

CITY OF ANTIGO
COMMON COUNCIL
JUNE 09, 2021

Common Council of the City of Antigo met in Regular Session on the above date at 6:00 PM in the Council Chambers, City Hall, Mayor Bill Brandt presiding.

ROLL CALL

Attendee Name	Title	Status	Arrived
Barb Rebstock	Ward 1	Present	
Sandra Fischer	Ward 2	Present	
Tim Kassis	Ward 3	Present	
Tom Bauknecht	Ward 4	Present	
Carol Feller Gottard	Ward 5	Excused	
Joel Wagner	Ward 6	Present	
Glenn Bugni	Ward 7	Present	
Reinhardt Balcerzak	Ward 8	Present	
Scott Henricks	Ward 9	Present	
Bill Brandt	Mayor	Present	

Department Managers in attendance were: Mark Desotell, Director of Administrative Services; Kaye Matucheski, Clerk-Treasurer/Finance Director; Eric Roller, Police Chief/Public Safety Director; and Kirk Packard, Street Commissioner.

Others in attendance were: Jeanne Jensen, Deputy Clerk-Treasurer; Kevin Passon, Antigo Daily Journal; Angie Close, Langlade County Economic Development Corporation; Andy Dumke, Northpointe; Aurelia Heiny; John Christian; Terry Brand; Julie Zack; Dr. David Bardo; Gary H. Clark; Todd Mayr; Brenda Bula; Bonnie Shafel; Cami Schroeffer; Roy Dieck; Elizabeth Schafhauser; Dave Schafhauser; Janet Nowinsky; Jeanne Nowinsky; Joel Nowinsky; Kevin Fischer; Chad Kuney; Tommie Stuckert; Joe Czarnecki; Christine Macklem; Mick Macklem; Walt Wess; Bob Curran; Rod Zupon; Thomas Zaverousky; Gail Zaverousky; Terre Miller; Dave Geldon; Jake Waldner; Darlyn Waldner; Leonard Boltz; and Rhonda Drexler.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENT MEDITATION

APPROVAL OF MINUTES

1. Approval of the Minutes from the May 12, 2021 Common Council Meeting and May 18 and May 25, 2021 Committee of the Whole Meetings

Alderperson Bugni moved, Alderperson Kassis seconded, to approve the May 12, 2021 Common Council, May 18, 2021 Committee of the Whole, and May 25, 2021 Committee of the Whole Minutes.

RESULT:	CARRIED - VOICE VOTE
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CITIZEN COMMENT

1. Subjects on the Current Agenda

Bob Curran, N3124 Orchard Road, questioned why there is a proposed solar farm next to a proposed apartment complex and why not Reif's proposal. Mayor Brandt noted both the solar people and housing unit people have been talked to and both are fine with the other being in the proximity. He further noted not everyone can afford to build single family homes and this is a more affordable option for seniors.

Julie Zack, 724 Deleglise Street, regarding questions noted as she gets older she does not want to have to mow, shovel, and do other maintenance stating she likes the idea of senior living. She explained an issue finding a place for her mother in law to live and realistically speaking this will help fill the gap.

Janet Nowinsky, 329 Sunset Drive, noted concern with the solar farm taking over food production. Mayor Brandt noted it is a small section of property that is desirable due to location by the Wisconsin Public Service (WPS) substation. Solar power is now the thing with renewable resources. This would not affect food production.

Jeanne and Joel Nowinsky, 209 Wilson Street, questioned previous comments on the manufacturers in town needing housing and who these companies are. Mayor Brandt noted in manufacturers meetings housing had come up a lot. He noted it is not just manufacturers but other businesses. Joel Nowinsky and Kevin Fischer disagreed with Volm Companies being one of the manufacturers looking for housing.

Jake Waldner, N888 Dahlke Road, commented he has duplexes on Center Street and noted there is a long waiting list for that type of property but not specifically low income property. Mayor Brandt noted that we do have a number of seniors that are lower income.

Darlyn Waldner, N888 Dahlke Road, commented on needing additional housing but not necessarily low income. She noted they do have some low income housing vouchers in some of their rentals. Mayor Brandt commented on the tax credit and low income housing explaining it is not feasible financially for someone to build market rate housing. Mark Desotell, Director of Administrative Services, commented that there are properties going in for the option that Darlyn is talking about.

Bob Curran stated there are 140 vouchers in Langlade County for low income housing. Mayor Brandt noted all are being used and we do not get any more than that.

Walt Wess, 1515 Fifth Avenue, commented he is against this and he feels senior citizens and low income families do not mix. He thinks the City should go with private housing.

Dr. David Bardo, 335 Clermont Street, commented on information at the School Board meeting last night. 70% of the people in our community live in poverty. He commented on kids that come from poverty. There is a different group of kids coming through the school system now then 15 or 20 years ago.

Roy Dieck, 633 North Avenue, commented he does not want to speak for or against the housing proposal but would like to see it tabled until Council gets out in the community.

Kevin Fischer, 710 Laurisa Lane, stated he has worked at Volm Companies for 41 years and commented they are against low income housing. Upon inquiry to Eric Roller, Police Chief/Police Safety Director, Chief Roller stated he feels the City does need this housing. Law enforcement is not running into issues with these apartment complexes.

Aurelia Heiny, 2429 Charlotte Court, commented on solar panels and stated there should not be tax payer money spent on this. To which, Mayor Brandt noted there will be no City of Antigo tax money spent on the solar panel project. Upon her statement on drug testing before moving in to the housing, Mayor Brandt referred to the housing rental application noting background checks are required.

Dave Geldon, 2006 Charlotte Street, commented on personally searching for property and noted problems with Pebble Ridge apartment complex issues. Mayor Brandt noted no one was brought into Antigo when the last low housing unit was built. Additional discussion on solar panels and power followed. Mayor Brandt stated the City would rent them the land for 30 years and then they would return it to original use.

Mick Macklem inquired on a security fund to which Mayor Brandt explained they would be required to have an account especially for this. Mr. Desotell noted the company will definitely want to decommission it at the end of the term because there will be approximately \$2,000,000 salvage.

John Christian, 936 Sunset Drive, questioned on solar panel and rates. Mr. Desotell noted electricity rates would be set by WPS. The solar company will pay rent to the City over a 35 year period with a little over \$2 million of income for the City. Upon Mr. Christian's inquiry on why Northpointe was selected, Mr. Desotell explained this is a cottage style with one story units. The 50 unit complex was multi story.

Rhonda Drexler, 936 Sunset Drive, listed questions and housing issues along with a problem finding people to work.

Terry Brand, 224 Sunset Drive, noted concern with the process. He wants the community to be more involved and wants Council to put the brakes on. Mayor Brandt noted the Council had two meetings before they went out for bids and this is the fourth or fifth public meeting on the subject along with one meeting for manufacturers. No one has hid anything. This is the fourth meeting since proposals were taken. There have been at least seven meetings held and he takes offense with the claim that the City is trying to hide anything. Mr. Brand commented he feels a better job is needed for people to be aware of what is happening.

David Schafhauser, W13149 County Road I in Deerbrook, commented he thinks low income housing affects everyone and will increase services needed. He shared stories of Sheboygan. He thinks that the federal government will call the shots if funding is given. He recommends single family housing.

Mayor Brandt commented on when Pebble Ridge was built and rumors going around that there were billboards in Milwaukee and Illinois to draw people to Antigo. No one produced proof of it because it was not true.

Christine Macklem, N6574 Neva Lake Road, Deerbrook, commented she did a welcome service noting people at Pebble Ridge came from Kentucky and Tennessee. She stated three quarters of them did not work and would pick up and move in the middle of the night.

Leonard Boltz, N10215 Hollister Lake Road, Pearson, commented people were unable to attend previous meetings or were unaware.

2. Subjects Not on the Current Agenda

UPDATE ON CITIZEN'S REFERRALS FROM PREVIOUS COUNCIL AGENDA

None.

CONSENT AGENDA

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Kassis, Ward 3
SECONDER:	Reinhardt Balcerzak, Ward 8
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Wagner, Bugni, Balcerzak, Henricks
EXCUSED:	Carol Feller Gottard

CONSENT AGENDA RESOLUTIONS

Resolution No. 59-21: Extension of Water, Sanitary & Storm-Water Utilities to the north Right-of-Way Line as part of the 5th Avenue Construction Project for the Accommodation of Future Expansion of the Windy View Heights Subdivision with 50% of the Cost being Provided by the Developer

WHEREAS, the City of Antigo has scheduled a construction project for Fifth Avenue from Lincoln Street to Western Avenue to begin on June 1, 2021; and,

WHEREAS, Jon Wald has vacant residentially zoned property north of Fifth Avenue designated as potential use as the next phase of Windy View Heights subdivision; and,

WHEREAS, it is in the best interests of the City, as well as that of the Developer, to extend utilities from the Fifth Avenue corridor to the north Right-of-Way line while the project is under construction in 2021 saving costly and detrimental open cuts to the asphalt roadway subsequent to its construction; and,

WHEREAS, the Developer has agreed to fund 50% of the projected costs to extend the utilities for future connection of the next phase of the development at an amount not to exceed \$40,000 based upon the Fifth Avenue projects as-bid amounts for the necessary pay items to complete the water, sanitary, and storm sewer extensions.

NOW, THEREFORE BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo to share in 50% of the costs of extending the Fifth Avenue water, sanitary, and storm utility mains to the north Right-of-Way line for future connection of the next phase of the Windy View Heights subdivision at a cost not to exceed \$40,000 each for the City or the Developer with the City's share of funds being derived from the associated enterprise account of each utility.

BE IT FURTHER RESOLVED, upon completion of a short-form Developer's Agreement (subject to the Review of the City Attorney) that the Mayor and Clerk-Treasurer/Finance Director be authorized to endorse the document without the need to return to Council for any additional approval.

Resolution No. 60-21: Updates to ATV/UTV Designated Route Map to Include the Opening of Forest Avenue (CTH Y) Between Dorr and Mary Streets

WHEREAS, the City of Antigo maintains a Designated ATV/UTV Route Map designating corridors of travel; and,

WHEREAS, staff have been approached to consider the inclusion of Forest Avenue (CTH Y) as part of the approved corridor for improved access; and,

WHEREAS, while Forest Avenue (CTH Y) is under the control and jurisdiction of the Langlade County Highway Department it is their policy to allow municipalities to determine corridor access by ATV's/UTV's on County Highways within the City boundaries; and,

WHEREAS, the Police Chief and Street Commissioner reviewed the requested corridor for inclusion onto the designated map and recommend its utilization as requested.

NOW, THEREFORE BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo to open Forest Avenue (CTH Y) from Dorr Street to Mary Street to ATV/UTV utilization as requested.

BE IT FURTHER RESOLVED, that the Designated ATV/UTV Route Map be updated to reflect the addition of the stated corridor.

Resolution No. 61-21: Establish a Richard (Dick) Hurlbert Veteran Marker Care Fund from a Family Donation

WHEREAS, Richard "Dick" Hurlbert worked with the City of Antigo to raise and level veteran markers in the cemetery; and,

WHEREAS, after his passing his family wished to honor his legacy by donating funds in memory of Dick, to the cemetery, for continued maintenance of veteran markers and monuments; and,

WHEREAS, a Cemetery Veteran Marker Care Fund formally established in honor of Richard "Dick" Hurlbert will allow for maintenance of veteran markers for years to come.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL, City of Antigo, to establish a Cemetery Veteran Marker Care Fund in honor of Richard "Dick" Hurlbert for continued maintenance of veteran markers and monuments in the City of Antigo Cemeteries.

BE IT FURTHER RESOLVED, the Clerk-Treasurer/Finance Director is authorized to complete any necessary action to establish the fund and record the donation.

Resolution No. 62-21: Updated Job Description for Street Department's Administrative Assistant and Approval of Job Shadowing Component

WHEREAS, when a position becomes vacant within the City, the job description for that position is typically reviewed and updated before filling the created opening; and,

WHEREAS, the Administrative Assistant position in the Street Department will be vacated in November of 2021 by the proposed retirement of the Administrative Assistant resulting in the job description being updated based on the current departmental needs; and,

WHEREAS, due to the nature of the position with only one administrative assistant at the Street Department, staff is recommending the new person be hired early to allow for a job shadowing opportunity with the existing employee to allow for training; and,

WHEREAS, any changes to the existing hourly compensation (if so recommended) would be addressed as a result of the candidate selection process and as a component of any 2022 budget deliberation process.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to approve the attached updated job description for the Administrative Assistant position within the Street Department.

BE IT FURTHER RESOLVED, that the request to incorporate a one to two month job shadowing period for the replacement candidate prior to the projected November 1, 2021 departure date of the current Administrative Assistant is approved utilizing budgeted funds.

CONSENT AGENDA COMMUNICATIONS

Department Manager Reports

NEW BUSINESS

RESOLUTIONS

Resolution No. 63-21: Approving Various License Renewals Upon Completion of Inspections for: BB Jacks MJ, LLC; Emily A. Dahlke dba Kastawayz; Hixs Hoffman House, LLC; Never Enough, LLC; James H. Reif; VLV LLC Owned by Vickie L. Wagner dba Vickie and the Vets; Ultimate Mart LLC dba Pick N Save #115; Bryce Otto, LLC dba Marty’s Shell; Krist Oil Co, NEW AGENT Amy J. Salazar; Remington Oil Company Inc. at 101 Superior Street; Remington Oil Company, Inc. at 601 Superior Street; Lotter VI, LLC; and J & D Xcentric, LLC

WHEREAS, the attached list of license holders have applied for license renewals as of July 1, 2021, and are in addition to those approved by Resolution No. 54-21 on May 12, 2021; and,

WHEREAS, statements duly executed by the Chief of Police, Building Inspector/Zoning Administrator, Health Department, and Fire Chief certifying that they have inspected said premises and found them to be in compliance will be on file before any licenses have been issued.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, that those persons, firms, and/or corporations named on the attached schedule be granted the licenses indicated opposite their names, for the licensing period July 1, 2021, through June 30, 2022, pursuant to ordinance upon payment of the fees and completion of necessary inspections.

BE IT FURTHER RESOLVED, the Clerk-Treasurer will issue the licenses upon receipt of the executed inspection statements and license holders have made payment of all outstanding invoices.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Glenn Bugni, Ward 7
SECONDER:	Joel Wagner, Ward 6
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Wagner, Bugni, Balcerzak, Henricks
EXCUSED:	Carol Feller Gottard

Resolution No. 64-21: Approving Compliance Maintenance Annual Report (CMAR) from Infrastructure Alternatives

RESOLVED BY THE COMMON COUNCIL, City of Antigo, that the Wisconsin Department of Natural Resources be informed that the Common Council has done the following:

- 1. Reviewed the Compliance Maintenance Report (CMAR) that is on file in the City Clerk-Treasurer’s Office; and,
- 2. Set forth the following actions necessary to maintain effluent requirements contained in the Wisconsin Pollution Discharge Elimination (WPDES) Permit:
 - a. Complete Capacity, Management, Operation, and Maintenance (CMOM) Plan.
 - b. Maintain Problem Areas throughout the year.
 - c. Jet and clean 30 to 35 blocks.

Alderperson Balcerzak moved, Alderperson Bauknecht seconded, to approve Resolution No. 64-21.

RESULT:	CARRIED - VOICE VOTE
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Resolution No. 65-21: Selection of Solar Energy Developer for Hogan Street Project (Contingent Upon Special Finance, Personnel and Legislative Committee Meeting)

WHEREAS, the City of Antigo advertised a Request for Proposals (RFP) from interested solar-power Developers for vacant City-owned industrial parcels located on both sides of Hogan Street north of the Remington Detention Pond; and,

WHEREAS, four Developers responded to the City’s RFP with proposals ranging from the use of 40 to 54 acres of City-owned property; and,

WHEREAS, initial presentations by the Developers were made to the Finance, Personnel & Legislative (FP&L) Committee at their regularly scheduled May meeting with no recommendation being advanced; and,

WHEREAS, at a Special FP&L Committee meeting held immediately in advance of the regularly scheduled June City Council meeting the FP&L Committee recommended the selection of EDF Renewables as being the most advantageous investment for the benefit of the City.

NOW, THEREFORE BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo to select EDF Renewables as the solar power development firm for the subject tract of City-owned land.

BE IT FURTHER RESOLVED, that staff be instructed to advance a Developer's Agreement based upon the RFP response of EDF Renewables (subject to the review of the City Attorney).

BE IT FURTHER RESOLVED, that the Mayor and the Clerk-Treasurer/Finance Director be authorized to endorse the finalized Developer's Agreement accordingly.

Mayor Brandt noted EDF Renewables was recommended by the Finance, Personnel, and Legislative Committee.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Reinhardt Balcerzak, Ward 8
SECONDER:	Barb Rebstock, Ward 1
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Wagner, Bugni, Balcerzak, Henricks
EXCUSED:	Carol Feller Gottard

Resolution No. 66-21: Accept Northpointe Development Corporation's Proposal for a Housing Development on Vacant City Property Located Along the West Side of Hogan Street North of the Remington Detention Pond

WHEREAS, the City accepted and received four proposals to complete a housing development on vacant city property located on Hogan Street North of the Remington Detention Basin; and,

WHEREAS, the four companies that submitted proposals each gave a presentation to the Council as a Committee of the Whole on May 18, 2021, and the Committee then considered the proposals on May 25, 2021; and,

WHEREAS, approval was extended to Northpointe Development Corporation's (Northpointe) proposal for a 45 unit development with 24 units to be affordable senior housing in single-story cottage style buildings and 21 units of workforce housing in two-story townhome buildings; and,

WHEREAS, the proposal which includes the purchase of the property from the City in the amount of \$400,000 is contingent on Northpointe receiving the tax credits being applied for through the Wisconsin Housing and Economic Development Authority (WHEDA) competitive process with the application due in December, 2021, and the award announced in April, 2022.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to accept the housing proposal from Northpointe Development Corporation for a 45 unit development consisting of 24 affordable senior housing units and 21 workforce housing units.

BE IT FURTHER RESOLVED, upon successful securing of the WHEDA credits by Northpointe, the land will be sold to Northpointe at a price of \$400,000 with the funds to be revenue of TIF 3.

BE IT FURTHER RESOLVED, the Mayor, City Attorney, and Clerk-Treasurer/Finance Director are authorized to complete the necessary paperwork for this development.

Aldersperson Bugni commented on concerns with low income housing but looking at this one he feels a lot of time and effort went in to it. The City does not have much out there for senior housing. He noted he is also on the Economic Development Committee and Leah Antoniewicz has stated people want to come back but there is nothing available for them for housing. He further commented a lot of senior citizens want maintenance free housing. He noted looking at

the application for housing, the screening process is quite stringent. He is more comfortable with this proposal than anything that was presented in November.

Aldersperson Balcerzak said he is still against it and commented on information on the Housing Authority regarding apartment openings they have had over a nine month period.

Aldersperson Wagner commented he wants to vote for what the community wants and therefore will not be in favor of it.

Aldersperson Bugni commented that he normally votes with the way people he represents want him to vote.

RESULT:	CARRIED [5 TO 3]
MOVER:	Tim Kassis, Ward 3
SECONDER:	Barb Rebstock, Ward 1
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Henricks
NAYS:	Joel Wagner, Glenn Bugni, Reinhardt Balcerzak
EXCUSED:	Carol Feller Gottard

LICENSES

Secondhand Article Dealer and Secondhand Jewelry Dealer License for Forrest G. Williams dba Second Hand Seasons, LLC at 727B Fifth Avenue (Contingent Upon Approval by the Police Chief)

Aldersperson Kassis moved, Aldersperson Henricks seconded, to approve the Secondhand Article Dealer and Secondhand Jewelry Dealer License for Forrest G. Williams dba Second Hand Seasons, LLC at 727B Fifth Avenue.

RESULT:	CARRIED - VOICE VOTE
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Mobile Home Camp License for Corsica MH Holdings, LLC at 1601 Tenth Avenue (Contingent Upon Inspections)

Aldersperson Bauknecht moved, Aldersperson Rebstock seconded, to approve the Mobile Home Camp License for Corsica MH Holdings, LLC at 1601 Tenth Avenue.

RESULT:	CARRIED - VOICE VOTE
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Mobile Home Camp License for Thomas A. and Sherry B. Light/Forrest Avenue Mobile Home Park at 506 Forrest Avenue (Contingent Upon Inspections)

Aldersperson Balcerzak moved, Aldersperson Kassis seconded, to approve the Mobile Home Camp License for Thomas A. and Sherry B. Light/Forrest Avenue Mobile Home Park at 506 Forrest Avenue.

RESULT:	CARRIED - VOICE VOTE
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Approve Cigarette License for Emily Dahlke dba Kastawayz at 827 Fifth Avenue (Only Cigarette License is New for 2021-2022 Licensing Period) Contingent upon completion of inspections.

Aldersperson Bugni moved, Aldersperson Rebstock seconded, to approve the Cigarette License for Emily Dahlke dba Kastawayz at 827 Fifth Avenue.

RESULT:	CARRIED - VOICE VOTE
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MISCELLANEOUS BUSINESS

PAYMENT OF BILLS

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Glenn Bugni, Ward 7
SECONDER:	Tim Kassis, Ward 3
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Wagner, Bugni, Balcerzak, Henricks
EXCUSED:	Carol Feller Gottard

1. Direct Deposits for May 14 and 28, 2021 Payrolls
2. BMO Bank Accounts Payable Check Nos. 75131-75293
3. Self-Funding Health Insurance Check Nos. 2060-2061
4. Block Grant Revolving Loan Check Nos. 3678-3679

COMMITTEE REFERRALS

Aldersperson Wagner commented he would like to know if the City can do something for the veterans at the American Legion Clubhouse because their building is falling apart. Mayor Brandt noted it would be nice for that organization to put something together and bring it in and it will then be put forward from there. Mr. Desotell noted he was approached this weekend regarding combining veterans needs for all.

ADJOURNMENT

Aldersperson Bugni moved, Aldersperson Kassis seconded, to adjourn at 7:22 p.m. Carried.

Approved:


Bill Brandt, Mayor

Attest:

Kay M. Matuckas

Clerk - Treasurer