

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, November 24, 2020 at 6:30 pm in the Council Chambers at City Hall.
Mayor Katie Rosenberg presiding.

Roll Call

11/24/2020

Roll Call indicated 11 members present.

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

Proclamations:

Mayor Rosenberg proclaimed **November 28, 2020** as **SMALL BUSINESS SATURDAY**, and urged the residents of the community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Mayor Rosenberg indicated there were several other proclamations that can be accessed on the city's website: November 2020 as Alzheimer Awareness Month, November 2020 as COPD Awareness Month, December as Human Rights Month, November 2020 as Movember Month, and November as National Native American Heritage Month.

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

- 1) Matt Jameson, 1039 S 7th Ave, CEO of the Boys & Girls Club of the Wausau Area, spoke in support of the Wausau Center Mall Redevelopment by WOZ, Inc.
- 2) Paul LaPree, 4207 Augustine Ave, Schofield, spoke on the positive economic impact of the Wausau Center Mall Redevelopment by WOZ.
- 3) Jeff Stubbe, 226925 Pintail Ln, Rib Mountain, Executive Director of the Dwight & Linda Davis Foundation, whose purpose is to enhance communities through quality of life and economic development investments, urged the Council to support the vision of the WOZ mall redevelopment.
- 4) Jim McIntyre, 1950 Woodbury Prkwy, CEO & President of Greenheck Fan Corp., and Chairman of the Greater Wausau Prosperity Partnership (GWPP), spoke in support of the Wausau Center Mall Redevelopment by WOZ.
- 5) Ryan Gallagher, 4004 Boulder Ridge, Rib Mountain, Rocket Industrial, and owner of the Milk Merchant, spoke in favor of WOZ's mall project and urged Council to approve the funding in the 2021 budget, the term sheet for the developers agreement and the TIF resources.
- 6) Nicole Williams, W9232 St Hwy 64, Merrill, based out of a Wausau Business at 2005 Grand Ave, Regional VP for QPS Employment Group, serves on the Executive Committee for Wausau Chamber of Commerce, and on the Board of the GWPP, spoke in support of the approval of the budget for the WOZ mall development project.
- 7) Sean Wright, 911 McIndoe St, Executive Director of the Grand Theater, spoke in strong support of moving forward with WOZ for the transformation of the Wausau Center Mall.
- 8) Bruce Grau, 1115 N 10th St, employed as a nurse, questioned how the citizens of Wausau were benefited by the millions of taxpayer dollars spent on development projects like the Wausau Center Mall. He wanted Council to set benchmarks for improving poverty, homelessness, dispossessions, engagement and quality of life indicators for people of all incomes.
- 9) Chuck Ghidorzi, One Corporate Dr, Managing Director for WOZ, spoke about moving forward with the plan for the Wausau Center Mall Redevelopment and thanked the community for expressing their support.
- 10) Chad Kane, 2305 Tallon Ln, President of Wood Trust Bank, and President of the Woodson YMCA Foundation, spoke in favor of the Wausau Center Mall Redevelopment by WOZ.

Committee Reports:

Board of Public Works - Insurance Claims July 2020 – September 2020
(Placed on file)

Mayor Rosenberg explained the Council would be adhering to Roberts Rules of Order, specifically regarding Chapter 43 on Decorum and Debate. This will apply for both public and closed session topics. Attorney Jacobson clarified the rule: Each member will have two speeches of 10 minutes length on each debatable action at each meeting. She stated this can be implemented for this meeting only by means of a motion and adoption by 2/3 vote. She suggested if they want it for the future they should consider a change to the formal Council Rules.

Motion by Rasmussen, second by McElhaney to adopt Robert's Rules of Decorum, Chapter 43, for the 11/24/20 Council meeting.

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

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

Consent Agenda

11/24/2020

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

20-1101 Minutes of previous meetings, (11/10/20)

20-1105 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.

14-1009 Resolution of the Finance Committee Approving cell phone contract renewal with New Cell, Inc. d/b/a Cellcom.

Yes Votes: 10 No Votes: 0 Abstain: 1 Result: PASS
Ryan abstained from voting.

20-1103

11/24/2020

Motion by Peckham, second by Wadinski to confirm the Mayor's Appointment to the Room Tax Commission.

Yes Votes: 11 No Votes: 0 Result: PASS

Closed Session

11/24/2020

Motion by Rasmussen, second by Neal to convene in 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.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	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	NO

Reconvened into Open Session

19-0921

11/24/2020

Motion by Neal, second by Rasmussen to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Approving a redevelopment plan and (non-binding) term sheet for the Wausau Center Mall redevelopment project with Wausau Opportunity Zone, Inc.

Ryan did not feel the project was ready to go forward and expected a lot more details from WOZ about their plans. Mayor Rosenberg clarified this vote was on the Term Sheet, after which they would continue to work with the lawyers hired through Quarles & Brady as well as WOZ's lawyers and after that there will be another vote on the Development Agreement.

Kilian commented he was not against public/private partnerships nor was he anti-business, but felt we need make sure that we are identifying and satisfying the needs of our citizens. He noted at a public input session he held, that while a large majority were not averse to the WOZ project, they opposed any more public funding being attached to it, specifically TID funding. He indicated he would act on what he believed was in the best interests of his constituents.

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

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

97-0404

11/24/2020

Motion by Rasmussen, second by Herbst to adopt the Joint Resolution of the Economic Development and Finance Committees and the 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.

Rasmussen clarified this item only reserves our right to utilize this funding at a future date should we choose to, but this not a final approval. She explained it secures for the city the ability to utilize this financing tool should they need it going forward.

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

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

19-0921

11/24/2020

Motion by Neal, second by Herbst to adopt the 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.

Yes Votes: 11 No Votes: 0 Result: PASS

20-1109

11/24/2020

Motion by Herbst, second by Peckham to adopt the Resolution of the Finance Committee Adopting the 2021 City of Wausau Budget and general property tax to support same.

Larson questioned if the funding of \$4.7 million for the WOZ redevelopment of the mall was included in this budget and Maryanne Groat confirmed that it was. She noted the city is also issuing \$2.6 million of debt for the CIP, but is retiring approximately \$10 million, so debt will actually go down. A large part of the city's debt is on a very short debt retirement schedule.

Larson stated he could not support the budget with the mall funding included because he lives in a neighborhood that has had streets in very bad condition for decades. He felt he could not justify continued development when the citizens in his district are constantly being ignored. Groat responded economic development provides new tax base which is the only way the city can absorb increasing costs. Larson could not understand why the street reconstruction keeps getting pushed off but there is money for redevelopment.

Rasmussen commented this is the first budget she could remember that didn't cut infrastructure projects to make the mill rate stay the same or go down. She pointed out all of the street projects proposed by CISM Committee passed and are in the budget.

Discussion continued.

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

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

20-1109

11/24/2020

Motion by Watson, second by Peckham to adopt the 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).

Yes Votes: 11 No Votes: 0 Result: PASS

04-1006

11/24/2020

Motion by Martens, second by Watson to adopt the Resolution of the Finance Committee Approving the 2021 Operating Plan for Business Improvement District (BID) No. 1.

Ryan indicated she heard from a business owner on the near west side that is unhappy with the lack of interaction and communication.

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

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

10	Larson, Lou	YES
11	Ryan, Debra	NO

20-0505

11/24/2020

Motion by Neal, second by Larson to adopt the 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.

Yes Votes: 11 No Votes: 0 Result: PASS

Suspend the Rules

11/24/2020

Motion by Kilian, second by Peckham to suspend Rule 6(B) Filing.

Yes Votes: 11 No Votes: 0 Result: PASS

20-1106

11/24/2020

Motion by Kilian, second by Larson to adopt the 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").

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
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	NO

19-1109

11/24/2020

Motion by Watson, second by Martens to adopt the Resolution of the Finance Committee Authorizing 2020 Budget Modification for Wausau Area Access Media to upgrade playback system.

Martens explained Public Access will be discontinuing their video hosting services through Viebit, becoming revenue neutral, but in the long run it will allow Public Access to host their own media server so they can control the replay of on-demand media. They will still continue to upload to YouTube, but it will give them control over the content and how it is distributed which is a good deal for Public Access for accessibility.

Yes Votes: 11 No Votes: 0 Result: PASS

Public Comment or Suggestions

None

Adjourn

11/24/2020

Motion by Watson, second by Wadinski to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 9:18 pm.

Katie Rosenberg, Mayor
Leslie M. Kremer, City Clerk