



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	COMMON COUNCIL OF THE CITY OF WAUSAU
Date/Time:	Tuesday, May 23, 2023 at 6:30 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers
Members:	Carol Lukens, Michael Martens, Tom Kilian, Doug Diny, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Dawn Herbst, Lou Larson, Chad Henke

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

Presentations: **PFAS COST RECOVERY PROGRAM – Napoli Shkolnik, PLLC, Stephen Acquario, Of Counsel Sustainability, Energy & Environment Committee Award to Good News Project**

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

File #	CMT	Consent Agenda	ACT
23-0501	COUN	Minutes of previous meeting (5/09/23)	Place on file
23-0508	CISM	Resolution Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 1200 West Wausau Avenue)	Approved 5-0
23-0509	CISM	Resolution Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 2607 North 18th Street)	Approved 5-0
23-0510	CISM	Resolution Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 1400 and 1402 Stewart Avenue)	Approved 5-0
23-0511	CISM	Resolution Approving Agreement for the Management and Maintenance of a Stormwater Facility (2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC – 2600 Stewart Avenue and 2606 Stewart Avenue)	Approved 5-0
23-0512	CISM & PLAN	Joint Resolution Accepting dedication of right-of-way for Wegner Street at 1705 Wegner Street	Approved 5-0 Approved 6-0

File #	CMT	Resolutions and Ordinances	ACT
23-0503		Mayor's Appointments	
23-0513	CISM & PLAN	Joint Resolution Authorizing Sale of City-Owned Property at 1515 Curling Way	Approved 5-0 Approved 6-0
21-1204	FIN	Resolution Approving the Second Amendment to the Planning Option with Gorman & Company, LLC for the redevelopment of the former Westside Battery and L & S Printing properties at 415 S. 1st Avenue	Approved 5-0
21-1109	FIN	Resolution Approving Modification of the 2023 Budget –Capital Project Funds for projects in process and other obligations	Approved 5-0
22-1109	FIN	Resolution Approving 2023 Budget Modifications – Work Camps	Approved 5-0
22-1109A	FIN	Resolution Approving and Adopting the Budget for American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund Funded Projects – West Wausau Tower Backup Power Supply	Approved 5-0

Public Comment & Suggestions

CLOSED SESSION pursuant to Wis. Stat. Section 19.85 (1)(g), Wis. Stats. for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, relating to recovery of costs for PFAS contamination.

RECONVENE into Open session to take action on closed session items.

Adjournment

Signed by Mayor Katie Rosenberg

Members of the public who do not wish to appear in person may view the meeting live on the Internet, by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail kaitlyn.bernarde@ci.wausau.wi.us with "Common Council public comment" in the subject line prior to the meeting start.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 5/19/23 @ 4:00 PM Questions regarding this agenda may be directed to the City Clerk.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, May 9, 2023 in Council Chambers, beginning at 6:30 p.m.,

Mayor Katie Rosenberg presiding.

Roll Call

5/09/2023

Roll Call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Diny, Doug	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

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

- 1) Maryanne Groat, Finance Director, stated last week was Municipal Clerk Week for the State of Wisconsin and commended Customer Service staff for their work and especially recognized City Clerk Kaitlyn Bernarde for her accomplishments.

Consent Agenda

5/09/2023

Motion by Watson, second by Henke to adopt all the items on the Consent Agenda as follows:

23-0401 Minutes of previous meeting (4/25/23)

23-0204 Final Resolution of the Capital Improvements & Street Maintenance Committee and Plan Commission Vacating and discontinuing a portion of an alley that abuts 300 West Knox Street, 1110 North 3rd Avenue, 1114 North 3rd Avenue, and 1111 North 4th Avenue.

23-0205 Final Resolution of the Capital Improvements & Street Maintenance Committee and Plan Commission Vacating and discontinuing right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau

23-0505 Joint Resolution Human Resources Committee and the Finance Committee Allowing raises and promotions to be started at the beginning of the pay period.

23-0108 Resolution of the Public Health & Safety Committee Approving or Denying Various Licenses as indicated.

23-0504 Ordinance of the Public Health & Safety Committee Amending the title and provisions of Chapter 5.63 Obstructions within the Central Business District Public Rights-of-Way, Section 12.44.040 Exceptions, Section 5.64.035 Alcohol licensing and serving of alcohol beverages, and Section 1.01.025 Issuance of citations; creating Chapter 5.65 Sidewalk Café's

94-0828 Joint Resolution of the Room Tax Commission and the Finance Committee Approving Tourism Entity Agreement between the City of Wausau, Room Tax Commission and the Wausau Central Wisconsin Convention & Visitors Bureau, Inc. Adopted 11-0.

23-0403

5/09/2023

Motion by Watson, second by Martens to confirm the Mayor's Appointment of Randy Buchkowski to the Board of Review. Motion carried 11-0.

23-0507

5/09/2023

Motion by Rasmussen, second by Herbst to adopt the Joint Resolution of the Capital Improvements & Street Maintenance Committee and the Finance Committee Approving the closure of the McClellan Parking Ramp. Adopted 11-0.

23-0508

5/09/2023

Motion by Henke, second by Watson to adopt Resolution of the Economic Development Committee Approving sale of 1316 and 1407 N. 2nd Street.

Yes Votes: 11 No Votes: 0 Result: PASS

22-1109

5/09/2023

Motion by Rasmussen, second by Herbst to adopt the Resolution of the Finance Committee Approving carryover funding of \$40,000 for the 2022 Scott Street Bridge Fencing Project for 2023.

Council comments and discussion can be accessed: https://www.youtube.com/watch?v=wABISP_5yDs

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Tom	NO
4	Diny, Doug	NO
5	Gisselman, Gary	NO
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

22-1109A

5/09/2023

Motion by Watson, second by Rasmussen to adopt the Resolution of the Finance Approving 2023 Budget Modifications - Police Facilities.

Yes Votes: 11 No Votes: 0 Result: PASS

23-0506

5/09/2023

Motion by Watson, second by Lukens to adopt the Joint Resolution of the Human Resource Committee & Finance Committee Creating and Classifying Fleet Analyst position in DPW.

Yes Votes: 11 No Votes: 0 Result: PASS

23-0507

5/09/2023

Motion by Lukens, second by Herbst to adopt the Resolution of the Park & Recreation Committee Approving contract with Main Line Trail construction, LLC for 2023 Maintenance Improvements to Sylvan Hill Bike Park.

Yes Votes: 11 No Votes: 0 Result: PASS

Suspend the Rules

5/09/2023

Motion by Watson, second by Lukens to Suspend Rule 6(B) Filing.

Yes Votes: 11 No Votes: 0 Result: PASS

23-0510

5/09/2023

Motion by Rasmussen, second by Watson to adopt the Resolution from the Finance Committee Providing for the sale of a \$17,550,000 Note Anticipation Note, Series 2023A.

Lisa Rasmussen explained the Note Anticipation Note is for gap financing for the Granular Activated Carbon (GAC) solution to help the city remain PFAS free prior to the receipt of grants and forgivable loans applied for.

Brian Roemer, Ehlers, stated the plan is to finance the long-term solution for this project with the Safe Drinking Water Fund Loan Program. He presented a PowerPoint on the process: https://www.youtube.com/watch?v=wABISP_5yDs

Yes Votes: 11 No Votes: 0 Result: PASS

Closed Session

5/09/2023

Motion by Watson, second by Herbst to convene into Closed Session pursuant to Wis. Stat. Section 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 of accepted Offer to Purchase properties located at 103 105, 111 Winton Street and that portion of 402-406 Winton Street lying west of the railroad tracks.

Roll Call Vote

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Diny, Doug	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Closed Session

5/09/2023

Motion by Watson, second by Larson to convene into Closed Session pursuant to Wis. Stat. Section 19.85(1)(g) of the Wisconsin Statutes for conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: relating to implementation of Council Resolution File No. 04-1115 adopted August 10, 2010 and modification of Agreement between the city of Wausau, Wausau Water Works, and Green Acres at Greenwood Hills, LLC (subdivision owner) and an Agreement between the City of Wausau and Green Acres at Greenwood Hills, LLC.

Roll Call Vote

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Diny, Doug	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

RECONVENED INTO OPEN SESSION

23-0509

5/09/2023

Motion by Watson, second by Herbst to adopt the Resolution from the Finance Committee Approving City's accepted Offer to Purchase 103, 105 Winton Street and that portion of 402-406 Winton Street lying west of the railroad tracks and related budget modification.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Tom	NO

4	Diny, Doug	NO
5	Gisselman, Gary	NO
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Adjournment

5/09/2023

Motion by Watson, second by Lukens to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:16 pm.

Katie Rosenberg, Mayor
Kaitlyn Bernarde, City Clerk

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET
MAINTENANCE COMMITTEE**

Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 1200 West Wausau Avenue)

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 23-0508

Date Introduced: May 23, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, your Capital Improvements and Street Maintenance Committee met on May 11, 2023 to review the agreement and recommends approval of an Agreement for the Management and Maintenance of a Stormwater Facility for the Wausau School District, for stormwater facilities on their property at 1200 West Wausau Avenue; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the Agreement, a copy of which is attached hereto and incorporated herein by reference, and the City Clerk is hereby instructed to have the agreement recorded in the office of the Marathon County Register of Deeds.

Approved:

Katie Rosenberg, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Lisa Rasmussen, Gary Gisselman, Doug Diny

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

CONSENT AGENDA

A. Approve minutes of the April 13 and May 1, 2023 meetings

B. Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

C. Action on Stormwater Maintenance Agreement with Wausau School District at 2607 North 18th Street

D. Action on Stormwater Maintenance Agreement with Wausau School District at 1400 and 1402 Stewart Avenue

E. Action on Stormwater Maintenance Agreement with 2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC at 2600 Stewart Avenue and 2606 Stewart Avenue

F. Action on Easement with Wausau Opportunity Zone Inc. at 201 Washington Street for 40-foot sewer and water easement between 2nd Street and 3rd Street

Rasmussen moved to approve the consent agenda items. Diny seconded and the motion passed 5-0.

Agenda Item No.

1B

STAFF REPORT TO CISM COMMITTEE – May 11, 2023

AGENDA ITEM

Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

BACKGROUND

The Wausau School District is proposing the redevelopment of an existing baseball field and an existing softball field at the Wausau West High School Campus. This redevelopment project will include synthetic turf infields with associated drainage as well as drainage improvements to the outfields. Impervious surface at the site will be reduced, which will reduce the amount of stormwater runoff, and all runoff will be managed by existing stormwater features.

To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

Document No.

AGREEMENT

Document Title

AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this 13th day of April, 2023, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and WAUSAU SCHOOL DISTRICT A SCHOOL DISTRICT, a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

- 1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and also a "detention pond" which is the subject of this agreement.
2. OWNER specifically agrees to maintain the detention pond in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

291.2907.233.0740

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER:

By: 

LARRY CIHLAR
DIRECTOR BLDG & GRNDS

By: _____

CITY OF WAUSAU:

By: _____

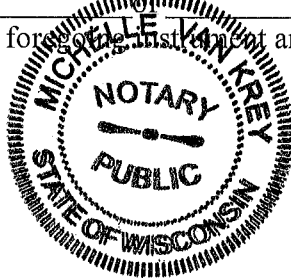
Katie Rosenberg, Mayor

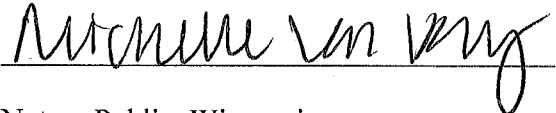
By: _____

Kaitlyn A. Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 13th day of April, 2023, the above-named Larry Cihlar and _____, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.





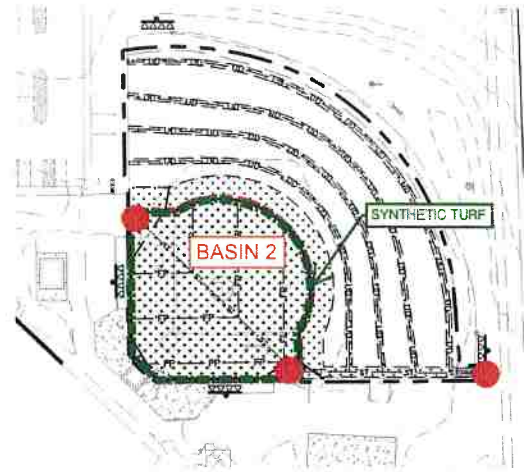
Notary Public, Wisconsin
My commission: 6/8/24

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20____, the above-named Katie Rosenberg, Mayor, and Kaitlyn A. Bernarde, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission: _____

EXHIBIT A



● STORM SEWER STRUCTURE



EXHIBIT B

STORM WATER FACILITIES MAINTENANCE SCHEDULE AND PROCEDURES

FOR

WAUSAU WEST ATHLETIC
REDEVELOPMENT
1200 W WAUSAU AVENUE
WAUSAU, WI 54401

LOT 1 OF CSM VOL 45-173 (10921). PART OF THE NW ¼ OF THE SW ¼ SECTION 23, TOWNSHIP 27 NORTH, RANGE 7 EAST, AND PART OF THE NE ¼ OF THE SE ¼, SECTION 22, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

The Land Owner, Wausau School District, their successors, and assigns, shall inspect and maintain the following structural and/or non-structural storm water treatment measures. Maintenance inspections by the Owner shall take place at a minimum of twice per year, typically spring and fall, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed within the storm water facilities depicted in **Exhibit A**.

1. **DEBRIS**: Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the stormwater facilities on the site.
2. **STORM SEWER PIPES AND STRUCTURES**: Remove accumulated sediment and/or debris from the storm sewer structures, piping, sumps, curb gutters, inlets and outfalls on the site.
3. **SYNTHETIC TURF**: Brush synthetic turf in accordance with manufacturers manual. Remove foreign objects with equipment specified by manufacturer. Remove accumulated debris from tributary hard surfaces. Do not store soil on tributary hard surfaces.
4. **MOWING**: Mow pond side slopes, swales, and embankments to promote aesthetics and control weed growth and establishment of woody vegetation. Do not allow brush to accumulate or woody vegetation to grow within swales or ponds.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE	
Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 2607 North 18 th Street)	
Committee Action:	Approved 5-0
Fiscal Impact:	None
File Number:	23-0509
Date Introduced:	May 23, 2023

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, your Capital Improvements and Street Maintenance Committee met on May 11, 2023 to review the agreement and recommends approval of an Agreement for the Management and Maintenance of a Stormwater Facility for the Wausau School District, for stormwater facilities on their property at 2607 North 18th Street; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the Agreement, a copy of which is attached hereto and incorporated herein by reference, and the City Clerk is hereby instructed to have the agreement recorded in the office of the Marathon County Register of Deeds.

Approved:

Katie Rosenberg, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Lisa Rasmussen, Gary Gisselman, Doug Diny

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

CONSENT AGENDA

A. Approve minutes of the April 13 and May 1, 2023 meetings

B. Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

C. Action on Stormwater Maintenance Agreement with Wausau School District at 2607 North 18th Street

D. Action on Stormwater Maintenance Agreement with Wausau School District at 1400 and 1402 Stewart Avenue

E. Action on Stormwater Maintenance Agreement with 2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC at 2600 Stewart Avenue and 2606 Stewart Avenue

F. Action on Easement with Wausau Opportunity Zone Inc. at 201 Washington Street for 40-foot sewer and water easement between 2nd Street and 3rd Street

Rasmussen moved to approve the consent agenda items. Diny seconded and the motion passed 5-0.

Agenda Item No.

1C

STAFF REPORT TO CISM COMMITTEE – May 11, 2023

AGENDA ITEM

Action on Stormwater Maintenance Agreement with Wausau School District at 2607 North 18th Street

BACKGROUND

The Wausau School District is proposing the redevelopment of an existing baseball field, an existing softball field, and an existing multiuse field at the Wausau East High School Campus. This redevelopment project will include synthetic turf infields and a synthetic turf multiuse field with associated drainage as well as drainage improvements to the baseball and softball outfields. Impervious surface at the site will be reduced, which will reduce the amount of stormwater runoff, and all runoff will be managed by existing stormwater features.

To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

Document No.

AGREEMENT

Document Title

AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this 13th day of April, 2023, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and WAUSAU SCHOOL DISTRICT A SCHOOL DISTRICT, a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and also a "detention pond" which is the subject of this agreement.
2. OWNER specifically agrees to maintain the detention pond in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address


City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

291.2908.194.0947

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER:

By: 
 LARRY CIHLAR
 DIRECTOR BLDG & GRNOS

By: _____

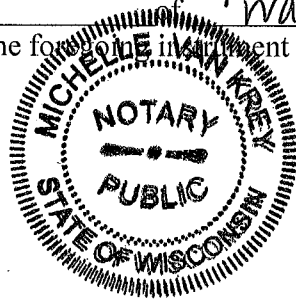
CITY OF WAUSAU:

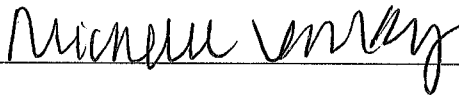
By: _____
 Katie Rosenberg, Mayor

By: _____
 Kaitlyn A. Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this 13th day of April, 2023, the above-named Larry Cihlar
 and _____ of Wausau School District, LLC, to me known to
 be the person(s) who executed the foregoing instrument and acknowledged the same.




 Notary Public, Wisconsin
 My commission: 6/8/24

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20____, the above-named Katie Rosenberg, Mayor,
 and Kaitlyn A. Bernarde, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing
 instrument and acknowledged the same.

 Notary Public, Wisconsin
 My commission: _____

EXHIBIT A

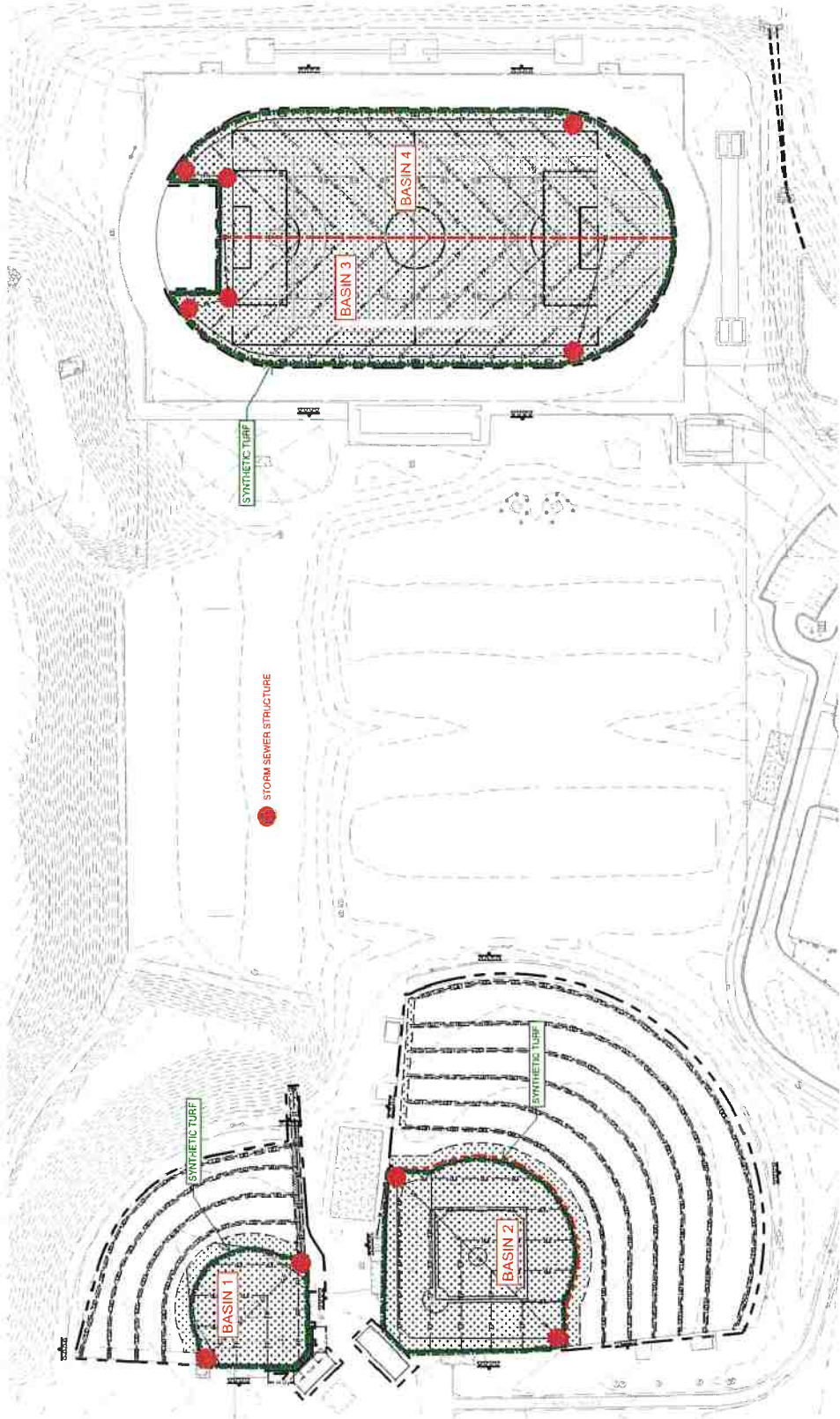


EXHIBIT B

STORM WATER FACILITIES MAINTENANCE SCHEDULE AND PROCEDURES

FOR

WAUSAU EAST ATHLETIC
REDEVELOPMENT
2607 N 18TH STREET
WAUSAU, WI 54403

SEC 19-29-08 PT OF N1/2 SE 1/4 DESD AS LOT (1) & OUTLOT (1) OF CSM VOL 49-38(11556) ALSO LOT (1) OF CSM VOL 36-142(9139), INCL PT OF SE1/4 NE1/4 & SW1/4 NE1/4 OF SD SEC DESD AS LOT (2) CSM VOL 18-217(5049) EX THE W 25', LOTS (1,2&3) CSM VOL 34-7(8629) EX THE N 25' OF LOTS (1&2) THEREOF, LOTS 2, 3,&4) CSM VOL 36-142(9139), LOTS (1&2A) CSM VOL 38-4 (9381) EX THE N & W 25' OF LOT (1) & EX W 25' OF LOT (2A) THEREOF

The Land Owner, Wausau School District, their successors, and assigns, shall inspect and maintain the following structural and/or non-structural storm water treatment measures. Maintenance inspections by the Owner shall take place at a minimum of twice per year, typically spring and fall, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed within the storm water facilities depicted in **Exhibit A**.

1. **DEBRIS:** Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the stormwater facilities on the site.
2. **STORM SEWER PIPES AND STRUCTURES:** Remove accumulated sediment and/or debris from the storm sewer structures, piping, sumps, curb gutters, inlets and outfalls on the site.
3. **SYNTHETIC TURF:** Brush synthetic turf in accordance with manufacturers manual. Remove foreign objects with equipment specified by manufacturer. Remove accumulated debris from tributary hard surfaces. Do not store soil on tributary hard surfaces.
4. **MOWING:** Mow pond side slopes, swales, and embankments to promote aesthetics and control weed growth and establishment of woody vegetation. Do not allow brush to accumulate or woody vegetation to grow within swales or ponds.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE	
Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 1400 and 1402 Stewart Avenue)	
Committee Action:	Approved 5-0
Fiscal Impact:	None
File Number:	23-0510
Date Introduced:	May 23, 2023

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, your Capital Improvements and Street Maintenance Committee met on May 11, 2023 to review the agreement and recommends approval of an Agreement for the Management and Maintenance of a Stormwater Facility for the Wausau School District, for stormwater facilities on their property at 1400 and 1402 Stewart Avenue; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the Agreement, a copy of which is attached hereto and incorporated herein by reference, and the City Clerk is hereby instructed to have the agreement recorded in the office of the Marathon County Register of Deeds.

Approved:

Katie Rosenberg, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Lisa Rasmussen, Gary Gisselman, Doug Diny

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

CONSENT AGENDA

A. Approve minutes of the April 13 and May 1, 2023 meetings

B. Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

C. Action on Stormwater Maintenance Agreement with Wausau School District at 2607 North 18th Street

D. Action on Stormwater Maintenance Agreement with Wausau School District at 1400 and 1402 Stewart Avenue

E. Action on Stormwater Maintenance Agreement with 2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC at 2600 Stewart Avenue and 2606 Stewart Avenue

F. Action on Easement with Wausau Opportunity Zone Inc. at 201 Washington Street for 40-foot sewer and water easement between 2nd Street and 3rd Street

Rasmussen moved to approve the consent agenda items. Diny seconded and the motion passed 5-0.

Agenda Item No.

1D

STAFF REPORT TO CISM COMMITTEE – May 11, 2023

AGENDA ITEM

Action on Stormwater Maintenance Agreement with Wausau School District at 1400 and 1402 Stewart Avenue

BACKGROUND

John Muir Middle School is proposing renovations to their existing site at 1400 & 1402 Stewart Avenue. The proposed project consists of improvements to the existing John Muir Middle School campus including a building addition, new and reconfigured parking, driveways, and sidewalks. Stormwater Management requirements will be achieved utilizing overland flow coupled with a storm sewer conveyance system that routes stormwater runoff to the designed stormwater management facilities consisting of two underground stormwater systems and four sumped catch basins.

To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

AGREEMENT FOR THE MANAGEMENT AND
MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this 13th day of APRIL, 2023, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and WAUSAU SCHOOL DISTRICT A SCHOOL DISTRICT, a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and also a "detention pond" which is the subject of this agreement.
2. OWNER specifically agrees to maintain the detention pond in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address
City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:
291.2907.274.0996

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER:

By: _____

[Handwritten Signature]
 HARRY CIHLAR
 DIRECTOR OF BLDG + GRNDS

By: _____

CITY OF WAUSAU:

By: _____

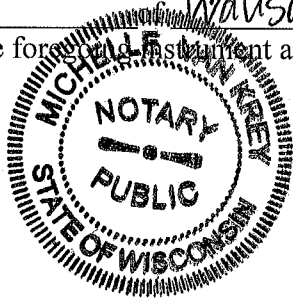
Katie Rosenberg, Mayor

By: _____

Kaitlyn A. Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this 13 day of April, 2023, the above-named Larry Cihlar
 and Wausau School District, LLC, to me known to
 be the person(s) who executed the foregoing instrument and acknowledged the same.



[Handwritten Signature]

Notary Public, Wisconsin

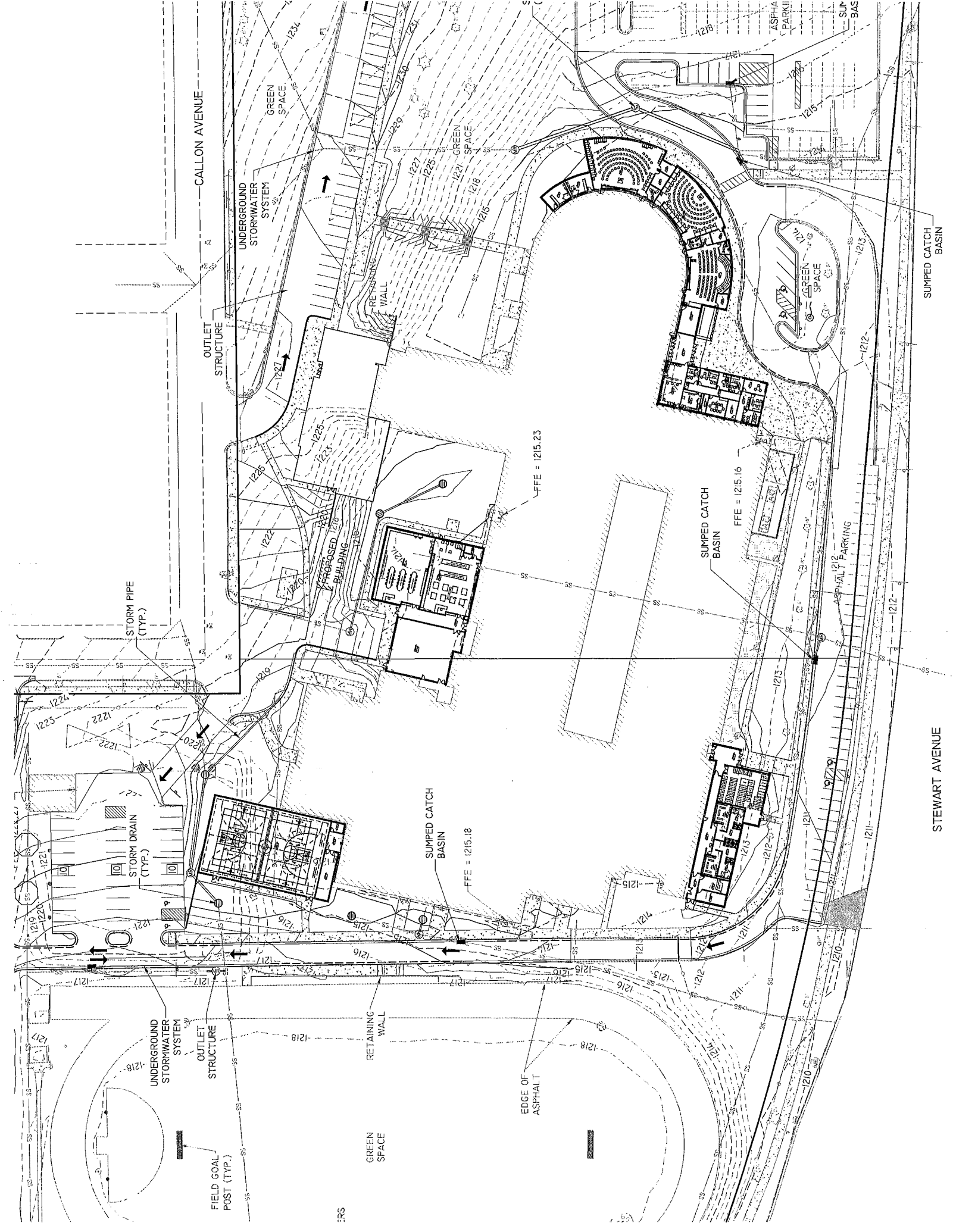
My commission: 6/8/24

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20____, the above-named Katie Rosenberg, Mayor,
 and Kaitlyn A. Bernarde, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing
 instrument and acknowledged the same.

 Notary Public, Wisconsin

My commission: _____



CALLON AVENUE

SUMPED CATCH BASIN

STORM PIPE (TYP.)

SUMPED CATCH BASIN

FFE = 1215.16

ASPHALT PARKING

STEWART AVENUE

PROPOSED BUILDING

SUMPED CATCH BASIN

FFE = 1215.18

UNDERGROUND STORMWATER SYSTEM

OUTLET STRUCTURE

FIELD GOAL POST (TYP.)

RETAINING WALL

GREEN SPACE

EDGE OF ASPHALT

ASPHALT PARKING

GREEN SPACE

ASPHALT PARKING

ASPHALT PARKING

ASPHALT PARKING

EPS

EXHIBIT B
Stormwater Management Facilities Maintenance Schedule & Procedures
For
John Muir Middle School
1400 Stewart Ave
City of Wausau
Marathon County, WI

Property Legal Description:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 00°04'47" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4, 2639.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 56°49'41" WEST, 64.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STEWART AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 85°02'22" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 578.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 655.43 FEET COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 2206.53 FEET, A CENTRAL ANGLE OF 17°01'09", AND A CHORD THAT BEARS NORTH 76°31'47" WEST FOR A DISTANCE OF 653.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 17TH AVENUE; THENCE NORTH 04°45'36" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 57.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 180.74 FEET, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 2129.89 FEET, A CENTRAL ANGLE OF 04°51'44" AND A CHORD THAT BEARS NORTH 01°10'09" EAST FOR 180.69 FEET; THENCE NORTH 01°15'43" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 61.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 69.35 FEET, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 3973.60 FEET, A CENTRAL ANGLE OF 01°00'00" AND A CHORD THAT BEARS NORTH 00°45'43" WEST FOR 69.35 FEET; THENCE NORTH 00°15'43" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 666.93 FEET; THENCE NORTH 01°19'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 33.49 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14228, RECORDED IN VOLUME 63, ON PAGE 55, AS DOCUMENT 824911, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°37'20" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14228, 123.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14228 AND THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18501, RECORDED IN VOLUME 91, ON PAGE 132, AS DOCUMENT NUMBER

1793743, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°26'05" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 AND LOT 2 OF SAID CERTIFIED SURVEY MAP NUMBER 18501, 445.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 18501 AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 14TH AVENUE; THENCE SOUTH 00°06'42" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SOUTH 14TH AVENUE, 687.06 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CALLON AVENUE; THENCE NORTH 89°24'03" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY, 672.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 12TH AVENUE; THENCE SOUTH 00°00'18" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SOUTH 12TH AVENUE, 578.84 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF STEWART AVENUE; THENCE NORTH 88°07'31" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF STEWART AVENUE, 22.51 FEET; THENCE SOUTH 03°11'27" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF STEWART AVENUE, 18.29 FEET TO THE POINT OF BEGINNING.

Responsible Party: Wausau School District

The Owner, their successors, and assigns, shall inspect and maintain the structural and non-structural measures that function to facilitate compliance with stormwater management regulations.

Maintenance Schedule and Procedures:

Maintenance inspections by the Owner shall take place at a minimum of twice per year, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed as follows:

- 1) **DEBRIS:** Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the underground stormwater systems, outlet structures, sumped catch basins, storm sewer on the site.
- 2) **STORM AND OUTLET STRUCTURES:** Remove accumulated sediment and/or debris from the outlet structures of the ponds and storm sewer pipe.
- 3) **UNDERGROUND STORMWATER SYSTEMS & SUMPED CATCH BASINS:** Remove accumulated sediment and/or debris from the sumped portion of the underground stormwater systems and sumped catch basins a minimum of every other year.
- 4) **MOWING:** Conduct regular mowing of greenspace areas to promote aesthetics. Keep clippings from entering storm sewer systems.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Lisa Rasmussen, Gary Gisselman, Doug Diny

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

CONSENT AGENDA

A. Approve minutes of the April 13 and May 1, 2023 meetings

B. Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

C. Action on Stormwater Maintenance Agreement with Wausau School District at 2607 North 18th Street

D. Action on Stormwater Maintenance Agreement with Wausau School District at 1400 and 1402 Stewart Avenue

E. Action on Stormwater Maintenance Agreement with 2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC at 2600 Stewart Avenue and 2606 Stewart Avenue

F. Action on Easement with Wausau Opportunity Zone Inc. at 201 Washington Street for 40-foot sewer and water easement between 2nd Street and 3rd Street

Rasmussen moved to approve the consent agenda items. Diny seconded and the motion passed 5-0.

AGENDA ITEM

Action on Stormwater Maintenance Agreement with 2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC at 2600 Stewart Avenue and 2606 Stewart Avenue

BACKGROUND

This maintenance agreement is an update to the maintenance agreement that was signed in 2019 when the majority of the construction took place. The proposed development is the last of 5 developable parcels to be developed. This project consists of constructing a new financial institution with parking and driving surfaces, and drive-through lanes. The development will occur on a property located at 2608 Stewart Ave within the City of Wausau, however, per this agreement, the owner of 2600 and 2606 Stewart Avenue will assume responsibilities to maintain the stormwater facilities.

Stormwater Management requirements will be achieved utilizing overland flow coupled with a storm sewer conveyance system that routes stormwater runoff to the designed stormwater management facilities consisting of two existing underground systems.

To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

**AGREEMENT FOR THE MANAGEMENT AND
MAINTENANCE OF A STORMWATER FACILITY**

THIS AGREEMENT made this 1 day of May, 2023, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and _____,

_____ a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and storm water facilities, which are the subject of this agreement.
2. OWNER specifically agrees to maintain the storm water facilities in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER:

By: 2600 Stewart Ave LLC
2600 Stewart Ave LLC

By: Charles A. Ghidoui Manager
[Signature]

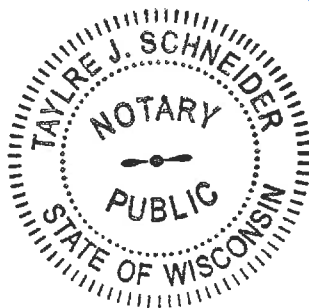
CITY OF WAUSAU:

By: _____
 Katie Rosenberg, Mayor

By: _____
 Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this 1st day of May, 2023, the above-named Charles Ghidoui and _____ of _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



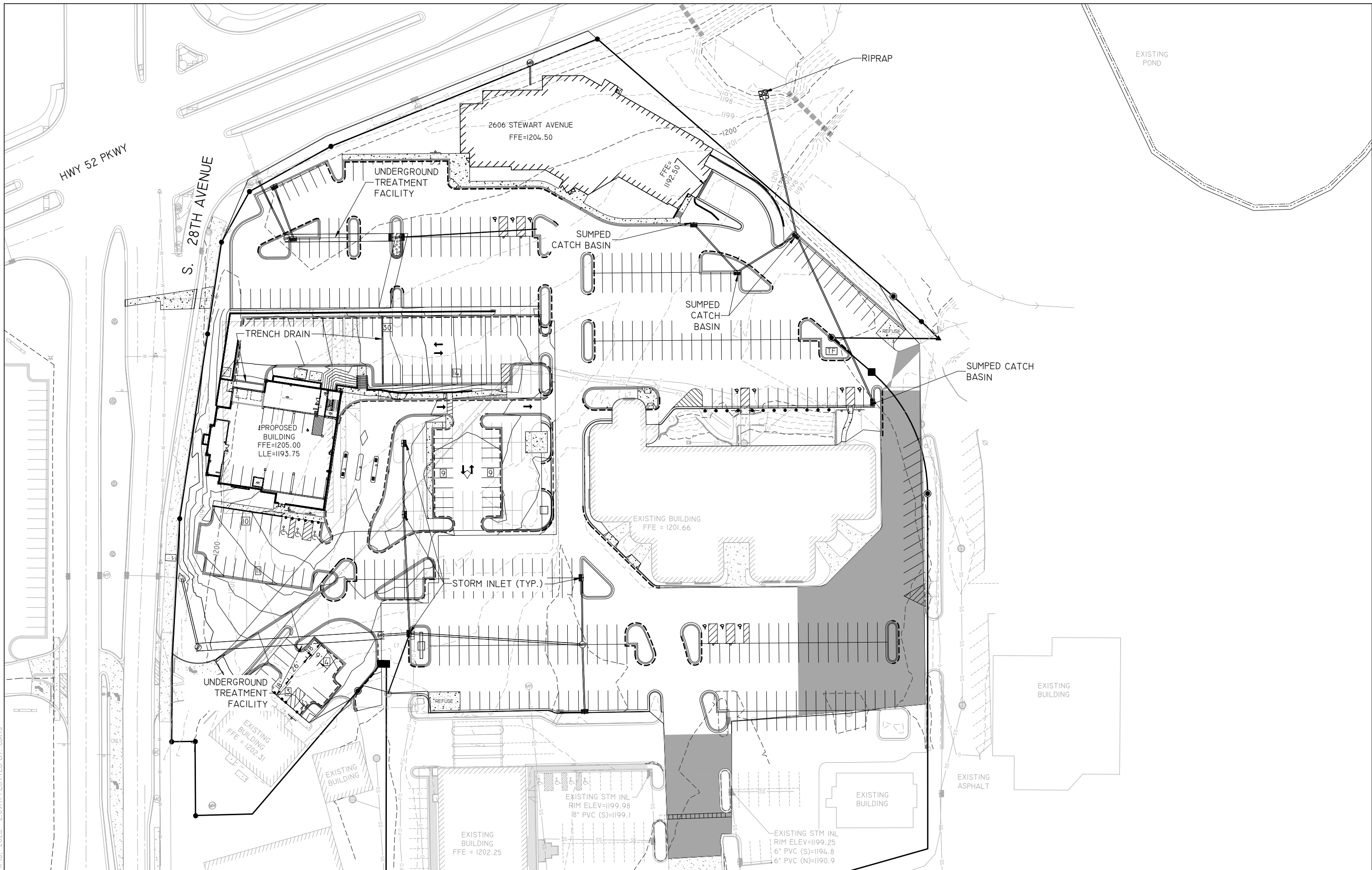
Taylre J. Schneider
 Notary Public, Wisconsin
 My commission: 10-31-23 exp.

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20____, the above-named Katie Rosenberg, Mayor, and Leslie Kremer, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public, Wisconsin
 My commission: _____

DRAWING FILE: P:\4300-4399\4365C - NICOLET BANK\Drawing Figures & Exhibits\4365C-EXHIBIT A.dwg LAYOUT: EXH A
 PLOTTED: APR 10, 2023 - 2:09PM PLOTTED BY: CORYS



REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY: CSS	CHECKED BY:
SURVEYED BY:	APPROVED BY:
DRAWN BY: CSS	DATE: 04/10/23

EXHIBIT A: GRADING AND DRAINAGE
 2606 STEWART AVENUE LLC
 STEWART AVENUE
 WAUSAU, WISCONSIN 54401

REI
 REI No. 4365A
 SHEET EXH A

EXHIBIT A

See Grading & Drainage Exhibit

EXHIBIT B

STORM WATER FACILITIES MANAGEMENT MAINTENANCE SCHEDULE & PROCEDURES FOR COMMERCIAL DEVELOPMENT 2600 & 2606 STEWART AVENUE CITY OF WAUSAU, MARATHON COUNTY, WI

PROPERTY LEGAL DESCRIPTION:

Parcels of land being described as Lot 2 and Lot 3 of Certified Survey Map number 18379, recorded as document number 1784168, filed in the Marathon County Register of Deeds; and Lot 5, Lot 6, and Lot 7 of Certified Survey Map number 18386, recorded as document number 1784453, filed in the Marathon County Register of Deeds office; located in the Northwest 1/4 of the Northwest 1/4 of Section 34 and the Southwest 1/4 of the Southwest 1/4 of Section 27, all in Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

RESPONSIBLE PARTY:

The Owner, 2600 Stewart Avenue, LLC, their successors, and assigns, shall inspect and maintain the following structural and/or non-structural measures.

MAINTENANCE SCHEDULE AND PROCEDURES:

Maintenance inspections by the Owner shall take place at a minimum of twice per year, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed within the underground treatment facilities, sumped catch basins, and on-site storm sewer.

1. **DEBRIS:** Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the storm sewer on the site.
2. **STORM AND OUTLET STRUCTURES:** Remove accumulated sediment and/or debris from the outlet structures of the underground treatment facilities, storm sewer structures, and storm sewer piping on the site.
3. **UNDERGROUND TREATMENT FACILITIES & CATCH BASINS:** Remove accumulated sediment and/or debris from the sumped portion of the underground treatment facilities and catch basins a minimum of every other year.
4. **MOWING:** Mow the greenspace areas to promote aesthetics and control weed growth.
5. **RIPRAP:** Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.

JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION

Accepting dedication of right-of-way for Wegner Street at 1705 Wegner Street

Committee Action: CISM: Approved 5-0; Plan: Approved 6-0

Fiscal Impact: None

File Number: 23-0512

Date Introduced: May 23, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>			

RESOLUTION

WHEREAS, Seehafer Properties LLP is proposing a Certified Survey Map (CSM) to split 1711 Stewart Avenue into two parcels; and

WHEREAS, during review, a 10-foot-wide strip of land owned by Dan and Thomas Seehafer was discovered, which is a technical block to Wegner Street for the parcels at 504 South 17th Avenue and 1711 Stewart Avenue; and

WHEREAS, acceptance of the right-of-way will provide clean access to 504 South 17th Avenue from the second exit; and

WHEREAS, your Capital Improvements and Street Maintenance Committee reviewed the proposed dedication on May 11, 2023; and your Plan Commission reviewed the proposed dedication on May 16, 2023; and recommended approval; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does accept the dedication of right-of-way as shown on the accompanying Certified Survey Map, and the City Clerk is hereby instructed to have this resolution recorded in the office of the Marathon County Register of Deeds.

Approved:

Katie Rosenberg, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Lisa Rasmussen, Gary Gisselman, Doug Diny

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

Discussion and possible action on dedication of right-of-way at 1705 Wegner Street

Wesolowski explained there is a small parcel at the end of Wegner Street that would have prevented the split of two lots. If dedicated to the public, 66' by 10.16' would be added to Wegner Street. Wegner Street would basically become 10' longer, which would allow the lots to be divided and have access to Wegner Street.

Henke asked if this is the gravel lot behind Walgreens and Wesolowski confirmed. Wesolowski does not know why that 10' strip was left there. Dedication would provide access off Wegner Street to Lot 2.

Rasmussen moved to approve. Henke seconded and the motion passed 5-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 16, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann.

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl

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

Mayor Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Discussion and possible action on dedication of right-of-way at 1705 Wegner Street.

Hebert said that Lot 1 and Lot 2 are currently one parcel. The 10' strip of land, to the west of Wegner Street, is proposed to be dedicated to the city. By accepting the dedication, Walgreens second exit would exit onto Wegner Street and not be trespassing. This is more of a clerical item.

Herbst motioned to approve the dedication of right-of-way at 1705 Wegner Street. Brueggeman seconded, and the motion carried unanimously 6-0.



Memorandum

From: William D. Hebert, Chief Inspector / Zoning Administrator
To: CISM and Plan Commission
Date: 05/05/2023
Re: 1711 Stewart Ave - Seehafer CSM and Street Dedication

1711 Stewart Avenue owned by Seehafer Properties LLP is proposing to split the large lot into 2 parcels. When reviewing the mapping, it was discovered that there is a 10 foot wide strip of land that is owned by Dan and Thomas Seehafer and is a technical block to Wegner Street for Walgreens and the 1711 Stewart Avenue parcel.

By accepting this dedication it will provide clean access to the Walgreen's property from the second exit.

The lot split will meet all zoning code standards once the land dedication is acceptable by council.

Staff recommends approval.

CERTIFIED SURVEY MAP

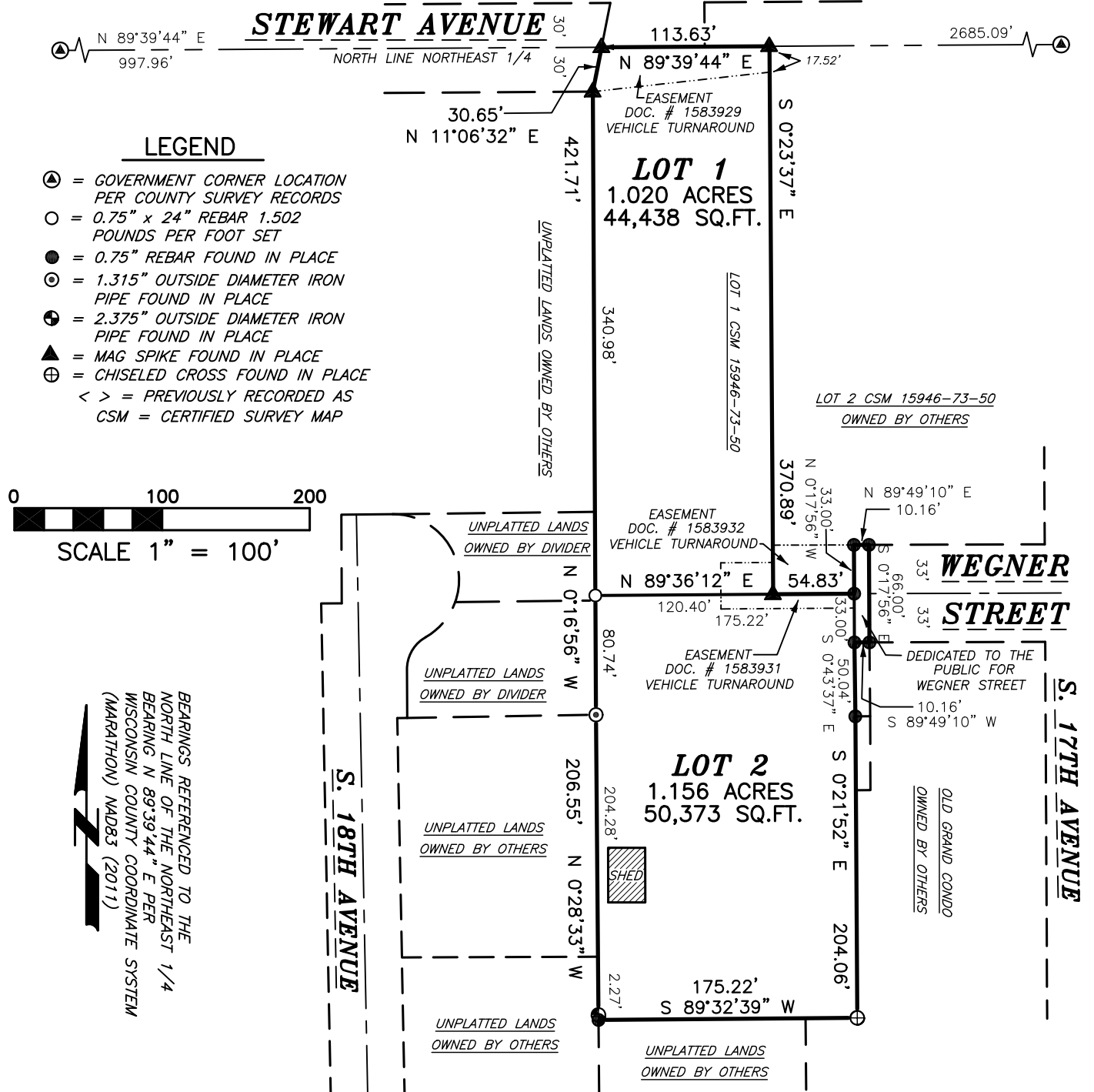
MARATHON COUNTY NO. _____

LOT 3 OF CSM 15946-73-50, LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST,
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: DAN SEEHAFFER	
FILE #: 20-0536 SEEHAFFER	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

NORTH 1/4 CORNER
SECTION 34-29-7 EAST
EXISTING BRASS CAP

NORTHEAST CORNER
SECTION 34-29-7 EAST
EXISTING CROSS CUT



CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

LOT 3 OF CSM 15946-73-50, LOCATED IN THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH,
RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.
SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DAN SEEHAFFER, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 15946, RECORDED IN VOLUME 73 ON PAGE 50, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND P.L.S. 2291
DATED THIS 25TH DAY OF APRIL, 2023
SURVEY PERFORMED JANUARY 12TH, 2021

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

LOT 3 OF CSM 15946-73-50, LOCATED IN THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH,
RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

OWNERS CERTIFICATE OF DEDICATION

AS OWNER, SEEHAFFER PROPERTIES LLC DOES HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. IT ALSO CERTIFY THAT THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUSAU.

SEEHAFFER PROPERTIES LLC
DAN SEEHAFFER

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED DAN SEEHAFFER OF SEEHAFFER PROPERTIES LLC., TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

COMMON COUNCIL RESOLUTION

RESOLVE, THAT THIS MAP IN THE CITY OF WAUSAU, SEEHAFFER PROPERTIES LLC., OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

DATE _____ APPROVED _____
KATIE ROSENBERG

DATE _____ SIGNED _____
KATIE ROSENBERG

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

DATE _____
CLERK, KAITLYN BERNARDE

Office of the Mayor
Katie Rosenberg



TEL: (715) 261-6800
FAX: (715) 261-6808

MEMORANDUM

DATE: May 19, 2023
TO: Mary Goede, Deputy City Clerk
FROM: Katie Rosenberg
RE: Appointments to the Airport Committee

Please note that I will be appointing the following individual to the Airport Committee. Please add this to the City Council Agenda packet for the meeting scheduled for Tuesday, May 23, 2023.

If you have any questions, feel free to call or email. Thank you.

Airport Committee

Ed Merchant (new appointment – replacing Fred Prehn)
204 Bluestone Dr
Wausau WI 54401
715-657-0295
esm.merchant@gmail.com
Term expires: 4/30/2026



MEMORANDUM

DATE: May 15, 2023
TO: Mary Goede, Deputy City Clerk
FROM: Katie Rosenberg
RE: Appointments to various Boards, Committees, and Commissions

Please place the following appointments on the city council agenda for Tuesday, May 23, 2023:

CITIZEN'S ADVISORY COMMITTEE – COMMUNITY DEVELOPMENT BLOCK GRANT

Kiley Berg (Re-appointment – 2)
137 Adrian St
Wausau WI 54403
715-610-0990
Kberg.asb@gmail.com
Term ends 4/30/2029

HISTORIC PRESERVATION COMMISSION

Brian Mason (Re-appointment – 7)
715 Steuben St
Wausau, WI 54403
314-707-7591
brian@uuwausau.org
Term ends 4/30/2026



Citizen Participation Form

Thank you for your interest in becoming involved with a City of Wausau Boards Committees or Commissions. The Mayor's Office will make recommendations to the City Council for placement based, in part, on your responses to the following questions; please provide us with some information to use when considering your appointment by completing the questions below. You are welcome to attach additional information such as your resume or vitae that may further support your appointment. For additional information, visit the City's Web Site at www.ci.wausau.wi.us, or call the Mayor's Office at 715-261-6800. This form will remain on file for three years. A list of existing Boards, Commissions and Committees (including general information) can be found on our website. <https://www.ci.wausau.wi.us/Departments/CityCouncil/BoardsCommitteesCommissions.aspx> Please consider becoming a part of this important community resource group.

Contact Information

First Name *

Ed

Last Name *

Merchant

Address *

Street Address

204 Bluestone Drive

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Phone *

(715)657-0295

Email *

Esm.merchant@gmail.com

Years as a Wausau Resident, if applicable *

7

Occupation/Employer, if applicable

Self Employed

Business Information

Business Name

Merchant Property Investment

Address

Street Address

204 Bluestone Drive

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Boards, Commission and/or Committee Information

Which Boards, Commissions and/or Committees interest you?

Board, Commission and/or Committee

Airport Committee

You may choose more than one from the list provided. Order in preference.

Why are you interested in serving on these particular Committees? *

I spend a lot of time at the airport and fly out of the downtown airport regularly. I would like to be a part of the decisions at the airport and contribute to the committee.

What qualifications can you bring to these Committees? *

Private Pilot
Business Owner

On what other City Committee(s) are you currently serving, if any?

Other Community Involvement

References(Please Include 3)

Reference

First Name *

Brett

Last Name *

Tritten

Address *

Street Address

[REDACTED]

Address Line 2

City

Weston

Postal / Zip Code

54476

State / Province / Region

WI

Country

USA

Phone *

[REDACTED]

Relationship to You *

Friend and also a pilot

Additional Information

You are welcome to attach additional information such as your resume or vitae that may further support your appointment.

Attachment(s)

Limit to 3 upload files

JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION

Authorizing Sale of City-Owned Property at 1515 Curling Way

Committee Action: CISM: Approved 5-0; Plan: Approved 6-0

Fiscal Impact: None

File Number: 23-0513

Date Introduced: May 23, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>			

RESOLUTION

WHEREAS, the City of Wausau owns the vacant property located at 1515 Curling Way; and

WHEREAS, the Capital Improvements and Street Maintenance Committee has considered the disposition of the property at 1515 Curling Way and have recommended that this City-owned real estate be sold; and

WHEREAS, the property was advertised for sale with a minimum bid of \$750 and one bid was received; and

WHEREAS, Foxy Rail Systems submitted a bid in the amount of \$5,000 to purchase 1515 Curling Way and would like to create a permanent parking lot for their team members and visitors; and

WHEREAS, your Capital Improvements and Street Maintenance Committee and Plan Commission recommend the offer be accepted; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby accept the offer from Foxy Rail Systems to purchase the parcel at 1515 Curling Way for \$5,000.

Approved:

Katie Rosenberg, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Lisa Rasmussen, Gary Gisselman, Doug Diny

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

Discussion and possible action on the sale of 1515 Curling Way

Since they are already parking their vehicles there and they gave more than the asking price, Henke does not see any reason to hang on to the property.

Henke moved to approve the sale of 1515 Curling Way. Gisselman seconded and the motion passed 5-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, April 18, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann.

Others Present: Brad Lenz, Andrew Lynch, Tara Alfonso, Maryanne Groat

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

Mayor Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Discussion and possible action on authorizing sale of 1515 Curling Way.

Lenz said that this is a remnant parcel that is not buildable. The railroad owns the property to the south and had assumed they owned it. They had been parking vehicles on it. Staff does not see a use for the property. The city received one bid for the property. Staff recommends approval.

Brueggeman motioned to authorize the sale 1515 Curling Way. Bornemann seconded, and the motion carried unanimously 6-0.

Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE – May 11, 2023

AGENDA ITEM

Discussion and possible action on the sale of 1515 Curling Way

BACKGROUND

A minimum bid of \$750 was set by CISM for the sale of 1515 Curling Way. A bid of \$5,000 was received from Foxy Rail Systems at the April 5th BPW meeting. Plan Commission approved the sale on April 18, 2023.

FISCAL IMPACT

City receives \$5,000 and future taxes from the parcel.

STAFF RECOMMENDATION

Recommend approving the sale.

Staff contact: Allen Wesolowski 715-261-6762

Bid to Purchase Property from City of Wausau

I hereby submit the following bid to purchase the surplus City-owned property located at 1515 Curling Way. The parcel is approximately 9,990 sq. ft. and is not a buildable lot.

A minimum bid price of \$750 is required.

Bid price: \$

Briefly describe your intended use of the property at 1515 Curling Way:

Name:

Mailing Address:

Telephone: Date:

Signature of bidder:

Bids shall include a deposit of 10% of the bid price in the form of a cashier, personal, or business check.

Sealed bids shall be submitted by 10:00 a.m. on April 5, 2023, to the City Engineering Department at Wausau City Hall, 407 Grant Street, Wausau, WI 54403.

The City of Wausau reserves the right to reject any or all bids.

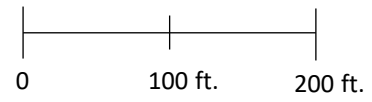
1515 Curling Way



McDonald St

Curling Way

1515



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE	
Approving the Second Amendment to the Planning Option with Gorman & Company, LLC for the redevelopment of the former Westside Battery and L & S Printing properties at 415 S. 1 st Avenue	
Committee Action:	Approved 5-0
Fiscal Impact:	None
File Number:	21-1204
Date Introduced:	May 23, 2023

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, the City previously acquired both the former L&S Printing and Westside Battery properties and combined them into one parcel to facilitate their redevelopment into a use more appropriate for the continued redevelopment of the east and west riverfront areas; and

WHEREAS, the City released a Request for Proposal (RFP) in 2017 and again on September 17, 2021, with proposals due October 14, 2021; two responses were received, from Gorman & Company, LLC and Wausau Opportunity Zone, Inc.; and

WHEREAS, your Economic Development Committee at both its November 2 and November 10, 2021 meetings, heard presentations from both developers who responded to the RFP and on November 10, recommended to Council the approval of Gorman & Company, LLC’s proposal to build a 50 unit, high quality, affordable housing complex; and

WHEREAS, Gorman & Company, LLC (“Developer”) secured the site for access to conduct due diligence activities over a 12-month planning period via a Planning Option executed on December 8, 2021, with an option to extend for six months; and

WHEREAS, Developer was not awarded the necessary Low Income Housing tax credits through WHEDA in 2022 to begin construction processes, and planned to resubmit for Low Income Housing Tax Credits through WHEDA in the next cycle that will be released in early 2023, necessitating a greater extension than was contemplated in the original Planning Option; and

WHEREAS, your Economic Development Committee at its November 1, 2022, meeting recommended approval of a First Amendment to the Planning Option Agreement, extending the Planning Option through December 31, 2023, executed on November 16, 2022; and

WHEREAS, Developer was awarded the necessary Low Income Housing Tax Credits in April 2023 and began seeking additional funding sources to close the project gap; and

WHEREAS, the Affordable Housing Program, a key funding source, awards points for competitive funding advantage if land for the project is conveyed from a local municipality for \$1; and

WHEREAS, your Finance Committee on May 9, 2023, recommended approval of a reduction in land acquisition cost from \$100,000 to \$1 with Developer paying site demolition and tipping fees, in a Second Amendment to the Planning Option Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the Second Amendment to the Planning Option Agreement, as attached, for Gorman & Company LLC for the redevelopment of the property located at 415 S. 1st Avenue, and further, instructs appropriate City staff to execute the Second Amendment to the Planning Option Agreement.

Approved:

Katie Rosenberg, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, May 9, 2023 @ 5:15 pm., Council Chambers

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

Others Present: Maryanne Groat, Anne Jacobson, Eric Lindman, Robert Barteck, Jamie Polley, James Henderson, Dustin Kraege, Allen Wesolowski, Dan Kerntop, Kaitlyn Bernarde, Gary Gisselman, Ben Bliven, Liz Brodek, Tammy Stratz

Discussion and possible action approving Second Amendment to Planning Option with Gorman & Co. for 415 S. 1st Avenue

Liz Brodek stated ED Committee and Council approved an award of the project to Gorman & Co., as an affordable housing development in 2021. They applied for tax credits at the end of 2021, but did not receive them; however, they have received the credits this year. As part of the process there is additional scoring and funding criteria they need to work through.

Ted Matkom, WI Market President of Gorman & Co., explained they had a quick turnaround in terms of the grant funding program that is through the Federal Home Loan Bank, Chicago, for \$1 million. He stated one of the criteria that allows this property to be competitive is donated land. He proposed a Second Amendment that the land will be conveyed to Gorman for one dollar and in exchange Gorman will pay the cost for demolition of the building.

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

PLANNING OPTION AGREEMENT

THIS PLANNING OPTION AGREEMENT (this "Agreement") is made and entered into as of the 8th day of December 2021, by and between the **CITY OF WAUSAU**, a Wisconsin municipal corporation established pursuant to Chapter 66, Wis. Stats., having its office at 407 Grant Street, City Hall, Wausau, Wisconsin 54401 (hereinafter "CITY") and **GORMAN & COMPANY, LLC**, a Wisconsin limited liability company, with its principal address of 200 Main Street, Oregon, Wisconsin 53575 (hereinafter "DEVELOPER").

WITNESSETH:

WHEREAS, CITY owns certain real property and improvements located at 415 S. 1st Avenue, Wausau, Wisconsin, known as "Westside Battery" and with Pin No. 291-2907-264-0970 (the "Property"); and

WHEREAS, DEVELOPER has requested a period of time to complete all desired due diligence necessary to determine the physical and financial feasibility of certain redevelopment activities at the Property (the "Project"); and

WHEREAS CITY desires to see the Property redeveloped in order to generate economic activity and tax base for the community; and

WHEREAS, depending on a determination by both parties of the economic and land use compatibility of the proposed Project, CITY is willing to negotiate a sale of the Property to DEVELOPER.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. **Planning Option.**

- (a) CITY hereby grants to DEVELOPER (and any entity that is approved by the City of Wausau as a successor or assign) an exclusive period from the date hereof through December 31, 2022 to complete, at DEVELOPER's sole cost, any desired due diligence and feasibility studies relating to the Property and the Project (the "Planning Option"). With this Agreement, the City hereby approves Lutheran Social Services of Wisconsin and Upper Michigan, Inc., as an assign of DEVELOPER. The price of the Planning Option shall be Ten Dollars (\$10.00). The Planning Option may be extended for an additional period of six (6) months upon written notice to CITY prior to expiration for an additional fee of Ten Dollars (\$10.00) (such fee is non-refundable except as set forth below).

- (b) CITY, during the period of the Planning Option or any extension thereof, agrees not to sell the Property and agrees that DEVELOPER has exclusive rights to the purchase and development of the Property during such period.
 - (c) During the Planning Option, CITY will provide DEVELOPER with reasonable access to the Property for purposes of completing customary due diligence; provided however, that: (i) any destructive or invasive testing shall require CITY'S advance written consent; (ii) prior to conducting any activities on the Property, DEVELOPER agrees to provide CITY with proof of liability insurance reasonably acceptable to CITY; and (iii) DEVELOPER agrees to promptly repair any damage DEVELOPER causes. CITY shall make available all known environmental reports in CITY'S possession.
 - (d) During the Planning Option, CITY shall make good faith efforts to coordinate the public agency participation in planning, obtaining data from public records as may be available, reviewing and commenting on aspects of the proposed development in a timely manner.
2. **Development Agreement Negotiations.** Upon a determination by DEVELOPER that the Project is feasible, DEVELOPER shall have the option to provide CITY with written notice of DEVELOPER'S intent to proceed prior to the expiration of the Planning Option. Upon the delivery of such notice, the parties agree to negotiate in good faith for a period of not less than sixty (60) days to arrive at a binding development agreement between the parties relating to the Project (the "Development Agreement"). The terms and conditions of the binding Development Agreement are subject in all respects to negotiation and mutual agreement, and neither party shall be obligated to enter into such agreement. If after such negotiation period no binding Development Agreement has been completed, this Agreement shall self-terminate. The following is the current, non-binding understanding as to the potential structure of the Project:
- (a) The Project will be consistent with DEVELOPER'S previous written response to CITY'S Request For Proposal process.
 - (b) CITY will transfer the Property to DEVELOPER in its "AS-IS" condition for \$100,000 pursuant to the terms of an executed Development Agreement.
 - (c) The Project will be compliant with existing zoning. This Agreement does not supersede existing zoning and it does not guarantee or imply that any proposed uses that are not currently permitted by existing zoning will be authorized or that the regular design review processes can be avoided.

- (d) CITY's obligations under the Development Agreement will be conditioned upon, among other items, evidence of Project financing, review and approval of DEVELOPER's construction plans, and approval by the City of Wausau Common Council in all respects.
- (e) If the parties enter into the Development Agreement before the expiration of the Planning Option, all payments made to CITY for the Planning Option shall be applied to costs associated with the transfer of title to DEVELOPER or other costs or expenses to be paid to CITY under the Development Agreement. If the Development Agreement is not agreed to by the parties, the DEVELOPER shall forfeit all development rights to the Property.


3. **Termination.** In the event DEVELOPER determines that the proposed Project is not feasible, or otherwise does not desire to move forward, DEVELOPER shall terminate this Agreement by providing CITY with written notice thereof. In the event DEVELOPER provides no notice to proceed prior to the expiration of the Planning Option, this Agreement shall automatically terminate. CITY shall have the option to terminate this Agreement, with or without cause, upon at least thirty (30) days' written notice and, if without cause, CITY shall refund any payments made to CITY for the Planning Option.

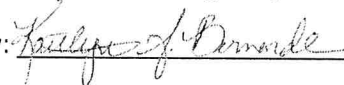
IN WITNESS WHEREOF, this Agreement has been duly executed as of the date first above written.

CITY

CITY OF WAUSAU

a Wisconsin municipal corporation

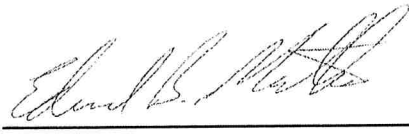
By: 
Katie Rosenberg, Mayor

By: 
Kaitlyn Bernarde, Clerk

DEVELOPER:

GORMAN & COMPANY, LLC

a Wisconsin limited liability company

By:  _____

Ted Matkom, Wisconsin Market President

FIRST AMENDMENT TO PLANNING OPTION AGREEMENT

This Amendment ("Amendment") to the Planning Option between the City of Wausau, a municipal corporation of the State of Wisconsin ("CITY") and Gorman & Company, LLC ("DEVELOPER") is made this 16th day of November, 2022.

WHEREAS, the City of Wausau and Gorman & Company, LLC entered into a Planning Option for the property located at 415 S. 1st Avenue on December 8, 2021 ("Option"); and

WHEREAS, the Option expires on December 31, 2022; and

WHEREAS, the Option may be extended for an additional six (6) months for an additional fee of \$10; and

WHEREAS, the DEVELOPER wishes to extend the Option but for a period longer than six (6) months given the WHEDA tax credit delay.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree to amend the Option as follows:

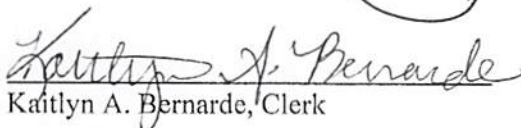
1. As to paragraph 1.(a), Planning Option. The Option shall be extended to December 31, 2023 for an additional \$10.

To the extent not amended above, the remainder of the terms in the Agreement remain unchanged and in full force and effect.


IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

CITY OF WAUSAU BY:


Katie Rosenberg, Mayor


Kaitlyn A. Bernarde, Clerk

GORMAN & COMPANY, LLC BY:


Brian Swanton, President/CEO

SECOND AMENDMENT TO PLANNING OPTION AGREEMENT

This Second Amendment (" Second Amendment") to the Planning Option between the City of Wausau, a municipal corporation of the State of Wisconsin ("CITY") and Gorman & Company, LLC ("DEVELOPER") is made this ___ day of May, 2023.

WHEREAS, the City of Wausau and Gorman & Company, LLC entered into a Planning Option for the property located at 415 S. 1st Avenue on December 8, 2021 ("Option"); and

WHEREAS, the City of Wausau and Gorman & Company, LLC entered into an Amendment to the Option November 16th, 2022.

WHEREAS, the parties agree to enter into a Second Amendment to reflect a modification of the Purchase Price.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree to amend the Option as follows:

1. As to paragraph 2.(b), of the Option. The Purchase Price shall be modified from \$100,000 to \$1.
2. Developer agrees to pay for the costs incurred by the City of Wausau, including tipping fees, to demolish the building currently existing on the site.

To the extent not amended above, the remainder of the terms in the Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

CITY OF WAUSAU BY:

GORMAN & COMPANY, LLC BY:

Katie Rosenberg, Mayor

Brian Swanton, President/CEO

Kaitlyn A. Bernarde, Clerk

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving Modification of the 2023 Budget –Capital Project Funds for projects in process and other obligations

Committee Action: Approved 5-0

Fiscal Impact (2022): This action will modify the 2023 budget by re-establishing projects in process in the budget and fund other contractual obligations from the 2022 budget \$4,484,030

File Number: 21-1109

Date Introduced: May 23, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: 2022 Budgets</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$4,484,030</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount: Funded from Tax Levy, grant income, debt proceeds or TID Funds</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount \$1,142,370 Annual Retirement \$135,000 new issue</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, the Finance Committee has received a request to carry forward certain 2022 budget appropriations for replacement reserves, unfinished projects and contractual obligations and non-lapsing committed fund balances as outlined in Exhibit A, thus modifying the 2023 budget, and

WHEREAS, your Finance Committee has reviewed and recommends the list of non-lapsing and committed funds as noted in Exhibit A

WHEREAS, the Finance Committee has reviewed the requests and recommends carry forward appropriations and the modification of the 2023 budget presented in Exhibit A, and

BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to modify the 2023 budget as presented.

Approved:

Katie Rosenberg Mayor

**2022 PROJECT RESERVATIONS AND FUND CARRYOVERS
TO MODIFY THE 2023 BUDGET**

140 & 150 CAPITAL PROJECTS FUND

STREET IMPROVEMENT PROJECTS

	2022 Modified Budget	2022 Expenses	2023 Budget Modification
150-236592190 Engineering Professional Services	\$ 65,000		\$ 65,000
140-300298215 WI DOT Projects	550,000	388,550	161,450
TOTAL CARRYOVER			\$ 226,450

The carryover will fund final DOT street project bills. The state project completions can have excessive billing delays. Engineering services is available for professional services ancillary to projects.

METRORIDE CAPITAL

	2022 Modified Budget	2022 Expenses	2023 Budget Modification
150-237598300 Fare Box Upgrades	\$ 592,375	\$ -	\$ 592,375
150-237598300 Service Truck Replacement	44,175	-	44,175
TOTAL CARRYOVER			\$ 636,550
150-237588416 Grant Income	\$ (636,550)		\$ (636,550)

The Farebox and Service Truck will be funded by Grant Income.

AIRPORT PROJECTS

	2022 Modified Budget	2022 Expenses	2023 Budget Modification
150-237598418 Airport Facilities Crack Sealing	\$ 157,500	\$ -	\$ 157,500
150-237598418 Airport Facilities - Door Replacement	185,000		185,000
150-237598418 Airport Facilities - FBO Building	1,000,000		1,000,000
150-237598449 Airport Facilities - Fuel Farm Upgrades East Hangar Area	29,692	824	28,868
150-237598418 Airport Facilities Terminal Upgrades Engineering	75,000	-	75,000
TOTAL CARRYOVER			\$ 1,446,368
State Grants	\$ (1,417,750)		\$ (1,417,750)

This carryover represents unspent local share project costs related Jet A Fuel Farm upgrade and Tank monitor system performed by the State in December 2020; the relocation of the KAUW ASOS Equipment and the east hangar development area. These projects are managed by the State of Wisconsin and also experience extended close out. The Crack Sealing and Terminal Upgrade engineering services are 2021 projects. The local share is funded by tax levy.

PARK PROJECTS

	2022 Modified Budget	2022 Expenses	2023 Budget Modification
150-237598409 Park Department - Playgrounds	\$ 25,526	\$ -	\$ 25,526
150-237598425 Park Department - Rolling Stock	317,582	123,378	194,204
240-460098191 Park Department - Small Project	205,245	172,603	32,642
TOTAL CARRYOVER			\$ 252,372

This carryover will complete park capital projects and rolling stock which was delayed due to covid supply chain issues.

**2022 PROJECT RESERVATIONS AND FUND CARRYOVERS
TO MODIFY THE 2023 BUDGET**

		2022 Modified		2023 Budget
		Budget	2022 Expenses	Modification
TECHNOLOGY PROJECTS				
150-237598426	Law Enforcement Software	\$ 142,089	\$ 22,009	\$ 120,080
150-237598446	ERP Implementation	534,269	433,106	101,163
150-237598434	Computer Equipment - Data Center Refresh and CISCO Switch Replacment	151,100	3,274	147,826
150-237598438	Computer Software - Municipal Court, Special Assessment and TIPPS Software	106,519	16,399	90,120
TOTAL CARRYOVER				\$ 459,189

The carryover provides funding for the completion of a variety of software projects:
 Law Enforcement Software is nearly complete. Final payment will occur when all aspects of the project have been delivered.
 Municipal Court and Special Assessment: Both of these projects are critical as they currently are obsolete and located on hardware that must be retired. Municipal court software has been implemented, The Special Assessment software contract was signed March 2022. We expect implementation this spring.
 These projects were funded by Tax Levy.

		2022 Modified		2023 Budget
		Budget	2022 Expenses	Modification
FACILITIES				
140-300298458	Public Works Facility	1,150,000	7,630	1,142,370
NET CARRYOVER				\$ 1,142,370
	Debt proceeds	\$ (1,150,000)		\$ (1,142,370)

To fund preconstruction costs related to the DPW motor pool facility. These funds were included in the 2022 budget. The project will require additional borrowing.

NET FUND 140 and 150 CAPITAL IMPROVEMENTS FUND CARRYOVERS **\$ 933,987**

FUND 141 TAX INCREMENT DISTRICT NUMBER THREE

		2022 Modified		2023 Budget
		Budget	2022 Expenses	Modification
141-3428968290	Professional Services	\$ 46,920	\$ 5,163	\$ 41,757
TOTAL FUND 141 TID NUMBER THREE				\$ 41,757

Provide for planning studies related to redevelopment of city properties.

FUND 148 TAX INCREMENT DISTRICT NUMBER ELEVEN

		2022 Modified		2023 Budget
		Budget	2022 Expenses	Modification
149 352298240	Sidewalks and Trails	\$ 350,000	\$ 71,026	\$ 278,974
TOTAL FUND 148 TID NUMBER TEN				\$ 278,974

Carryover over of the 2023 budget to complete the Business Campus trail development.

NON-LAPSING FUNDS

In addition to the above carryovers the following funds are considered non-lapsing and committed:

- | | |
|--|------------------------------|
| 121 Grants Fund | 150 Capital Improvement Fund |
| 122 HUD Mortgage Program Fund | 151 Room Tax Fund |
| 123 DLAD Mortgage Program Fund | 152 Public Access Fund |
| 124 HCRI Fund | 153 Recycling Fund |
| 125 Economic Development Fund | 157 OJJDP Grant Fund |
| 126 Federal Rental Rehabilitation Fund | 158 ARPA Fund |
| 127 WRRP Rehabilitation Fund | 161 Water Utility Fund |
| 128 Environmental Fund | 163 Sewer Utility Fund |

**2022 PROJECT RESERVATIONS AND FUND CARRYOVERS
TO MODIFY THE 2023 BUDGET**

129 Hazardous Materials Funds	164 WATS Fund
130 Debt Service Fund	165 Parking Fund
132 Home Grant Fund	166 Airport Fund
133 Home Program Income Fund	167 Animal Control Fund
134 Home Rental Rehab Fund	170 Motor Pool Fund
135 Home Administration Fund	171 Insurance Fund
136 Neighborhood Stabilization Fund	173 Employee Benefits Fund
137 WRRP Administration Fund	174 EMS Grant Fund
140 Capital Projects Fund	175 Employee HRA Fund
138 Housing Stock Improvement Fund	177 400 Block Fund
141 Tax Increment District Number Three Fund	180 Cemetery Trust Fund
144 Tax Increment District Number Six Fund	181 Other Trust Fund
145 Tax Increment District Number Seven Fund	186 Incubator Fund
146 Tax Increment District Number Eight Fund	180's and 800's All Trust and Agency Fund
147 Tax Increment District Number Nine Fund	
148 Tax Increment District Number Ten Fund	
149 Tax Increment District Number Eleven Fund	
241 Tax Increment District Number Twelve Fund	

FINANCE COMMITTEE

Date and Time: Tuesday, May 9, 2023 @ 5:15 pm., Council Chambers

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

Others Present: Maryanne Groat, Anne Jacobson, Eric Lindman, Robert Barteck, Jamie Polley, James Henderson, Dustin Kraege, Allen Wesolowski, Dan Kerntop, Kaitlyn Bernarde, Gary Gisselman, Ben Bliven, Liz Brodek, Tammy Stratz

Discussion and possible action regarding Capital Projects Carryovers and related budget modification

Maryanne Groat explained this is annual process we go through for projects that were not completed at year end and are carrying over to the next year. She noted some of the projects have a revenue source, such as the Metro Ride capital projects and the Airport which have grant income.

Groat pointed out a budget modification of \$1.1 million was approved to fund Public Works Facility design work and is basically unfunded at this point because when we borrowed the 2022 debt issue there was no location for the facility, so it was not added. This will be added to the 2023 issue to recover those costs. That is the only one where the revenue we are outlining in the proposal is not currently available to us.

Motion by Watson, second by Diny to approve the carryovers. Motion carried 6-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE	
Approving 2023 Budget Modifications – Work Camps	
Committee Action:	Approved 5-0
Fiscal Impact:	\$20,000
File Number:	22-1109
Date Introduced:	May 23, 2023

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: Economic Development Fund</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$20,000</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount new issue Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, in April 2022 the Mayor’s office proposed and Finance Committee recommended the City cosponsor summer 2023 workcamp’s home repair and

WHEREAS, due to an oversight no 2023 budget submission occurred; and

WHEREAS, the Finance Committee has reviewed and recommends the 2023 budget modification to finance the city’s obligation.

*Fund	*Cost Center	Spend Category	change
255 Economic Development Fund	Housing	52460 Building Repair & Maintenance Services	\$20,000.00

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2023 Budget as outlined above.

Approved:

Katie Rosenberg Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, May 9, 2023 @ 5:15 pm., Council Chambers

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

Others Present: Maryanne Groat, Anne Jacobson, Eric Lindman, Robert Barteck, Jamie Polley, James Henderson, Dustin Kraege, Allen Wesolowski, Dan Kerntop, Kaitlyn Bernarde, Gary Gisselman, Ben Bliven, Liz Brodek, Tammy Stratz

Discussion and possible action on budget modification summer workcamp

Rasmussen stated they are requesting approximately \$20,000 to allow for some small home improvement projects to get done by a work group that will be in the area during the summer to help out homeowners.

Maryanne Groat explained our original developer agreement with the mall contained a provision that if they ever refinanced their mortgage and took money out that the city receive 5% of the proceeds. The city received it and shared it back with the mall to help with marketing but did retain a sizable sum and would use it as a funding source for this.

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

To: Finance Committee
From: Mayor Katie Rosenberg
Date: April 26, 2022
Re: Group Workcamps Home Repair – Wausau 2023



The City of Wausau was recently approached by John Schmitt, who is the Youth Ministry Coordinator at St Anne’s Church. Every summer their group does a mission trip through Group Workcamps and does home repair work for those in need. Staff met with John and Michael Krantz, from Group Workcamps, to discuss having the City of Wausau included in the location the group will serve in 2023.

At Group Workcamps, hundreds of teenagers from youth groups across the country repair and transform homes. Home repair mission trips are large-sized gatherings with up to 400 teenage participants that focus specifically on residential home repair with the aid of professional adult volunteers. Typically, they work on 50-70 homes during a one week camp for those residents that can’t afford to or physically can’t make the repairs themselves. The types of home repair projects range from painting, to building decks and wheelchair ramps, and other general home repairs.

As a Co-Sponsor, the City would need to provide a minimum of \$20,000 for the purchase of building material supplies. This funding could either be allocated by the City in the 2023 budget or secured from local foundations. This money doesn’t need to be committed until spring of 2023.

During a home repair mission trip, participants generally stay at a local school. We have reached out to the Wausau School District to inquire about using one of their facilities for this project.

In order to participate in the 2023 summer program, the City of Wausau would need to submit an application in early May of 2022 to be included in the Group Workcamp programming in 2023. More information on the program is attach and can be found at their website:
<https://groupmissiontrips.com/trip-types/home-repair>

I recommend that the City direct Staff to submit an application for the City of Wausau to host a one-week Home Repair Workcamp in the summer of 2023.



Thanks for your interest in bringing a Group Workcamp to your community in the summer of 2023.

Group Cares is a non-profit volunteer service organization headquartered in Fort Collins, Colorado. We have partnered with communities across the country and internationally to cosponsor hundreds of volunteer home repair and community service workcamps. Each of our workcamps involves up to 400 teenage young people and their leaders, members of churches from many different Christian denominations from all over America and Canada, who come to the community to volunteer their labor. Our work days are Monday through Friday of a specific week selected by you and the lodging facility.

It's important to note that we do not come to the community to evangelize or proselytize-but simply to work on homes.

During each week-long workcamp, with 400 participants, we can work on 50-70 homes, performing weatherization, light carpentry, interior and exterior painting, porch and wheelchair ramp construction and repair, and other labor-intensive, reasonably simple work. We ask that the work be meaningful in improving the life of the resident and that the resident be financially or physically unable to perform the work on their own. We also ask that residents be home as much as possible during the camp, since having our participants connect with the resident is a very important aspect of our program.

Group Cares could provide up to \$12,000 for building materials, depending on the number of campers attending. We recruit these workers, provide a professional staff to run the camp, and make final arrangements for lodging and food service in a local school or similar facility. We also handle all logistics during the camp, including transportation of work crews, evening programming and all supervision of the campers. A Workcamps professional Project Manager will be helping you throughout the entire process with site selection, work descriptions, budgeting, and preparations. They are your go to person once you decide to conduct a Workcamp.

Essential to our success is the partnership we form with a local Cosponsor. We count on our local Cosponsor's expertise to identify residents in need of home repairs and prepare work descriptions for each project. We also rely on our Cosponsor to partner with us to provide a minimum of \$20,000--exclusively for the local purchase of building materials. These funds for building materials will be leveraged not only by Group Workcamps' funds but also by approximately 12,000 hours of volunteer labor-worth at least \$200,000-to your community.

Finally, we ask that the Cosponsor make initial contact with a local high school or similar facility in which we may take lodging. (We operate during the summer when most schools are out of session). We reimburse the school for the actual costs of our use of the facility, plus provide short-term employment opportunities for cooks and custodians who are typically out of work for the summer.

This may be our most important first step at this point. You see, we've learned that the campers who come to do this work typically spend about a year raising the funds for their trip. This in turn, means I need to prepare a brochure showcasing our locations for 2023 by early May of 2022. So, we'll need to get an agreement in place with a school as soon as possible. As soon as an administrator from the School District is agreeable to discuss this possibility, someone from our staff will come to the community to meet with them and share complete details-or do a presentation to the School Board, if so requested.

In a nutshell, you as a cosponsor organization are responsible for these items:

- Formally agreeing to have \$20,000 available by May 1 of 2023. If funds are contingent on post event grant requirements, arrangements can be made.
- Identify and select 60-80 homes to work on (with guidance from our team).
- Connect with a school representative, explain the program, and set a formal meeting with the decision makers. A Group Cares Developer will meet with you as well.

Group Cares will:

- Provide up to \$12,000 for materials.
- Provide supporting materials, manuals, and training to assist in worksite identification and site description writings.
- Conduct a complete site writing event when work descriptions are completed.
- Finalize an agreement with the school or similar lodging facility.
- Provide a Project Manager assigned to your camp to work with you throughout the process.
- Completely staff the camp with red-shirt volunteers and staff.
- Recruit up to 400 volunteers for the camp.

The basic Needs of a Lodging Facility:

- 25-30 typical classrooms – we sleep on floors with air mattresses.
- Gym with bleachers open all week – we use as evening and morning programs for 400 people. (alternatively, and auditorium can be used if it makes more sense).
- Use of showers and locker rooms – 6 to 10 showers per gender, used in early am, and 3:30-7:30 pm, and 10-11 adult only. Lack of showers is not a deal breaker.
- Use of Cafeteria for morning and evening meals. We pay the cooks, do food ordering with existing school preferred vendors, and provide staff person to help.
- Office space with landline and internet access – centrally located for our staff, not for campers to gather.
- Shop or large room for materials/tool storage.

Thanks again for your interest! We look forward to hearing back very soon.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving and Adopting the Budget for American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund Funded Projects – West Wausau Tower Backup Power Supply

Committee Action: Approved 5-0

Fiscal Impact: \$250,000

File Number: 22-1109

Date Introduced: May 23, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: ARPA funding</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$250,000</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$250,000</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, the City of Wausau has received approximately \$15 million in American Rescue Plan Act (ARPA) Funds in two payments, and

WHEREAS, the US Treasury has issued Final Rules regarding reporting and eligible uses; and

WHEREAS, the Rules specify that funds must be used for costs incurred on or after March 3, 2021 and obligated by December 31, 2024, and expended by December 31, 2026; and

WHEREAS, in 2021 the City heard testimony and conducted a listening session on potential uses for the funds; and

WHEREAS, your Finance Committee has developed a rolling application process and rating matrix to consider project and funding requests; and

WHEREAS, your Finance Committee has completed its ranking and recommends the following project:

West Wausau Tower Backup Power Supply \$250,000

WHEREAS, the project is eligible for ARPA funding under the category of Revenue Loss:
Government Services

WHEREAS, the funding will improve the safety of drinking water to our residents and provide financial assistance to homeowners to replace their lead line services; and

WHEREAS, your Finance Committee recommends the following budget modification to adopt a multi-year budget to reflect this ARPA spending plan;

*Fund	*Cost Center	Revenue Category	Spend Category	Program	Grant	Debit Amount	Credit Amount
215 ARPA Fund	ARPA Grants		58396 Water General Plant Power Operated Equipment	ARPA West Wausau Tower Backup Power Supply	GR-000035 Coronavirus State and Local Fiscal Recovery Funds	\$250,000.00	\$0.00
215 ARPA Fund	ARPA Grants	43250 Federal Grants - Human Services		ARPA West Wausau Tower Backup Power Supply	GR-000035 Coronavirus State and Local Fiscal Recovery Funds	\$0.00	\$250,000.00

NOW THERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2023 Budget as outlined above.

BE IT FURTHER RESOLVED, that the proper City officials are directed to encumber funds and complete the projects and purchases in accordance with the American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund

Approved:

Katie Rosenberg, Mayor

FINANCE COMMITTEE

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

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

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.

FINANCE COMMITTEE

Date and Time: Tuesday, May 9, 2023 @ 5:15 pm., Council Chambers

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

Others Present: Maryanne Groat, Anne Jacobson, Eric Lindman, Robert Barteck, Jamie Polley, James Henderson, Dustin Kraege, Allen Wesolowski, Dan Kerntop, Kaitlyn Bernarde, Gary Gisselman, Ben Bliven, Liz Brodek, Tammy Stratz

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

Lisa Rasmussen stated the committee ranked the Backup Communications for the water tower on the west side for action tonight. She felt it scored high because backup communications to maintain a safe and available water supply is key. She noted this would designate \$250,000 of the remaining \$1,810,629 ARPA funds to the project.

Motion by Watson, second by Diny to approve the ARPA request for West Wausau Tower Backup Power Supply.
Motion carried 5-0.

CITY OF WAUSAU
AMERICAN RESCUE PLAN - SLFRF APPLICATION
Water Sewer and Broad Band Infrastructure

Water, Sewer and Broadband infrastructure this category is available to address the consequences of deferred maintenance in drinking water systems, treatment of sewage and stormwater along with resiliency measures to adapt to climate change. In addition the funds may be used for broad band investment and cybersecurity investments. Common examples would include:

- * Sewage and Stormwater projects must be eligible under the EPA's Clean Water State Revolving Fund
- * Water projects must be eligible under the EPA's Drinking Water State Revolving Fund
- * Broad band infrastructure must respond to lack of reliable service or affordable service



Project Title	West Wausau Tower Backup Power Supply		
Department	DPWU	Contact Name:	Eric Lindman
Priority 1-6 (low-high)	5 - Urgent		

6=Emergency, 5=Urgent, 4=High Priority, 3 Medium Priority, 2 Low Priority, 1 No Priority

Project Type (Check all that apply)

<input checked="" type="checkbox"/>	Sewage Infrastructure	<input type="checkbox"/>	Broadband Infrastructure
<input type="checkbox"/>	Stormwater Infrastructure	<input type="checkbox"/>	Cybersecurity Investment
<input checked="" type="checkbox"/>	Water Infrastructure	<input type="checkbox"/>	

PROJECT DESCRIPTION

Provide a description of the project, purchase or service attach additional information if needed

The West Wausau water storage facility has a primary booster pump station and houses critical infrastructure for the water and sewer utility related to city wide communications between facilities. This project would replace the existing booster pumps, install VFD's, install electrical switchgear and a backup natural gas generator to run the booster station, maintain critical communication and data gathering during a power outage. Replacing the pumps and adding variable frequency drives (VFD) allows for a much more economical and smaller generator making the project more economical.

WATER, SEWAGE AND STORMWATER PROJECT- CHECK THOSE THAT APPLY

<input checked="" type="checkbox"/>	Addresses critical health or safety hazard.	<input type="checkbox"/>	This project was identified and deferred on prior years capital/operating budget
<input checked="" type="checkbox"/>	Required to achieve or maintain an adequate level of service	<input type="checkbox"/>	Expands existing service into an undeveloped area.
<input checked="" type="checkbox"/>	Provides new service, facility, system or equipment.	<input checked="" type="checkbox"/>	Repairs, replaces or prevents a breakdown of an existing infrastructure

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project, purchase or acquisition

The West Wausau water storage facility has a pump station and communication repeater which communicates and relays information for all of our water wells, sewer lift stations, water booster stations throughout the city. The West Wausau Tower controls the drinking water storage throughout the city. The water system is fully automated and the water level in the this water storage facility determines when the water wells are needed to pump water to the system. All of the information that is collected from the distribution system and collection system is relayed from this location to each of the treatment facilities where the data is used with our Supervisory Control and Data Acquisition (SCADA) software. Up until now the city has relied on a portable generators when needed and hope that power would not fail at this location which shuts down the SCADA system.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

SCADA is the automation software that controls all of the water and wastewater facilities throughout the City. Should the communications go down and the facilities cannot "talk" to each other then the automation and sensors in the system will not operate. All of these sensors and communication tell the wells when to start for drinking water, when a lift station should pump, when a booster station should start and it tells us when water is running low in the reservoirs. Without SCADA each one of the 26 lift stations, each booster station and all of the water wells will need to be operated by hand.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance, future debt avoidance or operational cost or income benefits

Having back up power supply at this location is essential for ensuring redundancy for both the water and wastewater systems. Reliability and redundancy is essential for utilities to operate and provide safe drinking water and adequate wastewater during emergency events.

WATER, SEWER, STORMWATER AND BROADBAND INFRASTRUCTURE - FINANCIAL DETAIL

DPWU

ONE TIME EXPENSE	2022	2023	2024	2025	2026	Total
Planning /Design						-
LandAcquisition						-
Engineering Study & Data Collection		60,000				60,000
Equipment Purchase & Installation		190,000				190,000
Other(Describe)						-
Total Costs	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000

FUNDING SOURCES

ARPA Funding						-
Donations						-
User Fees						-
Debt Issuance						-
Other Grant Income						-
Other (Describe)						-
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shortfall	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000

ONGOING NEW OPERATIONAL EXP	2022	2023	2024	2025	2026	Total
Staff Costs						-
Contractual Services						-
Supplies/Materials						-
Maintenance						-
Other (Describe)						-
Total Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES

ARPA Funding						-
Donations						-
User Fees						-
Other Grant Income						-
Other (Describe)						-
Total Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shortfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

IDENTIFY ONGOING FUNDING SOURCE FOR NEW OPERATIONAL EXPENSES AFTER THE ARPA GRANT PERIOD

DESCRIBE EVENTS OR CIRCUMSTANCES THAT WOULD PREVENT COSTS FROM BEING OBLIGATED BY DECEMBER 31, 2024 AND EXPENDED BY DECEMBER 31, 2026 attach additional information if needed

CITY OF WAUSAU				
ARPA FUNDS EVALUATION CRITERIA				
CRITERIA	POSSIBLE SCORE			West Wausau Tower Back Up Power Supply \$250,000
	0 points	1-5 points	6-10 points	
ALIGN WITH PRIORITIES: How well does the proposal align with the community's funding priorities? Does it support a livable community, fiscally sustainable government, environmentally sustainable community, and an improved & equitable quality of life?	Project is inconsistent with community priorities and does not advance community service.	Project is partly consistent with priorities but does not significantly advance community service.	Project is directly related to the community priorities and community service.	
OTHER FUNDING SOURCES: Are there other federal/state ARPA alternative funding opportunities (such as the federal infrastructure bill) that could replace or supplement the request? Have these other funding sources been considered? Could the project/proposal be phased to accommodate other federal/state ARPA sources?	Alternative funding sources may be available but have not been explored, considered or leveraged.	Alternative funding sources may be available and will be leveraged if possible.	No alternate funding sources exist or alternative funding sources have already been leveraged to maximize the investment.	
TIMELINE : Can the proposal be implemented and completed within the ARPA program deadlines? Obligated by 12/31/2024 and expended by 12/31/2026	Project timeline is not well defined and does not clearly establish a work completion within the timeline. Project completion is near the end the ARPA requirements	Project timeline is lengthy but demonstrates that completion is within the ARPA requirements.	Project timeline clearly demonstrates that work will conclude within the short term (1 year or less).	
COST: While projects funded with ARPA should be impactful best practices indicate the funds should be spread over the qualifying period to enhance budgetary and financial stability. Does the proposal represent a reasonable allocation of resources relative to other community proposals?	Project exhausts all or the majority of funds immediately.	Project ARPA funding request is requires a significant ARPA allocation. However, the project provides for phases which allows for flexibility of unexpected City needs and priorities.	Project ARPA funding request is reasonable to the City overall ARPA allocation. The funding request allows the City to diversify the ARPA investments. Significant projects may be allocated in phases to provide future flexibility of unexpected needs and priorities.	
RESIDENT IMPACT: What portion of the community would benefit from this proposal?	Proposal fails to identify positive impact nor identifies populations benefitted	Proposal demonstrates a positive impact on a material portion of the population 25-75%	Project demonstrates a strong positive impact on a significant portion of the population	
IMPACT ON FUTURE BUDGETS: Will this proposal require ongoing funding? Will it reduce or increase ongoing operating expenses? Will the project produce additional annual revenues?	Project creates a new funding dependency and future tax levy pressure.	Project would have a neutral impact on personnel or other operating costs or revenues. Project is budget neutral.	Project decreases future operating costs, increase operating revenues, eliminates future debt issuance.	
COMPLEXITY AND READINESS: Is the project or proposal complex with multiple phases before implementation can begin? Does the project or proposal require outside approvals or oversight? Does a clear implementation plan exist? What complications could arise to prevent this project from achieving its intended goals?	Project is unable to proceed due to obstacles such as land acquisition, easements, designs and other approvals. Project is not shovel ready.	Minor obstacles, plans or details exist but should not impact a timely implementation.	Project is entirely ready to proceed. No obstacles exist.	
CENSUS TRACT ELIBILITY: Does the proposal/project fall within a census tract or benefit those vulnerable populations and those disproportionately negatively impacted by COVID19?	This project/proposal is not located in a census tract and not designed to benefit those disporportionately negatively impacted by COVID as interpreted by ARPA regulations?	This project/proposal is not located in a census tract but will benefit all citizens including those disporportionately negatively impacted by COVID as interpreted by ARPA regulations?	This project/proposal is located in a census tract or is considered to benefit those disporportionately negatively impacted by COVID as interpreted by ARPA regulations?	
IMPACT OF DEFERRAL: What is the impact of the deferral? Will costs go up? Will the City be out of compliance with mandates or regulations? Are there health and safety risks impacting residents that will remain unaddressed? Does this proposal improve the environmental quality of the city?	Deferral causes limited impact to service or disruptions.	Deferral will have limited impact on regulatory mandates, health and safety risks or environmental qualities.	Deferral will have a detrimental impact on regulatory mandates, health and safety risks or environmental qualities.	
PROJECT PRIORITY AND IMPACT: Regardless of any other scores, do you believe this project should be a priority? Do you believe that the project is transformational for the community? Do you believe that the project will make a big impact?	Low priority, impact, transformational power	Some priority, impact and transformational power	High priority, impact and transformational power	
			TOTAL	0