

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, May 27, 2014, at 7:00 pm in the Council Chambers at City Hall
Mayor Tipple presiding.

Roll Call

05/27/2014 7:24:27 PM

Roll call indicated 11 members

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Nagle, William P.	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Presentation: Hotel Market Study and future planning activities (Stantec)

Jay Demma and Paul Bilotta, Planners with Stantec, presented the East Riverfront District Hotel Analysis and reviewed conceptual drawings (*Report on file in Clerk's Office*). Demma noted they are in the process of building a specialized website with previous studies, current concept plans, and market studies, which will be interactive for the public to comment and provide feedback. An open house will also be scheduled for late June.

Public Comment (Pre-registered citizens for matters appearing on the agenda)

Deb Ryan, 702 Elm St, spoke regarding the budget modification for the lighting on Scott Street, and although she liked the idea, she felt they needed to start cutting the spending. She also commented on CBL and the Wausau Center Mall, noting other downtown business are struggling, too. She suggested the county move their offices into the mall.

Communications & Committee Reports

Mayor Tipple stated on Friday the Woodchucks will open the season with their first game. He stated the owner, Mark Macdonald, has put \$2.9 million of his own money into the stadium and is partnering with the park just outside the stadium.

Consent Agenda

05/27/2014 8:15:17 PM

Motion by Nutting, second by Wagner to adopt all items on the consent agenda as follows:

14-0511 Resolution of the Capital Improvements and Street Maintenance Committee authorizing Sale of 541 Evergreen Road

14-0512 Resolution of the Capital Improvements and Street Maintenance Committee Approving utility easement at 320 Grant Street - Yawkey Park (Wisconsin Public Service)

14-0513 Resolution of the Capital Improvements and Street Maintenance Committee approving construction of a building on an existing easement at 707 3rd Street (YMCA)

14-0514 Resolution of the Finance Committee to Execute a Contract with (MTM) Medical Transportation Management to Provide Ambulance transport Services to Medicaid and Badger Care Plus Patients.

13-0309 Resolution of the Finance Committee Authorizing the addition of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Section 3.40.010(a) for section 8.08.011 Specialty Care Transport Fees.

08-0609 Resolution of the Park & Recreation Committee Authorizing Temporary Easement Agreement - Athletic Park Parking (Wilson-Hurd).

75-0825 Ordinance of the Park & Recreation Committee Amending Section 12.56.130 Appeal from order of city forester to replace County Park Commission with Park & Recreation Committee as the appeal body.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

14-0503

05/27/2014 8:17:02 PM

Motion by Gisselman, second by Neal to confirm the Mayor's appointment to the Community Development Authority.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

13-1109

05/27/2014 8:17:33 PM

Motion by Wagner, second by Abitz to adopt Resolution of the Finance Committee approving 2014 Budget Modification for the Purchase of 16 Portable Radios and Ancillary Equipment for the Fire Department.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

13-1109

05/27/2014 8:23:00 PM

Motion by Winters second by Rasmussen to amend the Joint Resolution of the Capital Improvements & Street Maintenance and the Finance Committees approving 2014 Budget Modification Purchase and Installation Low Level Lighting on the 600-900 Blocks of Scott street, for an increase of \$80,290.

Mielke questioned what the reason for the increase was. Marquardt explained because of the boring of the other two blocks that are not under construction came in quite a bit higher than we estimated. A directional bore to save the trees, sidewalk and drive approaches was \$40 more than putting the conduit in where the street is under construction.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

13-1109

05/27/2014 8:23:17 PM

Motion by Rasmussen, second by Gisselman to adopt a Joint Resolution of the Capital Improvements & Street Maintenance and the Finance Committee Approving 2014 Budget Modification Purchase and Installation Low Level Lighting on the 600-900 Blocks of Scott Street as amended on council floor.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

14-0413

05/27/2014 8:27:17 PM

Motion by Rasmussen, second by Oberbeck to approve a Joint Ordinance of the Capital Improvements & Street Maintenance Committee and the Plan Commission Annexing territory from the Town of Weston to the City of Wausau - NWA Holdings LLC - 2221 Northwestern Avenue.

Wagner questioned what the property annexed will be zoned. Brad Lenz stated it will come in as R1, Single Family District, if the zoning is not established. In this case, he had come in for a UDD zoning, previously for the part that was in the city, but he would have to come back for this piece of property to get that zoning. He would also need to bring back more precise plans of what was presented to Council before. He indicated a public hearing would be required for the zoning and the neighbors will be notified when he brings back the precise plan.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Motion by Rasmussen, second by Nutting to adopt a Joint Resolution of the Capital Improvements & Street Maintenance and the Plan Commission approving Amendment to Relocation Order and Map for the construction of Curling Way from its current termini north to Junction Street.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Suspend the Rules

Motion by Nagle, second by Mielke to Suspend the Standing Rules of the Common Council, specifically: Rule 1 D. Transmission of Committee Business to the Council.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

14-0410

Motion by Nutting, second by Nagle to adopt a Joint Resolution of the Finance and Economic Development Committees authorizing Developer Agreement with CBL & Associates Properties for a five year period beginning July 1, 2014 and extend the Special Letter of Agreement adopted in 2011 for a two year period ending December 31, 2016.

Rasmussen stated this resolution is a product of compromise of the committees and CBL. She explained our intention was that we would collaborate with them and form a partnership so that we could first stabilize the situation at the Wausau Center Mall and then seek to redevelop and redefine what the experience of the mall and downtown really is. She indicated in committee they added some important safeguards to the agreement, so even though the agreement is worth \$755,000, we require that they secure a 10 year lease from a retailer for the empty JC Penney space. Also, that they make a commitment to us to undertake phase II of the redevelopment effort and that all of these funds be diverted to tenant improvements, incentives and inducements to either retain their existing tenant base or attract new ones.

Oberbeck felt the action tonight was to give us some time to look into the future. We are looking at CBL to come to the table and start discussing a development agreement that moves this mall or whatever it might be into the future. Shopping has changed over the last 30 years since the mall was built and people acquire with things with different means. He felt we need to state to CBL that this is an investment and they need to step forward and share their ideas.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

11-0307

05/27/2014 8:42:24 PM

Motion by Neal, second by Wagner to adopt a Joint Resolution of the Economic Development and Finance Committees approving a Development Agreement between the City of Wausau and Apogee Wausau Group, Inc. to finance the relocation of manufacturing capabilities and product lines to the Wausau Window & Wall campus located at 7800 International Drive, Wausau WI 54401

Rasmussen commented it is important of us to recognize this is a step forward for us because it does really help Wausau Window & Wall Systems expand and add 124 full-time jobs in a manufacturing sector that has been hurting in this area.

Winters indicated he was the no vote in Finance because he was unhappy that the request from Apogee came on to us so quickly with an 8-day deadline, which he found to be unacceptable. Secondly, he did not have enough information to vote yes and in particularly did not know the track record at Apogee in terms of their performance with the last two developer agreements they had with Wausau.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	NO
11	Mielke, Robert	NO

Adjournment

05/27/2014 8:44:17 PM

Motion by Neal, second by Nutting to adjourn. Meeting adjourned at 8:45 p.m.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

James E. Tipple, Mayor
Toni Rayala, City Clerk