



Monthly Report: November 2022

New FVTC Regional Director: *On Thursday, November 10th I was able to join Parks and Recreation and Library staff in meeting Larry Thomas, the new Regional Manager for Fox Valley Technical College. Larry is looking for opportunities to create new offerings at the Waupaca branch that meet the needs of the community. We specifically spoke with Larry about the opportunity to provide both English and Spanish classes as our non-English speaking Hispanic population has grown in recent years. We hope to have these offerings available to the community by late spring/early summer to start taking steps to break down communication barriers that may exist among community members.*

Old St. Mary's Church Property: *Earlier this fall we received communication from Mr. Nino Pedrelli regarding his intent to sell the property located at 223 S. Division Street. The terms of the sale fulfilled the terms of the development agreement between the City and Mr. Pedrelli resulting in the City releasing that agreement. The property was purchased by Schuelke Properties LLC for \$150,000. Mr. Pedrelli kept approximately \$41,500 to reimburse himself for holding and closing costs which was allowed per the agreement. The remaining funds (approximately \$108,500) came to the City which was more than required per the agreement. That payment has since been received. On Thursday, November 10th, our Development Review Team was provided an update from the current owners who plan to bring a proposal for multifamily housing forward to City Council as soon as Tuesday, January 3rd.*

5311 Compliance Review: *In late October, we were notified that the City has been randomly selected for a 5311 Compliance Review for the federal funds the City receives for the operations and capital purchases associated with our Waupaca Taxi service. Administration and Finance staff have been working over the past week to complete the required paperwork, documentation, etc. to be submitted by Friday, November 11th. On Thursday, November 17th we will hold a half-day virtual review with Mr. Charles Glover and representatives from our contracted transit provider Running, Inc. We look forward to working with them to ensure all requirements are being met. If there are areas we need to correct, we are typically notified and given 60 – 90 days to meet those requirements.*

Green Tree Development Agreement: *This week staff received a status update from Green Tree Construction regarding their housing development within the City as it relates to the terms of the active development agreement. They have hit their development marks to allow for their sewer and sidewalk credits. We will work*



**City
Administrator**

Aaron Jenson, City Administrator
111 S. Main Street • Waupaca, WI 54981
ajenson@cityofwaupaca.org
www.cityofwaupaca.org
715.258.4411

towards satisfying the terms of the agreement in December/January. Those terms include the City receiving several lots back in the Woodland Estates Subdivision. Of the five lots to be returned, three are impacted by either storm water treatment or River Ridge Trail facilities. Once they are transferred back to City ownership, we will work to secure permanent protections around those facilities and actively market the remaining lots for development.

Vacation Policy: Staff is currently reviewing and evaluating the City's vacation policy for recruiting, retention, and operational effectiveness. Staff will continue conversations through November and hope to bring forward proposed amendments to policy during our December 6th Council Meeting.

Insurance Market Results: The City recently received results from our health insurance broker obtaining quotes from other providers. As expected, our most affordable option for both the City and employees is staying with Group Health Trust (GHT). Employees have been informed of Open Enrollment sessions scheduled for November 29th at 11:00 AM and 1:00 PM.

City Revaluation Starting This Month: Starting in late 2022 and extending into 2023 all real and personal property in the City will be revalued. This revaluation will provide the City with a comprehensive and modern assessment system which will enable us to insure equitable treatment of all properties. Bowmar Appraisal staff will be conducting the revaluation on behalf of the City.

This revaluation will correct inequities that may have developed over the years. Since taxes are apportioned according to the value of the property owned, any inequity in assessed value results in an unfair distribution of the tax burden. Properties that have been assessed too high pay more than their fair share and properties assessed too low are paying less than their fair share.

Our current assessment ratio is 78% and our last reval was completed in 2005. When complete, this effort will bring the values back to 100%. We have posted a question-and-answer document on our website along with an informational video that educates our residents on the purpose and impacts of revaluation efforts.

Notable meetings and events since October 20th:



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- Oct. 19: *Airport Board Meeting*
 - Oct. 20 & 21: *League of Wisconsin Municipalities Conference*
 - Oct. 25: *CDBG Public Participation Committee*
 - Oct. 26: *Waupaca Rotary*
 - Oct. 27: *Waupaca Area Community Chest Meeting*
 - Oct. 27: *Grant Management Team Meeting*
 - Oct. 28: *ECRPC Meeting in Fond du Lac*
 - Oct. 28: *Halloween on Main Event*
 - Oct. 31: *Historical Society Capital Campaign Meeting*
 - Nov. 1: *Dream Team Meeting*
 - Nov. 1: *City Council Meeting*
 - Nov. 2: *Plan Commission Meeting*
 - Nov. 9: *WCEDC Executive Committee Meeting*
 - Nov. 10: *Meeting with New FVTC Waupaca Manager*
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