



CITY OF MERRILL

COMMON COUNCIL

AGENDA • TUESDAY JANUARY 9, 2018

Regular Meeting

City Hall Council Chambers

7:00 PM

1. Call to Order
2. Silent Prayer
3. Pledge of Allegiance
4. Roll Call
5. Public Comment Period
6. Minutes of previous Common Council meeting(s):
 1. Minutes of December 12, 2017 meeting
7. Revenue & Expense Reports(s):
 1. December report will be considered at February Common Council meeting.
8. Placing Committee Reports on File:
 1. Consider placing the following committee reports on file: Airport Commission, Board of Public Works, City Plan Commission, Festival Grounds Committee, Housing Authority, Library Board, Redevelopment Authority and Transit Commission.
9. Ordinances:
 1. An Ordinance amending Code of Ordinances Chapter 16, related to commercial building fees. The Board of Public Works recommends approval.
 2. An Ordinance to amend the zoning, from R-3 to Industrial, for three parcels in the 600 block of S. Alexander Street (Lots 1, 2 and 3 of Certified Survey Map. #1196). The City Plan Commission recommends approval.
10. Resolutions:
 1. A Resolution authorizing a Development Agreement by and between the City and Jimco Investments LLC (for Premier Companies). The Redevelopment Authority and Board of Public Works recommend approval.
 2. A Resolution approving a Certified Survey Map on Forest Drive in the Town of Merrill for by Stacy Pettit. The City Plan Commission recommends approval.
 3. A Resolution approving a Certified Survey Map on Creek Avenue in the Town of Scott by Ronald Schneider and Lloyd Schneider. The City Plan Commission recommends approval.

11. Mayor's Communications
12. Adjournment

William N. Heideman, CMC, WCMC
City Clerk

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at (715) 536-5594.



CITY OF MERRILL
COMMON COUNCIL
MINUTES • TUESDAY DECEMBER 12, 2017

Regular Meeting

City Hall Council Chambers

7:00 PM

1. Call to Order

Mayor Bialecki called the meeting to order at 7:02 P.M.

Attendee Name	Title	Status	Arrived
Paul Russell	Alderman - First District	Excused	
Pete Lokemoen	Alderman - Second District	Present	
Ryan Schwartzman	Alderman - Third District	Present	
Kandy Peterson	Alderman - Fourth District	Present	
John Burgener	Alderman - Fifth District & President	Present	
Mary Ball	Alderman - Sixth District	Present	
Rob Norton	Alderman - Seventh District	Present	
Tim Meehean	Alderman - Eighth District	Present	
Bill Bialecki	Mayor	Present	

Also in attendance: Public Works Director/City Engineer Rod Akey, Police Chief Corey Bennett, Street Superintendent Dustin Bonack, Transit Director Brad Brummond, City Attorney Tom Hayden, City Administrator Dave Johnson, Building Inspector/Zoning Administrator Darin Pagel, Fire Chief Dave Savone, Utility Operations Manager Gabe Steinagel, Finance Director Kathy Unertl, Park and Recreation Director Dan Wendorf, Maintenance Supervisor Nick Wszalek and City Clerk Bill Heideman. Enrichment Center Director Tammie Mrachek and Library Director Stacy Stevens had excused absences.

2. Silent Prayer
3. Pledge of Allegiance
4. Roll Call
5. Public Comment Period

Sameer Dardouk stated that he hoped a future Common Council agenda would include an opportunity for him to discuss several City-related issues.

6. Minutes of previous Common Council meeting(s):
 1. Minute of November 14, 2017 meeting
Motion (Burgener/Ball) to approve.

RESULT: APPROVED

7. Revenue & Expense Reports(s):
 1. Revenue & Expense Report for Period Ending November 30, 2017
Motion (Burgener/Meehean) to place on file.

RESULT: PLACED ON FILE

8. Communications and Petitions:

1. Claim filed by Jean Bowen for damages and injuries sustained as the result of a trip and fall over construction caution tape at or near Hardee's on North Center Avenue. The City's insurance carrier is recommending that this claim be disallowed. This recommendation is based on an investigation conducted by the insurance carrier, which determined there was no negligence or liability on behalf of the City of Merrill.

Motion (Schwartzman/Ball) to disallow.

RESULT: DISALLOWED

9. General agenda items:

1. Employee Years of Service Recognition:

Steven B. Landwehr, 20 years (Wastewater Treatment Plant)

City Clerk Heideman read a certificate of recognition for Steven Landwehr.

John P. Kraegenbrink II, 15 years (Fire Department)

City Clerk Heideman read a certificate of recognition for John Kraegenbrink II.

10. Water and Sewage Disposal Committee:

1. Consider 3.0% Adjustment to Water & Sewer Service Fees for 2018. The Water and Sewage Disposal Committee recommends approval.

Motion (Meehean/Peterson) to approve.

RESULT: APPROVED

11. Placing Committee Reports on File:

1. Consider placing the following committee reports on file: Festival Grounds Committee, Library Board, Merrill Enrichment Center Committee, Parks & Recreation Commission, Personnel & Finance Committee, Redevelopment Authority and Water & Sewage Disposal Committee.

Motion (Schwartzman/Norton) to place on file.

RESULT: PLACED ON FILE

12. Mayor's Appointments:

1. Election Officials for 2018-2019

Motion (Schwartzman/Lokemoen) to approve.

RESULT:	APPROVED
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13. Ordinances:

1. An Ordinance amending Code of Ordinances Chapter 38, Division 2, Section 38-149, related to Sewer Service Charges.

City Attorney Hayden gave the ordinance a first reading by title only, followed by a synopsis.

Motion (Meehean/Ball) to suspend the rules and give the ordinance a second reading and a third reading by title only. Carried.

City Attorney Hayden gave the ordinance a second reading and a third reading by title only.

RESULT:	APPROVED [7 TO 0]
MOVER:	Ryan Schwartzman, Alderperson - Third District
SECONDER:	Tim Meehean, Alderperson - Eighth District
AYES:	Lokemoen, Schwartzman, Peterson, Burgener, Ball, Norton, Meehean
EXCUSED:	Russell

14. Resolutions:

1. A Preliminary Resolution of intent to exercise Special Assessment Powers by Police Power under Section 66.0703 of the Wisconsin Statutes. Mayor Bialecki is bringing this resolution directly to the Common Council.

RESOLVED, by the Common Council of the City of Merrill, Wisconsin:

- A. The Common Council hereby declares its intention to exercise its power under Section 66.0703 Wisconsin Statutes, to levy special assessments under the police power upon all properties abutting the following improvements in the City of Merrill, Wisconsin:
 1. Sidewalk inspection pursuant to sidewalk inspection program. Sidewalk maintenance area is generally confined to the north half of District 5, from West 4th Street north:
 - a) Isolated sidewalk repairs requested or needed.
 - b) Driveway approaches requested or needed.
 - c) Curb and gutter requested or needed.
 - d) New sidewalk extensions as requested and/or approved by Board of Public Works.
 2. Reconstruction of Chestnut Street from East 6th Street north to East 10th Street involving:
 - a) Replacement of water main and laterals.
 - b) Replacement of sewer main and laterals.
 - c) Replacement and upgrade of existing storm sewer

- d) Curb and gutter and pavement replacement
 - e) Limited sidewalk replacement associated with curb and gutter replacements.
3. Paving of East Tenth Street from Sales Street to Memorial Drive involving:
- a) Curb and gutter placement and pavement replacement
 - b) Storm sewer inlet adjustments
 - c) Sidewalk installation, north side only from Kyes Street to Memorial Drive
- B. Said public improvements shall include, where appropriate:
- 1. The grading of said street.
 - 2. The surfacing of said street with asphalt.
 - 3. The installation of curb and gutter on said street.
 - 4. The installation, removal or replacement of sidewalk, driveway and curb and gutter on said street.
 - 5. The installation of water main and water laterals on said street.
 - 6. The installation of sanitary sewer and sewer laterals on said street.
 - 7. The installation of storm sewer on said street.
 - 8. The necessary landscaping on said street.
 - 9. All improvements shall be completed to plans and specifications prepared or approved by the Public Works Director and recorded in the office of the Public Works Director/City Engineer.
- C. The Common Council determines that the above improvements constitute an exercise of the police power and the amount assessed each parcel abutting on the street shall be on a reasonable basis as approved by the Common Council and which rates are in effect at the time of installation in accordance with special assessment procedures set forth in provisions of Chapter 18, Article III, Division 3 of the Code of Ordinances, City of Merrill, Wisconsin.
- D. The assessments against any parcels of land may be paid in cash not later than November 1 of the year such improvements are made, or in installments as provided by Chapter 18, Article III, Division 3 of the Code of Ordinances, City of Merrill, Wisconsin. Rate of interest on installment payments shall be as set by Common Council action.
- E. The City Engineering/Zoning Department shall, with respect to the items mentioned at paragraph A above, prepare a report consisting of:
- 1. Preliminary or final plans and specifications with maps of the improvements.
 - 2. An estimate of the entire cost of the proposed work or improvements.
 - 3. A schedule of the proposed assessments as to each parcel of property affected.
 - 4. A statement that the properties against which the assessments are proposed are benefited and that the improvements constitute an exercise of the police power.
- F. The City Engineering/Zoning Department shall complete and file such reports in the City Clerk's office for public inspection no later than December 22nd, 2017.

The Board of Public Works of the City of Merrill shall hold a public hearing on Wednesday, January 24th, 2018 at 6:00 p.m. The hearing shall be held in the Council Chambers in the City Hall, Merrill, Wisconsin, on the improvements mentioned in paragraph A above. The City Clerk shall cause a notice of said hearing to be published once as a Class I notice no later than December 22nd, 2017. The City Clerk shall mail a copy of the notice to all interested persons at least ten (10) days before the date of the hearing.

Motion (Norton/Ball) to approve.

RESULT:	APPROVED
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2. A Resolution ratifying the January 1, 2018 to December 31, 2019 contract between the City of Merrill and the Merrill Professional Police Association.

WHEREAS, negotiations between the City of Merrill and the Merrill Professional Police Association have culminated a tentative contract agreement;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 12th day of December, 2017, that the City of Merrill accept the terms and conditions for the January 1, 2018 to December 31, 2019 employment years according to the terms of the contract between the City of Merrill and the Merrill Professional Police Association on file in the City Clerk's office. Said changes and amendments in the terms and conditions to the January 1, 2018 to December 31, 2019 contract shall be effective January 1, 2018. The existing agreement shall be modified accordingly.

Motion (Meehean/Schwartzman) to approve.

RESULT:	APPROVED
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3. A Resolution ratifying the January 1, 2018 to December 31, 2019 contract between the City of Merrill and the International Association of Firefighters Local 847.

WHEREAS, negotiations between the City of Merrill and the International Association of Firefighters Local 847 have culminated a tentative contract agreement;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 12th day of December, 2017, that the City of Merrill accept the terms and conditions for the January 1, 2018 to December 31, 2019 employment years according to the terms of the contract between the City of Merrill and the International Association of Firefighters Local 847 on file in the City Clerk's office. Said changes and amendments in the terms and conditions to the January 1, 2018 to December 31, 2019 contract shall be effective January 1, 2018. The existing agreement shall be modified accordingly.

Motion (Schwartzman/Ball) to approve.

RESULT: APPROVED

15. Mayor's Communications

Mayor Bialecki reminded everyone that the deadline to submit candidate paperwork for elected City offices is 5:00 P.M. on Tuesday, January 2nd, 2018.

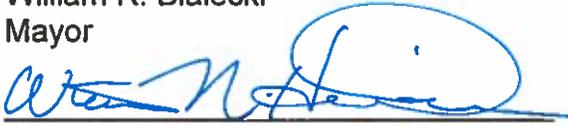
Mayor Bialecki thanked retired Fire Department Battalion Chief Mike Drury for his years of service.

Mayor Bialecki urged everyone to remember the less fortunate during the holiday season. He anticipates a successful 2018 for the City of Merrill.

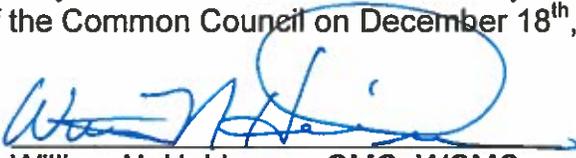
16. Adjournment

Motion (Burgener/Ball) to adjourn. Carried. Adjourned at 7:19 P.M.


William R. Bialecki
Mayor


William N. Heideman, CMC, WCMC
City Clerk

I, William N. Heideman, City Clerk of the City of Merrill, Wisconsin, do hereby certify that the Mayor approved the above action of the Common Council on December 18th, 2017.


William N. Heideman, CMC, WCMC
City Clerk

Attachment: Council Minutes - 2017-12-12 (3009 : Minutes of December 12, 2017 meeting)

1004 East First Street
Merrill, Wisconsin 54452
Phone (715) 536-5594
Fax (715) 539-2668
E-Mail Kathy.Unertl@ci.merrill.wi.us

The City of Merrill

To: Alderpersons Kathy Unertl, Finance Director

Mayor Bill Bialecki

Date: December 21, 2017

Re: **Revenue & Expense – December 2017**

with February 2018 Council agenda packet

x For Information

The December 2017 Revenue & Expense Reports will be provided with the February 2018 Common Council agenda.

There are numerous pending 2017 year-end fiscal transactions including mid-January accounts payable checks that will be posted to December 31st, 2017.

Attachment: Rev-Exp December 2017 (3008 : Revenue and Expense report - delayed until February meeting)

Airport Commission minutes November 15, 2017

Members present: (Chairman) Gary Schwartz, Joe Malsack, Ryan Schwartzman (Alderman).

Also present: Rich Mccullough(Airport Manager), Mary Ball, Steve Krueger, Larry Wenning, Don Kromire and Anthony Kromire(Camera Man).

1. Gary called meeting to order at 7 pm.
2. A motion was made to approve the Oct 18th minutes as printed by Ryan S. Joe M. seconded. Motion passed.
3. Vouchers were discussed and passed around for inspection. A motion was made by Joe M. and seconded by Ryan S. to approve the vouchers to be paid. Motion passed.
4. Runway 16/34 status: No report from the state and federal government agencies. We are making a subcommittee Joe Malsack, Gary Schwartz and Rich Mccullough. We will gather required information needed by the bureaus to meet the requirements for this project.
5. Lightening Suppression Project: Nothing will be done this year. We are first on the list for 2018. Pricing will be close to the same with some adjustments do to different materials being used.
6. Discussion planning on new t hanger: We will have to look for available funding from agencies. We will have to see how many units we may need. We do have a list of people looking for hangers. 3 to 4 on the list at this time.
7. Flight instruction status: Weather is holding up flight training. 1st student passed private pilot training. Dyer.
8. Discussion on city dump/plow truck: Estimates to add a wing on \$11600. There could be hidden costs on installation. 2006 unit. Truck will not be available until next spring. We will leave this on the agenda.
9. Managers Report: The rent notices did not get out 60 days prior to the end of the year so we cannot raise rent until January 2019. Ceilometer ordered, DBT will be installing for the insurance company, due to the old unit cannot be repaired.
10. Airport General Maintenance: Airport signage no one is getting back to Rich. Tom O'neal will try to get quotes back to Rich by next meeting. Lighting system repair, RTL working on bids to convert to LED on the t hanger and fuel pad. Sensors on lights by new terminal are too high. They are checking on moving sensors or replacing at lower level to get better coverage. Light for the north gate, Lyle B. is working on a pole and light for the gate. Spare fuses are available at power box to tap into.
11. Chairman's report: Gary Schwartz received and updated airport map. Seal coating black top, does it work to extend the life of the black top. Not sure we have not done in the past. We will need to look into.
12. Aviation happenings: Another new airplane on field. Rich Mccullough purchased.

13. Public comments. New airport banner shown by Mary to be displayed around town. Air cup race helpers received a patch for helping, from EAA.
14. Agenda items for next meeting. Brush cutting and crack filling by city.
15. A motion was made by Ryan S. and seconded by Joe M. to adjourn, motion passed

Minutes by Joe Malsack

Airport Commission minutes December 20, 2017

Members present: (Chairman) Gary Schwartz, Gary Schulz, Joe Malsack, Ryan Schwartzman (Alderman).

Also present: Rich Mccullough (Airport Manager), Larry Wenning, Don Kromire and Anthony Kromire(Camera Man).

1. Gary called meeting to order at 7 pm.
2. Minutes did not get distributed due to a computer problem. We will have them with Decembers minutes.
3. Vouchers where discussed and passed around for inspection. A motion was made by Joe M. and seconded by Gary Schulz to approve the vouchers to be paid. Motion passed.
4. Runway 16/34 status: Joe Malsack, Gary Schwartz, Rich Mccullough and Karl from Becker Hoppe met with Mark our new engineer from Madison . There will be a meeting in Feb. 2018 where the FAA will be in Madison. We will try to set up a meeting with the FAA and the BOA to help move our project forward. The FAA does not feel we have the runway operations to meet the expansion needs. They are going off old data. We will have to have the pilots write letters stating how often they use Merrill airport and 16/34 runway. They will also need to state performance data and age of aircraft to help the FAA determine if expansion is needed. We will need to have these letters from the pilots back by mid January to send in for the February Meeting. The consensus is from Mark we may not get this runway project done in 2019, this could push into 2020.
5. Lightening Suppression Project: Nothing will be done this year. We are first on the list for 2018. Pricing will be \$16926.00 with the adjustments need to correct the conditions present. Pieper Power. Gary Schulz made a motion to amend the prior authorized amount of just over \$12000.00. Ryan S. 2nd, motion passed.
6. Discussion planning on new t hanger: Gary Schwartz asked Mark if there was funding available for t hangers. If the municipality owns the property and rents it out for profit they might be willing to fund part of the project. Mark will look into funding for the project.
7. Flight instruction status: Dyer is going to continue training for his commercial, CFII and IFR tickets. 2 other students are looking at starting their IFR training. They are looking to training at night to free up the airplane so basic training can be done during day light hours.
8. Managers Report: The green side of the rotating beacon stopped working, the bulb burnt out. Bulb is ordered and will be installed next week. The light pole and power has been installed for the north gate and waiting for Lyle and the city lift truck to install the light. We have some lights out in the new terminal building and will get replaced. Motion lights outside can we change the sensors at the same time when we have the lift truck. Dan at RTL suggests we change from motion sensors to photo cells due to the climate we live in. It would mean the lights would be on all night, but being LED the cost of

operation would still be less than regular lights. We have multiple lights on the airport what should be changed over to LED. RTL gave a quote on 5 lights was \$3363. Rich will check with Dustin at the city to see if we can piggy back on to get lights more economically. We have 8 total that need to be changed.

9. Airport General Maintenance: Airport signage Tom O'neal will be getting material and ideas for quotes. Rich will come back with pricing by our next meeting. Fuel farm reports finally getting straightened out. We are at 5486 gallons of Jet A, and 6942 gallons of 100LL useable. We are getting Jet A customers every week.

11. Chairman's report: Gary Schwartz received a letter that the FAA flew the approaches and found 34 is in violation. We are waiting for the 16/34 project to roll the cost of tree trimming into this project. When the city borrows money they have to spend this money within 2 years. Gary Schwartz is trying to get the BOA to bill us for some of work we currently had done. Instead they took it out of our account sitting in Madison. Gary Schwartz will continue to work with Mark to get this straightened out. SRE building: we have some entitlement money left from 2017 and all of 2018's money. So is it on our ALP. It is and we will proceed with the possibility of building a new SRE and renting out the current hanger.

12. Aviation happenings: Privatization of ATC still on hold. Federal Budget still waiting to be passed. Small airports are the lifeline for major disasters. Hurricanes were the example this year. Small airports and planes were the first to arrive with supplies and relief.

13. Public comments. None.

14. Agenda items for next meeting. Brush cutting and crack filling by city.

15. A motion was made by Ryan S. and seconded by Gary Schulz. to adjourn, motion passed

Minutes by Joe Malsack



CITY OF MERRILL
BOARD OF PUBLIC WORKS
MINUTES • WEDNESDAY DECEMBER 20, 2017

Regular Meeting

City Hall Council Chambers

4:00 PM

1. Call to Order

Mayor Bialecki called the meeting to order at 4:00 P.M.

Attendee Name	Title	Status	Arrived
Pete Lokemoen	Aldersperson - Second District	Present	
Ryan Schwartzman	Aldersperson - Third District	Present	
Rob Norton	Aldersperson - Seventh District	Present	
Bill Bialecki	Mayor	Present	

Also in attendance: City Administrator Dave Johnson, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, Street Superintendent Dustin Bonack, Building Inspector/Zoning Administrator Darin Pagel, City Attorney Tom Hayden, Alderwoman Mary Ball, Jody Malsack, Sameer Dardouk, (arr. 4:16 P.M.) and City Clerk Bill Heideman.

2. Preliminary items:

1. Vouchers

Motion (Schwartzman/Norton) to approve.

RESULT:	APPROVED
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3. Other agenda items for consideration:

1. Request from Corey Zellner to discuss Street Department storm damage cleanup policies and procedures.

Historic information was in the meeting packet. At the November 18th, 2015 Board of Public Works meeting, in response to a request from Corey Zellner, the Street Department policy related to charges for pickup of limbs/branches was discussed. Mr. Zellner submitted this request in response to a special assessment charge he had received for limb/braches pickup.

Mayor Bialecki reported that he has recently discussed this issue with Mr. Zellner. Mayor Bialecki asked for clarification on the current code/policies related cleanup after storms.

Street Superintendent Bonack responded that these types of materials are handled similar to other garbage, and are tagged accordingly if there is a violation. He added that the Street Department has now scheduled spring and fall cleanup days for disposal of this type of material.

Alderman Lokemoen suggested that granting a waiver for just one or two people might be questionable.

Mayor Bialecki recommended that the Public Works Director/City Engineer and Street Superintendent be allowed to use their discretion when assessing charges for Street Department cleanup after storms.

No action was taken.

2. Request from Jody Malsack to discuss her concerns regarding snow removal on East First Street.

Jody Malsack distributed information, including pictures, and then addressed the Board. She has concerns related to the procedures and timing of Street Department snow plowing and removal on December 13th, in the downtown areas of East Main Street and East First Street. She contends that, when plowing and removing snow, the Street Department gave preferential treatment to the businesses on East Main Street. She requested that, in the future, the areas of East Main Street and East First Street be given equal consideration during snow plowing/removal.

Street Superintendent Bonack responded that the snow was plowed and removed based on his decisions.

Alderman Lokemoen remarked that it appears that this situation was an anomaly rather than a regular occurrence, and it did not appear that anyone was treated unfairly.

No action was taken.

3. Request from Alderman Ball to discuss uncontrolled intersections in City.

Alderdwoman Ball distributed information.

City Administrator Johnson reported that stop sign placement and location are based on need for signage, traffic flow and citizen requests. Any requests for additional stop signs are initially considered by the Police Department and the Street Department.

Alderman Lokemoen suggested that sometimes what appears to be safety compromises due to lack of stop sign(s) may in fact be isolated incidents.

No action was necessary, requested or taken.

4. Consider proceeding with lease option to T-Mobile for a cell tower on City-owned water tank at 401 East Street.

City Attorney Hayden reported that negotiations with T-Mobile are ongoing. He and Public Works Director/City Engineer Akey have no concerns at this time, except for the fact that T-Mobile has not yet submitted structural plans. City Attorney Hayden and Public Works Director/City Engineer Akey are seeking authorization to continue negotiations.

Motion (Norton/Schwartzman) to proceed with negotiations, after structural plans have been submitted.

RESULT: APPROVED

5. Consider installation of curb and gutter on S. Alexander Street and paving 1,300 lineal feet of Heldt Street (west of Alexander Street) to facilitate development. The Board of Public Works recommends approval.

Public Works Director/City Engineer Akey reported that this proposed project would provide water and sewer to Precision Companies, whose water system has begun failing. The project could also serve potential expansion of the S.W. Swiderski apartments.

Finance Director Unertl noted that this would be a TID #8 project.

The Redevelopment Authority has already recommended approval of water and sewer installation, contingent upon Board of Public Works recommendation(s).

Motion (Norton/Schwartzman) to approve.

RESULT: APPROVED & SENT TO COUNCIL

Next: 1/9/2018 7:00 PM

6. Continue discussion of garbage collection policy for multiunit dwellings and commercial properties.

Although consideration of this has been ongoing, no definite decision has yet been made on the number of garbage bags allowable for multiunit and commercial properties.

Alderman Lokemoen stated that it is difficult to make a decision just by discussing it. He would prefer that an ordinance be drafted and considered.

It was suggested other municipalities to be contacted to obtain information on their policies and procedures. Street Superintendent Bonack will contact neighboring municipalities to obtain this information, and then report it at a future meeting.

No action was taken at this time.

7. Consider five-year road project plan.

A copy of the plan was in the meeting packet.

Public Works Director/City Engineer Akey reported that, in order to ensure eligibility for grants, a five-year project plan must be approved.

Motion (Lokemoen/Norton) to approve.

RESULT:	APPROVED
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8. Discuss previously approved jurisdictional transfer (Lincoln County to City of Merrill) of S. State Street, from Joe Snow Road to Tannery Road.

Public Works Director/City Engineer Akey reported that on the status of a jurisdictional transfer. This was placed on the agenda for information only. A portion of State Street has not been annexed to the City.

No action was necessary, requested or taken at this time.

9. Discussion and possible action on permit fees.

Information was in the meeting packet, including data on permit fees charged by several other municipalities.

Building Inspector/Zoning Administrator Pagel expressed his opinion that the current City residential fees seem reasonable, but that commercial fees appear to be low when compared with other municipalities. He recommended increasing all commercial permits to a minimum charge to \$200, plus 10 cents per square foot.

Any change to the fee schedule would be considered by the Common Council in an ordinance.

Motion (Lokemoen/Schwartzman) to approve a minimum charge of \$200, plus 10 cents per square foot, for all commercial permits.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 1/9/2018 7:00 PM
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4. Monthly Reports:

1. Building Inspector/Zoning Administrator Pagel

The report was in the meeting packet.

2. Public Works Director/City Engineer Akey

The report was in the meeting packet.

Public Works Director/City Engineer Akey provided a verbal update on the lighting portion of the ongoing Grand Avenue project.

3. Consider placing monthly reports on file

Motion (Schwartzman/Lokemoen) to place on file.

RESULT:	PLACED ON FILE
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5. Establish date, time and location of next regular meeting

Wednesday, January 24th, 2018 at 5:30 P.M. in the City Hall Common Council Chambers. The meeting will included public hearings. The public hearings will began at 6:00 P.M.

6. Public Comment Period

Sameer Dardouk stated that, for several reasons, he would like to file a complaint against the City Administrator and the Building Inspector/Zoning Administrator.

7. Closed session(s):

1. The Board of Public Works may convene in closed session per Wisconsin State Statutes Section 19.85(1)(e), for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, to consider potential development options on Pine Ridge Avenue.

Motion (Schwartzman/Lokemoen) to convene in closed session. Carried 3-1 on roll call vote. Voting No - Alderman Norton.

Convened in closed session at 4:51 P.M. Attending: Bialecki, Lokemoen, Schwartzman, Norton, Johnson, Unertl, Akey, Hayden and Ball.

Various development options in the Pine Ridge Avenue area were discussed. The Board will continue to receive updates. No action was taken at this time.

8. Open session:

1. The Board of Public Works may reconvene in open session for potential action(s) on closed session issue(s).

The Board opted to not reconvene in open session.

9. Adjournment

Motion (Schwartzman/Norton) to adjourn. Carried. Adjourned (from closed session) at 5:03 P.M.



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY JANUARY 2, 2018

Regular Meeting

City Hall Council Chambers

5:45 PM

I. Call to Order

Mayor Bialecki called the meeting to order at 5:45 P.M.

Attendee Name	Title	Status	Arrived
Tim Meehean	Aldersperson - Eighth District	Present	
Bill Bialecki	Mayor	Present	
Mike Willman	Chairman - Park & Rec	Present	
Ralph Sturm		Present	
Melissa Schroeder		Present	
Ken Maule		Present	
Robert Reimann		Present	

Also in attendance: City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Ryan Schwartzman, Stacy Pettit and City Clerk Bill Heideman. Attending the public hearing portion of the meeting: Alderwoman Kandy Peterson and Dan Kolhouse.

II. Minutes of previous meeting(s):

1. Minutes of October 3, 2017 meeting

Motion (Willman/Meehean) to approve.

RESULT: APPROVED

III. Agenda items for consideration:

1. Consider extraterritorial Certified Survey Map (CSM) in the Town of Merrill for Stacy Pettit.

Information was in the meeting packet.

Building Inspector/Zoning Administrator Pagel reported that the area defined in the map is within the extraterritorial boundary of the City, so City review and approval is required. He has no issues with the map as submitted.

Motion (Meehean/Maule) to approve the map. If approved, the map will be considered via resolution by the Common Council.

RESULT: APPROVED & SENT TO COUNCIL	Next: 1/9/2018 7:00 PM
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2. Consider extraterritorial Certified Survey Map (CSM) in the Town of Scott for Ron and Lloyd Schneider.

Information was in the meeting packet.

Building Inspector/Zoning Administrator Pagel reported that the area defined in the map is within the extraterritorial boundary of the City, so City review and approval is required. He has no issues with the map as submitted.

Motion (Schroeder/Meehean) to approve the map. If approved, the map will be considered via resolution by the Common Council.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 1/9/2018 7:00 PM
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IV. Public Hearing (will begin at 6:00 P.M.):

At 5:48 P.M., Mayor Bialecki announced a recess until 6:00 P.M., the scheduled start time for the public hearing.

Mayor Bialecki called the meeting back to order at 6:00 P.M.

1. Public Hearing on request from C and D Excavating, LLC to rezone, from R-3 to Industrial, three parcels in the 600 block of S. Alexander Street.

Information was in the meeting packet.

City Attorney Hayden read the public hearing notice.

Motion (Meehean/Willman) to open the public hearing. Carried.

Representing C & D Excavating, Dan Kolhouse explained that he is requesting the rezoning in order to erect a small shop as part of his business.

Motion (Maule/Schroeder) to close the public hearing. Carried.

Motion (Maule/Reimann) to approve the rezoning. If approved, the rezoning will be considered via ordinance by the Common Council.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 1/9/2018 7:00 PM
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V. Public Comment Period

None.

VI. Establish date, time and location of next meeting

Tuesday, February 6th, 2018 at 5:00 P.M. in the City Hall Common Council Chambers. The time of the meeting is subject to change, depending on whether the meeting agenda includes public hearing(s).

VII. Adjournment

Motion (Willman/Meehean) to adjourn. Carried. Adjourned at 6:04 P.M.



CITY OF MERRILL
FESTIVAL GROUNDS COMMITTEE
MINUTES • THURSDAY DECEMBER 7, 2017

Regular Meeting

Bierman Building

6:00 PM

I. Call to Order

Alderman Norton called the meeting to order at 6:00 P.M.

Attendee Name	Title	Status	Arrived
Rob Norton	Aldersperson - Seventh District	Present	
Tim Meehean	Aldersperson - Eighth District	Present	
Bill Bialecki	Mayor	Present	
Paul Russell	Aldersperson - First District	Present	
Neal Christensen	Food Vendor Rep.	Present	
Bryan Bloch	Rodeo Assn. Rep.	Excused	
Brad Becker	Fair Assn. Rep.	Present	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Festival Grounds Manager Richard Bjorklund, Alderwoman Kandy Peterson, Gloria Kunkel, Dave Buck, Clyde Nelson, Emily Dinges, Bill Dinges, Diane Wais and City Clerk Bill Heideman.

II. Minutes of previous meeting(s):

1. Minutes of November 2, 2017 meeting

Fair Assn. Rep. Becker suggested that, in the Riders Club portion of the minutes, language be added to specify that the discussion of the grounds conditions was in reference to the grounds "in the arena area".

Motion (Meehean/Russell) to approve, incorporating the amendment.

RESULT: APPROVED AS AMENDED

III. Agenda items for consideration:

1. Continue reporting and discussion of alcohol licensing

City Attorney Hayden reported that Festival Grounds Manager Bjorklund is in the process of formulating a plan on this issue. City Attorney Hayden requested that consideration be delayed until the January, 2018 meeting.

Without objection, it was so ordered.

2. Fair financial report/update from Fair Association Rep. Becker

Fair Assn. Rep. Becker reported that the financial reports are not yet complete. Therefore, he has nothing to report at this time.

3. Leases:

Relay for Life of Merrill

Information as in the meeting packet.

Representing the Relay for Life, Gloria Kunkel provided verbal details on the 2018 event, scheduled for August 3rd and 4th. The grandstand will be used, but only for the fireworks.

Motion (Meehean/Bialecki) to approve, with a \$250 fee for the use of the grounds, plus a \$250 security deposit. There would be no charge for the use of the arena.

RESULT: APPROVED

Lincoln County Fair Association

Information was in the meeting packet.

The lease commenced on March 1st, 2017, and runs for five years. The lease specifies that it is to be reviewed annually for the first three years after inception.

Motion (Norton/Meehean) to retain the lease for 2018, continuing the same conditions in effect for 2017.

RESULT: APPROVED

4. Monthly Reports:

Food Vendor Rep. Christensen

Food Vendor Rep. Christensen had nothing new to report at this time.

Festival Grounds Manager Bjorklund

The report was distributed at the meeting.

Festival Grounds Manager Bjorklund reported verbally on the report, which included information on the following:

- General
- Tractor Pull
- Rodeo
- County Fair
- Bierman Expo Hall
- Board Information

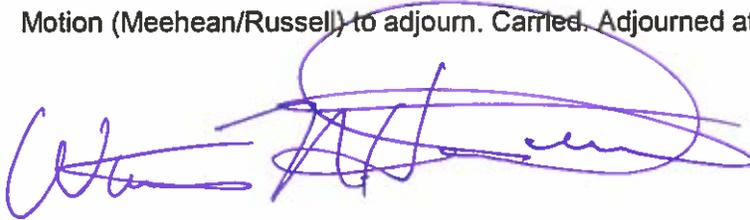
IV. Public Comment Period

Food Vendor Rep. Christensen asked whether a year-end report on 2017 events and building rentals would be prepared, distributed and discussed.

Clyde Nelson thanked the committee for extending the Fair Association Lease under the same conditions and fee amount.

Diane Wais reported on 2018 events.

- V. Establish date, time and location of next meeting
Thursday, January 4th, 2018 at 6:00 P.M. at the Bierman Center.
- VI. Adjournment
Motion (Meehean/Russell) to adjourn. Carried. Adjourned at 6:43 P.M.



**MERRILL AREA HOUSING AUTHORITY
PUBLIC HOUSING
PARK PLACE & WESTGATE
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting

Tuesday, July 18, 2017

Main Office 7:30 AM

PRESENT: Jim Erno Chairman, Paul Wagner Vice Chair, Nancy Kwiesielewicz, Kevin Cohrs, Jill Laufenberg, Paul Russell, and Lynn Ross

ABSENT: Rob Norton Ex-Officio

Call to Order: Chairman Jim Erno called the meeting to order at 7:24am.

Public Comment Period: None

Approval of June 20, 2017 Meeting Minutes: Motion to approve (Laufenberg/Cohrs). Motion carried

Approval of Billing/Check Expenditures for June: Paul reviewed larger payments issued. Motion to approve (Wagner/Laufenberg). Roll call, Motion carried

Move-in/Move-out report for June: Motion to approve (Wagner/Laufenberg). Motion carried

Park Place and Westgate LLC Project Update: US Bank is in the final steps of the closing documents and discussing who will hold the construction funds. Good response from local contractors interested in bidding Phase I with the Stonebridge 38 Unit Apartment Building. Commissioners agree that Paul and the attorney will review the agreements. Paul met with the Bierman Foundation to discuss possible funding for the addition of a new elevator for Park Place.

For the Good and Betterment of the Public Housing Program:

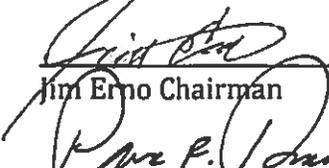
A. Commissioner Items/Comments: None.

B. Executive Director's Items/Comments:

- i. ADRC and MAHA Lunch Program Update: The lunch program is a great success with tenant attendance up an average of 30 participants daily. The commissioners stated that socialization and well balance meals is important. The ADRC is still in the data gathering stage until September. The commissioners agree to extend the meal program for 30 more days. Motion to approve (Wagner/Cohrs). Motion carried
- ii. Health, Morale, and Welfare: Executive Director meetings with tenants have been positive. The River Bend Trail golf cart ride was a huge success with plans for a fall leaf ride.

Next meeting date: Tuesday, August 25, 2017 at 11:00am (Park Place Community Room, 215 Grand Avenue, Merrill WI)

Motion to adjourn at 9:10am. (Kwiesielewicz/Laufenberg). Motion carried.


Jim Erno Chairman


Paul Russell, Executive Director


Lynn Ross, Recording Secretary

Attachment: Committee Reports (3028 : File committee reports)

**MERRILL AREA HOUSING AUTHORITY
SECTION 8 NEW CONSTRUCTION
JENNY TOWERS AND FAMILY HOUSING
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting

Tuesday, July 18, 2017

Main Office 8:15AM

PRESENT: Jim Erno Chairman, Paul Wagner Vice Chair, Nancy Kwiesielewicz, Kevin Cohrs, Jill Laufenberg, Paul Russell, and Lynn Ross

ABSENT: Rob Norton Ex-Officio

Call to Order: Chairman Jim Erno called the meeting to order at 8:15am.

Public Comment Period: None

Approval of June 20, 2017 Meeting Minutes: Motion to approve (Laufenberg/Cohrs). Motion carried

Approval of Billing/Check Expenditures for June 2017: Paul reviewed larger payments issued. Motion to approve (Wagner/Laufenberg). Roll call, Motion carried

Approval of Move-in/Move-out report for June 2017: Motion to approve (Wagner/Laufenberg). Motion carried

Report on Investments for May: Paul Wagner asked that the MAPS House be split between 2018 & 2019 and add a category for funding options.

Future Housing Projects – Closed Session: Motion to enter closed session at 8:19am (Cohrs/Laufenberg) Roll call, Motion carried. *The board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The minutes from this closed session will be filed separately and confidentially.* Motion to reconvene into open session at 9:15am. Motion to approve (Kwiesielewicz/Cohrs). Motion carried.

For the Good and Betterment of the Public Housing Program:

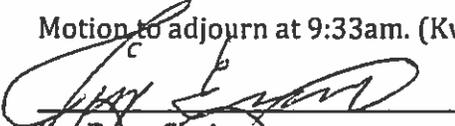
A. Commissioner Items/Comments: None

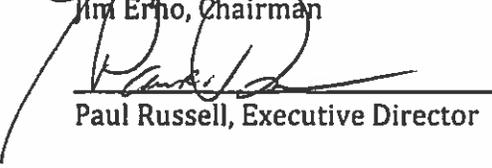
B. Executive Director's Items/Comments:

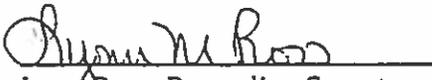
- i. Small Project Updates: Outdoor picnic shelter is being constructed. Paul and Kay are looking at updating the color scheme in common areas.
- ii. Health, Morale, and Welfare: Tenant morale is good.

Next meeting date: Friday, August 25, 2017 at 11:00am (Park Place, 215 Grand Ave, Merrill, WI)

Motion to adjourn at 9:33am. (Kwiesielewicz/Laufenberg). Motion carried.


Jim Erno, Chairman


Paul Russell, Executive Director


Lynn Ross, Recording Secretary

Attachment: Committee Reports (3028 : File committee reports)

**MERRILL AREA HOUSING AUTHORITY
SECTION 8 NEW CONSTRUCTION
JENNY TOWERS & FAMILY HOMES
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting **Tuesday, October 17, 2017** **701 E 1st Street 7:30am**

PRESENT: Paul Wagner Vice Chair, Nancy Kwiesielewicz, Jill Laufenberg, Kevin Cohrs, Rob Norton Ex-Officio, Paul Russell, and Lynn Ross

ABSENT: Jim Erno Chairman

Call to Order: Vice Chair Paul Wagner called the meeting to order at 8:41am. Motion to excuse Jim Erno (Wagner/Cohrs). Motion carried

Public Comment Period: None

Approval of September 26, 2017 Meeting Minutes: Motion to approve (Kwiesielewicz/Laufenberg). Motion carried

Approval of Billing/Check Expenditures for September: Paul briefed by exception. Motion to approve (Cohrs/Laufenberg). Roll call, Motion carried

Approval of September Move-In/Move-Out Reports: Motion to approve (Laufenberg/Kwiesielewicz). Motion carried

Approval of September Investments: Motion to approve pending revision (Laufenberg/Kwiesielewicz). Motion carried

Current and Future Housing Projects – Closed Session: Motion to enter closed session at 8:48 am (Laufenberg/Kwiesielewicz) Roll call, Motion carried. *The board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.*

The minutes from this closed session will be filed separately and confidentially. Motion to reconvene into open session at 9:00am. Motion to approve (Kwiesielewicz/Laufenberg). Motion carried.

For the Good and Betterment of the Public Housing Program:

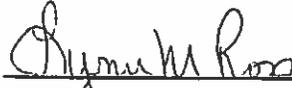
- A. Commissioner Items/Comments: None
- B. Executive Director's Items/Comments:
 - i. Small Project and Fire Station Orientation: No update
 - ii. Health, Morale, and Welfare: No update

Next meeting date: Tuesday, November 28, 2017 at 7:30am Park Place 215 Grand Avenue

Motion to adjourn at 9:04am. (Wagner/Laufenberg). Motion carried.



Paul Wagner, Vice Chairman



Lynn Ross, Recording Secretary



Paul Russell, Executive Director

Attachment: Committee Reports (3028 : File committee reports)

MERRILL AREA HOUSING AUTHORITY
SECTION 8 NEW CONSTRUCTION
JENNY TOWERS & FAMILY HOMES
BOARD OF COMMISSIONERS
MEETING MINUTES

Special Meeting

Thursday, November 16, 2017

101 E 1st St 8:00am

PRESENT: Paul Wagner Vice Chair, Nancy Kwiesielewicz, Jill Laufenberg, Kevin Cohrs, Paul Russell and Lynn Ross

ABSENT: Jim Erno, Chairman

Call to Order: Vice Chair Paul Wagner called the meeting to order at 8:00am. Motion to excuse Jim Erno (Cohrs/Laufenberg). Motion carried

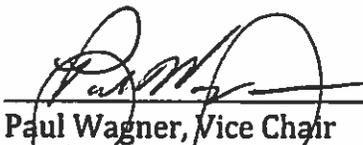
Public Comment Period: None

Prairie View Townhomes and property transactions- Closed Session: Motion to enter closed session at 8:01am (Cohrs/Laufenberg) Roll call, Motion carried. *The board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.*

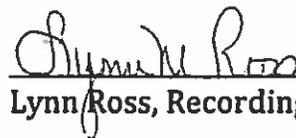
The minutes from this closed session will be filed separately and confidentially. Motion to reconvene into open session at 9:01am. Motion to approve (Cohrs/Laufenberg). Motion carried.

Next Regular Meeting Date: Tuesday, November 28, 2017 at 7:30am 215 Grand Avenue

Motion to Adjourned: 9:02am (Wagner/Cohrs). Motion carried.



Paul Wagner, Vice Chair



Lynn Ross, Recording Secretary



Paul Russell, Executive Director

Attachment: Committee Reports (3028 : File committee reports)

**MERRILL AREA HOUSING AUTHORITY
SECTION 8
PARK PLACE & WESTGATE LLC
JENNY TOWERS
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting **Tuesday, November 28, 2017** **215 Grand Ave 7:30am**

PRESENT: Jim Erno Chairman, Paul Wagner Vice Chair, Nancy Kwiesielewicz, Jill Laufenberg, Kevin Cohrs, Paul Russell, Lynn Ross, Jeremy Winningham and David Jellings

ABSENT: Rob Norton Ex-Officio

Call to Order: Chairman Jim Erno called the meeting to order at 7:30am.

Public Comment Period: Dave Jellings Project Manager for Horizon Development updated the commissioners on the construction schedule for Stonebridge Apartments. He reported that the excavation of the parking lot took longer than planned as the excavator was required to truck out additional debris located 3 feet below the surface from prior structures.

Phase I will be the construction of the exterior elevator at Park Place and Phase II will include the upgrade of the interior elevator.

Due to an aging heating system, the process to upgrade will begin in January with completion tentatively scheduled for late summer or early fall.

Paul Wagner asked Dave Jellings about changing the air conditioning from wall units to floor standing units. Dave explained that the floor unit do not meet ADA standards, mini split units would require additional wiring costs and make usage monitoring difficult. Paul Russell reminded the commissioners that this is an affordable housing program and that standardization of A/C should not come as an additional burden to the staff. The commissioners agreed, and the decision was made to remain with the wall unit as per the state approved construction prints.

Paul Russell reported that the Merrill Fire Department and MAHA staff performed a building wide power outage to test the validity of the generator at each high-rise building. It was determined that the elevator, outlets and lights are supported at Park Place. The generator at Jenny Towers is only wired to support the elevator and a few outlets on the main floor. The Construction Manager proposed that the generator at Jenny Towers be moved to Stonebridge as it would be sized adequately for the 38 units and purchase a larger generator for Jenny Towers.

The Construction & Maintenance Manager handed out an estimate and preliminary design plan for the remodel of the Fire Station to be utilized as the central offices for review. The board made a motion to approve architectural design review with the elevator as a future addition when needed (Cohrs/Wagner). Motion carried.

Approval of September 26, 2017 Meeting Minutes: Motion to approve (Cohrs/Wagner).
Motion carried

Approval of Billing/Check Expenditures for September: Paul briefed by exception. Motion to approve (Wagner/Laufenberg). Roll call, Motion carried

Approval of September Move-In/Move-Out Reports: Motion to approve (Wagner/Laufenberg). Motion carried

Approval of September Investments: Motion to approve pending revision (Wagner/Laufenberg). Motion carried

Approval of 2018 Annual Budgets: The commissioners requested some changes to the Jenny Towers budget and will review and approve at the December meeting.

Discussion of Employee benefits - Closed Session: Motion to enter closed session at 8:45 am (Laufenberg/Cohrs) Roll call, Motion carried. *The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(c) Considering employment, promotion, compensation, benefits or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.*

Current and Future Housing Projects - Closed Session: Motion to enter closed session at 8:45 am (Cohrs/Laufenberg) Roll call, Motion carried. *The board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The minutes from this closed session will be filed separately and confidentially.* Motion to reconvene into open session at 9:20am. Motion to approve (Cohrs/Laufenberg). Motion carried.

For the Good and Betterment of the Public Housing Program:

A. Commissioner Items/Comments: None

B. Executive Director's Items/Comments:

- i. Park Place Noon Meal Program - ADRC sent letter to tenants that this meal site would be permanently closed. The commissioners have decided that a bid will need to be published in the paper for to establish a contract for a new meal program.
- ii. Health, Morale, and Welfare: No update

Next meeting date: Thursday, December 21, 2017 at 7:30am Dixieland BBQ 608 E 2nd Street

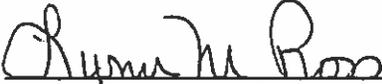
Motion to adjourn at 9:46am. (Wagner/Erno). Motion carried.



 Jim Erno, Chairman



 Paul Russell, Executive Director



 Lynn Ross, Recording Secretary

Attachment: Committee Reports (3028 : File committee reports)

**MERRILL AREA HOUSING AUTHORITY
SECTION 8
PARK PLACE & WESTGATE LLC
JENNY TOWERS
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting

Thursday, December 21, 2017

608 E 2nd Street, Merrill

PRESENT: Jim Erno Chairman, Paul Wagner Vice Chair, Nancy Kwiesielewicz, Jill Laufenberg, Kevin Cohrs, Rob Norton Ex-Officio, Paul Russell, and Lynn Ross

Call to Order: The decision was made by the commissioners to postpone the December Agenda discussion items until January and gathered for a Christmas lunch meal.

Next meeting date: Tuesday, January 23, 2018 at 4:30pm 101 E 1st Street

Attachment: Committee Reports (3028 : File committee reports)

**T. B. Scott Free Library Board of Trustees
REGULAR MEETING
December 20th, 2017**

Minutes

1. Opening

President Mike Geisler called the Regular Meeting of the Board of Trustees to order at 4:00 p.m. in the Library Board Room. Present: Gene Bebel, Katie Breitenmoser, Paul Gilk, D'Lacey Haight, Audrey Huftel, Tim Meehean and Jim Wedemeyer. Excused: Richard Mamer. Also present: Laurie Ollhoff, John Greenwood and Brendon M. from MP3.

There was no correspondence.

There was no public comment.

2. Consent Items

M Meehean/S Breitenmoser/C to approve the minutes of the November meeting as printed. M Meehean/S Huftel/C to accept the Monthly Revenue & Expense Report for November as printed.

3. Reports/Discussion Items/Action Items

A. Appointment of the Nominating Committee: Mr. Meehean was appointed to the nominating committee; he will report at the next meeting.

B. 2018 Budget Update: M Bebel/S Meehean/C to approve the reallocation of funds for the 2018 budget as presented.

C. Program Proposal and Renewal: The contract with Mr. Greenwood approved in December 2016 has been completed. Ms. Stevens and Mr. Greenwood presented three documents providing details on: progress over the last year in regards to civic engagement programming, a vision for future programming and a contract proposal. M Bebel/S Meehean/C to approve a 2-year contract for consulting services with John Greenwood for \$30,240 per year from the Endowment Fund; the contract will have board review every 4 months which will include goals, actions and activities.

D. Library Staff Training Event: Full day library staff training scheduled on January 2nd. "Mental Health First Aid" provided by Lincoln County Social Services. Staff have been in contact with PRMS to request advance notification to parents regarding after school plans. M Breitenmoser/S Haight/C to close the library for the entire day on January 2nd for staff training.

E. Strategic Plan Progress-Goals #6: Ms. Stevens presented staff progress on goals and objectives.

F. Trustee Essential #20-The Library Board and Building Accessibility: Copies were provided of Trustee Essential #20.

E. Reports from Friends/WVLS Representative: The Friends provided funds for Adult Winter Read-In Chamber gift certificates and funds toward Legos & programmable robots for Youth Services Department. November WVLS Director's report was included.

4. Forthcoming Events & Library Director Report

- November Statistical Report was presented.
- Annual holiday letter, including a library endowment fund donation card, has again been sent.
- Donated historic sign near bridge is in place.
- Board members were asked to give feedback on outdoor lights on west side of building.

5. Adjournment:

M Gilk/S Meehan/C to adjourn the meeting at 4:55 p.m. The next regularly scheduled meeting of the Board of Trustees will be held on January 17th at 4:00 p.m. in the Library Board Room.

Stacy D. Stevens, Secretary

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, January 2nd, 2018 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Clyde Nelson, Tony Kusserow, Sheila Polak, Tim Haight, and Jill Laufenberg

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, City Building Inspector Darin Pagel, and Ken Maule from Lincoln County Economic Development Corp. (LCEDC)

Call to Order: Bialecki called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from December 5th:

Motion (Schwartzman/Nelson) to approve the meeting minutes from December 5th. Carried.

Public Comment: None.

Update on various redevelopment projects:

TID No. 3: One Way Park City LLC now owns Lot 2 for their future vehicle body shop and related vehicle retail business. Their contractor cleared former trees to prepare the site for development.

Transfer of ownership of Lot 1 to TSI State Property LLC for Nelson's Power House development should be completed shortly.

City staff will be presenting new proposed development for Lot 3 between Pearl St. and Gem St. in Closed Session. The availability of a vacant site was key criteria for the developer.

TID No. 4: North Pine Ridge Ave. right-of-way (ROW) has been preliminarily identified by Public Works Director/City Engineer Rod Akey.

TID No. 8: Demolition started on the former bank "bubble" building (401-403 West Main St.) before equipment breakdown. City will be purchasing the property after site cleared and dirt/seeding occurs. Finance Director advised that likely April/May purchase.

Board of Public Works recommended improvements of Alexander St. and about 1,300 linear feet of Heldt St. for the Premier Companies manufacturing expansion. TID development resolution and background information will be considered at the 1/9/2018 Merrill Common Council meeting.

MAHA – Stonebridge Apartment: MAHA Executive Director Paul Russell requested that the RDA Commissioners be kept informed on construction status.

Next RDA meeting: Tuesday, February 6th, 2018 at 8:00 a.m.

Laufenberg arrived at 8:10 a.m.

Bialecki read the following notice:

The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

- a. Consider approval of Closed Session RDA meeting minutes from December 5th, 2017
- b. Consider TID development incentives, including potential sale of Lot 3 (2700 Block of E. Main St. between Pearl St. and Gem St.) for proposed new development (TID No. 3)
- c. Update and discussion on Rock Ridge Apartments Phase II timeframes (TID No. 11)
- d. Update on and discussion on residential development proposal for former Anson-Gilkey site (TID No. 9)
- e. Discuss potential purchases of properties for North Pine Ridge Ave. extension right-of-way and for future development sites (TID No. 3 and TID No. 4)

Motion (Schwartzman/Haight) to move to closed session. Motion carried on 7-0 on roll call vote at 8:11 a.m.

Motion (Schwartzman/Laufenberg) to approve the closed session meeting minutes from December 5th, 2017. Carried.

City staff updated RDA Commissioners on proposed Lot 3 development in TID No. 3 (i.e. between Pearl St. and Gem St.). Formal development resolution and overview is anticipated for consideration at February or March RDA meeting.

The City of Merrill will be proceeding with the sale of the Phase II site in TID No. 11 to Premier Real Estate in 2018. Future apartment rental demand will determine whether the Phase II construction of Rock Ridge Apartments (i.e. three additional 12 unit buildings) are completed in 2019 or more likely in 2020.

One Request for Proposal (RFP) response was received from a building contractor for the former Anson-Gilkey property in TID No. 9. The developer and his engineer are continuing in their planning and seeking financing.

Public Works Director/City Engineer Rod Akey provided overview of plans for 100' right-of-way for extension of North Pine Ridge Ave. from Thielman St. to Lincoln County Highway G. in TID No. 4. Several properties in the area were discussed for potential acquisition to facilitate new development or redevelopment. City staff will continue with research and negotiation.

Adjournment: Motion (Schwartzman/Laufenberg) to adjourn at 8:57 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Transit Meeting
August 21, 2017

Present; Mr. Rick Blake – Chairman, Mr. Steve Willis, Mr. Gordon Geiger, Sue Kunkel and Rich Grenfell – Transit Administrator.

Absent; Mr. Tony Kusserow

No Public Comment

A motion to table approval minutes of the July, 2017 meeting was made by Mr. Rick Blake and seconded by Mr. Willis.

Administrator's Report:

The transition coming along very well. Brad is getting acquainted with more of the materials and digging into it to learn more about the other aspects of the company.

Steve passed CDL and continues training on the various routes coached by the part and full time drivers.

Dick is learning the various routes and ready to drive alone on specific route for the time being.

Lori will start as new Coordinator on August 28.

Next Transit Meeting: Monday September 18, 2017 @ 4:00 p.m.

A motion to adjourn was made by Ms. Kunkel and seconded by Mr. Rick Blake

Transit Meeting
September 18, 2017
Minutes

Present; Mr. Rick Blake – Chairman, Mr. Steve Willis, Mr. Gordon Geiger, Sue Kunkel and Brad Brummond – Transit Administrator.

Absent; Mr. Tony Kusserow

No Public Comment

A motion to table approval minutes of the July, 2017 meeting was made by Mr. Rick Blake and seconded by Mr. Willis.

Administrator's Report:

The transition coming along very well.

All current full time and part time drivers up to speed doing routes alone.

Lori doing a great job learning the dispatching and covering for vacations of drivers.

TMI new executive director visit went well. Was more of a get to know each other and their backgrounds.

DOT Management Performance Review coming October 10

Doug will be retiring date to be determined but likely early October

Next Transit Meeting: Monday October 16, 2017 @ 4:00 p.m.

A motion to adjourn was made by Ms. Kunkel and seconded by Mr. Geiger

Transit Meeting
October 16, 2017
Minutes

Present; Mr. Rick Blake – Chairman, Mr. Steve Willis, Mr. Gordon Geiger, Sue Kunkel and Brad Brummond – Transit Administrator.

Absent; Mr. Tony Kusserow

No Public Comment

A motion to table approval minutes of the September, 2017 meeting was made by Mrs. Sue Kunkel and seconded by Mr. Steve Willis.

A motion made to amend agenda to include 3rd quarter report by Mrs. Sue Kunkel and seconded by Mr. Steve Willis.

Administrator's Report:

Third quarter report approved motion by Mr. Steve Willis 2nd by Mr. Gordon Geiger

All current full time and part time drivers up to speed doing routes alone.

Al Sholund returned and is back up to speed

Doug Retired October 6. Interviews for his replacement will be the week of the 16th.

DOT Management Review went very well. The auditors were very satisfied with what is happening in Merrill. Report will come later this year.

RFP for dispatch software almost done will be published by October 27th with a deadline of November 30 and completion by March 31, 2018.

Next Transit Meeting: Monday November 20, 2017 @ 4:00 p.m.

A motion to adjourn was made by Mrs. Sue Kunkel and seconded by Mr. Gordon Geiger

Transit Meeting
November 20, 2017
Minutes

Present; Mr. Rick Blake – Chairman, Mr. Steve Willis, Mr. Gordon Geiger, Sue Kunkel and Brad Brummond – Transit Administrator.

Absent; Mr. Tony Kusserow

No Public Comment

A motion to approve minutes of the October, 2017 meeting was made by Mrs. Sue Kunkel and seconded by Mr. Steve Willis.

Administrator's Report:

Greg Pehlke hired as new full time driver. Started November 6, 2017

RFP for dispatch software is deadline of November 30, 2017 1:00pm.

Next Transit Meeting: Monday December 18, 2017 @ 4:00 p.m.

A motion to adjourn was made by Mrs. Sue Kunkel and seconded by Mr. Gordon Geiger

Transit Meeting
December 18, 2017
Minutes

Present; Mr. Rick Blake – Chairman, Mr. Steve Willis, Mr. Gordon Geiger, Sue Kunkel and Brad Brummond – Transit Administrator.

Absent; Mr. Tony Kusserow

1) Call to order 4:00pm

2) No Public Comment - None

3) Approval of November minutes

A motion to approve minutes of the November, 2017 meeting was made Mr. Steve Willis and seconded by Mr. Gordon Geiger. All ayes, motion approved unanimously.

4) Administrator's Report:

A) Greg Pehlke passed CDL test Dec 9. Training with Tim for 2 weeks then will be on his own.

B) RFP for dispatch software is reviews are complete. Recommend Ecolane both had understanding of project Ecolane was \$100,000 less.

A motion to approve Ecolane to provide dispatch software at \$57,595.00 was made by Ms. Sue Kunkel seconded by Mr. Gordon Geiger. All ayes, motion approved unanimously

C) New FTA Drug and Alcohol Policy to include more standard drugs tested for.

A motion to adopt new FTA Drug and Alcohol Policy with the changes was made by Ms. Sue Kunkel seconded by Mr. Steve Willis. All ayes, motion approved unanimously

5) Next meeting date will be January 15, 2018

6) A motion to adjourn the meeting was made by Ms. Sue Kunkel seconded by Mr. Steve Willis. All ayes, motion approved unanimously

Respectfully submitted by:

Brad Brummond
Transit Administrator

CITY OF MERRILL

1004 EAST FIRST STREET
MERRILL, WI 54452-2586

AN ORDINANCE: By Board of Public Works
Re: Amending Chapter 16 – Commercial Building Fees

ORDINANCE NO. 2018-
Introduced: January 9, 2018
1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Committee/Commission Action:
RECOMMENDED FOR PASSAGE

AN ORDINANCE

The Common Council of the City of Merrill, Wisconsin, does ordain as follows:

Section 1. Chapter 16 of the Code of Ordinances for the City of Merrill is amended as follows:

- **Sec. 16-1**

BUILDINGS AND BUILDING REGULATIONS		
105-20(a)	Zoning review new residence permit fee	\$50.00
	Plan review new residence permit fee	\$30.00
	Building permit fee—new residence	\$575.00
	UDC seal new residence permit fee	\$30.00
	Early start permits (footings & foundations only) new residence permit fee	\$50.00
	Occupancy bond new residence permit fee	\$300.00
	Zoning review fee (additions)	\$50.00
	Residential remodeling and additions—other minor projects	\$65.00
	500 sq. ft. and under residence remodeling and additions permit fee	\$325.00
	Over 500 sq. ft. residence remodeling and additions permit fee	\$425.00
	Furnace mechanical permit fee	\$65.00
	Air conditioning mechanical permit fee	\$65.00
	Electrical mechanical permit fee	\$65.00
	Plumbing mechanical permit fee	\$65.00
	Zoning review accessory and other permit fee	\$50.00
	Buildings > 100 sq. ft. with electricity permit fee	\$125.00
	Buildings > 100 sq. ft. without electricity permit fee	\$75.00
	Wrecking permit fee	\$125.00
	Moving permit fee	\$100.00
	Swimming pools permit fee	\$25.00
	Decks/porches/landings > <u>16</u> sq. ft. permit fee	\$125.00
	Fences (\$15.00 per 100 lineal ft.) permit fee	\$15.00

Attachment: Ordinance on Building Permit Fees (3029 : Ordinance on building permit fees)

	Signs permit fee	\$20.00
	All Commercial; new, remodeling, additions	\$200.00 minimum plus \$0.10 square foot
	Up to 25,000 cu. ft. commercial new construction permit fee	\$575.00
	Zoning review commercial new construction permit fee	\$60.00
	Plan review commercial new construction permit fee	\$50.00
	Remodeling <500 sq. ft. commercial new construction permit fee	\$325.00
	Remodeling >500 sq. ft. commercial new construction permit fee	\$525.00
	Commercial remodeling and additions—other minor projects	\$115.00
	Mobile home	\$75.00

-
- **Severability.** In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 2. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Moved by: _____
 Adopted: _____
 Approved: _____
 Published: _____

Approved: _____
 William R. Bialecki, Mayor
 Attest: _____
 William N. Heideman, City Clerk

Attachment: Ordinance on Building Permit Fees (3029 : Ordinance on building permit fees)

12-12-17

TO: Board of Public Works

FROM: Darin Pagel, Building/Zoning Administrator

RE: Permit Fees

Dear Board Members,

During budget time we discussed briefly possibly addressing the City's permit fees. In comparing permit fees, we seem to be in line with all of our residential fees, however, commercially we are very low. There is a wide range of fee structures for various Municipalities. I would recommend that we go to a \$200.00 minimum, plus \$.10 a square foot for all commercial permits. I will be at the meeting if there are any questions.

Thank You

Attachment: Report from Darin Pagel on Permit Fees (3029 : Ordinance on building permit fees)

Zoning Building Fee Schedules

Community	New Homes	Res. Remodel	Mechanical	Deck/Porches	Fence	Sign	Raze	Com. New	Comm. Site Plan Review	Comm. Remod/Add.	Zoning Fee
City of Merrill	\$685	\$375.00- \$475.00	\$65	\$175	\$65	\$70	\$125	\$575	\$110	\$385.00-585.00	\$50
Tomah	\$630	\$6.00 per 1,000	\$45	\$30	\$15	\$25	\$25	\$30+.18 sq	\$80	\$6.00 per 1,000	NA
Chippewa Falls	\$770	\$50.(min.) .28 per sq	\$57	\$30.(min.) .28 per sq	\$40	\$80	\$50	\$350. (min) .31sq	\$80.00 a hour	\$100. (min.) .31 sq	\$80.00hr
Eau Claire	\$590 - \$350. (min.)	\$29. + .16 per sq	\$39. - \$103.	\$39. - \$103.	\$39. - \$103.	\$39. - \$103.	\$65	\$250.(min) .16 sq	NA	\$28. + 550 per 1,000	NA
Wausau	\$415.50	min. plus sq. footage	\$33	\$45.(min) 9.10 per 1,000	\$45	\$36.(min) .78 sq foot	\$105	\$60. (min) .11 sq	\$52 (min) .089 sq	\$60. (min) .11 sq ft.	\$96
Antigo	\$495	NA	\$30. - \$60.	NA	NA	\$50.(min) \$8. per 1,000	NA	NA	NA	NA	NA
Stevens Point	\$1,000 - \$1,500.	\$40(min) \$5.00 per 1,000	\$40. - \$50.	\$40 (min) \$5.00 per 1,000	NA	\$40.(min) \$10. per \$1,000	\$75	\$10. per Cubic ft.	\$150	\$10. per 1,000	NA
Based on a 1500 sq Home											

Attachment: Fee Schedule Comparison (3029 : Ordinance on building permit fees)

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452-2586

AN ORDINANCE: By City Plan Commission
Re: Amending the District Zoning Map of the City of Merrill, Wisconsin for Lots 1, 2, and 3 of Certified Survey Map No. 1196

ORDINANCE NO. 2018-
Introduced: January 9, 2018
1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Committee/Commission Action:
RECOMMENDED FOR PASSAGE

AN ORDINANCE

The Common Council of the City of Merrill, Wisconsin, does ordain as follows:

Section 1. The District Zoning Map of the City of Merrill, Wisconsin is hereby amended by changing the zoning of the following described property from R-3 to Industrial, said parcels more particularly described as follows:

Lots One (1), Two (2), and Three (3) of Certified Survey Map No. 1196, recorded in Volume 6 of Certified Surveys, page 15, in the Office of the Register of Deeds, Lincoln County, Wisconsin.

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Moved by: _____
Adopted: _____
Approved: _____
Published: _____

Approved: _____
William R. Bialecki, Mayor
Attest: _____
William N. Heideman, City Clerk

Attachment: Ordinance on Rezoning for C & D Excavating (3032 : Ordinance on rezoning for C & D Excavating)

CITY OF MERRILL
 1004 EAST FIRST STREET
 MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, January 2, 2018**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) C&D Excavating LLC, requesting the rezoning of 3 parcels of land in the 600 block of S Alexander Street from R-3 to Industrial. Legally described as Lots 1,2,3 of Certified Survey Map #1196 in the City of Merrill, Lincoln County, Wisconsin. Parcel # 34.0006.000.309.00.01, 34.0006.000.309.00.02, 34.0006.000.309.00.03

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: December 7, 2017

CITY OF MERRILL, WISCONSIN

By: _____
 William N. Heideman
 City Clerk

APPLICATION FOR ZONING AMENDMENT CITY OF MERRILL

NAME: C & D Exca LLC STREET ADDRESS: W6976 Sunset Dr

PROPERTY ADDRESS: S. Alexander TAX ROLL#: 34.0006.000.309.00.0

LEGAL DESCRIPTION: _____
34.0006.000.309.00.0
34.0006.000.309.00.0

EXISTING USE: R-3 PROPOSED USE: Industrial

REASONS FOR REQUESTING A ZONE CHANGE: _____

Commercial Business Location

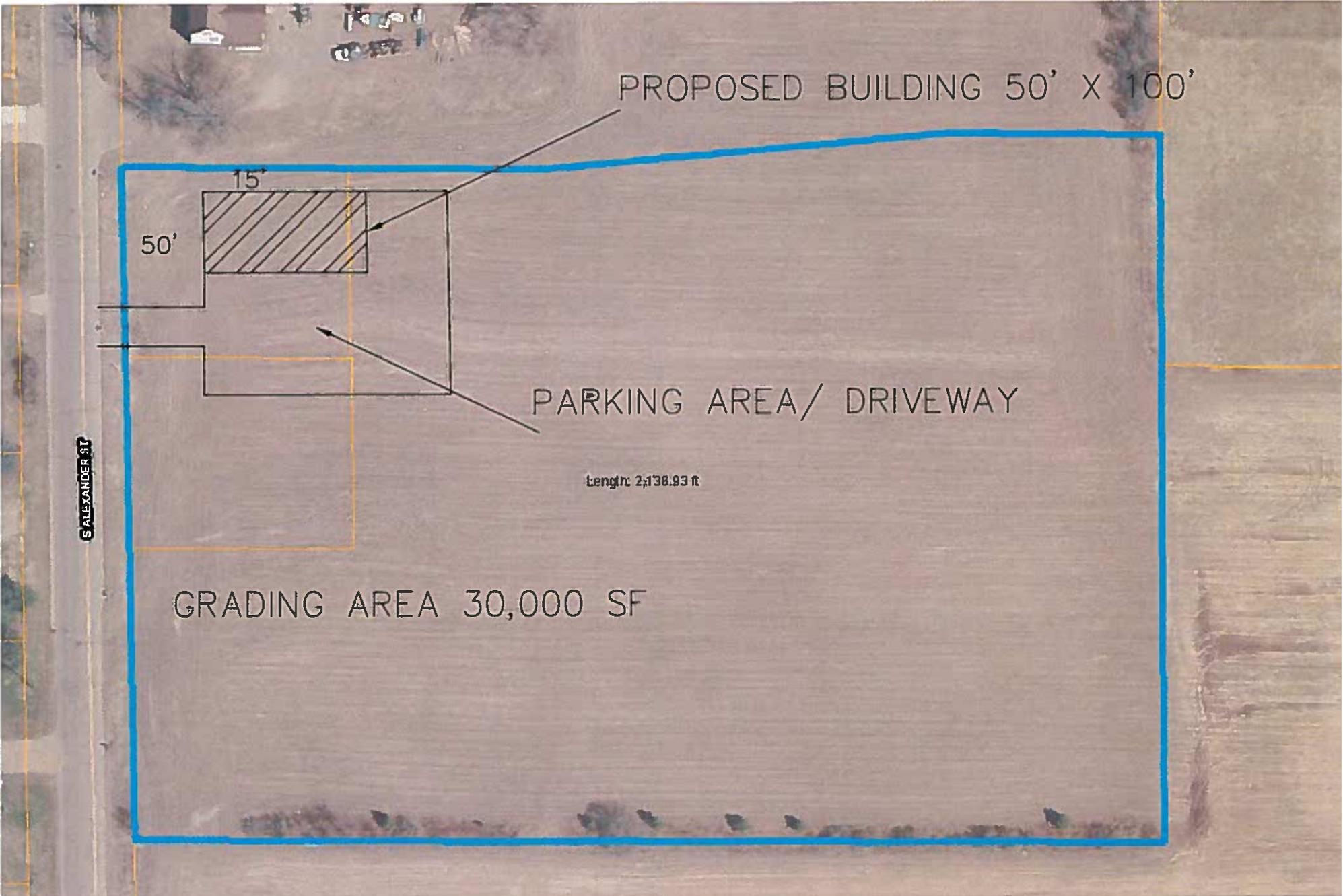
ADDITIONAL REQUIREMENTS

- 1.) Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.
- 2.) Principal use of all properties within 300 feet of the property to be altered.
- 3.) A plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the parcel.
- 4.) Any further information that may be pertinent in considering the application.
- 5.) FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
- 6.) A fee of \$175.00 shall be paid to the Clerk-Treasurer at time of application.

All information submitted is accurate to the best of my knowledge.

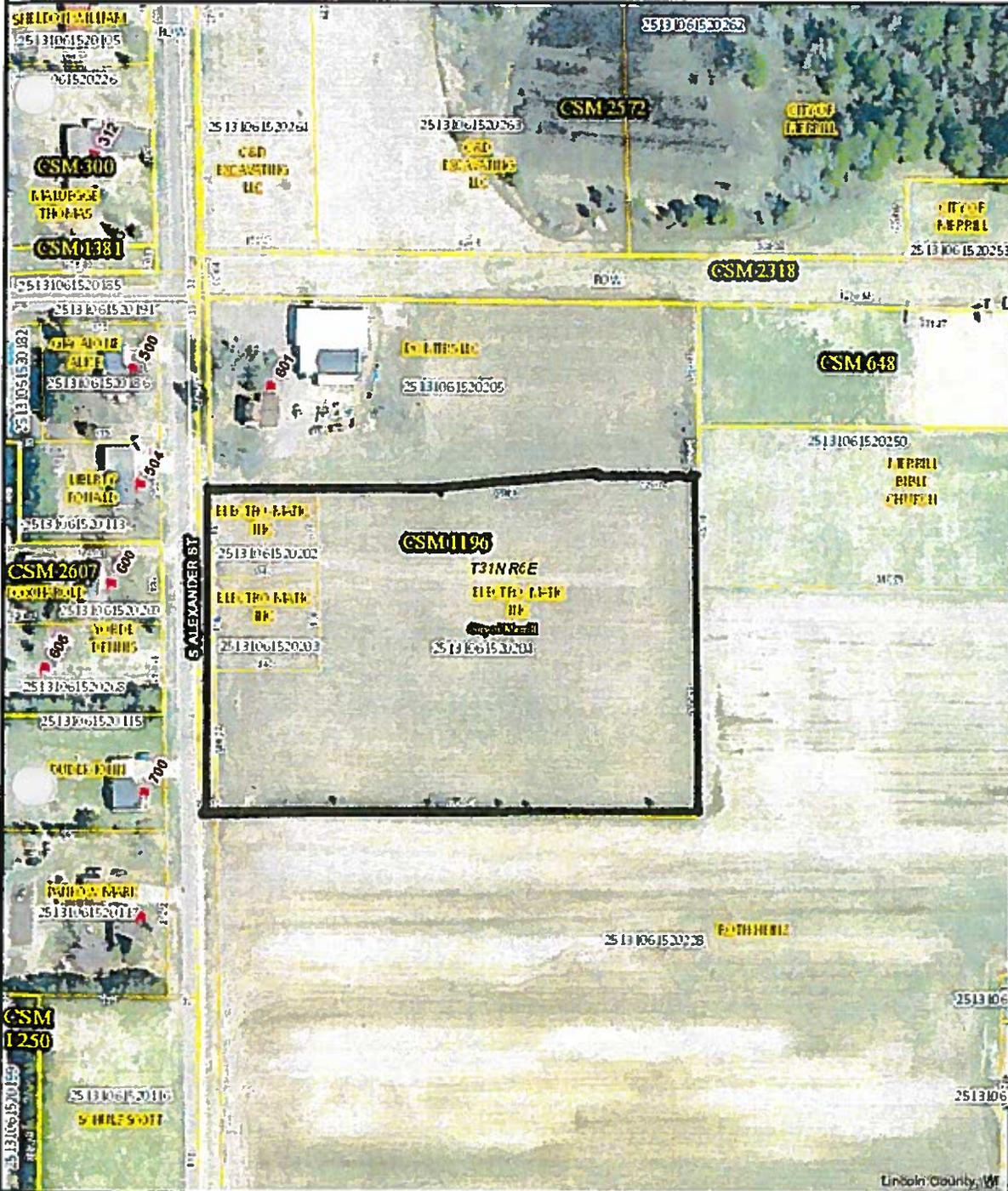
[Signature] _____
Signature of Applicant Date 12.6.17

Attachment: C & D Excavating - Rezoning (3032 : Ordinance on rezoning for C & D Excavating)



Attachment: C & D Excavating - Rezoning (3032 : Ordinance on rezoning for C & D Excavating)

Lincoln County Public Access Land Records Viewer



Author: Public
 Date Printed: 12/6/2017



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*Rec'd at Merrill
 1/2/18 (BH)*

Attachment: Land Records View - C and D Rezoning Area (3032 : Ordinance on rezoning for C & D Excavating)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND JIMCO INVESTMENTS LCC (FOR PREMIER COMPANIES)

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 on September 13, 2011 and has amended the boundary and TIF Plan to include the 2210 Heldt St. property and,

WHEREAS, JIMCO Investments LLC proposes an addition of about 10,000 sq. ft. to existing manufacturing buildings at 2210 Heldt St; manufacturing equipment improvements; and creation of ten new jobs; and

WHEREAS, the City of Merrill finds that the proposed redevelopment and the fulfillment of the items and conditions of the attached Agreement are in the vital and best interest of the City of Merrill, Redevelopment Authority and City residents and serves a public purpose in accordance with State law; and,

WHEREAS, the City and JIMCO Investments LLC have negotiated the development agreement including extension of municipal water and sanitary sewer to 2210 Heldt St., as well as curb and gutter street improvements to Alexander St. and the paving of about 1,300 lineal feet of Heldt St.;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 9th day of January, 2018, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and JIMCO Investments LLC and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)/Board of Public Works

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

Passed: _____

William N. Heideman
City Clerk

Attachment: Resolution on Development Agreement with Jimco Investments (3033 : Resolution on Development Agreement with Jimco

City of Merrill – TIF Development Incentive Overview

TID No. 8 (West Side) - Extension of water/sewer infrastructure

Business Entities: Premier Mfg. of Central WI LLC, Precision Laser Cutting LLC, and Premier Touchless Drying Systems LLC

Property Owner: JIMCO Investments LLC

Location: 2210 Heldt St.

Development: Construction of 10,000 sq. ft. addition along with Powder Coating and fiber optic laser cutting equipment improvements.

Jobs: About ten new employees – please see following employment history overview

Investment: Estimated at over \$1 million dollars

Public Infrastructure: Extension of water and sanitary sewer mains, as well as improvements to Alexander St. and Heldt St. Preliminary estimated \$347,100 construction cost.

TID No. 8 Expenditure:

Recommendations: Extension of water and sanitary sewer mains.
Installation of curb & gutter on Alexander St. and paving (i.e. rural section) of 1,300 lineal feet of Heldt St.

Assessed Manufacturing Valuation – 1/1/2017:

Acres	Land	Improvement	Total	2017 Property Tax
6.92	\$52,700	\$840,100	\$840,100	\$25,623

Note: The 2011 improved valuation was \$591,400 – so has increased \$248,700 due to previous facility improvements.

History – Premier Companies

- Established in 2001 with 1,250 sq. ft. and 4 employees
- In 2017, facilities are at 50,000 sq. ft. and 26 employees

2017 Premier Companies investments

- New Robotic welding cell
- New water treatment equipment
- Added 3 employees

2018 projected investments

- 10,000 sq. ft. facility for Powder coating
- New conveyor line for Powder coating
- 5 new employees for Premier Mfg

- New fiber optic laser
- Adding 2nd shift in Precision Laser Cutting with 5 new employees

Mike VanDerGeest, Operations Manager



2210 Heldt Street

Development Overview – JIMCO Investments-Premier

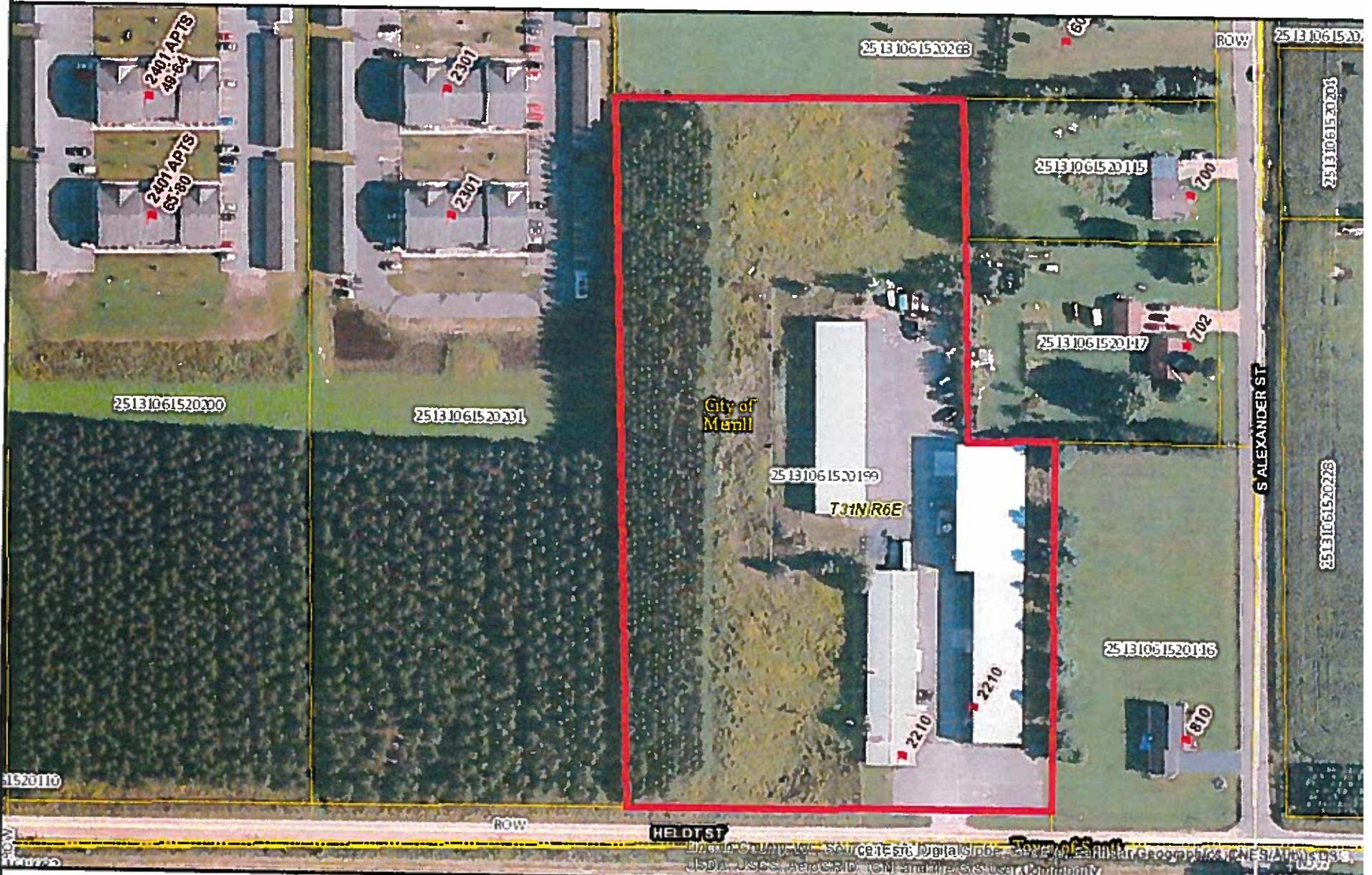
City of Merrill - Projected Tax Increment for Premier Properties						
Property owned under JIMCO Investments, LLC				West Side - TID No. 8		
Expanded manufacturing facility - about 10,000 sq. ft. for Powder Coating						
Existing businesses at 2210 Heldt St. facilities include:						
Precision Laser Cutting, LLC						
Precision Mfg. of Central WI LLC						
Precision Touchless Drying Systems, Inc.						
Real Estate						
		Existing				Projected
		<u>Valuation</u>				<u>Valuation</u>
Existing	Land	\$52,700	6.92 Acres	Land		\$60,000
	Improved	\$840,100		Improved		\$1,015,100
	Total	\$892,800		Total		\$1,075,100
Projected RE Tax Increment						\$182,300
Personal Property		Existing		Projected		Projected
		<u>Valuation</u>		<u>Valuation</u>		<u>Increment</u>
		\$31,500		\$35,000		\$3,500
Projected Tax Increment (TID No. 3 - East Side)						
Const.	Value	Revenue	Real Estate	PP	Tax	Real Estate
Year	Year	Year	Increment	Increment	Rate	Tax Increment
2015	2016	2017	\$201,700		\$31.91	\$6,436
	2017	2018	\$201,700		\$31.91	\$6,436
2018	2019	2020	\$182,300	\$3,500	\$31.91	\$5,929
	2020	2021	\$182,300	\$3,500	\$31.91	\$5,929
	2021	2022	\$182,300	\$3,500	\$31.91	\$5,929
	2022	2023	\$182,300	\$3,500	\$31.91	\$5,929
	2023	2024	\$182,300	\$3,500	\$31.91	\$5,929
	2024	2025	\$182,300	\$3,500	\$31.91	\$5,929
	2025	2026	\$182,300	\$3,500	\$31.91	\$5,929
	2026	2027	\$182,300	\$3,500	\$31.91	\$5,929
	2027	2028	\$182,300	\$3,500	\$31.91	\$5,929
	2028	2029	\$182,300	\$3,500	\$31.91	\$5,929
	2029	2030	\$182,300	\$3,500	\$31.91	\$5,929
	2030	2031	\$182,300	\$3,500	\$31.91	\$5,929
	2031	2032	\$182,300	\$3,500	\$31.91	\$5,929
	2032	2033	\$182,300	\$3,500	\$31.91	\$5,929
	2033	2034	\$182,300	\$3,500	\$31.91	\$5,929
	2034	2035	\$182,300	\$3,500	\$31.91	\$5,929
	2035	2036	\$182,300	\$3,500	\$31.91	\$5,929
	2036	2037	\$182,300	\$3,500	\$31.91	\$5,929
	2037	2038	\$182,300	\$3,500	\$31.91	\$5,929
Projected Tax Increment						\$125,521
TID Increment						

Attachment: TID8- 2210 Heldt St - Premier Companies (3033 : Resolution on Development Agreement with Jimco Investments)

CITY OF MERRILL
S. Aleaxander and Heldt Street Proposed improvements

<u>ITEM NO.</u>	<u>ITEM</u>	<u>EST. QNTY.</u>	<u>UNIT</u>	<u>\$ UNIT PRICE</u>	<u>\$ TOTAL ITEM AMOUNT</u>
1	10 Inch DI Watermain	2100	LF	\$40.00	\$84,000.00
2	10" Fittings	1	LS	\$5,000.00	\$5,000.00
4	Hydrant	2	Each	\$5,000.00	\$10,000.00
5	10 Inch PVC Sanitary Main	2100	LF	\$22.00	\$46,200.00
6	4 Foot Dia. Sanitary Manhole	4	Each	\$2,500.00	\$10,000.00
7	12 Inch RCP Storm Sewer	800	LF	\$30.00	\$24,000.00
8	Storm Sewer Catch Basin 2'x3'	4	Each	\$2,500.00	\$10,000.00
9	Crushed Aggregate Base 1 1/4" Dense	2300	CY	\$14.50	\$33,350.00
10	HMA Pavement	1050	Ton	\$65.00	\$68,250.00
11	30" Curb and Gutter	1600	LF	\$15.00	\$24,000.00
23	Common Excavation	1000	CY	\$6.00	\$6,000.00
24	Topsoil, Seed Mulch	4500	SY	\$5.00	\$22,500.00
26	Inlet Erosion Protection, Type D	4	Each	\$75.00	\$300.00
27	Traffic Control	1	LS	\$2,000.00	\$2,000.00
28	Silt Fence	600	LF	\$2.50	\$1,500.00
TOTAL=					\$347,100.00

Lincoln County Public Access Land Records Viewer



Lincoln County, WI - Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Author: Public
Date Printed: 11/27/2017



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Attachment: TID8- 2210 Heldt St - Premier Companies (3033 : Resolution on Development Agreement with

RESOLUTION NO. _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP ON FOREST DRIVE IN THE TOWN OF MERRILL BY STACY PETTIT

WHEREAS, Stacy Pettit has applied for approval of a division of land by certified survey map pursuant to Code of Ordinances Sections 111-116 and 111-119 for land located in the Southwest ¼ of the Southeast ¼ of Section 4, Township 31 North, Range 6 East, Town of Merrill, Lincoln County, Wisconsin; and,

WHEREAS, the application was referred to the City Plan Commission which considered the proposed division at a meeting on January 2, 2018; and,

WHEREAS, the City Plan Commission has recommended approval of the land division by certified survey map;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 9th day of January, 2018, that the proposed certified survey map presented by Stacy Pettit and prepared by Charley G. Brinkmeier, Professional Land Surveyor, involving in the Southwest ¼ of the Southeast ¼ of Section 4, Township 31 North, Range 6 East, Town of Merrill, Lincoln County, Wisconsin is hereby approved.

BE IT FURTHER RESOLVED, that the City Clerk is directed to so certify the approval of this certified survey map and return the original to the applicant together with a certified copy of this resolution.

Recommended by: City Plan Commission

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

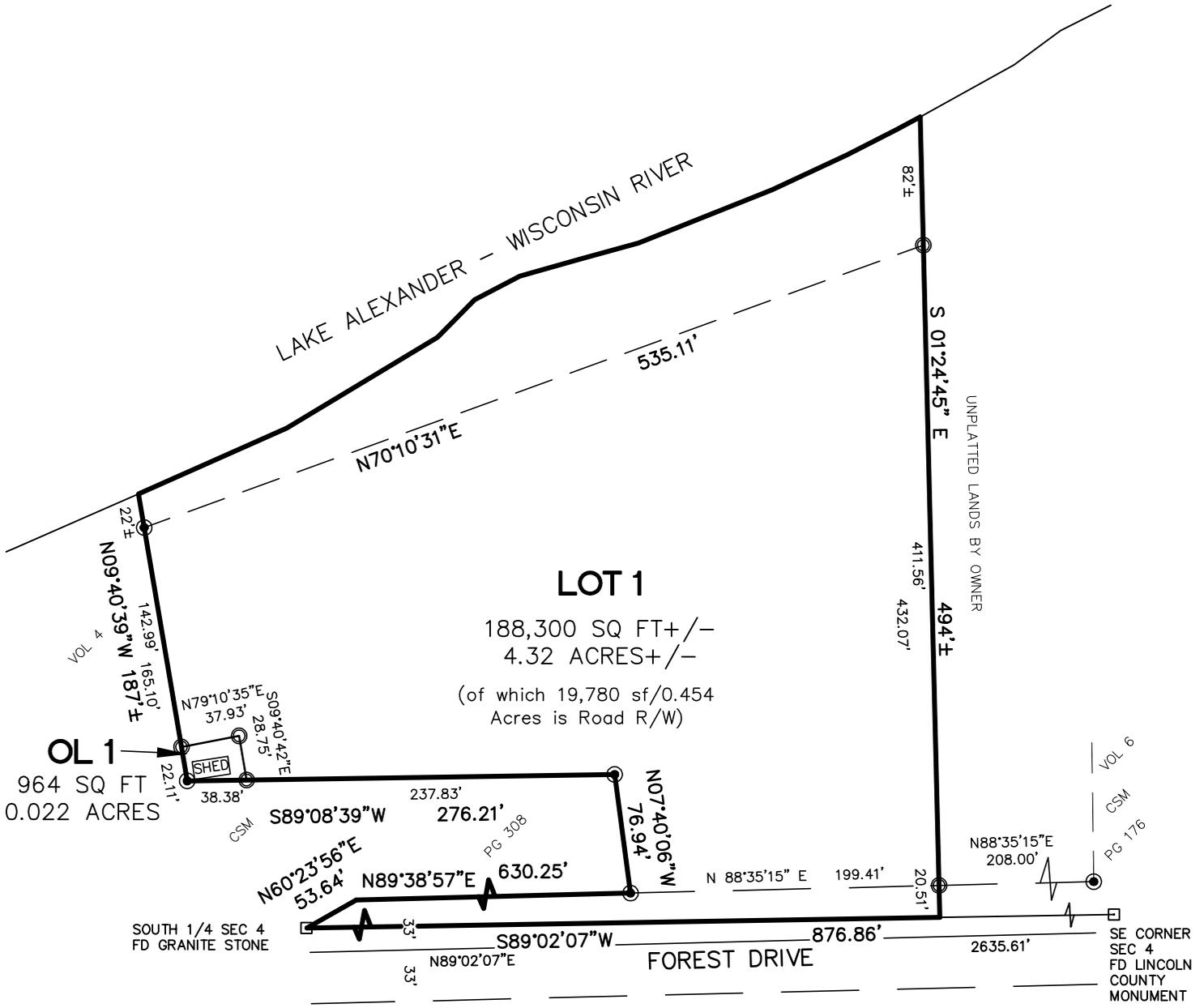
Passed: _____

William N. Heideman
City Clerk

Attachment: Resolution on Certified Survey Map for Pettit (3030 : Resolution on Pettit CSM)

CERTIFIED SURVEY MAP

OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 31 NORTH, RANGE 6 EAST, TOWN OF MERRILL, LINCOLN COUNTY WISCONSIN



Attachment: Certified Survey Map - Pettit (3030 : Resolution on Pettit CSM)

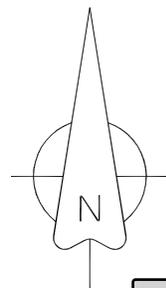
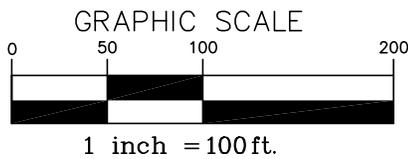
LINCOLN COUNTY APPROVAL: THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE LINCOLN COUNTY PLANNING AND ZONING DEPT.

I, WILLIAM N. HEIDEMAN DULY ELECTED CITY CLERK, CITY OF MERRILL, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL WISCONSIN AT ITS REGULAR MEETING ON _____ BY RESOLUTION NO. _____

PLANNING AND ZONING DIRECTOR

WILLIAM N HEIDEMAN DATE
CITY CLERK

- ⊙ 1.3" X 18" IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT SET(OD)
 - FOUND 2" I. PIPE
 - ⊙ FOUND 1" I. PIPE
 - ▲ FOUND PK NAIL OR RR SPIKE
 - FOUND GOV'T CORNER
 - () RECORD DATA
- SHEET 1 OF 2



SURVEY PROVIDED BY: CORNERSTONE SURVEYING W12890 HWY I DEERBROOK WI 54424 715-216-3234	SURVEYED FOR: STACY PETTIT W6210 FOREST DR MERRILL WI 54452	BEARING REFERENCE: LINCOLN COUNTY COORDINATE SYSTEM
--	--	---

LINCOLN COUNTY CERTIFIED SURVEY MAP

I, Charley G. Brinkmeier, Professional Land Surveyor, hereby certify:

That I have surveyed, and mapped by the order of Stacy Pettit, land being part of the Southwest ¼ of the Southeast ¼ of Section 4, Township 31 North, Range 6 East, Town of Merrill, Lincoln County, Wisconsin more particularly described as follows:

Beginning at the South ¼ corner of Section 4 thence N60° 23' 56"E, 53.64 feet; thence N89° 38' 57"E, 630.25 along the North Right of Way line of Forest Drive; thence N7° 40' 06"W, 76.94 feet; thence S89° 08' 39"W, 276.21 feet; thence N9° 40' 39"W, 165.10 feet to a pipe which lies S9° 40' 39"E, 22 feet more or less from the water's edge of Lake Alexander; thence N70° 10' 31"E, 535.11 feet along a meander line of Lake Alexander to a pipe which lies S1° 24' 45"E, 82 feet more or less from the water's edge of Lake Alexander; thence S1° 24' 45"E, 432.07 feet; thence S89° 02' 07"W, 876.86 feet along the South line of the Southeast 1/4 of Section 4 to the point of beginning of the parcel herein described.

Said parcel contains 189,300 Square Feet or 4.34 Acres more or less to the water's edge of Lake Alexander.

Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes

Dated this 7th day of December, 2017.

_____ R.L.S. No. S-2517

RESOLUTION NO. _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP ON CREEK AVENUE IN THE TOWN OF SCOTT BY RONALD SCHNEIDER AND LLOYD SCHNEIDER

WHEREAS, Ronald Schneider and Lloyd Schneider have applied for approval of a division of land by certified survey map pursuant to Code of Ordinances Sections 111-116 and 111-119 for land located in the Northeast ¼ of the Northwest Fractional ¼ and part of the Northwest ¼ of the Northwest Fractional ¼ all in of Section 30, Township 31 North, Range 7 East, Town of Scott, Lincoln County, Wisconsin; and,

WHEREAS, the application was referred to the City Plan Commission which considered the proposed division at a meeting on January 2, 2018; and,

WHEREAS, the City Plan Commission has recommended approval of the land division by certified survey map;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 9th day of January, 2018, that the proposed certified survey map presented by Ronald Schneider and Lloyd Schneider and prepared by Gary R. Krueger, Professional Land Surveyor, involving in the Northeast ¼ of the Northwest Fractional ¼ and part of the Northwest ¼ of the Northwest Fractional ¼ all in of Section 30, Township 31 North, Range 7 East, Town of Scott, Lincoln County, Wisconsin, Wisconsin is hereby approved.

BE IT FURTHER RESOLVED, that the City Clerk is directed to so certify the approval of this certified survey map and return the original to the applicant together with a certified copy of this resolution.

Recommended by: City Plan Commission

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

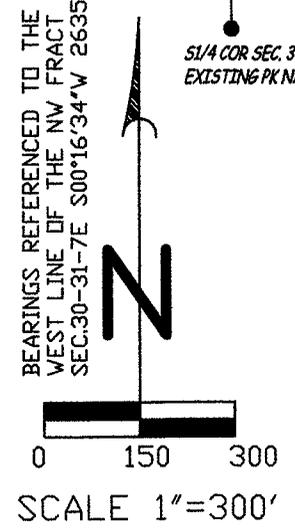
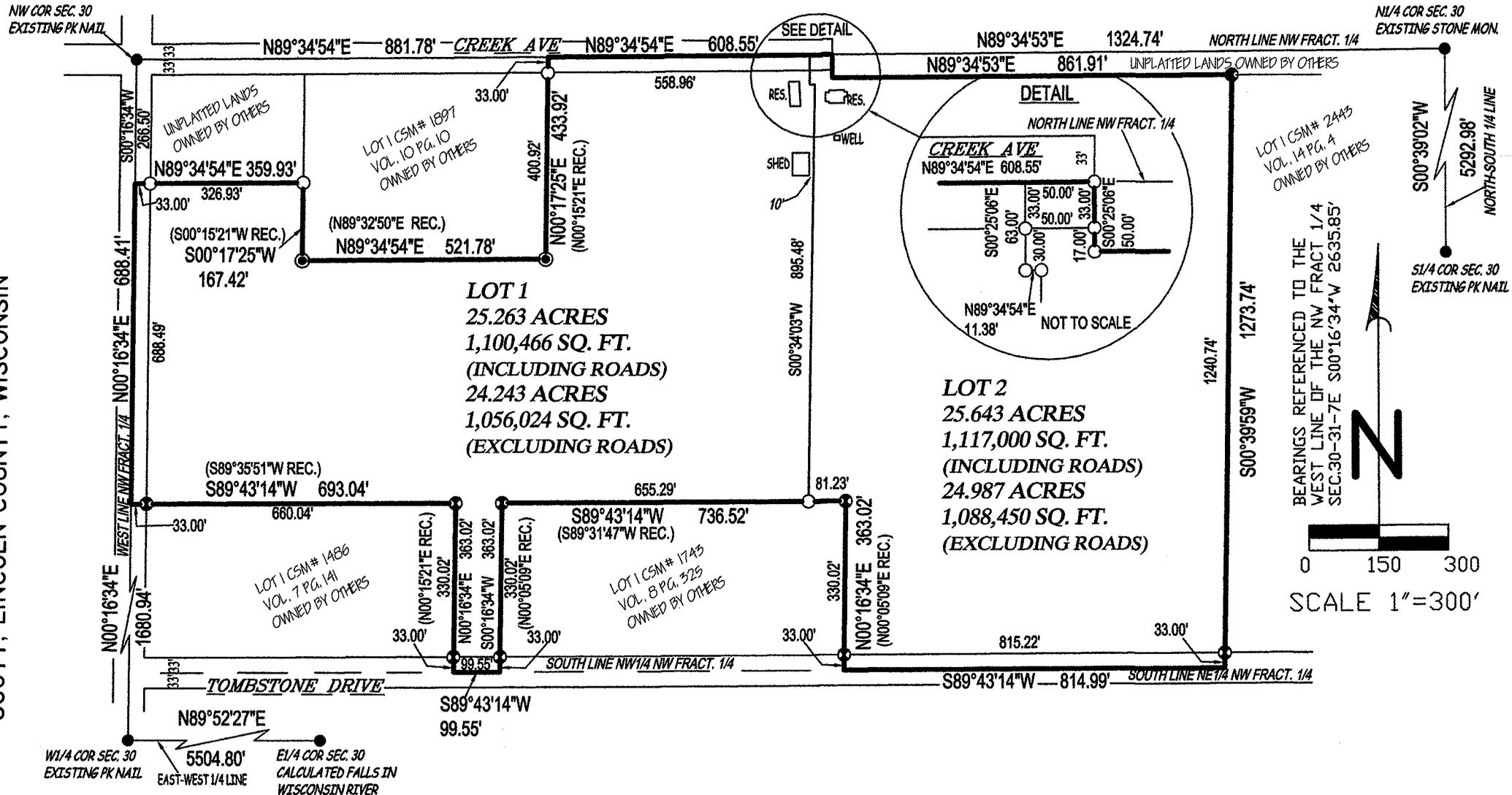
Passed: _____

William N. Heideman
City Clerk

Attachment: Resolution on Certified Survey Map for Schneiders (3031 : Resolution on Schneider CSM)

LINCOLN COUNTY CERTIFIED SURVEY MAP NO. _____ VOL. _____ PG. _____

PART OF THE NE1/4 OF THE NW FRACT. 1/4 AND PART OF THE NW1/4 OF THE NW FRACT. 1/4 ALL IN SECTION 30, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF SCOTT, LINCOLN COUNTY, WISCONSIN



- LEGEND**
- 3/4" X 18" REBAR SET WEIGHING 1.50 LBS/LIN. FT.
 - EXISTING 1 1/4" O.D. IRON PIPE
 - EXISTING 3/4" REBAR

GARY R. KRUEGER PLS NO. 1619
SURVEY COMPLETED 12/18/17

PREPARED FOR:

RONALD & LLOYD SCHNEIDER
4799 & 4795 CREEK AVE
MERRILL, WI 54452

PROJECT #: SCHNEIDERRON

KRUEGER SURVEYING LLC
220 SHERMAN ST.
WAUSAU, WI 54401
PHONE: 715-845-6666 CELL: 715-218-5150
EMAIL: KREEGS1619@AOL.COM

THIS DRAWING AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF KRUEGER SURVEYING LLC AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	DATE: 12/14/2017
	DRAWN BY: DRO
	SHEET 1 OF 2

Attachment: Certified Survey Map - Schneider (3031 : Resolution on Schneider CSM)

LINCOLN COUNTY CERTIFIED SURVEY MAP
NO. _____ VOL. _____ PG. _____

PART OF THE NE1/4 OF THE NW FRACT.
1/4 AND PART OF THE NW1/4 OF THE NW
FRACT. 1/4 ALL IN SECTION 30, TOWNSHIP
31 NORTH, RANGE 7 EAST, TOWN OF
SCOTT, LINCOLN COUNTY, WISCONSIN

SURVEYOR CERTIFICATE

I, GARY R. KRUEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED AT THE DIRECTION OF RONALD SCHNEIDER, PART OF THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 ALL IN SECTION 30, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF SCOTT, LINCOLN COUNTY, WISCONSIN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30; THENCE N89°34'54"E, ALONG THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 881.78 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING N89°34'54"E, ALONG THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 608.55 FEET; THENCE S00°25'06"E, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4, 50.00 FEET; THENCE N89°34'53"E, PARALLEL TO THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 861.91 FEET; THENCE S00°39'59"W, ALONG THE WEST LINE OF LOT 1 CSM# 2443, VOLUME 14, PAGE 4 AND ITS EXTENSION THEREOF, 1273.74 FEET; THENCE S89°43'13"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4, 814.99 FEET; THENCE N00°16'34"E, ALONG THE EAST LINE OF LOT 1 CSM# 1743, VOLUME 8, PAGE 325 AND ITS EXTENSION THEREOF, 363.02 FEET; THENCE S89°43'14"W, ALONG THE NORTH LINE OF SAID LOT 1 CSM# 1743, 736.52 FEET; THENCE S00°16'34"W, ALONG THE WEST LINE OF SAID LOT 1 CSM# 1743, AND ITS EXTENSION THEREOF, 363.02 FEET; THENCE S89°43'14"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4, 99.55 FEET; THENCE N00°16'34"E, ALONG THE EAST LINE OF LOT 1 CSM# 1486, VOLUME 7, PAGE 141 AND ITS EXTENSION THEREOF, 363.02 FEET; THENCE S89°43'14"W, ALONG THE NORTH LINE OF SAID LOT 1 CSM# 1486 AND ITS EXTENSION THEREOF, 693.04 FEET; THENCE N00°16'34"E, ALONG THE WEST LINE OF THE NORTHWEST FRACTIONAL 1/4, 688.41 FEET; THENCE N89°34'54"E, PARALLEL TO THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4, 359.93 FEET; THENCE S00°17'25"W, ALONG THE WEST LINE OF LOT 1 CSM# 1897, VOLUME 10, PAGE 10, 167.42 FEET; THENCE N89°34'54"E, ALONG THE SOUTH LINE OF SAID LOT 1 CSM# 1897, 521.78 FEET; THENCE N00°17'25"E, ALONG THE EAST LINE OF SAID LOT 1 CSM# 1897 AND ITS EXTENSION THEREOF, 433.92 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND IS SUBJECT TO THE PUBLIC RIGHT-OF-WAYS KNOWN AS TOMBSTONE DRIVE OVER THE SOUTH 33 FEET, LAKE ROAD OVER THE WEST 33 FEET AND CREEK AVENUE OVER THE NORTH 33 FEET AS SHOWN HEREON.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE AND LAND DIVISION REGULATIONS OF THE COUNTY OF LINCOLN, THE TOWN OF SCOTT AND THE CITY OF MERRILL IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY OF MERRILL APPROVAL

I, WILLIAM N. HEIDEMAN, DULY ELECTED CITY CLERK, CITY OF MERRILL, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN AT IT'S REGULAR MEEETING ON _____ BY RESOLUTION NO. _____

WILLIAM N. HEIDEMAN _____ DATE _____
CITY CLERK

PREPARED FOR:

RONALD & LLOYD SCHNEIDER
4799 & 4795 CREEK AVE
MERRILL, WI 54452



KRUEGER SURVEYING LLC
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WAUSAU, WI 54401
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DATE: 12/14/2017

DRAWN BY: DRO

SHEET 2 OF 2

GARY R. KRUEGER PLS NO. 1619
SURVEY COMPLETED 12/18/17

PROJECT #SCHNEIDERRONDES

Attachment: Certified Survey Map - Schneider (3031 : Resolution on Schneider CSM)