and give input to the Board:

   Board of Main Street Wausau, Inc. – all members (without votes) of the Board of Directors of Main Street Wausau, Inc.

3. Term – Appointments to the Board shall be two classes (of five and six members per class respectively) for staggered periods of two years.

4. Compensation – None.

5. Open Meetings Law – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.

6. Record Keeping – Files and records of the Board's affairs shall be kept pursuant to the Wisconsin Public Records Law.

7. Staffing and Office – To be determined as necessary.

8. Meetings – The Board shall meet regularly, at least once every three months. An annual meeting will be planned for all property/business owners.

9. Executive Committee – The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board. The Executive Committee of the Board shall be authorized to oversee the day-to-day operations of the District, including the execution of minor contracts, and the signing of checks, subject to the controls adopted by the Board.

10. Committees – To be determined as necessary.

11. Non-Voting Advisors – The Board will have non-voting advisors, as identified above.

12. Powers – The Board shall have all powers necessary and convenient to implement the Operating Plan, including the power to contract.

13. Annual Report – The Board shall prepare and make available to the public annual reports, including an independent certified audit conducted by the City of Wausau, as required by the BID Law.

IV. **METHOD OF ASSESSMENT**

A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be in direct proportion to the equalized assessed value of that property within the District.

The total assessment for each assessed parcel is formulated as follows:

1. Divide the proposed annual District budget by the total assessed valuation (as reflected on the City's tax rolls) of all property within the District that is subject to assessment as provided by law.

   (Note - this quotient shall expressed to the nearest 1/10,000 and be referred to so the "BID Mil Rate")

2. Multiplying the BID Mil Rate by the assessed valuation of each Assessable Property (as defined herein), the product of which shall be the District's initial assessment of that Assessable Property, but shall be subject to the adjustments set forth in Section IV.A.3 below.

3. Notwithstanding the foregoing, the total of the District's assessment for each Assessable Property shall not exceed $3,000.00 nor be less than $300.00, which is computed using the following steps:

a. first, all Assessable Properties whose initial assessment is less than $300.00 shall have their assessment adjusted to $300.00;
b. second, any excess assessment created by the adjustment made in subsection a. shall be applied to reduce the initial assessment of all other Assessable Properties within the District;
c. third, all Assessable Properties whose initial assessment is greater than $3,000.00 shall have their initial assessment adjusted to $3,000.00;
d. fourth, any deficit of assessment created by the adjustments made in subsection c. shall be allocated among all other Assessable Properties on a proportionate basis, this basis being equivalent to what the total assessed value of Assessable Property bears to the total assessed value of all Assessable Properties in the District.

4. Use of each Assessable Property as of January 1 in the year of assessment, as reflected in the records of the Assessor for the City of Wausau, shall control for purpose of the District's assessment.

For purposes of this Operating Plan, an "Assessable Property" shall be defined as a parcel of land subject to assessment hereunder and under the BID Law, with a separate Tax Key Number, as identified in the City of Wausau's Assessor's Office.

The BID assessment is hereby levied by the City of Wausau, which shall be a lien against each of the tax parcels of real property contained in the District, unless exempted as identified herein, under the power of Wisconsin Statutes Chapter 66. Such special assessments are hereby levied by the City of Wausau by adoption of this BID Plan. The city comptroller is authorized to include the BID assessment on bills for properties subject to the assessment within the designated Improvement District for calendar year 2019.

The City of Wausau shall collect such BID assessments and shall provide to the BID Board an accounting of the amounts received and the tax key numbers for which they are collected. All assessments shall be placed in a segregated account in the City's treasury. The City shall disburse the funds when the BID Board requisitions payments for its expenses that are authorized by the BID Operating Plan. All interest earned by virtue of temporary investment of funds in the BID account shall remain in the account for activities delineated in the BID Operating Plan.

All assessments hereby levied shall be due and payable on or before the due date of the first installment of real estate taxes on the properties assessed hereby. No assessments levied hereby may be paid in installments.

B. <u>Excluded and Exempt Property</u>

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(1)(f) 1m: The District will not contain property used exclusively for manufacturing purposes.

2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed.

Property exempt from general real estate taxes, for the calendar year in which the BID Operating Plan is adopted, are hereby excluded from the District by definition, even though the boundaries of the District would otherwise include them. Owners of tax exempt property adjoining the District and expected to benefit from District activities will be asked to make a financial contribution to the District on a voluntary basis. In addition, those tax exempt properties adjoining the District which are later determined no longer to be exempt from general property taxes, and tax exempt properties whose owners consent in writing to be assessed, shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

V. **PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY**

Under Wisconsin Statutes section 66.1109(1)(f) 4, this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will increase the vitality of the Main Street Program Area and central business district and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of the Operating Plan. In furtherance of its commitment, the City shall:

1. Maintain services to Wausau River District at their current levels;

2. Maintain the City's current financial commitment to Wausau River District, Inc. for $26,591.00 per year in funding;

3. Handle the billing and collection of the BID assessment as provided herein;

4. Have the City Attorney make a legal opinion that the BID Operating Plan complies with the requirements of the BID Law; and

5. Annually perform an independent certified audit of the implementation and operating plan pursuant to section 66.1109(3)(c) of the BID Law.

VII. **FUTURE YEAR OPERATING PLANS**

A. Changes

This Operating Plan is designed to authorize and control the BID for only its 2021 activities.

Wisconsin Statutes Section 66.1109(3)(b) requires the Board and the City to annually review, approve, and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific properties, budget amounts and expenditures are based solely upon current conditions. Subsequent years' activities, budget, and assessments will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID Law.

B. Amendment, Severability and Expansion

The District has been created under authority of Wisconsin Statutes section 66.1109. Should any court find any portion of this Operating Plan, or the BID Law invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment.

C. Automatic Termination Unless Affirmatively Extended

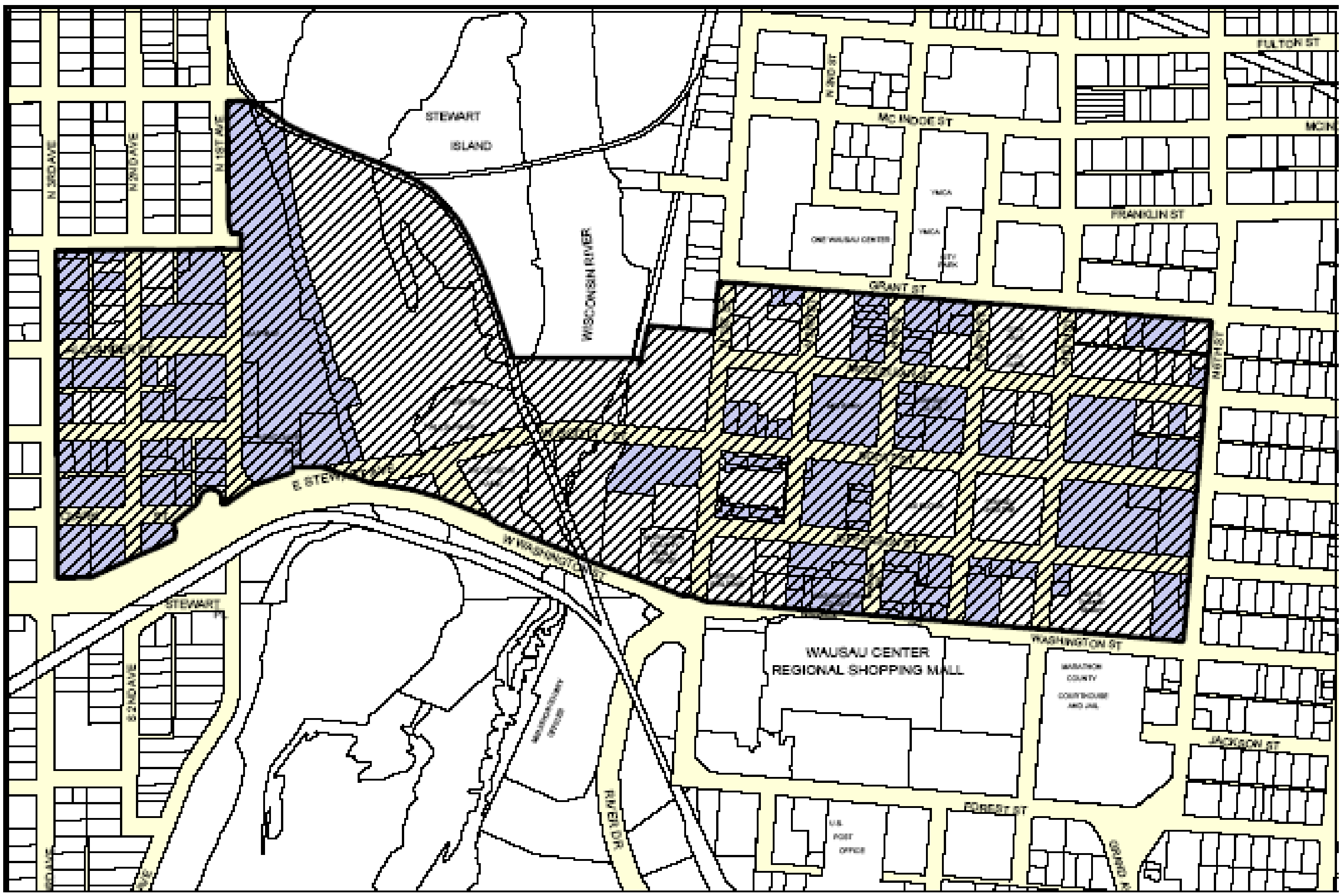
The District Board shall not incur obligations extending beyond 2019.

VI. **GENERAL**

All exhibits referenced herein are incorporated herein by reference.

APPENDIX A

RIVER DISTRICT MAP



APPENDIX B

WAUSAU RIVER DISTRICT, INC.	General Fund	Placemaking	Residential	Business	Admin	TOTAL
REVENUES						
Grants	$ 26,591					26,591
BID Funds	$ 72,000					72,000
Other (Sponsorships, advertising)	$ 94,908					94,908
Total Revenues	$ 155,141	$ -	$ -	$ -	$ -	155,141
EXPENDITURES						
Administration:					102,646	102,646
Projects:		15,100	700	36,695		52,495
TOTAL EXPENDITURES		15,100	700	36,695	102,754	155,141
Excess (Deficiency) of Revenues over Expenses						

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving the amendment to Community Development Block Grant Program Action Plan adding Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III and accepting Round II of CARES funding from the State of Wisconsin

Committee Action:	Approved 5-0
Fiscal Impact:	+$157,932 Round II CARES Funds plus $193,945 in Round III Cares Funds
File Number: 20-0505	**Date Introduced:** November 24, 2020

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 has received notification from the State of Wisconsin that it is eligible to receive $157,932 in funding through Round II of the Coronavirus Aid, Relief, and Economic Security (CARES) Act

WHEREAS, the City has received notification from the U.S. Department of Housing and Urban Development (HUD) that it will receive $193,945 in funding through Round III of the Coronavirus Aid, Relief, and Economic Security (CARES) Act,

WHEREAS, the Citizens Advisory Committee for Community Development held a combined public hearing and a working session to accept comments and application to prepare a proposed CARES Round II and III funding recommendation,

WHEREAS, HUD has previously approved the City's Action Plan for CDBG funding programs and its first amendment for the CARES I funding. This addition funding requires another amendment to that plan to add the additional CARES III funding and an agreement with the State of Wisconsin for the CARES II funding,

BE IT RESOLVED, by the Common Council of the City of Wausau that the proposed CARES Round II funding in the amount of $157,932 be accepted from the State of Wisconsin and the CARES Round III funding in the amount of $193,945 from the U.S. Department of Housing and Urban Development (HUD) be allocated as approved and authorize the Mayor and appropriate City staff to complete filings and execute documents with the appropriate agencies to implement said agreements and amendment to the previously HUD approved Action Plan.

Approved:

____

Katie Rosenberg, Mayor

FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

Discussion and possible action approving the amendment to Community Development Block Grant Program Action Plan adding Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III and accepting Round II of CARES funding from the State of Wisconsin

Tammy Stratz, Community Development, stated they held a public hearing and reached out to many non-profits to determine how to assist with the extra funds to help those affected by the pandemic. She noted the CARES II money is coming directly from the State of Wisconsin with the stipulation to utilize the additional funds for programs we approved through the CARES I funding. The recommendation is for it to go to Mcdevco to do additional business grants and loans. North Central Community Action declined the funds because they have received other funds for rental and mortgage assistance.

Motion by Watson, second by Martens to approving the amendment to CDBG Program and accept the CARES funding. Motion carried 5-0.

Planning, Community and Economic Development

MEMO

TO: Common Council members

FROM: Tammy Stratz, Community Development Manager

DATE: November 12, 2020

RE: Community Development Block Grant CARES Funding Rounds II and III

The City of Wausau has been notified by the U.S. Department of Housing and Urban Development (HUD) that it will receive an additional $193,945 through the Coronavirus Aid, Relief, and Economic Security (CARES) Act for Round III. Funding is to assist those small business and/or household that are hardest hit by the COVID-19 pandemic. Applications were made available to non-profits that work with this population and the Citizens Advisory Committee held a public hearing to hear comments of the best way to allocate these funding before making their recommendations. Six applications were received with one being pulled. The City is allowed to keep 20% of the funding for administrative purposes, but has elected not to do this for this round.

In addition, through round II of the CARES Act, federal funds were allocated to the Nation's states to assist with all communities (not just CDBG direct grantees). The State of Wisconsin received their allocations and reached out to the State's CDBG direct grantees and made available additional funds to those programs that were previously allocated and approved by HUD through round I. The amount allocated to Wausau is $157,932. The programs that would qualify would be the ones that were previously approved – Small Business Assistance administered through McDevco and Housing Assistance (for mortgage, rent, and/or utility payments) administered through North Central Community Action. Staff reached out to both. McDevco could utilize the additional funds to continue to assist small businesses as they continue to struggle due to the continual rise of COVID victims which, in turns, impacts small businesses. North Central Community Action was concerned about utilizing additional funds in a timely manner since they have received additional funds through the State for the same program and with CDBG CARES funds, a client cannot use both sources of funds for the same activity. Therefore, declined additional funds.

Attached is the chart reflecting the agencies' requests, the Citizen's Advisory Committee's recommendations and Finance Committee's approval. If you wish to see the actual applications, please let us know and we will forward them to you. Also attached is a narrative of the substantial amendment that will be submitted to HUD which discusses the funded projects. We are recommending the Council's approval of such allocations so the amended Action Plan can be submitted to HUD for its approval.

If you have any questions, please feel free to call me at 715-261-6682 or e-mail me at tammy.stratz@ci.wausau.wi.us.

Thank you.

2020 COVID-19 CARES II & III Programs

Activity Code	Applicant/Agency	CARES II Requested	Cit. Adv. Recommended	CARES III Requested	Citizens Adv. Recommended
ED - 570.203 (b)	McDevco - Economic Development - small business relief	157,900	$ 157,932	$ -	
ED - 570.203 (b)	McDevco - Economic Development- web assistance for small businesses	0		$ 125,000	$ 100,000
PS - 570.201 (e)	Adaptive Communities - rent for larger space	0		$ 30,000	$ 30,000
PS - 570.201 (e)	Warming Center - rent for larger space	0		$46,100	$ 33,945
PS - 570.201 (e)	Open Door - rent for larger space	$ -		pulled application	
PS - 570.201 (e)	WIPPS/Hmong American Center	$ -		$ 30,000	$ 30,000
	Total	$ 157,900	$ 157,932	$ 231,100	$ 193,945

	Total allocation	$157,932		$ 193,945	
Administration Cap 20%				amount remaing	$ -
Public Service Cap - N/A with CARES funding					

Code Definitions:

A	Administration/Planning
C	Clearance
ED	Economic Development
H	Housing
PF	Public Facility
PS	Public Service
SB	Slum & Blight

A SUBSTANTIAL AMENDMENT TO THE CITY OF WAUSAU'S
FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT
ANNUAL ACTION PLAN/FIVE-YEAR CONSOLIDATED PLAN
Coronavirus Aid, Relief, and Economic Security (CARES III) Funding

A. General Information

Jurisdiction: City of Wausau, Wisconsin

CDBG Contact Person: Tammy Stratz, Community Development Manager
Department of Planning, Economic and Community Development
407 Grant Street
Wausau, WI 54403
Telephone: (715) 261-6682 Fax: (715) 261-4192
Email: tammy.stratz@ci.wausau.wi.us

Jurisdiction Web Address: www.ci.wausau.wi.us

The City of Wausau proposes to amend the above Action Plan and Consolidated Plan for the purpose of allocating new Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III in the amount of $193,945. The City of Wausau proposes to allocate the funds as follows:

B. CDBG/CARES III Information by Activity

Activities:

(1) Activity Name: Small Business IT Assistance Program

Activity Narrative: Funding to assist with forgivable loans to small businesses with IT training and assistance to allow their customers to purchase online, buy with contactless applications and to have a web presents. Program to be administered by McDevco. Funding in the amount of $100,000.

(2) Activity Name: Adaptive Communities

Activity Narrative: Funding to assist with the rent for the new larger space they moved into to assist with better social distancing of their members. Membership also declined due to COVID which affected their income source. Total funding in the amount of $30,000.

(3) Activity Name: Adjusted Shelter Services

Activity Narrative: Program to assist with rent and operating expenses for the new, larger location of the Warming Shelter that is necessary to house the homeless population according to social distancing guidelines without having to decrease the number of individuals that they can assist. Program to be operated through Catholic Charities. Total funding in the amount of $33,945.

(4) Activity Name: COVID-19 Hmong Communication Network

Activity Narrative: Program to assist with outreach to the Hmong community for education, prevention and assistance during the COVID-19 pandemic. Funding to assist with the administration of the outreach coordinators who will translate necessary information to families who do not understand English. Program to be operated through Wisconsin Institute for Public Policy and Service (WIPPS). Total funding in the amount of $30,000.

(5) Responsible Organization:

Tammy Stratz, Community Development Manager
Department of Planning, Community and Economic Development
407 Grant Street
Wausau, WI 54403
Telephone: (715) 261-6682
Fax: (715) 261-4192
Email: tammy.stratz@ci.wausau.wi.us

C. Public Comment

A notice was published in the Wausau Daily Herald, the City's official newspaper on October 1, 2020 regarding the public hearing held through the Citizen's Advisory Committee to allocate CARES II and III funding. Waivers for streamline processing was submitted to HUD on April 20, 2020. Another notice was published on October 27, 2020 about the Substantial Amendment and notification to start the 5-day public comment period per the City's citizen participation plan addendum. On October 27, 2020, the Substantial Amendment was posted for public viewing on the City's official website.

The public comment will be open from October 27, 2020 through November 5, 2020. The proposal will be vetted through the City's Finance Committee and Common Council and any public comments will be disclosed to committee members. Approximately on November 25, 2020, the Substantial Amendment will be submitted to HUD along with a copy of the resolution from the City of Wausau's Common Council approving CARES funding allocations.

The following is a summary of public comments received regarding this Substantial Amendment and the City of Wausau's response to each:

Public comments from public hearing was stating the need for funding for small businesses who were forced to affected during the pandemic, funding for non-profits who had to find larger new locations to better meet the social distancing requirement with their clients, communication/translation needs for households who do not speak English and need guidance regarding COVID-19. Comments received during the comment period and during City public meetings (Finance Committee and City Council) will be included with the Substantial Amendment before being submitted to HUD.

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

RESOLUTION OF THE COMMON COUNCIL

Approving waiver of statutory lawyer-client privilege as it relates to response to March 20, 2020 Open Records Request of Tammy Levit-Jones regarding Wausau Opportunity Zone, Inc. ("WOZ")

Committee Action:	Pending
Fiscal Impact:	None
File Number: 20-1106	**Date Introduced:** November 24, 2020

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, Attorney Tammy Levit-Jones made an open records request of the City on March 20, 2020, which requested copies of records of any communications between City Finance Director, Maryanne Groat, and any other party within or outside of the City of Wausau, detailing her involvement in any negotiations involving the final contract and recommendations for terms of the contract between the City of Wausau and Wausau Opportunity Zone, Inc., for the purchase of the property known in the final Purchase and Development Agreement, and all related attachments, as the Mall Property, including copies of various documents; and

WHEREAS, a response was provided, which was not challenged, which contained redactions of privileged attorney-client communications; and

WHEREAS, Alder Tom Kilian requested unredacted copies of the record response and subsequently requested the public release of that unredacted record response; and

WHEREAS, pursuant to §905.03, Wis. Stats., the organizational client, the City of Wausau, represented in body by the Mayor and eleven elected Council members, has a privilege and may claim that privilege to refuse to disclose and to prevent any other person from disclosing confidential communications made for the purpose of facilitating the rendition of professional legal services to the client: between the client and the client's lawyer or between lawyers representing the client; and

WHEREAS, the unredacted response was made available to all members of the Common Council for purposes of review to aid them in voting upon whether to claim privilege or waive privilege in the unredacted record response; and

WHEREAS, because attorneys owe their client and its confidences the utmost respect and preserving those confidences is one of the profession's highest duties, the attorneys representing the City of Wausau decline to waive the client's privilege, but instead seek its informed consent for public release.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau, on behalf of the City of Wausau, hereby consents to waiver of its lawyer-client privilege as it relates to privileged communications which were redacted in response to Attorney Tammy Levit-Jones' open records request noted above, and not as to any other documents or communications of the City of Wausau.

Approved:

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Katie Rosenberg, Mayor

LEVIT-JONES LAW OFFICES, L.L.C.
TAMMY W. LEVIT-JONES
ATTORNEY AT LAW

501 JEFFERSON STREET
P.O. BOX 1489
WAUSAU WI 54402-1489
TEL: 715-843-5556
FAX: 715-843-5507
E-MAIL: INFO@LEVITJONESLAW.COM

RECEIVED
MAR 20 2020
CITY OF WAUSAU
CITY CLERK

March 20, 2020

City Clerk - Leslie Kremer
407 Grant Street
Wausau WI 54403

Hand Delivered

Re: Open Records Request

Dear Madam Clerk:

Under the Wisconsin Open Records Statute, §19.31, Wis. Stats., and secs. 19.32 through 19.37, Wis. Stats., I am requesting an opportunity to inspect or obtain copies of public records that detail all involvement and communication by or with the City Finance Director, Maryanne Groat, and her involvement in any negotiations involving the final contract and recommendations for terms of the contract between the City of Wausau and Wausau Opportunity Zone, Inc., for the purchase of the property known in the final Purchase and Development Agreement and all related attachments, as the Mall Property, including the Purchase and Development Agreement, the Note for Wausau Center Mall, all exhibits, including the Fifth Amendment To Ground and Air Rights Lease, Exhibit E, Form of Memorandum, and Termination Of Agreement Re Non-Disturbance, Attornment, Parking and Bus Service. This records request includes copies of all handwritten notes, e-mails, correspondence and memorandums and any other documents of any type that involve communication with Maryanne Groat and any party within or outside the City of Wausau municipal government related to the terms of, negotiation of or execution of the aforementioned documents, including those maintained in paper or electronic form, including all e-mail communications.

If there are any fees for searching or copying these records, please inform me if the cost will exceed $150.00. However, I would also like to request a waiver of all fees in that the disclosure of the requested information is in the public interest and will contribute significantly to the public's understanding of the City Finance Director's involvement with the City of Wausau's Interests in the Mall property and her role as a member of the Board of Directors for Wausau Opportunity Zone, Inc., and how those dual roles benefit the City of Wausau. This information is not being sought for commercial purposes.

I would request a response in writing, within the five (5) days prescribed by law, if you intend to deny this request in whole or in part. Also, if you expect a significant delay in fulfilling this request, please contact me with information about when I might expect copies or the ability to inspect the requested records.

If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law.

Thank you for considering by request.

Very truly yours,

LEVIT-JONES LAW OFFICES, L.L.C.

Tammy W. Levit-Jones

Tammy W. Levit-Jones

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

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing 2020 Budget Modification for Wausau Area Access Media to upgrade playback system

Committee Action: Pending
Fiscal Impact: None

File Number: 19-1109 **Date Introduced:** November 24, 2020

FISCAL IMPACT SUMMARY			
COSTS	*Budget Neutral*	Yes☒No☐	
	Included in Budget:	Yes☐No☒	*Budget Source: Contingency*
	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* ☐		

WHEREAS, Wausau Area Access Media (WAAM) uses YouTube for access to governmental meetings and church services; and

WHEREAS, the video playback server is over nine years old and was purchased used; and

WHEREAS, the new system will improve staffing efficiencies and reduce ongoing service costs; and

WHEREAS, your Finance Committee has reviewed the request and recommends a budget modification to fund the purchase as follows:

110-25099950	Decrease:	Contingency	$	25,000
110-250999240	Increase:	Transfer to Capital Projects	$	25,000
240-410089210	Increase:	Transfer from General Fund	$	25,000
240-410098191	Increase:	General Government Capital Equipment	$	25,000

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the proper City official(s) be authorized and directed to modify the 2020 budget as presented.

BE IT FURTHER RESOLVED, that the proper City Officials are hereby authorized and directed to publish the budget modification in the official newspaper as required.

Approved:

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Katie Rosenberg, Mayor

WAAM
WAUSAU AREA ACCESS MEDIA

We would like to purchase a new playback system to replace the current one. The video playback server that Wausau Area Access Media (WAAM) currently uses to run both cable channels is over nine years old. It was purchased, used, from Wisconsin Rapids two years ago for $4,000 to replace an unrepairable one of the same model that was two years older. Most new videos come in as High Definition (HD) video and we have to spend hours to convert them to Standard Definition (SD) so they will playback on the current video server. With the new HD playback system we wouldn't have to do as many conversions.

Charter/Spectrum is still airing our channels in SD and as far as we know, has not upgraded any public access channel in the state to HD. Due to this, we will have to purchase two HD-SDI to composite video converters for $350 each to send video to the current cable channels.

We would also like to discontinue the use of our online video on demand site, waam.viebit.com this year. It costs us $4,176 per year to keep the site running. All meetings that we record are now on YouTube and most of the churches we put on the viebit site now have their own YouTube channel. The site was a very valuable resource during the initial month of the COVID-19 shutdown in March. It allowed the churches time to get their online channels up and running. Any videos that come in and want to be on YouTube, we would add to our WAAM YouTube channel.

Option 1 - CableCAST Vio4 System
First Year - $34,280.25
Annual Fee - $1,200 per year
This system would be a total change for the channels. It is a whole new brand with a new interface and look. It would mean abandoning the waam.viebit.com site and using only YouTube for any video on demand. We would also lose the live 24/7 stream of cable channel 981. Most videos on the live stream are either live on YouTube or able to be played back via YouTube. Also, the waam.viebit.com site is only SD video. The YouTube videos look much better. Another feature with this system is that we will be able to stream live to it using video encoders we already own. We currently have three AJA HELO video encoders that we use for Marathon County Board, Wausau School Board, and Weston Village Board meetings. With this system, those meetings will be able to go live on the channels from any location that has access to the internet.

Option 2 - CableCAST Vio4 System with Video on Demand Server
Year 1 - $44,400.25 (estimated)
Annual Fee - $3,600 per year (estimated)
This is based on the CableCAST Vio4 System above, but adds an in-house HD Web Video on Demand server that all the videos are stored on. This would be a website like waam.viebit.com, which we would control entirely. We don't have to worry about YouTube blocking or adding ads to videos due to music copyright. This would also give us the ability to offer videos on Roku and Apple TV devices.