

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 13, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Gisselman, Kellbach, Mielke, Abitz

Also Present: Mayor Tipple, Lenz, Jacobson, Wunsch.

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

Noting the presence of a quorum, at approximately 5:30 p.m. Chairperson Rasmussen called the meeting to order.

Approve minutes of the October 9, 2014 meeting

Mielke moved to approve the minutes of the previous meeting. Abitz seconded and the motion carried unanimously 5-0.

Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8, June 12, July 10, and October 9, 2014 meetings.)

Dave Christenson, Connexus, provided a handout recapping their situation. The organization is growing and is a \$1 billion credit union with 180 employees. They have locations in Minnesota, Ohio, New Hampshire and Wisconsin. They are growing by ten to twenty employees a year and are running out of space. They like their current location, like being neighbors to the hospital, and the company was originally created to serve Liberty Mutual. The parcel near Connexus would be losing the bulk of land and the hospital is gaining some. Connexus would need more parking spaces and they are working on an agreement with Aspirus to lease or sell the parking lot across the road should Connexus decide to build. Aspirus will evaluate their new parking they will acquire from the realignment. They believe they will pick up 30 parking stalls. Connexus would like a couple of months to finalize an agreement with Aspirus. Currently, Connexus is leasing additional space at Corporate Cove and are trying to decide if they want to build a 30,000 square foot building to house everyone. They like the current location but will not be able to have that large of a building on that site. If they reach an agreement with Aspirus they would be onboard with the road alignment. However, if Connexus does decide to build they would then request several items from the City, such as variances, moving of signs and moving of landscaping. They take pride in the look of their building and landscaping. They are assuming when property is acquired, the City would move their signs and landscaping. He met Mayor Tipple and Allen Wesolowski on site in September; Mayor Tipple had asked CWE if parking spots could be added. Connexus has not heard back from CWE.

Rasmussen stated the items under number 2 of the handout are almost all handled by other committees and development staff. She questioned their timeline for a build out. Christenson does not have a timeline but added they are in a growth phase and will be making that decision in a few years. He believes the road project is a few years out. He feels they would build before the road is constructed.

Rasmussen said it appears Connexus is making progress and working with Aspirus. Christenson noted that Aspirus is analyzing their parking stalls, which should be completed by the end of November. Rasmussen stated this will be placed on the February agenda and asked that Connexus keep Mayor Tipple and Wesolowski informed on the situation. Mayor Tipple added the goal is to have a win-win and two

neighbors are working together. If it is a win-win for the property owners and the City can still map the road, it would be worth waiting for.

Abitz is projecting that the realignment will go through. She feels Lenz needs to know about a possible crossing for employees. Rasmussen noted that there is a wooded berm area between the lots that may not exist in the future. Christenson stated they would create a crossing that is safe.

Discussion and possible action on an initial resolution to hold a public hearing to vacate a portion of the existing Curling Way cul-de-sac

Lenz explained this item is to vacate a portion of the Curling Way cul-de-sac that will not be needed once the street is extended.

Gisselman moved to approve the initial resolution to hold a public hearing to vacate a portion of the existing Curling Way cul-de-sac. Abitz seconded and the motion carried unanimously 5-0.

Abitz questioned when the road would be completed. Lenz replied the construction will not be completed until spring.

Discussion and possible action on an easement for the installation of a utility service to Kaiser Pool (WPS)

Rasmussen stated WPS is requesting a 12' easement for the installation of utilities. Lenz referred to the map showing the location of the easement and believes it is a standard easement document. Abitz asked if the area utilities would be placed underground. Lenz does not believe the easement discusses overhead utilities.

Gisselman moved to approve the easement for the installation of a utility service to Kaiser Pool. Abitz seconded and the motion carried unanimously 5-0.

Discussion and possible action authorizing Downtown Snow Removal

Lenz stated the snow removal charges are passed onto the downtown business district.

Abitz moved to authorize Downtown Snow Removal. Gisselman seconded. Abitz questioned how the rate is determined. Wunsch stated a contract was bid out and the rate is based on actual time and material. There being a motion and a second, motion to authorize Downtown Snow Removal carried unanimously 5-0.

Discussion and possible action on converting overhead utilities to underground on Thomas Street from 3rd Avenue to 17th Avenue

Rasmussen received a request from Maryanne Groat to consider converting the overhead utilities to underground as part of the Thomas Street project. Underground utilities are more aesthetically pleasing and protected from storm damage and vehicles. There would be an added cost to the project. Lenz stated the estimate is very rough – AECOM could prepare a more specific cost estimate. Staff is looking for direction to investigate it further. The committee agreed by consensus to direct staff to work with AECOM to create an estimate to assist in determining if converting the utilities is feasible.

Abitz is pleased to see this request as there is an area near GD Jones School where a lot of trees are trimmed for the power lines. She did speak with some homeowners and they would like to have the utilities underground. She questioned if AECOM would be able to apply for a grant for these costs. Rasmussen cannot remember ever receiving grants for utility relocation. Gisselman asked if the residents pay for relocation from the main line to the house. Joe Gehin believes the City paid for it in the past. Rasmussen stated staff can get clarification on whether or not it affects the special assessment. Abitz asked if there was a time constraint. Lenz replied plans are still being developed, which will take several months. He will check with AECOM. If they need a decision because it affects the design, staff will bring it back for approval. If not, staff will wait until the entire design is completed and then bring back for approval.

Discussion and possible action on a revised State/Municipal Agreement for Highway 52 (Stewart Avenue) from 17th Avenue to 1st Street

Lenz explained that the DOT would like the City to hire a real estate consultant for property acquisition for the Highway 52 Project and the costs would be reimbursed from the DOT.

Gisselman moved to approve the revised State/Municipal Agreement for Highway 52 (Stewart Avenue) from 17th Avenue to 1st Street. Kellbach seconded and the motion carried unanimously 5-0.

Discussion and possible action regarding a cost estimate for repair of 25th Street

Lenz stated the cost to improve 25th Street from Townline Road to McIntosh is approximately \$100,000. This was discussed previously when an apartment complex was proposed for the area. There is an existing apartment complex located in the area. The Town of Wausau is entirely responsible for 25th Street, but the City has paved town roads in other cases. Instead of taking the funds out of the asphalt overlay project, staff would propose to budget for it separately if the committee would want to move forward with the improvements. Rasmussen asked if the Town of Wausau would continue to maintain the road after it was paved and asked if the Town was interested in cost sharing. Lenz confirmed the Town would maintain it and has not heard if they would share in the paving costs. The Town feels that City traffic is destroying the road. Mayor Tipple stated the City has not formerly asked the Town about sharing costs, but we should pursue it. If and when a development comes forward, the City could ask the developer to help pay for repair costs. Abitz stated this is not included in the 2015 budget and questioned when the City anticipates repairing the road. Rasmussen asked if it needed to be done in 2015. She would like to keep it on the radar for an extra year and see if we could get help with the costs. Lenz stated it has been a gravel road for some time. A gate was installed at the existing development, which forced traffic to use 25th Street. Before the gate installation, traffic was cutting to the west on Buteo Cove and 21st Street, which are paved. Initially there were complaints about driving on a gravel road, but he feels traffic may have gotten used to the new route. Rasmussen stated the area is in a holding pattern since the new apartment complex is not getting developed.

Abitz moved to direct staff to work with the Town of Wausau and any potential developers. Kellbach seconded and the motion carried unanimously 5-0.

Discussion and possible action regarding donation/sale of recently acquired tax deed property from the City to Marathon County east of Curling Way

Jacobson stated after reviewing the various agreements, it was found that this parcel was not needed for Curling Way right-of-way. Staff is unsure if it should be sold or donated. The next agenda item is a very small piece that the Curling Club wanted to acquire in case they are able to acquire 332, 324, and 338

Kent Street. The Curling Club donated property to the City further north on Curling Way, so she is recommending donating this parcel. Rasmussen asked if this would be handled similarly to the way the City disposes of remnants. Jacobson explained that this parcel was not shown as being owned by the Curling Club. The Curling Club owned them but did not record the deeds. The taxes were accruing but in reality they would not have been taxed had they recorded their deeds because they are non-profit. A resolution was approved in July of 2013 asking the County for ownership of the tax delinquent contaminated properties. The County finally had them deeded to the City and now part of the parcel will be given back to the County under agenda item 11. The overall plan in the end is to have the County own all the contaminated landfill property and donate the piece on the west side of Curling Way to the Curling Club.

Kellbach moved to approve the donation/sale of the recently acquired tax deed property from the City to Marathon County east of Curling Way, with the City Attorney to determine if the property should be donated or sold. Abitz seconded.

Gisselman asked if the County owns 602 Kent Street. Lenz confirmed, saying that it is the former landfill.

There being a motion and a second, motion to approve the donation/sale of the recently acquired tax deed property from the City to Marathon County east of Curling Way, with the City Attorney to determine if the property should be donated or sold carried unanimously 5-0.

Discussion and possible action regarding donation/sale of recently acquired tax deed property from the City to Curling Club west of Curling Way

Jacobson stated this parcel is located west of Curling Way and would be donated or sold to the Curling Club.

Gisselman moved to approve the donation/sale of the recently acquired tax deed property from the City to the Curling Club west of Curling Way, with the City Attorney to determine if the property should be donated or sold. Kellbach seconded and the motion carried unanimously 5-0.

Discussion and possible action regarding donation/sale of City property east of Curling Way to Marathon County

Jacobson referred to the second revision of the relocation map. There was a parcel surveyed as an outlot. A tiny triangular piece was created where the road curves. This piece is not needed for road right-of-way.

Abitz moved to approve the donation/sale of City property east of Curling Way to Marathon County, with the City Attorney to determine if the property should be donated or sold. Gisselman seconded and the motion carried unanimously 5-0.

Mayor Tipple noted that Jacobson and staff worked tirelessly to put this together. Some of the items are time sensitive due to a \$50,000 grant. He thanked them for their effort to make this happen before year end.

Future agenda items for consideration

Abitz would like an update on Thomas Street as a few residents would like to put their property up for sale. Lenz stated the consultant is working towards a final right-of-way plat, which will tell us how much real estate needs to be acquired. Until then the project is in a holding pattern. He has received a lot of calls from residents as well. A lot of the properties are not necessarily in the path but they feel they are affected and want the option of being acquired. He feels we should at least start thinking about how property acquisition will unfold. Rasmussen said the Economic Development Committee is tasked with creating a conduit for property owners. She does not believe the process has been started and it would help to reach out to Chairman Nagle and place it on a future agenda.

Gisselman asked between Finance, Economic Development and CISM, which committee would approve what part of the project. Rasmussen understands that the acquisitions would go to Finance for approval and CISM would approve the plan. Economic Development would consider buyouts and establish dialogue with stakeholders. Lenz has also received calls regarding the east end of the project and questioned when it should come back to committee. Abitz believed the east end was going to be postponed until the west end was done. Rasmussen believes that a plan for the east half needs to be approved sooner than that and that discussion should start in 2015. Lenz stated 1st Avenue is to be reconstructed in three years and we need to start planning for it soon. Abitz stated that new traffic counts on Thomas Street need to be completed in spring. Rasmussen thought that was to happen after the repaving of Grand Avenue and Thomas Street. She added that traffic is consistent regardless of the season. Abitz feels the traffic flow will be changing due to a new business opening. Rasmussen said the east portion will be discussed in the spring.

Adjourn

Kellbach moved to adjourn the meeting. Mielke seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 6:20 p.m.