

October 12, 2020

CITY OF WASHBURN COMMON COUNCIL MEETING

5:30PM

Washburn City Hall & Remote Call-In

City Council Members:

Present, in-person:

Karen Spears-Novachek, Laura Tulowitzky, Tom Neimes,  
Carl Broberg, Dave Anderson, Mary McGrath

Present, remote:

Jennifer Maziasz

Municipal Personnel:

Present in-person:

City Administrator Scott J. Kluver, City Attorney Max Lindsey,  
Assistant City Administrator Tony Janisch

Present, remote:

Mayor Mary D. Motiff

Absent:

None

**Call to Order** - Meeting called to order at 5:32PM by Mayor Motiff. Roll call attendance depicted seven (7) of seven (7) members of the Common Council in attendance. Quorum of the Council recognized.

**Approval of Minutes – City Council Meeting of September 14, 2020** - A motion was made by Novachek to approve the September 14, 2020 minutes of the City Council with the correction noted, second by Neimes. Motion carried unanimously.

**Approval of Expenditures** - A motion was made by Novachek to approve the monthly expenditures as reviewed, second by Tulowitzky. Motion carried unanimously.

**Public Comment** – No public comment was received.

**Mayoral Announcements, Proclamations, Appointments-** The Mayor gave an update regarding Halloween. Halloween is not an official city sponsored event in Washburn, however we do not recommend door-to-door trick-or-treating and to respect those residents that do not have porch lights on. Those that are trick-or-treating should wear face coverings and practice social distancing with non-family groups. The Mayor further noted that the Washburn Chamber of Commerce has some planned safer options for celebrating Halloween. Next, the Mayor provided information regarding the upcoming Nov. 3<sup>rd</sup> election on how to vote absentee. The Mayor continued with a proclamation that the 2<sup>nd</sup> Monday of October is Indigenous Peoples Day. The Mayor concluded noting a vacancy on the Harbor Commission and to appoint Matt Simoneau to the Plan Commission. Moved by Anderson appoint Matt Simoneau to the Plan Commission, second by Tulowitzky. Motion carried unanimously.

**Presentation, Discussion & Action on Proposal from Dan Hudson to Purchase/Rehabilitate Property at 204 W. Bayfield St. (Brokedown) and Action on Authorization for Staff to Negotiate**

**Development Agreement for Sale** – John Carlson, representing Dan Hudson, initially spoke requesting City Council appoint someone(s) to begin negotiations and draft a development agreement. Dan Hudson then presented his proposal for the development of 204 W. Bayfield St. This includes residential units on the second floor of the building with commercial space on the first floor. Hudson stated that project would be done in three stages: 1) the repair of the building exterior and façade, 2) renovating the lower portion for commercial use, and 3) remodeling the second floor for residential. Hudson also shared photos of development projects he had completed in the City of Ashland.

**Presentation, Discussion & Action on Proposal from Badger Colish to Purchase/Rehabilitate Property at 204 W. Bayfield St. (Brokedown) and Action on Authorization for Staff to Negotiate**

**Development Agreement for Sale** – Badger Colish, owner of The Brewing Badger LLC, presented his proposal for the development of 204 W. Bayfield St. Colish stated that he has designed, installed and commissioned craft breweries in the U.S. and Canada, as well as projects in Bermuda, Africa, and India. Colish further stated that he would like to bring a destination brewpub to Washburn.

**Discussion & Action on Special Exception Request to Place Garage in Front Yard, 881 Jackson Rd. – Seth Bichler & Katy Frederickson Petitioners** – The Mayor asked for a motion to amend the agenda and

move up discussion of the Special Exception Request of Petitioners Bichler & Frederickson. McGrath moved to amend the agenda as requested by the mayor, seconded by Novachek. Motion passes unanimously. Moved by Novachek to approve the special exception request to place a garage in the front yard of 881 Jackson Rd., second by McGrath. Broberg stated that this seems like a reasonable request. Neimes stated that he does not see any issues. The Council agreed to the criteria as outlined by the Plan Commission. Motion carried unanimously.

**Discussion & Action on Five-Year Fire and Ambulance Service Agreements with the Towns of Barksdale, Bayview, and Washburn** – Kluver stated that the Town of Barksdale had already approved their agreement; the Town of Bayview is meeting the following night to discuss the agreement; and he is unsure when the Town of Washburn will be discussing their agreement. Broberg moved to approve the five-year fire and ambulance agreements with the Towns of Barksdale, Bayview and Washburn, seconded by Neimes. Motion carried unanimously.

**Discussion & Action on Tentative Approval of 2021 Stormwater Utility Budget** – Kluver stated that the Personnel/Finance Committee will be discussing wage adjustments of employees in general, and any decisions may alter this budget slightly. Moved by Novachek to tentatively approve the 2021 Stormwater Utility Budget, seconded by McGrath. Motion carried unanimously.

**Discussion & Action on Tentative Approval of 2021 Harbor Commission Budget** – Kluver stated that wage adjustments may alter this budget slightly, as well. Broberg added that the budget includes \$300,000 of capital improvement for the rehab of Pier One. However, he added, that there has been a 300% increase of material costs. If this project does not occur, capital funding would be shifted to additional pavement at boat launch and an additional pavilion. Moved by Anderson to tentatively approve the 2021 Harbor Commission Budget, second by Novachek. Motion carried unanimously.

**Discussion & Action on 2021 Fee Schedule** – The Mayor noted a few adjustments to fees from the year prior. Kluver stated that adjustments include new costs for disposal of items for the city-wide clean-up, the new fee of \$750 for commercial usage permitting, increase for chicken permit and direct sellers permit to \$75. Kluver continued that the marina would like to increase the boat launch fee to \$10/day and \$75/annual. He stated that this adjustment is not included in the new fee schedule, but that the fees for the city launch and marina launch had traditionally been kept the same, with launch passes honored mutually. Moved by McGrath to approve the 2021 Fee Schedule including an increase to boat launch fees of \$10/daily & \$75/annual, second by Tulowitzky. Motion carried unanimously.

**Discussion & Action on Recommendations/Updates to 2021 General Fund, Debt Service, and Capital Budgets** – Novachek, chair of the Personnel/Finance committee, stated that the committee met and reviewed this budget on two occasions and made no recommendations for changes. She continued that the committee had also begun negotiations with the police union and have looked at potential wage increases for officers; which spawned discussion of wage increases for all employees, noting that the wage scale of Washburn officers and City staff are low when compared to surrounding communities. Novachek further stated that the committee is recommending a 2% wage increase across the board for all employees. Kluver added that the police contract will come before Council in November and includes a 2% wage increase for 2021 only with 2022 & 2023 to be determined. Kluver continued that wage adjustments would increase the budget by \$19,381. The Mayor stated, that while not currently in the budget, would like to see a plan to address sidewalks and the dilapidated house on Pine Street. The Mayor continued that she would like to see \$10,000 planned for sidewalk repair. Niemes questioned if a Home Rule/Transportation Fund tax could be used to address sidewalks. Kluver answered that this would mean creating a transportation utility and imposing a wheel tax fee on top of vehicle registration. He continued that this could be a method of generating funds, but unsure at this time as to how much. Kluver added that a discussion with the public should occur if this was something the Council wanted to pursue. Maziasz stated that she would support smaller adjustments to the budget, to address small sections of sidewalk repair, if they can be found. Discussion continued regarding sidewalks and funding. Kluver added that sidewalks have been traditionally funded through special assessment and suggested that a plan should be in place before moving forward. Moved by Novachek to approve the 2021 General Fund Operating, Capital & Debt Services Budget with adjustments to include wage and health insurance costs, second by Broberg. Motion carried unanimously.

**Closed Session - Consideration to Negotiate Offers for Property at 204 W. Bayfield St.** – A motion was made by Tulowitzky to go into closed session at 7:11PM pursuant to Wisconsin State Statute §19.85(1) (c), to consider negotiations for the property at 204 W Bayfield St., following which the Council may reconvene in open session to take any action that may be necessary on the closed session items, second by Broberg. Motion carried unanimously via roll call vote.

A motion was made by Novachek to return into Open Session at 7:26PM, second by McGrath. Motion carried unanimously. Moved by Novachek to direct staff to continue negotiations with both parties for the purchase of 204 W. Bayfield St., second by McGrath. Kluver clarified that the negotiation team would be himself, as City Administrator, City Attorney Max Lindsey, and Council Member Dave Anderson. Motion carried unanimously.

**Adjourn** – Mayor Motiff adjourned the meeting at 7:29PM.

Tony Janisch  
Assistant City Administrator

**FINANCE COMMITTEE MEETING 4:30pm**

Committee Members Karen Spears Novachek & Laura Tulowitzky reviewed monthly expenditure vouchers.