

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Monday, June 22, 2015, at 5:30 pm in the Council Chambers at City Hall.
Mayor Tipple presiding.

Roll Call

06/22/2015 5:31:45 PM

Roll call indicated Yes Votes: 11

<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

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

- 1) Deb Ryan, 702 Elm St, stated the Westies Neighborhood Group met for input from residents regarding the Scheirl project and indicated they do not want the street vacated. She stated Scheirl reduced their footprint by 20% and questioned why the TIF request was not reduced. She strongly opposed the Wausau Chemical project.
- 2) Rob Flashinski, representing Wausau Chemical, invited the Council to ask any questions regarding any issues or concerns now or during the deliberation.

97-0404

06/22/2015 5:37:24 PM

Motion by Rasmussen, second by Wagner to adopt a Joint Resolution of the Plan Commission, Economic Development and Finance Committees approving the Project Plan Amendment of Tax Increment District Number Five (TID #5) amendment #4.

Yes Votes: 7 No Votes: 4 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	NO
9	Oberbeck, David	NO
10	Abitz, Sherry	YES
11	Mielke, Robert	NO

97-0404

06/22/2015 5:55:53 PM

Motion by Nagle, second by Nutting to adopt a Joint Resolution of the Finance and Economic Development Committees authorizing the execution of a development agreement between the City of Wausau and AJR Properties North, LLC (DBA Wausau Chemical) for the construction of an industrial facility, conveyance of properties, related financing and budget modification.

Abitz requested clarification on how the superfund took place. Groat explained in the early 80's it was determined that there were some problems with a couple of the city's water wells caused by VOCs contaminating the water. There were a number of contributors to the contamination: the landfill near the Marathon Electric site; and the Wausau Chemical site. Three parties were named in that suit: the City of Wausau, Wausau Chemical and Marathon Electric. She noted she was not here when that cleanup occurred and was not sure how the city paid for its share of the costs, but there were monitoring wells and vapor extraction systems placed on these sites for a period of time monitored by the EPA and DNR. In the early 90's it was determined that those vapor extraction systems had done the work that was needed and they were considered closed by EPA. Since that time there has been continued well monitoring and every five years there is some additional testing, which to date reports the extractions did the job and

no additional work needed to be done. Through this proposal we would be elevating that to a higher level of standard and would be looking for closure from the DNR and EPA that it is suitable for commercial and residential purposes.

Discussion followed regarding the financials of the project, environmental precautions and opinions of the alderpersons regarding support or opposition.

Yes Votes: 5 No Votes: 6 Abstain: 0 Not Voting: 0 Result: FAIL

<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	NO
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	NO
9	Oberbeck, David	NO
10	Abitz, Sherry	NO
11	Mielke, Robert	NO

15-0506

06/22/2015 5:57:52 PM

Motion by Nutting, second by Wagner to adopt a Joint Resolution of the Economic and Finance Committees authorizing a Development Agreement with Schierl Sales Companies to provide developer incentives for the redevelopment of The Store and Stahmer Clinic facilities located at 308 West Stewart Avenue in TID #8. The developer incentives consist of a 15 year deferred interest free loan in the amount of \$275,000 and five reverse TID payments of \$57,500.

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	NO
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	NO
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

15-0514

06/22/2015 5:58:28 PM

Motion by Rasmussen, second by Mielke to adopt a Resolution of the Capital Improvements and Street Maintenance Committee approving withdrawal of vacation and discontinuance of Clark Street between S. 3rd Avenue and S. 4th Avenue.

Yes Votes: 10 No Votes: 1 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	YES
11	Mielke, Robert	YES

Motion by Rasmussen, second by Mielke to adopt a Resolution of the Capital Improvements and Street Maintenance Committee accepting easement to construct, reconstruct, maintain, inspect and/or repair a water main to supply irrigation for the Highway 52 Parkway median.

Yes Votes: 9 No Votes: 2 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	NO
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Adjournment

Motion by Nutting, second by Mielke to adjourn. Motion carried unanimously. Meeting adjourned at 6:00 p.m.

James E. Tipple, Mayor
Toni Rayala, City Clerk