

**COMMISSION ON PUBLIC WORKS/UTILITIES
COUNCIL ROOM
SEPTEMBER 12, 2023
6:45 P.M.**

The Commission on Public Works/Utilities met in regular session, Chair Clough presiding. On roll call: Fourth Ward Council Member position vacant, all other members present.

The minutes of the previous meeting were declared approved.

Director of Public Works Friemoth reported on one burial at the Cemetery, finishing up weed spraying, cleaning restrooms, taking down volleyball nets, removing bases from ball fields, started layout and building Arboretum bridges, (part of the TIF District No. 4 project), hauling brush, street sweeping, ditching on W. Twenty-First Street and E. Ninth Street, mowing the Industrial Park, Water Department-daily testing and well rounds, utility locates, performed monthly safety checks of equipment, installed a variable frequency drive (VFD) and control valve in Well No. 4, repaired a service line on Hewett Street, pigged (cleaned out) the transmission main from the wells to treatment plant, Sewer Department–daily testing and lift station rounds, completed monthly DNR report, dewatering sludge tank to prepare for final pumping and field application, getting information and planning five-year budget for sewer rate study, repair a water break at the bottom of Mt. Moldy. Jerilyn St. Amand asked what the City is doing to monitor PFAS in our water.

Director of Public Works Friemoth stated the DNR tested our water and the results came back as none at actionable levels.

Motion Poeschel, second Counsell, to adjourn. All Aye.

Daniel M. Clough, Chair

Rex R. Roehl, Clerk

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**COMMON COUNCIL
COUNCIL ROOM
SEPTEMBER 12, 2023
7:00 P.M.**

The Common Council met in regular session, Mayor Poeschel presiding. On roll call: Fourth Ward Council Member position vacant, all members present. The Pledge of Allegiance was recited.

The minutes of the previous meetings were declared approved.

Mayor Poeschel nominated Clarissa M. Rochester for the Fourth Ward Council Member position.

Motion Clough, second Neville, to accept the nomination and appoint Clarissa M. Rochester as Fourth Ward Council Member. All Aye.

The City Clerk swore in Clarrisa M. Rochester as Fourth Ward Council Member.

The Council welcomed Clarrisa M. Rochester as a newly appointed member.

Council Member Petkovsek reported on the August 30, 2023 meeting of the Personnel Committee regarding: 1) report on the Employee Handbook update, 2) discussion on and recommendation to the Finance Committee to match the Neillsville Rural Fire Association

Firefighters wage increases and 3) discussion on and recommendation to the Finance Committee a 3% wage increase for 2024 for non-union employees, excluding the Common Council, Fire Department and Police Union employees.

City Clerk Roehl reported on the September 12, 2023 meeting of the Personnel Committee regarding: 4) discussion on and recommendation to accept the City Attorney service proposal from Weld Riley S.C.

Council Member Petkovsek reported on the August 30, 2023 meeting of the Grants Committee regarding: 1) reviewed and updated the list of grants, 2) discussion on possible sources of grants and financial assistance, 3) discussion on a CDBG Housing Loan default going into foreclosure by the first position lender and 4) discussion on grant resource information and books.

Council Member Petkovsek reported on the September 5, 2023 meeting of the Beautification Committee regarding: 1) discussion on and approval to apply for a Community Foundation grant, 2) discussion on flowers for 2024, 3) update on donations for flowers/decorations, 4) discussion on Gazebo repairs, 5) received approvals for both the Planning Commission and Common Council for the proposed bridges in Prock Park and Schuster Park, 6) discussion on and approved a ribbon cutting for the Town Square Park benches for Friday, October 6, 2023 at 3:00 P.M., 7) discussion on memory gifts and future murals, 8) discussion on Fall decorations and approved purchasing metal Fall decorations from Kranzations for the fifteen flower pots, Town Square Park and Prock Park.

Council Member Clough reported on the September 12, 2023 meeting of the Commission on Public Works/Utilities regarding current activities.

Mayor Poeschel declared all reports files as presented with the City Clerk.

Mayor Poeschel asked if there were any questions on the Personnel Committee item (4).

Council Member Clough asked if the contract was for the rest of this year until April of 2024.

Mayor Poeschel stated it would run until the end of the fiscal year, December 31, 2024.

Motion Neville, second Counsell to accept the recommendations to accept the City Attorney service proposed from Weld Riley, S.C. All Aye.

Mayor Poeschel nominated Council Member Rochester to the following committees: Neillsville Community Fire Hall Board Representative, Illegal Tax Committee, Solid Waste and Recycling Committee, Committee on Finance, Board of Review, Board of Health, Commission on Public Works/Utilities, Planning Commission, Airport Commission (Chair), Property Committee.

Motion Clough, second Neville to approve the appointment of Council Member Rochester to committees (2024) as listed. All Aye.

Mayor Poeschel nominated Jose Neville as Heritage Days Committee member and Chair.

Motion Petkovsek, second Clough, to approve the appointment of Jose Neville as member and Chair of the Heritage Days Committee (2024). All Aye.

Mayor Poeschel nominated Council Member Neville as member and Chair of the Parks and Recreation Board.

Motion Clough, second Petkovsek, to approve the appointment of Council Member Neville as member and Chair of the Parks and Recreation Board (2024). All Aye.

Mayor Poeschel nominated Peggy Grap as member of the Tourism Commission.

Motion Petkovsek, second Neville to approve the appointment of Peggy Grap as member of the Tourism Commission (2024). All Aye.

Mayor Poeschel stated the next item is the S.C. Swiderski, LLC Developers Agreement with the City.

Council Member Counsell stated that the City did not agree to do a TIF District (Page 2, Section II. A.), The language gives the impression we are; the number of units is wrong – the 38 units (Page 3, Section II. D.) should be the same as the 52 units on Page 4, Section II. F.; the language should be changed that the City may do a TIF, leave the intent open.

Council Member Neville asked why the City is providing a grant of \$560,000 for their land purchase.

Council Member Clough stated that TIF is in economic development tool to help front the money to get development going.

Council Member Petkovsek stated this was recommended by the Planning Commission.

Council Member Counsell asked about restricting turn around, selling it out after getting the land with no guarantee of project completion.

Council Member Clough stated that the Developers obligations are outlined in Section III. and Default in Section VII.

Council Member Counsell stated the agreement is with SCS Neillsville, LLC not S.C. Swiderski, LLC. This agreement is with SCS Neillsville, Neillsville has no money, it is a shell at this point, it should be with the parent company.

City Attorney Wachsmuth stated you can request it, but the parent company won't do it. Once SCS Neillsville owns the land they will have an asset. Whoever owns the land, you can take a mortgage against it.

Council Member Neville stated a mortgage is no guarantee, if they do not finish, the question is will someone buy it and finish it.

Council Member Counsell stated that she had gotten developer's agreements from twelve different communities.

Council Member Clough stated that he believes the agreement language is tough enough to protect the City if something goes wrong, to encourage development there is some risk.

Council Member Neville asked if the values in are the minimum assessed value (Pg 3, Section II. D.)

Council Member Petkovsek stated the City cannot dictate a minimum value; the City's Assessor has to use comparable.

Council Member Counsell stated that at the City's current mill rate it would take 8 or 9 years to repay, which is shorter than the 30-year life of the TIF district.

Mayor Poeschel stated if the City does a loan the City covers the cost, if a loan is done through a TIF District the County, School and Technical College help share the costs.

Council Member Neville asked that the "Finance Commitment (Pg 5, Section III. R.) be amended to say "and a copy of the "Project Plan".

City Attorney Wachsmuth stated that Swiderski is having problems securing financing at reasonable rates and project material costs.

Mayor Poeschel stated that he would like a motion with the changes proposed.

Council Member Counsell stated she would support the motion with changes addressed.

Council Member Petkovsek stated that the seller of the land to Swiderski wants 100% of the money up front for the land.

Motion Clough to approve the Developer Agreement between the City and S.C. Swiderski, LLC with the softening of the TIF District language to make it more suggestive, the corrections of the number of units to 52 units and the addition of the language and adding a copy of the Project Plan.

Council Member Petkovsek stated all the City plans done by West Central Wisconsin Regional Planning Commission (WCWRP) say we need housing, it is hard to attract employees because of the lack of housing, the Planning Commission and Economic Development Commission have both recommended the development.

Second Petkovsek, Council Members Neville and Counsell – Nay, Council Members Clough, Petkovsek and Rochester – Aye. 3-Aye, 2-Nay, Motion carried.

Mayor Poeschel presented a request from the Neillsville Fire Department to close W. Eighth Street from Grand Avenue to Hewett Street and West Street from W. Eighth Street to the rear parking lot of the Brickyard Bar and Grill for their annual steak feed fundraiser on October 7, 2023 from approximately 2:00 P.M. to 9:00 P.M.

Motion Counsell, second Neville, to grant the Neillsville Fire Department request to close W. Eighth Street from Grand Avenue to Hewett Street and West Street from W. Eighth Street to the rear parking lot of the Brickyard Bar and Grill for their annual steak feed fundraiser on October 7, 2023 from approximately 2:00 P.M. to 9:00 P.M. All Aye.

President of the Council: Council Member Petkovsek nominated Council Member Neville as President of the Council.

Mayor Poeschel called three times for further nominations.

Motion Petkovsek, second Clough, to elect Council Member Neville as President of the Council (2024). All Aye.

Chief of Police Mankowski introduced Neillsville Chamber of Commerce Director, Tea Moscinski.

Tea Moscinski gave her background and updated the Council on Chamber activities.

Chief of Police Mankowski reported on training, squad car maintenance, Squad #1 needs replacement as it has been on the road for ten years, August parking enforcement, citations, warnings, incidents, office activity, calls, officer activities, business patrols, citizen interactions, the Town of Mentor is asking to increase hours from 10 hours to 15 hours per month, on October 4, 2023 from 7:00 A.M. to 10:00 A.M. Coffee with a Cop will be at Hardees.

City Clerk Roehl reported that Halloween Trick or Treating hours will be on Tuesday, October 31, 2023 from 5:30 P.M. to 7:30 P.M.; a notice from Chippewa County Housing Authority that one of the City's CDBG Housing Loans is in default and going into foreclosure by the first position lender; and notice from Clark County Treasurer Renee Schoen that Clark County will be retaining the tax deed property at 305 E. Fifth Street (Parcel No. 261.0604.000 – former Scott Davis property) for Clark County purposes, therefore no payment for delinquent special charges will be made.

Class "A" Retail Fermented Malt Beverage License Applications:
River Country Cooperative, Neillsville Cenex, Jenny L Meacham, Agent,
210 W. Division Street

Motion Neville, second Counsell, to grant. All Aye

Combination Cigarette and Soda Water License Application:
River Country Cooperative, Neillsville Cenex, Jenny L Meacham, Agent,
210 W. Division Street

Motion Petkovsek, second Clough, to grant. All Aye.

Motion Clough, second Neville, that City Bills Nos. 829 to 882 in the amount of \$112,686.74, and TIF District No. 4 Account Bills No. 11 & 12 in the amount of \$45,529.99 be paid. All Aye.

Motion Rochester, second Neville, to adjourn. All Aye.

Duane G. Poeschel, Mayor

Rex R. Roehl, Clerk

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