

## **JOINT FINANCE & ECONOMIC DEVELOPMENT COMMITTEES**

Date and Time: Tuesday, April 25, 2023 @ 5:15 pm., Council Chambers

**Finance Members** Present: Lisa Rasmussen, Michael Martens, Carol Lukens, Sarah Watson, Doug Diny

**ED Members** Present: Sarah Watson, Chad Henke, Tom Kilian, Carol Lukens, Lisa Rasmussen

**Others Present:** Maryanne Groat, Anne Jacobson, Eric Lindman, Matt Barnes, Ben Bliven, Randy Fifrick, Brad Lenz, Dustin Kraege, Allen Wesolowski, Gary Gisselman, Katie Rosenberg, Mary Goede

In accordance with Chapter 19, Wisc. Statutes, notice of this joint meeting was posted and sent to the Daily Herald in the proper manner. The Finance Committee was called to order by Chairperson Lisa Rasmussen and Economic Development Committee was called to order by Chairperson Sarah Watson.

*No open session discussion of Closed Session item.*

### **CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase 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 approval purchasing properties located at 103, 105, 111 Winton Street and portion of 402-406 Winton Street lying west of the railroad tracks**

Motion by Martens, second by Lukens to convene the Finance Committee in Closed Session. Roll Call Vote – Ayes: Diny, Martens, Lukens, Watson, and Rasmussen. Motion carried unanimously.

Motion by Henke, second by Kilian to convene the Economic Development Committee in Closed Session. Roll Call Vote – Ayes: Henke, Kilian, Lukens, Rasmussen, and Watson. Motion carried unanimously.

*Finance & ED convened in Closed Session in the Maple Room.*

*Reconvened into Open Session at 5:53 pm.*

### **Discussion and possible action approving Offer to Purchase County Materials property at 103, 105, 111 Winton Street and that portion of 402-406 Winton Street lying west of the railroad tracks and related budget modification.**

#### **Finance Committee vote**

Motion by Martens, second by Watson to direct staff to move forward with the purchase of the properties. Motion carried 4-1. (*Diny was the dissenting vote.*)

Tom Kilian expressed some apprehensions with this property which apparently had a history of industry and a turpentine company there, and with no idea what our liability or exposure may be at this point without inquiring with the DNR and following the process that may lead to liability exemption, he couldn't support it. He felt that moving forward there needed to be a cohesive, consistent environmental policy on how we approach and address these types of properties.

Lisa Rasmussen commented the entire riverfront as we see it today has come to fruition because as a local unit of government we have not shied away from environmentally challenged properties. She pointed out often units of government are the only ones that are able to secure certain grant funding to remediate areas like this that need some help and could have a productive public person.

#### **ED Committee vote**

Motion by Henke, second by Rasmussen to direct staff to move forward with the purchase of the properties. Motion carried 4-1. (*Kilian was the dissenting vote.*)

#### **ED Adjournment**

Motion by Henke, second by Kilian to adjourn the Economic Development Committee. Motion carried unanimously. ED adjourned at 5:56 pm.

*Finance continued with remaining agenda items.*

**Minutes of the previous meeting(s): (3/28/23 & 4/11/23)**

Motion by Lukens, second by Diny to approve the minutes. Motion carried 5-0.

**Discussion and possible action regarding ARPA funding requests and related budget modification**

Eric Lindman explained the west Wausau tower is a primary location for some large pumps the utility has that need to be replaced and needs a backup generator. All of the communications for both water and wastewater go through that site, so backup is needed in the event of a power outage where we'd have to bring people in to monitor the water wells and lift stations throughout the city. He noted it was initially budgeted in the 2023 budget, but since we are not borrowing this year, it is an ARPA request, and we also have a request into the DNR for principal forgiveness. He stated there is a long lead time on the equipment so they would like to move forward with it and if any additional funds are received from the DNR they would be used to offset the request. Lisa Rasmussen indicated this request will be rated by the committee for the next meeting.

**Discussion and Possible Action to Approve Starting Wage Increases and Promotions at the Beginning of the Pay Period**

Rasmussen noted this comes from the HR Committee due to the switch over to Workday for easier tracking.

Motion by Diny, second by Martens to approve. Motion carried 5-0.

**Discussion and Possible Action to Classify Newly Created Fleet Analyst Position (Approved in 2023 Budget).**

*No Discussion.*

Motion by Diny, second by Lukens to approve. Motion carried 5-0.

**Discussion and possible action on Production Agreement between Wausau School District Board of Education and Administration and City of Wausau**

*No Discussion.*

Motion by Lukens, second by Watson to approve. Motion carried 5-0.

**Discussion and possible action regarding budget modification request to reallocate 2022 CIP funds (Police Dept)**

Rasmussen stated the memo explains PD would convert some of their office space to use it more efficiently within the confines of their building and will delay the fencing request.

Motion by Watson, second by Diny to approve. Motion carried 5-0.

**Discussion and possible action on authorizing the write-off of certain uncollectible delinquent personal property tax accounts from the City's accounting records.**

Rasmussen stated this is an annual housekeeping procedure, but the legal department will continue to try to collect the debt.

Motion by Watson, second by Martens to approve. Motion carried 5-0.

**Discussion and possible action on Tourism Entity Agreement between the City of Wausau, Room Tax Commission and the Wausau Central Wisconsin Convention & Visitors Bureau, Inc.**

Rasmussen explained this is a renewal the city's agreement that has been in place since the new leadership of the CVB. She noted the Director of CVB is invited to the May 9<sup>th</sup> Council meeting to present on their results. The Room Tax Commission approved it for another year and will discuss a longer term at the next renewal.

Motion by Martens, second by Diny to approve. Motion carried 5-0.

**Discussion and possible action on a budget modification for the 48th Ave Sewer Interceptor Replacement Project.**

Eric Lindman explained this project is quite complicated because we are dealing with three different railroads and two separate power companies and the design on this has been going on for over two years. The railroads have required us to move the line and to use different materials resulting in additional costs, as well as pay to move electrical. He indicated they were still working on getting the permits and the project has been bid. He estimated almost \$100,000 is due to working with the railroads whose inspectors have to be on site during the project.

Motion by Lukens, second by Watson to approve the budget modification. Motion carried 5-0.

**Discussion and possible action on a budget modification for the Riverside Environmental Remediation Project.**

Maryanne Groat noted it is proposed to be funded from the Environmental Fund.

Motion by Watson, second by Diny to approve. Motion carried 5-0.

**Discussion and possible action closing the McClellan Ramp beginning June 1, 2023**

Rasmussen indicated the Walker Parking Report states the ramp is past the end of its life and there would be substantial expense to maintain it and keep it safe to use. The plan is to close it and relocate the parkers and permit holders to other facilities.

Allen Wesolowski, Engineering, stated the ramps were constructed in 1976 and are approaching their 50-year life. Routine maintenance has been done on a three-year cycle. Recently, the condition of the ramp was re-evaluated due to concerns with falling concrete and excessive deterioration. He indicated there is failing concrete, deteriorated waterproofing, joints that are bad, storm sewer drains are bad, and also shoring that would need to be done because of excessive deterioration in the beams and columns. He recommended closing the ramp this year so as not to incur any of those costs.

Rasmussen stated there was ample space in the Jefferson Street ramp to move the parkers to. Maryanne Groat stated the Jefferson Ramp was in the 30% occupancy range and even lower in some of the other ramps.

Michael Martens questioned if the LED lights in the ramp would be saved and Lindman indicated they would be repurposed.

Doug Diny questioned the timeline for taking the structure down. Lindman stated they proposed to take it down in early 2024. Diny questioned if the city would be obligated to put another ramp in that place per the agreement. Anne Jacobson stated they have been in breach of the contract already because a skywalk was never put in. Diny questioned what they envisioned for the property. Lindman stated in the 2024 budget they would proposed to pave the gravel lot to the north for parking and after demolition of the McClellan Ramp the property would go back to green space for potential development.

Motion by Watson, second by Martens to approve closing the McClellan Ramp. Motion carried 5-0.

**Discussion and possible action regarding a budget modification for Professional Services (grant writing).**

Maryanne Groat stated staff discussed all the funds that will be coming down through the Federal government in the near future requiring us to respond, many of them with short turn around. There were not the staff resources to respond to those types of requests, so this would give us funding to reach out to engineering firms or the appropriate expertise to respond to those applications and get them done well to be competitive. The proposal is to take it out of carryover dollars and if we don't use them it would stay in the General Fund.

Motion by Watson, second by Lukens to approve the budget modification. Motion carried 5-0.

**Adjournment**

Motion by Diny, second by Lukens to adjourn the Finance Committee. Motion carried unanimously. Joint meeting adjourned at 6:25 pm.