

OFFICIAL PROCEEDINGS OF THE MEETING OF THE WAUSAU COMMON COUNCIL

held on Tuesday, April 14, 2020 at 6:30 pm in the Council Chambers at City Hall.

Council President Lisa Rasmussen as Acting Mayor presiding.

Roll Call

04/14/2020

Roll Call indicated 10 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES (<i>WebEx</i>)
2	Martens, Michael	YES (<i>WebEx</i>)
3	Nutting, David E.	YES
4	Neal, Tom	YES (<i>WebEx</i>)
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES (<i>WebEx</i>)
7	Rasmussen, Lisa	YES (<i>WebEx</i>)
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	YES (<i>WebEx</i>)
11	Smith, Dennis	NV

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

- 1) Maryanne Groat, Finance Director, recognized the Clerk/Customer Service staff team for outstanding work in managing the very stressful and dynamic election. She also recognized the poll workers for the job they did in face of all of the hazards and concerns. She stated the National Guard was deployed to help as poll workers at the various poll sites and other departmental employees of the city helped out with the work in the office as well, which was much appreciated.
- 2) Rasmussen commented on behalf of the Council members they were very grateful the elections ran the way they did given the chaotic nature. She commented some of the elements surrounding the election and the lead up to it were confusing and brewed the perfect storm for everyone tasked with carrying out a normal election.

Consent Agenda

04/14/2020

Motion by Peckham, second by Thao to adopt all the items on the Consent Agenda as follows:

20-0301 Minutes of the previous regular meeting (3/18/20)

20-0108 Resolution of the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

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

20-0404

04/14/2020

Motion by Neal, second by Lawrence to adopt the Resolution of the Economic Development Committee Supporting the application of Gorman Companies to the Wisconsin Housing and Economic Development Authority (WHEDA) for Low Income Housing Tax Credits for the renovation of the Landmark Apartments.

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

19-1109

04/14/2020

Motion by Peckham, second by Herbst to adopt the Resolution of the Finance Committee Approving Modification of the 2020 Budget - Capital Project Funds, Motor Pool Fund, TID Funds and Public Access Fund.

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

18-1109

04/14/2020

Motion Herbst, second by Nutting to adopt the Resolution of the Finance Committee Approving the 2019 budget modification for the Recycling, Parking and Airport Fund.

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

20-0409

04/14/2020

Motion by Peckham, second by Martens to adopt the Resolution of the Finance Committee Authorizing Proper City Official(s) to apply

for and borrow from the Board of Commissioners of Public Lands of Wisconsin a State Trust Fund Loan not to exceed \$2,986,000 for the purpose financing street improvements and Riverside Park trail, road and seawall.

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	NO
11	Smith, Dennis	NV

20-0410

04/14/2020

Motion by Lawrence, second by Herbst to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Approving tax increment financing incentives not to exceed 10% of new construction value for proposed multifamily residential units as part of a major redevelopment of the existing Plaza Hotel site at 201 N 17th Avenue and related budget modification.

Gisselman indicated he voted against this at committee because he believed at this point in time we should really be questioning our rapid increase into multi-family housing. He noted it has been brought their attention the application is incomplete and doesn't even have the legal name determined.

Refer back

Motion by Gisselman, second by McElhaney to refer this back to Economic Development Committee for further study and bring it back to Council with a completed application.

McElhaney agreed with Gisselman noting a whole area of financing on the application is left blank and the question regarding union labor was not answered. She indicated she was not opposed to this proposal but the residents were clear they want us to do our due diligence.

Neal felt they were merely being asked to start a process by showing our interest and support for this project. The developer's agreement will be negotiated and go to Plan Commission and back to the Council. He thought perhaps some things were left blank because Mr. Lokre wasn't sure what to put down at this point, however, Lokre is a known developer with a good track record. He pointed out the Plaza Hotel project is really contingent upon getting this project approved and started. He did not feel it should be referred back to ED Committee, which would be a needless delay.

Thao stated it is compelling that one application is very complete, including renderings and type of investment the developer is coming forward to contribute to what they would like renovated to become the new Best Western; however, with the other application she had some concerns and felt they should have taken the time to fill it out completely and disclose all the information.

Lawrence commented mayors meet a lot in private with developers through an idea brought forward. There is then an initial point where it goes public through a committee. She stated this is not the developer agreement, it is to show intent and additional delays would be a mistake. She felt if life is made too difficult for developers they will go elsewhere.

Chris Schock, Economic Development Director, explained when an application is submitted there are certain aspects of the TIF application that are relevant and some that are less so. In the case of the loan for the renovation of the hotel, there is a lot of information that needs to be fleshed out because it is a complex thing to finance. It is an expensive renovation that by itself will not generate a significant amount of increment or new property value. He indicated Lokre would create a separate LLC and at committee he included a site plan but noted they haven't designed the building yet. It will be similar to the Mountain Lanes project and it will still come back though Plan Commission. He believed a lot of the questions were already answered at the committee level.

Discussion continued.

Vote on the motion to refer back to ED:

Yes Votes: 3 No Votes: 7 Abstain: 0 Not Voting: 1 Result: FAIL

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	NO
2	Martens, Michael	NO
3	Nutting, David E.	NO
4	Neal, Tom	NO
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	NO
8	Lawrence, Linda	NO
9	Herbst, Dawn	NO
10	Thao, Mary	YES
11	Smith, Dennis	NV

Vote on the original motion to adopt:

Yes Votes: 7 No Votes: 3 Abstain: 0 Not Voting: 1 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	NO
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	NO
11	Smith, Dennis	NV

20-0410

04/14/2020

Motion by Neal, second by Nutting to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Approving a \$190,000 loan and one year of reverse tax increment financing incentive for the major renovation of the Plaza Hotel at 201 N 17th Avenue and related budget modification.

Gisselman questioned the status of new ownership of the Plaza Hotel. Schock stated the property needs to be divided into three pieces. The northern lot would be sold for redevelopment, the tower portion of the hotel would be remodeled and the ballroom/pool area would be demolished and sold to Lokre Company for the multi-family piece. This approval process is all part of it and the new owner has to secure all his financing, which he is working through.

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

19-1109

04/14/2020

Motion by Gisselman, second by Neal to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Approving the acquisition of 1407 N Second Street from Marathon County and Related Budget Modification.

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES

10 Thao, Mary NO
11 Smith, Dennis NV

20-0405

04/14/2020

Motion by Neal, second by Herbst to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Approving the sale of 180 E Wausau Ave. for the establishment of the Wausau Barrel House- a cannery, barrel aging facility, kitchen incubator and tasting room and related Budget Modification.

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

20-0315 Amendment

04/14/2020

Motion by Thao, second by Gisselman to amend the Joint Resolution of the Economic Development Committee and the Finance Committee Authorizing the deferral of interest and principal payments on existing City-provided loans and ground lease payments due to the City of commercial properties and businesses for six (6) months to assist small businesses who request such during the COVID-19 pandemic emergency declaration – to strike the word “small” from the entire resolution and to strike “case-by-case basis” in the last paragraph.

Thao felt the word “small” should be removed from the resolution so it is clear that any city provided loan or ground lease would have no stipulation of having any kind of criteria. She did not think the resolution should just refer to the vulnerable small businesses and should be kept very general. She stated these payments should be deferred for the next 6 months for any business automatically and not on a case-by-case basis.

Rasmussen explained the reason they left in the language about a case-by-case basis is because this costs people money and the interest continues to accrue over time if they choose to take advantage of the deferral. Some businesses who are less affected by COVID-19 may opt to continue their normal payment schedule and not take the deferral. She stated they wanted them to have the option to opt in versus having to take action to get out.

Thao reiterated she wanted it to be clear that any business with an active loan or ground lease with the city is automatically going to receive the deferment.

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

20-0315

Motion by Neal, second by Herbst to adopt the Joint Resolution of the Economic Development Committee and the Finance Committee Authorizing the deferral of interest and principal payments on existing City-provided loans and ground lease payments due to the City of commercial properties and businesses for six (6) months to assist small businesses who request such during the COVID-19 pandemic emergency declaration, as amended on Council Floor.

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

94-0907

04/14/2020

Motion by Nutting, second by Peckham to adopt the Joint Resolution of the Plan Commission, Economic Development Committee, and Finance Committee Approving the Boundaries and Project Plan for Amendment Four to Tax Incremental District Number 3, City of Wausau (TID #3).

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

05-0406

04/14/2020

Motion by Peckham, second by Herbst to adopt the Joint Resolution of the Plan Commission, Economic Development Committee, and Finance Committee Approving Amendment Five to the Project Plan and Boundaries of Tax Incremental District No. Six, City of Wausau, Wisconsin.

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

05-1209

04/14/2020

Motion by Nutting, second by Thao to adopt the Joint Resolution of the Plan Commission, Economic Development Committee, and Finance Committee Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)

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

12-0316 Amendment

04/14/2020

Motion by Neal, second by Nutting to amend the boundaries of TID #8 to include the Plaza Hotel property and project costs

Rasmussen stated when this item needs to be amended to include the Plaza Hotel property that was approved tonight.

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	NO
11	Smith, Dennis	NV

Motion by Neal, second by Nutting to adopt the Joint Resolution of the Plan Commission, Economic Development Committee, and Finance Committee Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 8, City of Wausau (TID # 8), as amended on Council floor.

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	NO
11	Smith, Dennis	NV

17-0716

04/14/2020

Motion by Peckham, second by Gisselman to adopt the Joint Resolution of the Plan Commission, Economic Development Committee, and Finance Committee Approving the Boundaries and Project Plan for Amendment One to Tax Incremental Financing District Number 12, City of Wausau (TID #12).

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

Suspend the Rules

04/14/2020

Motion Nutting, second by Herbst to suspend the rules for pending items on the agenda.

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

20-0207

04/14/2020

Motion by Peckham, second by Martens to adopt the Resolution of the Common Council Vacating and discontinuing a portion of right of way at Curling Way near Townline Road.

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

Aldersperson Thao exited the meeting at 7:55 pm.

20-0317

04/14/2020

Motion by Lawrence, second by Neal to adopt the Resolution of the Common Council Ratifying Executive Declaration No. 2 under City of Wausau Proclamation of State of Emergency pursuant to Wis. Stat. §323.14(4)(b) relating to “essential” and “non-essential” meetings and agenda items. .

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

20-0317

04/14/2020

Motion by Neal, second by Herbst to adopt the Resolution of the Common Council Ratifying Executive Declaration No. 3 under City of Wausau Proclamation of State of Emergency pursuant to Wis. Stat. §323.14(4)(b) relating to suspension of W.M.C. §5.64.036 Drive-Up Sales.

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

01-0115

04/14/2020

Motion by Lawrence, second by Peckham to adopt the Resolution of the Common Council Relocating Districts 7 & 8 Polling Place from Wausau West High School to St. Mark’s Lutheran Church.

McElhaney questioned what the reason was for leaving Wausau West. The clerk explained it had to be moved during the pandemic because the school was not available. She further stated the school requires additional security measures and often has conflicts with election dates and school activities. Overall the church is a better place to hold elections and is available. McElhaney questioned if they are still going to be using Wausau East. Kremer stated yes, at this time, but we are looking for alternative locations in order to move all polling locations out of schools.

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

20-0406

04/14/2020

Motion by Peckham, second by Lawrence to adopt the Resolution of the Common Council Authorizing negotiation and execution of a Sanitary Sewer Easement Agreement with LN Real Estate LLC as Grantor.

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

20-0406

04/14/2020

Motion by Martens, second by McElhaney to adopt the Resolution of the Common Council Authorizing negotiation and execution of a Sanitary Sewer Force Main Access Easement Agreement with LN Real Estate LLC as Grantor.

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

20-0408

04/14/2020

Motion by Neal, second by Herbst to adopt the Resolution of the Common Council Authorizing negotiation and execution of a Sanitary Sewer Force Main Access Easement Agreement with Alter Trading Corporation as Grantor. .

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

20-0407

04/14/2020

Motion by Herbst, second by Peckham to adopt the Resolution of the Common Council Authorizing negotiation and execution of two Sanitary Sewer Force Main Access Easement Agreements with Veritas Steel LLC as Grantor.

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

20-0411

04/14/2020

Motion by Nutting, second by Neal to adopt the Resolution of the Common Council Approving City of Wausau MetroRide Administrative Leave Policy.

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

06-1005

04/14/2020

Motion by Herbst, second by McElhaney to adopt the Resolution of the Common Council Approving Agreement with US Digital Designs, Inc. for G2 fire station alerting system and Memorandum of Understanding between the City of Wausau Fire Department, Riverside Fire District, and South Area Fire and Emergency Response District (SAFER) for computer aided dispatch system use and

services

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

Public Comments or Suggestions

David Nutting read his thank you and farewell remarks to his fellow Council members and to the city staff. He offered to be available to serve the city if needed.

20-0317

04/14/2020

Motion by McElhaney, second by Peckham to adopt the Resolution of the Common Council Ratifying Executive Declaration No. 4 under City of Wausau Proclamation of State of Emergency pursuant to Stat. §323.14(4)(b) *relating to City of Wausau Policy for Employees with Symptoms or Exposure of Novel COVID-19 Flu (Coronavirus).

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

Adjournment

04/14/2020

Motion by Nutting, second by Neal to adjourn the meeting. Motion carried unanimously. Meeting adjourned sine die at 8:30 pm.

Robert B. Mielke, Mayor
Leslie M. Kremer, City Clerk