

**CITY OF ANTIGO
COMMON COUNCIL
NOVEMBER 11, 2020**

Common Council of the City of Antigo met in Regular Session on the above date at 6:04 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	Present	
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, and Kaye Matucheski, Clerk-Treasurer/Finance Director.

Others in attendance were: Michael Winter, City Attorney; Jeanne Jensen, Deputy Clerk-Treasurer; Angie Close, Langlade County Economic Development Corporation; Angi Schreiber; Dumaine Turney; Judy Turney; Terry Brand; Walt Wess; and Leonard Boltz.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENT MEDITATION

APPROVAL OF MINUTES

1. Approval of the Minutes from the October 14, 2020 Council Meeting

Aldersperson Bugni moved, Aldersperson Feller Gottard seconded, to approve the October 14, 2020 Council minutes.

RESULT:	CARRIED - VOICE VOTE
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PUBLIC HEARING

1. Public Hearing will be held to discuss the proposed 2021 City of Antigo budget at which time all interested parties will be given the opportunity to address Council

Pursuant to notice, a public hearing was held to discuss the proposed 2021 City of Antigo Budget.

Mayor Brandt stated the City will have an 8.5 cent decrease per \$100,000 for the City tax levy. He commented on great work to all who worked on the budget.

There being no other individuals wishing to address this matter and after complying with statutory procedures, Aldersperson Bugni moved, Aldersperson Rebstock seconded, to close the public hearing at 6:07 p.m.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Glenn Bugni, Ward 7
SECONDER:	Barb Rebstock, Ward 1
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

CITIZEN COMMENT

1. Subjects on the Current Agenda

Walt Wess, 1515 Fifth Avenue, addressed Council stating he moved here 11 years ago to get away from low income housing. He stated he came here to contribute to the community and loves the community. He commented the housing unit by Menards has not helped the community.

Leonard Boltz, N10215 Hollister Lake Road, Pearson, noted his concerns are similar to Walt's and would like this tabled until more research can be done to see if additional housing is needed. He commented on concerns with bringing more low income housing into the community and crime rates increasing. He stated he is vehemently against this.

Terry Brand, 224 Sunset Drive, asked for transparency on this and he feels it is being rushed through. He commented on the 2018 comprehensive plan and noted a few of the items from the plan.

Mayor Brandt noted this item was on the Committee of the Whole agenda where it was discussed and it was reviewed. The driving force is the businesses looking for affordable housing for their workforce and elderly wanting housing they can afford with garages to pull in and go in their apartments. These issues are addressed with these types of development. The City is a depressed area with lower wages. Multi-family housing was looked at and the City is at 96% occupancy in all the housing projects in the City. This is being driven by the fact at a Manufacturers Council meeting they are looking for employees. A lot of starting wage employees are qualified for lower income housing. The last unit that was put in was Swiderski's. They were market rate housing with only six vacant apartments. Because of lower paying jobs, people cannot afford market rate housing and they qualify for lower income housing.

Mayor Brandt indicated that the proposed apartments will have garages where they can drive in and access their apartment without having to go outside in the winter. Apartment care taking will be available as well which has been requested by the elderly population. There is a demand for senior housing at market rate, but there is no one interested in that sort of development. There is interest in lower income housing because of tax incentive breaks. The City is putting no money in these, in fact the City would sell the developer the acreage. This was discussed as it was brought forward by seniors and manufacturers. We have asked the proposed developers for attached garages and things of that nature. City Plan met also with an agenda out and open to the public with no one from the public in attendance. The housing was the only thing on the agenda for the purpose if people wanted to talk about it. One of the two companies was chosen from the proposals received and is dependent on the developer receiving WHEDA tax credits. The developers feel the project is not affordable to build without the tax credits. No one was trying to hide anything. There were two meetings prior to this with both being open to the public.

Mayor Brandt has checked with law enforcement and they do not have an issue at the Pebble Ridge apartments. He does want manufacturing companies to have the employees they need.

Walt Wess commented that manufacturers should have had employees move into Pebble Ridge to which Mayor Brandt indicated that as of the end of September the occupancy rate there is 100%.

Leonard Boltz commented that Antigo has a lot of opportunity to live affordably and he does not believe the argument from manufacturers.

Terry Brand commented that people are not aware of the plan and there should be a public hearing with the manufacturers, etc. to stop the rumors.

2. Subjects Not on the Current Agenda

UPDATE ON CITIZEN'S REFERRALS FROM PREVIOUS COUNCIL AGENDA

None.

CONSENT AGENDA

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Glenn Bugni, Ward 7
SECONDER:	Tom Bauknecht, Ward 4
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

CONSENT AGENDA RESOLUTIONS

Resolution No. 109-20: Authorize Mayor to Approve Additional Vacation Payout for Special Circumstances

WHEREAS, there is a current policy that exempt employees qualified for six weeks of vacation per the employee manual can be paid out for one week if it is not used by their anniversary date; and,

WHEREAS, there have been circumstances this year that have hindered employees using vacation time such as; covering duties for vacant positions, training new employees, and covering duties for extended absences; and,

WHEREAS, past practice was to approve carrying over vacation time to be used within 90 days of the next anniversary but this is not feasible and compounds the amount of time that needs to be used the following year; and,

WHEREAS, authorizing the Mayor the ability to approve additional vacation payouts that may be needed for special circumstances will eliminate the need to carry over vacation time.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to authorize the Mayor to approve additional vacation payouts for special circumstances with the funds to be derived from the applicable department's operating budgets.

CONSENT AGENDA COMMUNICATIONS

Department Manager Reports

Mayor's Appointment to Park, Cemetery and Recreation Commission

Mayor's Appointment to Zoning Board of Appeals

Mayor's Re-Appointments to Board of Review

Mayor's Re-Appointment to Broadband Commission

NEW BUSINESS

RESOLUTIONS

Resolution No. 110-20: Selection of a Developer for an 8.25 Acre City-Owned Parcel North of Remington Detention Pond for WHEDA

WHEREAS, the City Plan Commission reviewed the proposals received from interested Developers for the potential development of a multi-family housing project subject to a successful application submittal in December of 2020 through the Wisconsin Housing and Economic Development Authority (WHEDA); and,

WHEREAS, staff identified a City-owned parcel consisting of +/- 8.25 acres located north of the Remington Detention Pond and west of Hogan Street with the designation of R-4 zoning for multi-family development; and,

WHEREAS, two proposals were received with presentations made to the Plan Commission by both Commonwealth Development of Middleton, Wisconsin and Northpointe Development of Oshkosh, Wisconsin; and,

WHEREAS, the City Plan Commission recommended the proposal of Commonwealth Development based upon its 50 unit concept consisting of cottage style buildings with 10 apartments each (consisting of 1 to 3 bedrooms) with attached garages, in-unit laundry facilities, inclusion of major appliances, on-site maintenance services, video security, a separate community building, playground area and a proposed connection to the future walkway being completed by the City under a separate WisDOT TAP Grant project.

WHEREAS, the Commonwealth Development proposal identified the most advantageous benefits for the City of Antigo including a projected \$12,750,000 development (including hard and soft costs), a mix of funding sources including an application for tax credits through WHEDA's Low Income Housing Tax Credit (LIHTC) program, a projected \$50,000 per year in property tax receipts (projected upon income based assessments) and an identified \$400,000 from Commonwealth Development for the purchase of the City-owned +/- 8.25 acre site.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to identify Commonwealth Development as the selected developer authorizing them to proceed with a WHEDA LIHTC application, to initiate the appropriate market analysis and to enter into a Developer's Agreement with the City in the spring of 2021 (if awarded the LIHTC project by WHEDA) for a projected construction completion in the spring of 2023 unless otherwise identified in the agreement.

BE IT FURTHER RESOLVED, that the purchase price for the 8.25 acres of City-owned land be established at \$400,000 as represented in the Commonwealth Development proposal unless otherwise identified in the Developer's Agreement.

Aldersperson Wagner moved, Aldersperson Kassis seconded, to table the resolution until another Public Hearing can be held.

RESULT:	TABLED [6 TO 3]
	Next: 12/9/2020 6:00 PM
MOVER:	Joel Wagner, Ward 6
SECONDER:	Tim Kassis, Ward 3
AYES:	Rebstock, Fischer, Kassis, Wagner, Bugni, Balcerzak
NAYS:	Tom Bauknecht, Carol Feller Gottard, Scott Henricks

Resolution No. 111-20: Ratify Mayor Brandt's Decision to Authorize the Purchase of New Bedroom Furniture for the Fire Department in the Amount of \$12,288

WHEREAS, the City of Antigo Fire Department requested bids to purchase new bedroom furniture as the current furniture is deteriorating and needs replacement; and,

WHEREAS, five bids were received with the low bid in the amount of \$12,288 from Ecologic Industries, LLC; and,

WHEREAS, the bids were expiring and with the October Finance, Personnel and Legislative meeting canceled due to COVID-19 concerns, Mayor Brandt approved the purchase of the furniture from Ecologic Industries LLC with funds carried forward as previously approved.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to ratify Mayor Brandt's approval of the low bid from Ecologic Industries LLC for \$12,288 for Fire Department bedroom furniture.

BE IT FURTHER RESOLVED, the funds will be derived from the previously approved carry forward for the Fire Department.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Reinhardt Balcerzak, Ward 8
SECONDER:	Scott Henricks, Ward 9
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

Resolution No. 112-20: Purchase New Radio Batteries

WHEREAS, the City of Antigo Fire Department requested quotes to purchase new batteries, a charger, and battery monitoring software for the portable radios; and,

WHEREAS, three quotes were received with a low bid in the amount of \$3,019.40 from General Communications; and,

WHEREAS, the bids were expiring and with the October Finance, Personnel and Legislative meeting canceled due to COVID-19 concerns, Mayor Brandt approved the purchase of the batteries, charger, and battery monitoring software with funds from the Capital Equipment/Improvement Fund (CIP).

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to ratify Mayor Brandt's approval of the low bid from General Communications for \$3,019.40 for Fire Department batteries, charger, and battery monitoring software for the portable radios.

BE IT FURTHER RESOLVED, the funds will be derived from the Fire Department CIP.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Kassis, Ward 3
SECONDER:	Barb Rebstock, Ward 1
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

Resolution No. 113-20: 2021 Health Insurance Plan with Aspirus Health Plan and Stop Loss Coverage with American Fidelity

WHEREAS, the City of Antigo's Health Insurance is a Self-Funded Plan which means the City sets the premiums for the upcoming year based on the recommendations from the actuaries of the third-party administrator and the claims experience; and,

WHEREAS, the City previously contracted with Aspirus Arise as the third-party administrator for the plan and with a stop loss carrier (Westport) for a \$60,000 level of stop loss; and,

WHEREAS, Aspirus Arise is now Aspirus Health Plan so the City will be changing third party administrators; and,

WHEREAS, Westport renewal for stop loss coverage was increasing over 12% so the City is changing to American Fidelity for the stop loss coverage as Aspirus Health Plan obtained quotes from many companies and this company was the most advantageous; and,

WHEREAS, the charges presented to the Committee have decreased as the administrative fees and stop loss fees have decreased.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo to approve the 2021 Health Insurance Premium Rates with no change as follows:

Plan	Premium
Family	\$1,654.00
Limited Family	\$1,240.00
Single	\$ 600.00

BE IT FURTHER RESOLVED, the City will contract with Aspirus Health Plan as third party administrator and stop loss coverage with American Fidelity with the following fees:

Stop Loss	
Family and Limited Family	\$ 452.06
Single	\$ 149.49

Administration Fees	
All Plans	\$ 44.08

BE IT FURTHER RESOLVED, employees will continue to pay 10% of all costs and the City will pay 90% of all costs with the funds derived from each department's operating budget with a transfer to the Health Insurance Fund.

BE IT FURTHER RESOLVED, Pharmacy Benefit Management will change to Navitus.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Reinhardt Balcerzak, Ward 8
SECONDER:	Scott Henricks, Ward 9
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

Resolution No. 114-20: 2021 Dental Insurance Plan Renewal with Delta Dental

WHEREAS, the City of Antigo's Dental Insurance is a Self-Funded Plan which means the City sets the premium for the upcoming year based on the recommendations from the actuaries of the third-party administrator and the claims experience; and,

WHEREAS, the premiums have increased slightly due to the rising cost of claims with this increase reflected in the 2021 operating budget; and,

WHEREAS, Delta Dental through Aspirus Arise has been our third-party administrator since the inception of our self-funded plan but with the change to Aspirus Health Plan, the City has contracted directly with Delta Dental with no change in the costs to the City with the administrative fee at \$5.45 per employee per month included in the rates.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to retain Delta Dental as the third-party administrator and set the 2021 Dental Insurance per employee per month including the \$5.45 administrative fee as follows:

Plan	Premium
Family	\$142.00
Employee+Spouse	\$ 77.00
Employee+Child	\$ 82.00
Single	\$ 41.00

BE IT FURTHER RESOLVED, premiums will be charged to each employee's respective department with a transfer to the Dental Insurance Plan.

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

Resolution No. 115-20: 2021 Budget Adoption Including the Enterprise Funds

RESOLVED, BY THE COMMON COUNCIL, City of Antigo, that the 2021 budget as submitted and attached, be and the same is hereby approved, and the sum of

\$ 3,562,814.06	for General Purposes (Allowable Levy Limit)
\$ 88,000.00	for Additional Debt Service Purposes (Allowable under Levy Limit)
\$3,650,814.06	TOTAL

be, and is hereby levied against all taxable property, both real and personal spread upon the tax roll for the tax year 2020.

BE IT FURTHER RESOLVED, the 2021 budgets for the Enterprise Funds (Sanitary Sewer, Storm Sewer, Water, and Broadband) are approved as per the attached cash flow budgets.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Reinhardt Balcerzak, Ward 8
SECONDER:	Carol Feller Gottard, Ward 5
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

ORDINANCES

Mayor Brandt pulled both ordinances from the agenda and forwarded to the December Council meeting for the proper publication.

Ordinance No. 1319B: Ordinance Amending Section No. 1095B of the Municipal Code of the City of Antigo so as to Classify Certain Property in the City of Antigo as B-3 Instead of R-4 (836 and 828 Superior Street)

Ordinance No. 1320B: Ordinance Amending Section No. 1095B of the Municipal Code of the City of Antigo so as to Classify Certain Property in the City of Antigo as R-4 Instead of R-3 (1310 and 1322 Hogan Street)

LICENSES

Secondhand Article Dealer License for Sheldon T. Hable dba Galactic Gaming, LLC at 715 Fifth Avenue

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tom Bauknecht, Ward 4
SECONDER:	Sandra Fischer, Ward 2
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

MISCELLANEOUS BUSINESS

PAYMENT OF BILLS

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Barb Rebstock, Ward 1
SECONDER:	Joel Wagner, Ward 6
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, Henricks

1. Direct Deposits for October 2, 16 and 30, 2020 Payrolls
2. BMO Bank Accounts Payable Check Nos. 73669-73966
3. Self-Funding Health Insurance Check Nos. 2044-2047
4. Block Grant Revolving Loan Check Nos. 3651-3652

COMMITTEE REFERRALS

Mayor Brandt noted the referral of the tabled resolution for the Housing Project to the December Council meeting may not happen as the plan needs to be turned in to WHEDA by the Developer by December 12 so there will not be anyone putting in for housing in 2021. He does not know what would be done at the December meeting as this proposal is defunct. Alderperson Bugni stated it does not have to be put on the agenda.

CLOSED SESSION

1. Closed Session: Pursuant to Section 19.85 (1)(e), Wisconsin Statutes, and upon Proper Motion, the Council will Convene into Closed Session to Discuss Purchase of Land. Upon Completion of Discussion in Closed Session, the Council will Reconvene into Open Session to Act on Matters Discussed, If Necessary, and Proceed with the Regular Order of Business.

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

Alderperson Kassis moved, Alderperson Balcerzak seconded, to authorize proceeding with the offer to purchase the property at 524 Superior Street contingent on Council approval at the December meeting.

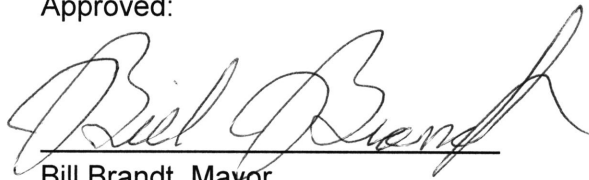
Ayes were: Rebstock, Fischer, Kassis, Bauknecht, Feller Gottard, Wagner, Bugni, Balcerzak, and Henricks. Noes were: None. Carried.

ADJOURNMENT

Alderperson Bugni read information on tabling from Roberts Rules of Order.

Alderperson Bugni moved, Alderperson Kassis seconded, to adjourn at 7:10 pm. Carried.

Approved:



Bill Brandt, Mayor

Attest:

Ray M. Matuchek

Clerk - Treasurer