

**\*AMENDED\***  
**City of Stevens Point**  
**REGULAR COUNCIL MEETING**

**Council Chambers**  
**County-City Building**  
**1516 Church Street**

**July 20, 2015**  
**7:00 P.M.**

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. \*Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes on a non-agenda item.
5. AECOM presentation regarding Hoover Road grade separation concerns.

**Consideration and Possible Action on the Following:**

6. Minutes of the Regular Common Council meeting of June 15, 2015 and the Special Joint Common Council/Redevelopment Authority meeting of July 13, 2015.
7. Possible funding of needed improvements for Edgewater Manor.
8. Modification of the Joint Municipal Agreement of the City of Stevens Point and the Community Development Authority of the City of Stevens Point (now known as the Redevelopment Authority of the City of Stevens Point) for Edgewater Manor.
9. Minutes and actions of the Plan Commission meeting of July 6, 2015.
10. Public Hearing – Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
11. Resolution on the above.
12. Resolution – Conditional Use – 3324 Church Street – to operate a car wash and associated activities.
13. Resolution Approving the Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin.
14. Resolution Approving the Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin.
15. Minutes and actions of the Finance Committee meeting of July 13, 2015.
16. Ordinance Amendment – Compensation for Election Officials (poll workers and appointed Canvass Board members) (Sections 3.40(2) and 3.46(4) of the RMC).

17. Ordinance Amendment – Establishing a grant program related to Reserve Class B licenses (Section 12.14(21) of the RMC).
18. Minutes and actions of the Board of Public Works meeting of July 13, 2015.
19. Public Hearing – Special Assessment of the costs for the engineering, design and construction of a concrete seawall to meet federal emergency management agency (FEMA) freeboard requirements.
20. Final Resolution on the above.
21. Design contract from AECOM for the Heffron Street Extension and the Coye Drive Intersection improvements.
22. Minutes and actions of the Personnel Committee meeting of July 13, 2015.
23. Memorandum of Agreement with the Stevens Point Police Officer’s Organization.
24. Ordinance Amendment – Police Department Chain of Command (Section 5.04 (1)(b) of the RMC).
25. Minutes and actions of the Public Protection Committee meeting of July 13, 2015 and the minutes of the Special Public Protection Committee of June 15, 2015.
26. Minutes and actions of the Board of Water and Sewerage Commissioners meeting of July 13, 2015.
27. Engagement letter with Stafford Rosenbaum.
28. Minutes and actions of the Airport Commissioners meeting of July 13, 2015.
29. Minutes and actions of the Police and Fire Commission meeting of June 2, 2015 and the Special Police and Fire Commission meeting of June 16, 2015.
30. Minutes and actions of the Board of Park Commissioners meeting of July 1, 2015.
31. Minutes and actions of the Transportation Commission meeting of July 14, 2015.
32. Statutory Monthly Financial Report of the Comptroller-Treasurer.
- \*33. Mayoral Appointments:
  - Transportation Commission
  - \* Redevelopment Authority
34. Enter into closed session under Wisconsin Statutes 19.85(1)(e) (the 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) for discussion of resolving an encroachment upon City property within Bukolt Park.
35. Adjournment.

## RMC – Revised Municipal Code

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Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.

**City of Stevens Point  
REGULAR COUNCIL MEETING**

**Council Chambers  
County-City Building  
1516 Church Street**

**June 15, 2015  
7:00 P.M.**

**Mayor Mike Wiza, Presiding**

ROLL CALL: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.

ALSO

PRESENT: City Clerk Moe, Attorney Beveridge, C/T Ladick; Directors Schrader, Schatschneider, Lemke; Fire Chief Finn, Interim Assistant Police Chief Zenner; Kyle Kearns; Sari Lesk, Stevens Point Journal; Nate Enwald, Portage County Gazette; Brandi Makuski, City Times.

**2. Salute to the Flag and Mayor's opening remarks.**

Mayor Wiza stated he had the opportunity to attend the June 14, 2015 Flag Day festivities and witnessed a flag retirement ceremony. He also thanked Ald. Mrozek for the suggestion of alderpersons walking in the July 4, 2015 parade, which everyone will participate in.

Mayor Wiza reported the seawall project is completed and will save citizens the cost of obtaining flood insurance.

Mayor Wiza stated he has met with C/T Ladick concerning the capital budget in hope of providing the alderpersons with plenty of lead time to review the budget.

**3. \*Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.**

No one wished to address the Mayor and City Council.

**4. Presentation by Kent Hall – Bird City Wisconsin.**

Kent Hall stated Stevens Point was the very first city in Wisconsin to receive the Bird City Award and now has received the "High Flier Award" for the past four years. He presented the plaque to Mayor Wiza.

**5. Presentation by Director Joel Lemke regarding the City Airport.**

Joel Lemke, Director of Public Utilities and Transportations and Jason Draheim, Airport Manager, provided City Council members with an overview of the Airport budget and services. Mr. Draheim stated the airport provides facilities for private, recreational and

corporate planes, medical flights, cargo deliveries and agricultural applications. He said it was a rally point for medical and law enforcement personnel. Its tenants include 5 corporate and 45 private planes.

Mr. Draheim reported the Airport expenditures were \$500,000 of which \$350,000 in revenue is generated in sales of fuels and rent. It depends on \$150,000 from the tax levy.

Ald. Doxtator asked if there were any events scheduled.

Mr. Draheim said they would be hosting the first Hamburger Fly-In from 5 p.m. to 7p.m. [August 12, 2015] and would provide a good opportunity for everyone to attend the event and tour the Airport.

**6. Persons who wish to address the Mayor and Council for up to three (3) minutes on a non-agenda item.**

Neil Prendergast, 1924 Plover Street, stated there is a concern for bicyclists turning left onto Hoover Avenue. He stated that the left turn requires crossing four lanes of traffic, which could be very dangerous to bike riders. Mr. Prendergast proposed a bicycle underpass.

**Consideration and Possible Action on the Following:**

**7. Notice of Circumstances of Claims - Patty Amman, Christian and Kristin Hemmrich, Steven and Elizabeth Kerlin, Rick D. Kozickowski, Brenda Lackey and Catherine Scheder, Tim Lange, Carroll B. Lodahl and Ruth E. Lodahl, Ronald and Diane Luth, Bruce and Sheryl Makuski, Susan and Karl Malnory, Brian and Cynthia Mandeville, Larry and Connie Raatz, John and Michele Sandona, Thomas and Shirley Skillman, Martin and Ann Zblewski.**

City Attorney Beveridge reported more detailed claims will be filed in approximately four weeks and action on this item will be postponed until next month.

**8. Review the financial feasibility analysis of revenue sharing from TIF Districts 5 and 7 to TIF District 6, proceed with phase two of the Ehlers proposal, and continue the process of amending the project plans for TIF Districts 5 and 7.**

Greg Johnson, Ehlers, provided the feasibility analysis for the three TIF Districts. He stated TIF #6 is the downtown TIF and was created in 2006 and at the end of 2014, it showed a negative balance.

Mr. Johnson stated TIF District #5 is the north side business district which was created in 2005 and showed a positive balance of \$91,000 and could donate to TIF District #6. Likewise, Mr. Johnson reported that TIF District #7, the Travel Guard development, created in 2008 had a positive fund balance and could donate to District #6; however, it has a developer's clause.

Mayor Wiza said it was time to get the City's TIF house in order.

Mr. Johnson stated both TIFs 5 and 7 are in a position to donate funds to TIF #6 to improve cash flow.

Ald. Phillips **moved**, Ald. Patton seconded, to approve proceeding with phase II of the Ehlers proposal and continue the process of amending the project plans for TIF Districts 5 and 7.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.  
Nays: None. Motion adopted.

**9. Minutes of the Regular Common Council meeting of May 18, 2015 and the Special Common Council meeting of June 1, 2015.**

Ald. Phillips **moved**, Ald. Mrozek seconded, to approve the minutes of the Regular Common Council meeting of May 18, 2015 and the Special Common Council meeting of June 1, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**10. Minutes and actions of the Plan Commission meeting of June 1, 2015.**

Ald. Morrow **moved**, Ald. Kneebone seconded, to approve the minutes and actions of the Plan Commission meeting of June 1, 2015.

Call for the vote: Ayes: All.  
Nays: None. Motion adopted.

**11. Resolutions – Conditional Use Renewals:**

- **Amber Grill to operate a tavern at 1001 Amber Avenue**
- **Arbuckle's to operate a tavern at 1320 Strongs Avenue**
- **Pete's Sports Bar to operate a tavern at 200 Division Street**
- **Papa Joe's Bar to operate a tavern at 233 Division Street**
- **Middletown Grill to operate a tavern at 2301 Church Street**
- **Tech Lounge to operate an electronic amusement business at 1028-36 Main Street**
- **Express Recycling LLC to operate a recycling center at 2608 Water Street**

Ald. Slowinski **moved**, Ald. Doxtator seconded, to approve all of the conditional use renewals.

Call for the vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.  
Nays: None. Motion adopted.

**12. Resolution – Conditional Use – 3324 Church Street – to operate a car wash and associated activities.**

This item was postponed.

**13. Ordinance Amendment – Rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District.**

Ald. Doxtator **moved**, Ald. Phillips seconded, to rezone the property located at 405 Prentice Street from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.  
Nays: None. Motion adopted.

**14. Minutes and actions of the Public Protection Committee meeting of June 8, 2015 and the actions of the Special Public Protection Committee of June 15, 2015.**

Ald. Mrozek **moved**, Ald. Ryan seconded, to approve the minutes and actions of the Public Protection Committee meeting of June 8, 2015 and the actions of the Special Public Protection Committee meeting of June 15, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**15. Minutes and actions of the Board of Public Works meeting of June 8, 2015.**

Ald. McComb stated she would like to see more roundabouts considered in the future for intersections.

Ald. Morrow **moved**, Ald. McComb seconded, to approve the minutes and actions of the Board of Public Works meeting of June 8, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**16. Ordinance Amendment – Bicycle Ways and No Parking amendments to a section of Brilowski Road (Section 9.12(q)17 and 9.05(g)314 of the RMC).**

Ald. Slowinski **moved**, Ald. Oberstadt seconded, to approve the ordinance amendment for Bicycle Ways and No Parking to a section of Brilowski Road.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.  
Nays: None. Motion adopted.

**17. Preliminary Resolution – For the engineering, design and construction of a concrete seawall to meet Federal Emergency Management Agency (FEMA) freeboard requirements.**

Mayor Wiza stated this is the preliminary resolution which would provide notice of the special assessment for the construction of the seawall.

Ald. Patton asked Dir. Schatschneider what the cost would be per household.

Dir. Schatschneider replied the cost would be \$1,253.05.

Ald. Doxtator **moved**, Ald. Phillips seconded, to approve the Preliminary Resolution for the engineering, design and constructions of a concrete seawall to meet FEMA freeboard requirements.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.  
Nays: None. Motion adopted.

**18. Minutes and actions of the Personnel Committee meeting of June 8, 2015.**

Ald. Phillips **moved**, Ald. Mrozek seconded, to approve the minutes and actions of the Personnel Committee meeting of June 8, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**19. Ratification of the 2015-2016 Stevens Point Police Officer's Organization Tentative Labor Agreement.**

Ald. Mrozek **moved**, Ald. Doxtator seconded, to approve the ratification of the 2015-2016 Stevens Point Police Officer's Organization tentative Labor Agreement.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.  
Nays: None. Motion adopted.

**20. Minutes and actions of the Finance Committee meeting of June 8, 2015.**

Dave Schleihs, President of the Police and Fire Commission thanked the Finance Committee for the support to address the working conditions in the Police Department with the much needed renovations to safety and security.

Ald. Slowinski **moved**, Ald. Kneebone seconded, to approve the minutes and actions of the Finance Committee meeting of June 8, 2015.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.  
Nays: None. Motion adopted.

**21. Ordinance Amendment – Establishing a grant program related to Reserve Class B licenses (Section 12.14(21) of the RMC).**

Barb Jacob, 1616 Depot Street, urged City Council members to postpone the vote on this ordinance in order to receive more input from other tavern/restaurant owners as well as the Tavern League.

Ald. Mrozek asked for clarification on item #6, on the improvements.

City Attorney Beveridge said this would include the building and the fixtures within the building, new/upgraded plumbing and cooking installations and can be for new construction or renovation of an existing property. He added the major changes were items #5 and #6 where the applicant will have already made the improvements and would submit to staff, rather than City Council, proof for reimbursement.

Mayor Wiza stated this ordinance is to approve the grant program. The City Council can approve or disapprove the grant application for any business that would apply.

Ald. Patton asked if there was a current business owner that was interested in the \$10,000 license, and would the City run into problems if the license was granted to a local entrepreneur rather than a franchise establishment.

Mayor Wiza stated that the cost of a \$10,000 license is prohibitive to many new businesses and they will often times postpone start up to wait for a regular license to become available. He stated that while the City did not want to promote more taverns, it did want to provide opportunities for new business growth which would demonstrate 51% of the sales is in food and not liquor.

Ald. Slowinski stated he was unsure of the fairness of the 51% food service requirement and asked how this would be enforced. He would favor postponing a vote on this ordinance.

Ald. McComb stated she agreed with Ald. Slowinski. She added the 51% food requirement might eliminate a very unique and vibrant tavern that could draw people downtown.

Ald. Mrozek asked Clerk Moe if there were 4 reserve licenses.

Clerk Moe stated there were five licenses; one has been granted already so there are four available currently.

Ald. Mrozek asked if this would flood the City with license applicants and require the City Council to allow or deny licensing.

Clerk Moe stated this ordinance was brought forward to put the City on a level playing field with surrounding municipalities, as most already have something like the proposed ordinance in effect. He added we wanted something substantial that would require the businesses to make a commitment to the City in making the needed improvements for the grant application.

Ald. Kneebone said she would like to see this postponed a month in order to consider other perspectives. She asked when the license comes up for renewal, if it comes up as a \$500.00 renewal.

Mayor Wiza replied yes, unless a new owner would purchase the bar then it would revert back to the \$10,000.00.

Ald. Slowinski stated he would consider eliminating the 51% threshold because he would not want to exclude a unique tavern from the opportunity of opening and generating business because they would have to serve food 51% of the time. He stated he would favor postponement to allow for more public input, as this item did come up quickly.

Ald. Patton asked if a business were to stop meeting the 51% food requirement, if there was a way to rescind the grant monies applied for by the business. He wondered if the business were to sell 51% food, would it be feasible to offer them a beer and wine license rather than a full liquor license.

Mayor Wiza stated currently anyone can apply for a regular liquor license as well as a reserve license. He stated no one to date has applied for a reserve license. Mayor Wiza stated with a regular license, the applicant would be placed on a waiting list and when a license became available, City Council would consider the application and it could be issued. He stated it is not uncommon for individuals to wait for a regular liquor license to become available.

Ald. Van Stippen stated he would like to see clarification on the definition of moveable property.

Ald. Ryan stated he received comments from residents of his district who indicated more bars or taverns were not needed and adding more taverns would increase vandalism, garbage and quality of life issues. He feels the 51% food requirement is appropriate. Ald. Ryan asked about offering an incentive to potential business owners who would revitalize an existing building rather than build new. He asked if it was possible to do a review of the 51% threshold to insure the business is adhering to the food stipulation.

Mayor Wiza stated this would be used to equalize out the cost of a reserve license and a regular liquor license. He added monitoring the 51% requirement could cost more in staff time and documentation.

Clerk Moe stated the more restrictions placed on businesses applying for this license, the less desirable the opportunity becomes.

C/T Ladick stated this proposal was based on neighboring municipalities applications which are straight forward and relatively simple to meet the requirements.

Mayor Wiza stated the Council does not need to do anything with this ordinance and the reserve licenses are still available.

Ald. Ryan asked C/T Ladick why the City of Stevens Point would mirror an ordinance the Village of Plover has when the two municipalities have different make-up and character, specifically historical preservation/sites. He also asked for clarification on revitalizing existing empty buildings versus new construction to increase the levy limits.

C/T Ladick stated both are desirable, but the State's levy limits are tied to new construction.

Ald. Phillips **moved**, Ald. Slowinski seconded, to postpone consideration of the ordinance amendment until more information can be gathered.

Call for the Vote: Ayes: Ald. Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.  
Nays: Ald. Doxtator. Motion adopted.

**22. Minutes and actions of the Police and Fire Commission meeting of May 5, 2015 and the Special Police and Fire Commission meeting of May 19, 2015.**

Ald. Patton **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Police and Fire Commission meeting of May 5, 2015 and the Special Police and Fire Commission meeting of May 19, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**23. Minutes and actions of the Board of Park Commissioners meeting of June 3, 2015.**

Ald. Doxtator commended the Board of Park Commissioners and Director Tom Schrader on the great improvements to Iverson Park.

Ald. McComb **moved**, Ald. Doxtator seconded, to approve the minutes and actions of the Board of Park Commissioners meeting of June 3, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**24. Minutes and actions of the Transportation Commission meeting of May 21, 2015.**

Ald. Patton **moved**, Ald. Phillips seconded, to approve the minutes and actions of the Transportation Commission meeting of May 21, 2015.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**25. Statutory Monthly Financial Report of the Comptroller-Treasurer.**

Ald. Slowinski **moved**, Ald. Mrozek seconded, to approve and place on file the Statutory monthly Financial Report of the Comptroller-Treasurer.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**26. Mayoral Appointments:  
Municipal Court Oversight Committee**

Ald. Phillips **moved**, Ald. Oberstadt seconded, to approve the Mayoral Appointment to the Municipal Court Oversight Committee.

Call for the Vote: Ayes: All.  
Nays: None. Motion adopted.

**27. Adjournment.**

The meeting was adjourned at 8:33 p.m.

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CITY OF STEVENS POINT  
SPECIAL JOINT COMMON COUNCIL / REDEVELOPMENT AUTHORITY  
MEETING

Mayor Mike Wiza and Chairman John Schlice, Presiding

Lincoln Center  
1519 Water Street

July 13, 2015  
5:00 P.M.

**Roll Calls.**

Common Council: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen,  
Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.

Redevelopment

Authority: Schlice, Phillips, Adamski, Molski, Sawyer, Gardener

Excused: Dugan

Others

Present: Corey Ladick, C/T; John Moe, City Clerk; Andrew Beveridge,  
City Attorney; Interim Police Chief Martin Skibba; Director  
Laidlaw; Steve Shepro, Assessor.

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Mayor Wiza stated those persons interested in speaking who have not yet registered, please do so at this time.

3. **Presentation and related discussion of the Edgewater Manor Needs Assessment.**

Mayor Wiza stated there would be a needs assessment presentation for Edgewater Manor and this would be informational only for the Common Council and there would be no action on this item tonight. He stated there will be an opportunity for comments after the presentation.

Director Ostrowski provided a brief history of events leading up to the needs assessment due to concerns about the number of repairs needed on the building. He stated the contracted needs assessment was done by Architects Group Limited and was broken into three categories: safety, energy/maintenance and cosmetic.

Mr. David Johnson, Architects Group Limited, provided the Council with a brief history of his professional experience. He stated he reviewed Edgewater from an architectural background.

Mr. Johnson stated he reviewed the actual building plans and compared those with what is actually in place. He added he discussed with staff and tenants the positives and negatives about the building.

Mr. Johnson referred to the Study and stated there were areas of safety/security concerns with meeting current ADA guidelines, cosmetic issues which when

updated could enhance the property and generate interest in potential tenants and ongoing maintenance concerns such as with the roof, windows, exterior façade and heating/cooling.

Mayor Wiza stated the life safety concerns need to be addressed immediately; the energy sustainability and maintenance issues should be included in the high priority list. He asked Mr. Johnson to also prioritize the cosmetic concerns and what the benefit return would be for the City.

Mr. Johnson stated old, outdated flooring is cosmetic, but when curled and cracked it is a safety concern for the elderly. He added the security system prohibits ease of entering the building after hours. Mr. Johnson suggested eliminating the institutional look of cinderblock walls, adding new, lighter cabinetry in the kitchen.

Mayor Wiza asked since Edgewater is market place housing which places it in competition with other landlords, how important the cosmetic repairs are.

Mr. Johnson stated the first impression is what sells the property. Items that are outdated and show wear and tear are not as desirable to potential tenants.

Ald. McComb asked from a safety standpoint, what would be the highest priority to complete.

Mr. Johnson stated the façade in addition to the parking lot and sidewalk would be the most important to eliminate tripping hazards of residents.

Ald. Kneebone asked what the cost of replacing the popcorn ceiling would be should it contain asbestos.

Mr. Johnson stated he has seen asbestos mitigation cost as high as \$3.00 a square foot.

Commissioner Sawyer asked if there are any cost savings involved with replacing the windows at the same time as the façade.

Mr. Johnson stated it would be easier to do the windows and façade at the same time, but they could be done separately.

Commissioner Sawyer asked in regards to the safety and energy maintenance items, how much disruption would occur to residents.

Mr. Johnson replied the only time a tenant needed to move out was when asbestos mitigation occurred.

Lori Giese, Edgewater, stated she really hoped attrition of tenants can be avoided during this process as long as safety and the well being of the residents are observed. She stated the elevator has become a major hazard to elderly residents with doors closing on walkers, carts and persons. Ms. Giese added that one resident was stuck in an elevator which required a 9-1-1 call. She said her other safety concerns were with fire and weather hazard preparedness and questioned when the last time the fire hoses had been tested. She stated sanitation is a concern and hallway carpets need a deep cleaning. Ms. Giese added that door handles and locks are difficult for the elderly who are restricted due to arthritis and overall mobility.

Reid Rochleau, stated not everything needs to be fixed right away and to start with repairs to the exterior and windows.

Barb Jacob, 1616 Depot Street, stated she felt the report was very thorough. She

added that now it is up to the Council and Redevelopment Authority to prioritize needs and expenses.

**Discussion and possible action on the following:**

**3. Request for funding from the Redevelopment Authority to the City of Stevens Point for needed improvements to Edgewater Manor.**

Chairman John Schlice called upon the speakers to address the Redevelopment Authority.

Reid Rochleau suggested a \$1 million budget by doing siding/stucco and the windows together. He said the other items could be done as needed.

Cindy Mann, 1450 Water Street, #508, stated everything has been addressed that she wanted to say.

Victor Dechant, 1450 Water Street, stated he wants Edgewater to be self-sufficient. Edgewater has continued to provide housing to low-income seniors and there are about 70 residents currently. He stated that an investment in Edgewater is an investment for yourselves.

Mary Meyer, 1450 Water Street, Apt. #302, expressed her thanks to everyone involved in maintaining Edgewater Manor. She stated over the past two years the residency rate had been flat at 30% and this past year has seen all but 11 apartments inhabited. She encouraged the Council and the Redevelopment Authority to approve the items that can be afforded.

Mayor Wiza stated that what has been inspected and cited as hazardous, needs to be addressed.

Mary Ann Laszewski, 1209 Wisconsin Street, reminded everyone that in the past three years the City Council has voted not to sell Edgewater and the cash flow from Edgewater has funded other City projects. She reported Edgewater serves a population of needs that cannot be met anywhere else in Stevens Point and extends the independence of many senior residents.

Chairman Schlice stated funds and income will not support borrowing for the full amount of the project. He added that this cannot move forward until the funding level is determined by the Common Council, then the Redevelopment Authority should meet to prioritize concerns and receive public input.

Commissioner Gardner asked if it would be better to do exterior façade and P-tach work at the same time or if the P-tach could be done at a later time.

Mr. Johnson replied it would be best to do those repairs together, the façade, windows and air conditioners all at once.

Commissioner Sawyer asked if the RA would make a budget proposal that would be voted upon or would it ratify the report and pass it on to the Council for them to decide what dollar amount should be assigned to the project.

Chairman Schlice stated it should be the Common Council making a decision on the amount of funding the City is willing to support.

Mayor Wiza stated the Council has a say in the disposal of the building and handles the financial part of it but it is the RA who is charged with the maintenance and handling of the property. He stated the Council should set a specific dollar amount for Edgewater and the RA then prioritize the repairs that need to be addressed.

Director Ostrowski stated that in the first six months, Edgewater had a balance of approximately \$60,000 that has been made on net profit. He stated that if a higher occupancy is maintained, net profit could be \$120,000 to \$150,000 annually, which over a 20 year period would be \$2.3 million and that amount could be borrowed to make repairs. He said \$2.3 million would be used for all the necessary repairs such as windows, sidewalk, asphalt, roof, generator, etc., without even addressing the cosmetic concerns.

Commissioner Molski reiterated the safety issues that have been cited need to be repaired first and will exceed \$1 million, now the City is obligated to come up with the funding for those repairs.

Commission Sawyer **moved**, seconded by Commissioner Gardner, to make a formal request for funding from the Common Council for improvements at Edgewater Manor.

Call for the Vote:      Ayes: Schlice, Molski, Sawyer, Gardner  
                                    Nay: Phillips

#### **4. Adjournment.**

The meeting was adjourned at 6:34 p.m.



# Memo

**Michael Ostrowski, Director**

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

To: Common Council  
 From: Michael Ostrowski  
 CC:  
 Date: 7/15/2015  
 Subject: Funding of needed improvements for Edgewater Manor.

Modification of the Joint Municipal Agreement of the City of Stevens Point and the Community Development Authority of the City of Stevens Point (now known as the Redevelopment Authority of the City of Stevens Point) for Edgewater Manor.

At the joint Redevelopment Authority / Common Council meeting on July 13, 2015, the architect gave a presentation of the Needs Analysis for Edgewater Manor. Following that presentation, the Redevelopment Authority made a motion to forward a request to the Common Council for the funding of the needed improvements. The identified improvements totaled approximately \$4.7 million. The costs are broken out into three categories: Life Safety Items, Energy/Maintenance, and Cosmetic. While not everything in the report will need to be completed immediately, the report does provide a realistic representation of the likely potential costs that Edgewater Manor will face in the near term, and what it will take to make it competitive in the marketplace. I have enclosed the cost opinion for the proposed work.

Based off of current year-to-date numbers, Edgewater Manor could support about \$120,000 to \$160,000 a year in debt service payments. At a borrowing rate of 3.5%, Edgewater Manor could potentially support about \$1.7 million to \$2.3 million over the next 20 years. Please note, this amount would require all of Edgewater Manor's revenue to cover these debt service payments, and any significant unforeseen circumstance would need to be covered with other funds. In reviewing the Needs Analysis, the items to the right would likely need to be completed immediately.

|   |           |                    |
|---|-----------|--------------------|
| Remove and replace asphalt surfaces     | \$70,900  |                    |
| Remove and replace damaged sidewalk     | \$6,000   |                    |
| Remove and replace curbing              | \$8,240   |                    |
| Replace with brick façade               | \$898,761 |                    |
| Replace fire hoses                      | \$3,000   |                    |
| Replace emergency generator             | \$58,000  |                    |
| Add pavers to roof corners              | \$2,000   |                    |
| Window replacement                      | \$451,000 |                    |
| Replace delaminated carpeting           | \$20,000  |                    |
| Upgrade elevators                       | \$175,000 |                    |
| New exterior door weather stripping     | \$1,600   |                    |
| Replace portable A/C with PRAC units    | \$267,300 | \$1,961,801        |
|   |           |                    |
| Contingency (10%)                       | \$196,180 |                    |
| Architectural and Engineering Fees (6%) | \$117,708 | \$313,888          |
|   |           |                    |
| <b>TOTAL COST</b>                       |           | <b>\$2,275,689</b> |

These items alone would take almost the entire \$2.3 million of borrowing capacity that Edgewater Manor may be able to support. Therefore, any further funding may not be able to be paid back, and depending on the occupancy rate over time, it is uncertain if the \$2.3 million could be paid back. If it is decided to move forward with these items, Edgewater Manor will likely need further upgrades over the next 20 years. The items listed above do not incorporate any of the cosmetic

improvements to the building to make it more attractive to potential tenants, which would help increase and maintain a high occupancy rate.

There are several options that the Common Council could consider regarding this situation:

1. Fund the entire list of needed improvements.
2. Fund a selected amount of needed improvements.
3. Provide the Redevelopment Authority with a line of credit to make the improvements as they see fit over a period of time.
4. Acquire Edgewater Manor from the Redevelopment Authority so that one entity controls the property and the financing capability. The idea of having one entity control everything regarding the property was brought up at the joint meeting, as it would allow for an easier process.
5. Don't fund any of the improvements, modify the Joint Municipal Agreement for Edgewater Manor, and allow the Redevelopment Authority to look for other interested parties for the property or other funding mechanisms. This would also put the control of the property into the hands of one entity, where it originally was prior to the Joint Municipal Agreement for Edgewater Manor.
6. Fund all or part of the needed improvements and modify the Joint Municipal Agreement for Edgewater Manor to turn over full control of the property to the Redevelopment Authority.

As the Redevelopment Authority Executive Director, if you chose options 2 or 3, the Redevelopment Authority will need some assurance that the Common Council will be willing to fund further improvements if needed. There are likely going to be other costs that come up over the next 20 years, and if the Common Council is to make a significant investment in this property, it will need to do so knowing that they are in it for the long term. For example, if the Common Council provides funding for only \$2.3 million worth of improvements, and then two years later another significant investment is needed, the Redevelopment Authority needs some sort of assurance that the Common Council would be willing to fund that additional amount, likely knowing that the current rents from Edgewater Manor would not be willing to cover the costs of the debt service. It would not be financially advantageous to fund a portion now, and then look for other interested parties for the property a few years later.

While this list is not all inclusive, it does provide some options for the Common Council to consider. If you should have any questions, or need any further information, please do not hesitate to contact me.



1825 South Webster Avenue, Suite 202  
 Green Bay, WI 54301  
 Phone: 920-432-1232 Fax: 920-432-7283  
[Website www.aglgb.com](http://www.aglgb.com)  
 Email: dave@aglgb.com

**EDGEWATER MANOR**  
**COST OPINION FOR PROPOSED WORK**

**Life Safety Items**

|   |                                      |
|---|--------------------------------------|
| • Remove and replace asphalt surfaces - 19,682 s.f.   | \$70,900.00                          |
| • Remove and replace damaged sidewalk - 700 s.f.  | \$6,000.00                           |
| • Remove and replace curbing - 412 l.f.   | \$8,240.00                           |
| • Remove brick, repair gypsum sheathing, install air barrier<br>install 1 1/2" rigid insulation, install larger shelf angles,<br>install new brick - OR - | \$898,761.00<br>OR                   |
| Remove brick, remove shelf angles, repair gypsum sheathing,<br>install air barrier, install 4" thick EIFS synthetic stucco                                | \$606,930.00                         |
| • Replace fire hoses  | \$3,000.00                           |
| • Change outlets by kitchen sink to GFI protected   | \$11,400.00                          |
| • Install smoke detector outside bedroom and in bedroom, add<br>strobe lights for living, bath, kitchen hall and bedroom,<br>interconnect detectors       | \$81,000.00                          |
| • Upgrade building fire alarm system with additional smoke<br>detectors and strobe lights   | \$43,000.00                          |
| • Install a sprinkler system thru out the building  | \$331,000.00                         |
| • Replace emergency generator with new 100KW generator  | \$58,000.00                          |
| <b>SUBTOTAL</b>   | <b>\$1,219,470.00 - 1,511,301.00</b> |

**Energy/Maintenance**

|  |                       |
|--|-----------------------|
| • Add pavers to roof corners   | \$2,000.00            |
| • Replace roof membrane EPDM - 14,500 s.f. (Assume 5 yrs from now)                                 | \$58,000.00           |
| • Window Replacement - 5,306 s.f.  | \$451,000.00          |
| • Replace delaminated carpeting, replace furniture with sled bases                                 | \$20,000.00           |
| • Upgrade two elevators to present code/standards. Increase<br>energy efficiency and accessibility | \$175,000.00          |
| • New exterior door weather-stripping  | \$1,600.00            |
| • Replace existing apartment toilets with water saving unit  | \$81,000.00           |
| • Replace existing apartment lavatory with new design and water<br>saving faucet                   | \$61,000.00           |
| • Replace delaminated hard tile floor on first floor with new hard tile                            | \$9,000.00            |
| • Remove existing corridor ceiling lights and install new wall lights                              | \$45,000.00           |
| • Energy Recovery Ventilation System   | \$27,700.00           |
| • Replace portable A/C with PTAC units   | \$267,300.00          |
| <b>SUBTOTAL</b>  | <b>\$1,198,600.00</b> |

## Cosmetic

|   |                       |
|---|-----------------------|
| • Replace community room floor with porcelain tile  | \$8,000.00            |
| • Install phone based intercom in vestibule to each apartment   | \$25,000.00           |
| • Cover exposed block walls in the apartments with gypsum board   | \$90,000.00           |
| • Replace kitchen cabinets to modern look   | \$260,000.00          |
| • Add ceiling fan/light to bedroom and living room  | \$56,700.00           |
| • Replace tubs with showers in 40 units   | \$125,000.00          |
| • Replace existing ceramic tile and shower controls at the remaining<br>41 tubs   | \$75,000.00           |
| • Upgrade corridor suspended ceiling grid and tile with a pattern   | \$39,000.00           |
| • Remove corridor carpet and vinyl base and replace with a<br>carpet border and pattern with new vinyl base   | \$37,500.00           |
| • Replace existing apartment bathroom floor with new sheet vinyl  | \$28,000.00           |
| • Replace interior apartment doors with new pre-finished door and<br>lever handle latches. Replace bi-fold closet doors with new<br>prefinished bi-fold | \$88,000.00           |
| • Replace apartment entry and corridor wood doors with new<br>prefinished doors and lever handles   | \$135,000.00          |
| • Replace apartment stoves  | \$53,000.00           |
| • Replace apartment refrigerators with Energy Star models   | \$48,600.00           |
| • Install chair rail on corridor walls and repaint walls in warmer tones  | \$30,000.00           |
| • Replace apartment VCT flooring with new VCT and vinyl base  | 224,000.00            |
| <b>SUBTOTAL</b>   | <b>\$1,322,800.00</b> |

## **SUMMARY**

|                    |                               |
|--------------------|-------------------------------|
| LIFE SAFETY ITEMS  | \$1,219,470.00 - 1,511,301.00 |
| ENERGY MAINTENANCE | \$ 1,198,600.00               |
| COSMETIC           | \$ 1,322,800.00               |
| CONTINGENCY (10%)  | \$ 400,000.00                 |
| A/E FEES (6%)      | \$ 238,500.00                 |
|                    | <b>\$ 4,674,701.00</b>        |

**JOINT MUNICIPAL AGREEMENT OF THE CITY OF STEVENS POINT AND  
COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT  
FOR EDGEWATER MANOR**

WHEREAS, the City of Stevens Point, a municipal corporation, and the Community Development Authority (CDA) of the City of Stevens Point, a separate body politic and corporate, desire to enter into an agreement regarding appropriations of certain monies to the CDA to fulfill certain contract obligations which the CDA has incurred and to complete the downtown rehabilitation project; and

WHEREAS, the City of Stevens Point has or anticipates borrowing the sum of One Million Five Hundred Twenty-one Thousand Five Hundred Dollars (\$1,521,500.00) which sum would be appropriated to the CDA for such uses as provided above; and

WHEREAS, the CDA has contemplated the sale of property which it owns and controls, namely Edgewater Manor, located on Water Street within the City of Stevens Point more particularly described as follows:

Tax Parcel No. 281-2408-32-2019-33:

Lot 1 of Portage County Certified Survey Map No. 4934 as recorded in Volume 17, Page 189 of Portage County Certified Surveys; being Outlot 1 of Portage County Certified Survey Map No. 4859-17-114 and part of Blocks 24 and 25 of Strongs, Ellis & Others Addition; and Government Lot 2; located in Section 32, Township 24 North of Range 8 East in the City of Stevens Point, Portage County, Wisconsin.

Tax Parcel No. 281-2408-32-2019-35:

Lot 2 of Portage County Certified Survey Map No. 4934 as recorded in Volume 17, Page 189 of Portage County Certified Surveys; being Outlot 1 of Portage County Certified Survey Map No. 4859-17-114 and part of Blocks 24 and 25 of Strongs, Ellis & Others Addition; and Government Lot 2; located in Section 32, Township 24 North of Range 8 East in the City of Stevens Point, Portage County, Wisconsin.

WHEREAS, the City of Stevens Point desires to advise and consent to any proposed sale of such property by the CDA.

NOW THEREFORE, in consideration of the appropriation of such funds as described above to the Community Development Authority (CDA) of the City of Stevens Point, the CDA does hereby agree and acknowledge that the CDA will not transfer, convey, sell or otherwise dispose of Edgewater Manor, except leases by the CDA for the purpose of residential dwelling occupation of the building by individual tenants, without the advice and consent of the Common Council of the City of Stevens Point.

This agreement and covenant shall remain in full force and effect until mutually modified by both of the undersigned entities and shall run with the land. The City Clerk is directed to record this agreement in the Office of the Register of Deeds for Portage County.

Dated this 23 day of April, 2013 at Stevens Point, Wisconsin.

By:  CDA of the City of Stevens Point – Chairman

By: Mildred Ostrowski CDA of the City of Stevens Point – Exec. Sec.

By:  City of Stevens Point – Mayor

By: John Morz City of Stevens Point - Clerk

REPORT OF CITY PLAN COMMISSION  
July 6, 2015 – 6:00 PM  
Lincoln Center – 1519 Water Street

PRESENT: Mayor Wiza, Alderperson Mary Kneebone, Commissioner Bob Brush, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

ABSENT: Commissioner Anna Haines.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller/Treasurer Corey Ladick, Alderperson Heidi Oberstadt, Alderperson Shawn Morrow, Alderperson Mike Phillips, Alderperson Denise Mrozek, Alderperson Garrett Ryan, Alderperson Mary McComb, Chris Fish, Brandi Makuski, Larry Lee, Barb Jacob, Nate Enwald, Dawn Gunderson, Bob Fisch, Cathy Dugan, Cherrie Marti, Sheldon Ferkey, Patty Dreier, Mike Chobanian, Brian Wolff, and Sari Lesk.

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INDEX:

1. Roll Call.  
Discussion and possible action on the following:
  2. Report of the June 1, 2015 Plan Commission meeting.
  3. Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03). *The public hearing for this item took place at the May 2015 Plan Commission meeting.*
  4. Request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).
  5. Presentation and discussion on a conceptual project review for an expansion to Ministry Saint Michael's Hospital at 824 and 900 Illinois Avenue (**Parcel ID's 2408-33-2003-15 & 2408-28-3010-25**). *This item is for discussion purposes only; no formal action will be taken.*
  6. **Public Hearing** - Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
  7. Action on the above.
  8. Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
  9. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).
  10. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 7 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).
  11. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin".
  12. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin".
  13. Adjourn.
-

1. Roll Call.

**Present: Wiza, Kneebone, Brush, Hoppe, Curless, Cooper.**

Discussion and possible action on the following:

2. Report of the June 1, 2015 Plan Commission meeting.

**Motion by Commissioner Cooper to approve the report of the June 1, 2015 Plan Commissioner meeting; seconded by Commissioner Brush. Motion carried 6-0.**

3. Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03). *The public hearing for this item took place at the May 2015 Plan Commission meeting.*

Director Ostrowski explained this property is currently zoned B-4. Carwashes and any accessory uses are a conditional use in the B-4 zoning district. At last month's Plan Commission meeting, staff recommended required landscaping to be addressed, vacation of the two driveways along Church Street, the southwest driveway being an exit only, stacking wash lanes be situated so not to impede one another, identify a snow storage plan, and outdoor storage of mechanical equipment or refuse containers shall be screened. Several ordinance requirements were addressed with the new site plan including vacation of the two driveways, perimeter screening along the north and west property lines, and on-site vehicle movement within stacking lanes and vacuum stalls. Staff would recommend approval with the conditions outlined in the staff report.

Sheldon Ferkey, 3340 Church Street, stated he has met with staff and feels that they were able to discuss and address all ordinance issues as well as working with his business for the best solution for both.

Cathy Dugan, 615 Sommers Street, encouraged the owner to go above and beyond any landscape requirements.

**Motion by Commissioner Cooper to approve request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03) with the following conditions:**

1. Southwest driveway shall be "exit only" and be signed and marked appropriately with the installation of curb or raised median.
2. If storage of refuse is proposed outside, all pertinent requirements including screening shall be met. Screening shall be of comparable materials of the primary building and approved by staff.
3. A formal landscaping plan shall identify species, sizing, and quantity of landscape elements. Landscape areas further than 100 feet away from a water source will be required to be sprinklered.
4. If the existing building is removed on the site to the north, perimeter landscape screening, meeting ordinance requirements, shall be installed within one year.

**seconded by Alderperson Kneebone. Motion carried 6-0.**

4. Request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).

Director Ostrowski explained this property is zoned R-2 and signage is limited in this area. The request is for a freestanding sign on North Point Drive with a five foot setback, to be six feet tall and approximately 14.25 square feet in area. He pointed out this is the third free standing sign in this location. Director Ostrowski said staff does not have a concern with granting the variance, as it is a unique use within this district, but they would recommend the following changes/conditions:

1. The sign height shall not exceed 5 feet.
2. The sign size shall not exceed 20 square feet in area.
3. A landscape base at least 30 square feet in size shall be installed around the sign. Landscaping shall be approved by community development department staff.
4. The design and materials of the sign shall complement the design and materials on the Life Skills Center building.
5. The sign shall conform to all other applicable requirements within the zoning ordinance, including vision triangle requirements.
6. Applicable building permits shall be obtained.
7. Minor modifications may be approved by staff.

Commissioner Cooper asked if the sidewalk is set five feet back to which Director Ostrowski stated the sign would be approximately five to six feet off of the sidewalk. Commissioner Curless asked if the five foot height requirement is from ground level, to which Mr. Ostrowski stated yes. Commissioner Hoppe asked if the sign would be lit, to which Director Ostrowski stated no.

Chris Fish of Graphic House Sign Company explained the original sign was to be placed on the side of the building, but due to an air exchanger having to be in that location the freestanding sign was proposed. The height of 30 inches from the ground to the bottom of the sign is not desirable due to snow causing a visibility issue in the winter. He stated it would not be beneficial to lower the sign, unless they are able to put the sign on some sort of mound. Also, the brick and / or rock bases would increase the cost of the sign by approximately \$3,000.

Commissioner Brush asked if the sign was perpendicular or parallel to the sidewalk, to which Mr. Fish answered perpendicular and explained that the colors of the sign face and poles were picked to match the building.

Alderperson Kneebone suggested just using stone on the columns to which Mr. Fish stated that would involve a larger foundation and still a substantial cost increase.

Commissioner Curless suggested moving the wording closer together, but Mr. Fish stated the look of the sign would be crowded.

Commissioner Brush asked if there was any reasoning to the closeness to the sidewalk, and if the sign would be better placed closer towards the building. Mayor Wiza clarified that the sign would be 5-6 feet off of the sidewalk and quite a distance off of the street. Mr. Fish stated there is room to move the sign further away from the sidewalk, but does not recommend it and the other signs on the property are at that five feet setback.

**Motion by Commissioner Curless to approve the request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21) with the following conditions:**

1. The sign shall not exceed 5 feet.
2. The sign size shall not exceed 20 square feet in area.
3. A landscape base at least 30 square feet in size shall be installed around the sign. Landscaping shall be approved by community development department staff.
4. The design and materials of the sign shall complement the design and materials on the Life Skills Center building.
5. The sign shall conform to all other applicable requirements within the zoning ordinance, including vision triangle requirements.
6. Applicable building permits shall be obtained.
7. Minor modifications may be approved by staff.

**seconded by Commissioner Brush.**

Commissioner Cooper said he does not have an issue with the height of six feet, and with the boulevard the set back is fine, but feels the sign should match the building. Director Ostrowski stated there is not an issue with six feet. Alderperson Kneebone asked if there was a visibility or safety issue, to which Mayor Wiza stated no.

**Motion to amend the motion by Commissioner Cooper to allow the sign to be a maximum of 6 feet high; seconded by Commissioner Kneebone. Amendment carries 5-1 with Commissioner Hoppe voting in the negative.**

**Vote on motion as amended to include condition change:**

1. The sign shall not exceed 6 feet.

**Motion carried 4-2 with Commissioner Curless and Commissioner Hoppe voting in the negative).**

5. Presentation and discussion on a conceptual project review for an expansion to Ministry Saint Michael's Hospital at 824 and 900 Illinois Avenue (**Parcel ID's 2408-33-2003-15 & 2408-28-3010-25**). *This item is for discussion purposes only; no formal action will be taken.*

Director Ostrowski explained Ministry Saint Michael's Hospital is here to go over a conceptual plan for an addition to their cancer treatment center. This plan is just a concept at this time. There will be no action on this plan tonight, and the final plan will come back before the Commission for final approval.

Cherri Marti of Ministry Medical explained the renderings in the staff report are just a preliminary view to show the foot print of the structure as there are no final designs at this time.

Mike Chobanian stated he is the architect on the project and wanted to listen to what the Plan Commission would like to see for the next time the plan is brought back and so they are able to respond to the concerns of the Commission.

Commissioner Brush asked about the parking arrangements regarding this area and construction of the emergency room department as well as this project. Ms. Marti explained the new emergency room is scheduled to be completed in October this year, and at that time there will be the shift of parking back to the ramp area. Commissioner Brush asked if there was a plan to expand the ramp to which Ms. Marti stated the ramp was designed for another level, but if one was constructed it would take several parking spaces from the center area to get access to the additional level, so that is not a viable option at this time. Commissioner Brush asked about the pedestrian access, and would persons have to walk around to the other side of the structure or is there a plan for an underpass to access the building or for the pedestrians

in that area. Ms. Marti stated that can be looked into during the design. She added there is a linear accelerator at that location as well, so the addition is set off of the building to leave room for that as moving it would be a great expense. Commissioner Brush also asked if there had been any concerns with the view of the church being obstructed by the addition, to which Mayor Wiza stated he has not heard any comments.

Commissioner Curless asked if the parking lot is filled, to which Ms. Marti stated the adjacent parking lot is both for patients and staff, but the staff would be moved to the offsite parking. Commissioner Curless asked if there is still parking on Illinois Avenue, to which it was confirmed yes. Ms. Marti stated the new emergency room would have an access at the south east corner of the campus; the cancer center would have access from the interior as to control the area for safety and security and there would be a walkway from the existing area to the new addition.

Aldersperson Kneebone pointed out her concern in regards to the handicap parking currently in that area. Ms. Marti explained that there would be designated handicap parking with drop off.

Commissioner Cooper clarified the reason for not placing the building right up next to the existing structure was because of the linear accelerator and is there a possibility of relocating that. Ms. Marti stated the cost to move is extremely high, and they would like to leave room for a second linear accelerator if that is needed in the future.

Commissioner Brush pointed out the recent changes in the UW parking and current shortage and asked how the Hospital will be affected as well as the surrounding neighborhood. Ms. Marti stated they have done an internal parking study and most of the lot is patients and visitors and the northern area is designated for associates. The parking plan is to move the associate parking to the offsite location and to leave the main lot for visitors and patients. In their assessment of the parking lot, checking it 2-3 times a day there are constantly spots open for parking needs of the campus. Commissioner Brush then asked about snow storage, to which Mrs. Marti stated it is taken off site.

Mayor Wiza pointed out this is a good example of an employer being proactive and keeping parking issues at bay with the provided shuttle services. Commissioner Curless asked if they have shuttled patients, to which Ms. Marti stated they have not, but could. Aldersperson Kneebone added she has always found parking available at the hospital when needed.

Aldersperson McComb is worried about the walk way and asked if the pedestrian would have to go around the north side of the cancer center, to which Ms. Marti stated yes.

Aldersperson Ryan asked if a green roof was thought of and possibly putting that on the second floor. Ms. Marti stated the structure will be designed for expansion up if needed.

Cathy Dugan, 615 Sommers Street, stated regarding the parking lot, and the development in the 90's there was an agreement when houses were moved and the area was given for the hospital expansion that the community would be given this pedestrian walk way and the view to St. Stan's church would remain. She would like both of these preserved.

Bob Fisch, 1033 Smith Street, said the pedestrian access is important and hopes the design would consider that and make it safe.

6. **Public Hearing** - Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

Mayor Wiza declared the public hearing open.

Cathy Dugan, 615 Sommers Street, asked the Commission not to remove the pedestrian mall, to honor the former council, and protect the view of the church.

Bob Fisch, 1033 Smith Street, presented data from the US Census Bureau regarding Stevens Point and the percentage of persons who walk to work. He feels this is an important issue and is not in agreement with the vacation. The Commission should find a compromise for the pedestrian walk way and the hospital's addition.

Alderspersion Ryan stated it would be nice to see an option for the pedestrian and bike traffic with a suggestion of an underground access to the building without closing it off.

Alderspersion Oberstadt stated if we want to prioritize the visual line from Prais Street through this area, as a bicyclist, she tends to avoid that block between Illinois and Michigan because of serious disrepair.

Larry Lee, WSAU, pointed out several things, if there is an underground access, where is the ground water line and how deep can they dig without it being an issue, are we weighing the pedestrian bike traffic as more than the cars that are in that area, and does the view of the church outweigh the treatment and cancer center.

Attorney Beveridge recommended the Commission to answer any questions at the action portion and not the public hearing.

Barb Jacob, 1616 Depot Street, stated in looking at Ministry's plan, are we outweighing the view of the church over the treatment of cancer and feels we need to look at what is important to our community.

Mayor Wiza declared the public hearing closed.

7. Action on the above.

Cathy Dugan, 615 Sommer Street, feels that in comparing patient needs to the needs of pedestrian's is false logic and not a fair comparison.

**Motion by Commissioner Cooper to amend the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue; seconded by Mayor Wiza.**

Commissioner Brush pointed out that with this amendment, there is a wall being put up between College and Fourth Avenue and closing off pedestrian traffic. He objects to this amendment.

Alderspersion Kneebone suggested putting this off for a month and having Ministry come back with other options to accommodate pedestrian traffic.

Ms. Marti pointed out by putting this off a month would delay the timeline they have in place and are hoping to break ground on this project in the fall. Ministry has looked in to the water issue and there is water flow on the north end of the lot that naturally flows down. Mayor Wiza asked about exploring the alternative, to which Ms. Marti stated they would have to move the entire vault which is extremely expensive.

Commissioner Curless asked if there is a basement under the hospital with offices, to which Ms. Marti stated there is a basement under some of the building.

Mayor Wiza is conscious of the persons who walk and bike to work, but would an additional 100-120 feet make a difference to those individuals.

Director Ostrowski explained this is just a step in the process, and the amendment to the street map and vacation of the pedestrian mall is just an initial step. Any exterior changes to Ministry do have to come before the Plan Commission and they want to have guidance on those changes.

**Motion carried 6-0.**

8. Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

**Motion by Commissioner Hoppe to vacate Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue; seconded by Commissioner Cooper. Motion carried 6-0.**

9. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).

Mayor Wiza declared the public hearing open.

No one wished to speak

Mayor Wiza declared the public hearing closed.

10. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 7 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).

Mayor Wiza declared the public hearing open.

No one wished to speak

Mayor Wiza declared the public hearing closed.

11. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin".

**Motion by Commissioner Cooper to approve the "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin"; seconded by Commissioner Curless. Motion carried 6-0.**

12. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin".

**Motion by Alderperson Kneebone to approve the "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin"; seconded by Commissioner Hoppe. Motion carried 6-0.**

13. Adjourn.

Meeting adjourned at 7:17 PM.

### RESOLUTION VACATING A PUBLIC STREET

**WHEREAS**, this resolution was introduced before the Common Council of the City of Stevens Point on May 18, 2015, pursuant to Section 66.1003(4) of the Wis. Stats. and,

**WHEREAS**, the Notice provisions of Section 66.1003 (8) have been complied with and,

**WHEREAS**, a Lis Pendens was filed pursuant to Section 840.11 of the Wis. Stats. in the Office of the Register of Deeds for Portage County and,

**WHEREAS**, a copy of the resolution was delivered to the Secretary of Transportation and,

**WHEREAS**, a public hearing was held on July 20, 2015 at which time all persons of interest were heard and,

**WHEREAS**, the Common Council finds that it is in the public interest to vacate such street or alley or a portion thereof and,

**NOW THEREFORE, BE IT RESOLVED** by the Common Council of the City of Stevens Point that the following street or a portion thereof hereinafter described in and marked Exhibit 'A' and a scale map marked Exhibit 'B' is attached hereto and made a part of this document is hereby vacated and discontinued:

**BE IT FURTHER RESOLVED** that pursuant to Section 66.1005 (1) of Wis. Stats., title of said vacated port shall belong to the owner or owners of the adjoining lands and,

**BE IT FURTHER RESOLVED** that pursuant to Section 66.1005 (2) (a) of Wis. Stats., all easements and rights incidental to the easements that belong to any county, school district, town, village, city, utility, or person that relate to any underground or overground structures, improvements, or services and all right of entrance, maintenance, construction, and repair of the structures, improvements, or services shall continue and,

**BE IT FURTHER RESOLVED** that the City Clerk shall file a copy of the resolution with the Portage County Register of Deeds and,

**BE IT FURTHER RESOLVED** that the Official Street Map shall be amended to delete the above vacated street or a portion thereof.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
John Moe, City Clerk

Dated:  
Adopted:

Drafted by:  
Pat Fuehrer  
Engineering Division  
City of Stevens Point

Return to:  
City Clerk

**PRAIS STREET PEDESTRIAN MALL  
BETWEEN FREMONT STREET AND ILLINOIS AVENUE  
EXHIBIT 'A'**

**SURVEYOR'S CERTIFICATE**

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF THE CITY OF STEVENS POINT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 26,649 SQUARE FEET (0.612 ACRES) LOCATED IN THE SW 1/4 OF THE SW 1/4, OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28;

THENCE N 89°31'32" E, 484.26' ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE EAST RIGHT OF WAY OF FREMONT STREET;

THENCE N 00°06'18" E, ALONG SAID EAST RIGHT OF WAY, 125.42', TO THE SOUTH RIGHT OF WAY OF PRAIS STREET, AND THE POINT OF BEGINNING;

THENCE N 89°23'56" E, ALONG SAID SOUTH RIGHT OF WAY, 410.02' TO THE WEST RIGHT OF WAY OF ILLINOIS AVENUE;

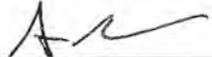
THENCE N 00°05'16" E, ALONG THE SAID WEST RIGHT OF WAY, 65.00', TO THE NORTH RIGHT OF WAY OF PRAIS STREET;

THENCE S 89°23'56" W, ALONG SAID NORTH RIGHT OF WAY, 410.00' TO THE EAST RIGHT OF WAY OF FREMONT STREET;

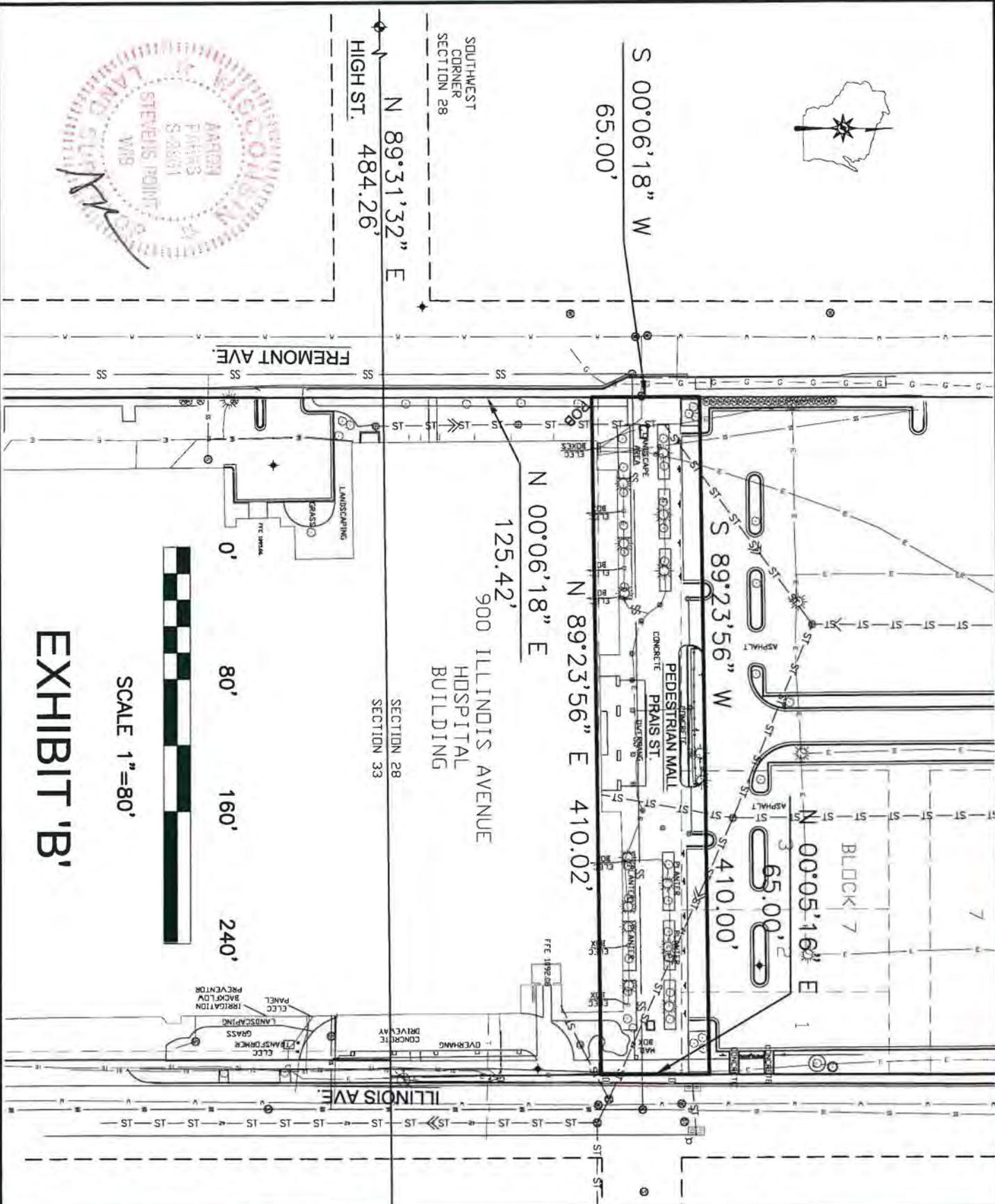
THENCE S 00°06'18" W, ALONG THE SAID EAST RIGHT OF WAY, 65.00' TO THE POINT OF BEGINNING, THERE TERMINATING.

BEARINGS REFERENCED TO THE PORTAGE COUNTY COORDINATE SYSTEM.

CERTIFIED THIS 25TH DAY OF MARCH, 2015.

SIGNED:   
AARON PARKS PLS 2861





**EXHIBIT 'B'**



3317 Business Park Drive, Stevens Point, WI 54482  
 Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431  
 email: info @ rettler.com, website: www.rettler.com

**PRAIS STREET VACATION  
 CITY OF STEVENS POINT  
 PORTAGE COUNTY, WI**

|                      |              |
|----------------------|--------------|
| Project No.:         | PRAIS STREET |
| Addendum or Bulletin | #1           |
| Date:                | 3-25-15      |
| Scale:               | 1"=80'       |
| Revised Sheet:       | L-1          |

**EXHIBIT 'B'**

**RESOLUTION**

**[3324 CHURCH STREET (WATERWORKS CARWASH)]**

**BE IT RESOLVED** by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **3324 Church Street (Parcel IDs 2308-04-3012-03)**, zoned "B-4" Commercial District, and described as LOT 2 CSM#101-1-101 BNG PRT SESW S4 T23 R8 802598, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a carwash and related activities as per the attached plans. The Conditional Use Permit is subject to the following conditions:

1. Southwest driveway shall be "exit only" and be signed and marked appropriately with the installation of curb or raised median.
2. If storage of refuse is proposed outside, all pertinent requirements including screening shall be met. Screening shall be of comparable materials of the primary building and approved by staff.
3. A formal landscaping plan shall be submitted identifying required screening. The landscape plan shall identify species, sizing, and quantity of landscape elements. Landscape areas further than 100 feet away from a water source will be required to be sprinklered.
4. If the existing building is removed on the site to the north, perimeter landscape screening, meeting ordinance requirements, shall be installed within one year.

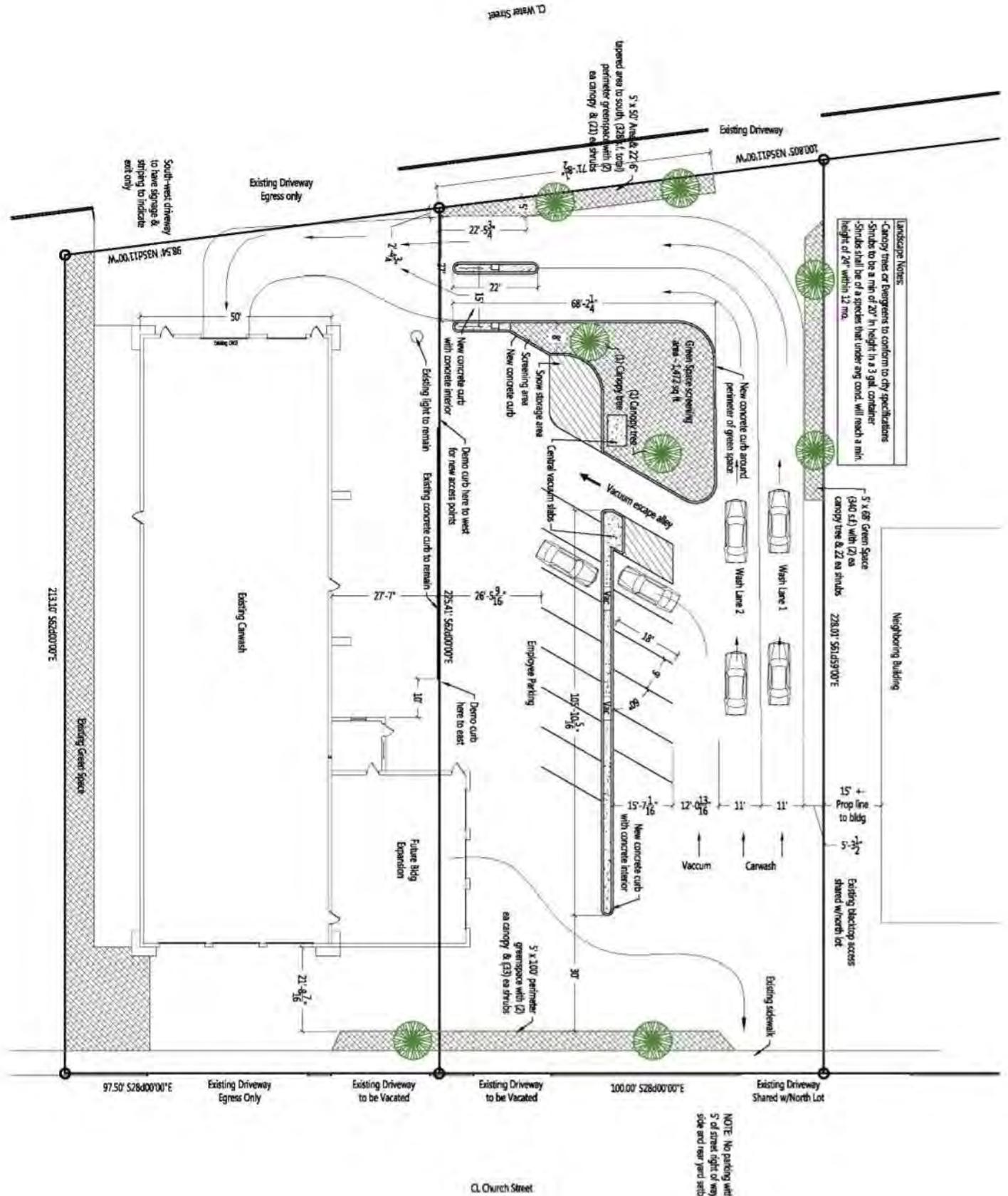
Such approval constitutes a Conditional Use under the City's ordinances.

Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: July 20, 2015  
Adopted: July 20, 2015

Drafted by: Michael Ostrowski  
Return to: City Clerk



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF  
TAX INCREMENTAL DISTRICT NO. 5,  
CITY OF STEVENS POINT, WISCONSIN**

WHEREAS, the City of Stevens Point (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the City on May 16, 2005 as a blighted area district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 6 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Portage County, the Stevens Point Area School District, and the Mid State Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 6, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan for the District;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Stevens Point that:

1. The boundaries of the District shall be named "Tax Incremental District No. 5, City of Stevens Point", remain unchanged as specified in Exhibit A of this resolution.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Common Council finds and declares that:
  - a. Not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1. Furthermore, at the time of adoption of the creation resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.
  - b. Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains declared as a blighted area district based on the identification and classification of the property included within the District.
  - c. There are no additional improvements as a result of this amendment.
  - d. The amount of retail business will not change as a result of this amendment.
  - e. The project costs will not change as a result of this amendment.
4. The amended Project Plan for "Tax Incremental District No. 5, City of Stevens Point" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to make notations to the assessment roll under Wisconsin Statutes Section 70.45, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65, pursuant to Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

---

Mayor

---

City Clerk

**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 5  
CITY OF STEVENS POINT**

THIS CAN BE FOUND IN THE PROJECT PLAN

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY



July 15, 2015

# Project Plan for the Project Plan Amendment of Tax Incremental District No. 5 In Order to Share Increment With Tax Incremental District No. 6



|   |                               |
|---|-------------------------------|
| Organizational Joint Review Board Meeting Held: | July 6 2015                   |
| Public Hearing Held:                            | July 6 2015                   |
| Adoption by Plan Commission:                    | July 6 2015                   |
| Adoption by Common Council:                     | Scheduled for: July 20 2015   |
| Approval by the Joint Review Board:             | Scheduled for: August 3, 2015 |



# Tax Incremental District No. 5 Project Plan Amendment

## City of Stevens Point Officials

### Common Council

|                   |                |
|-------------------|----------------|
| Mike Wiza         | Mayor          |
| George Doxtator   | Council Member |
| Denise Mrozek     | Council Member |
| Garrett Ryan      | Council Member |
| Heidi Oberstadt   | Council Member |
| Bryan Van Stippen | Council Member |
| Jeremy Slowinski  | Council Member |
| Mary McComb       | Council Member |
| Tony Patton       | Council Member |
| Mike Phillips     | Council Member |
| Shaun Morrow      | Council Member |

### City Staff

|                   |                                 |
|-------------------|---------------------------------|
| John Moe          | City Clerk                      |
| Michael Ostrowski | Community Development Director  |
| Kyle Kearns       | Economic Development Specialist |
| Corey Ladick      | Comptroller/Treasurer           |
| Andrew Beveridge  | City Attorney                   |

### Plan Commission

|                     |               |
|---------------------|---------------|
| Chairman Mayor Wiza | Daniel Hoppe  |
| Ald. Mary Kneebone  | Garry Curless |
| Bob Brush           | David Cooper  |
| Anna Haines         |               |

### Joint Review Board

|                   |                                      |
|-------------------|--------------------------------------|
| Michael Ostrowski | City Representative                  |
| Patty Dreier      | Portage County                       |
| Nelson Dahl       | Mid State Technical College District |
| Tom Owens         | Stevens Point Area School District   |
| John Schlice      | Public Member                        |

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# SECTION 1: Executive Summary

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## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 5 (The “TID” or “Donor District” or “District”) is an existing blighted area district, created by a resolution of the City of Stevens Point (“City”) Common Council adopted on May 16, 2005 (the “Creation Resolution”).

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 6 (The “Recipient District”) is an existing rehabilitation - conservation district, created by a resolution of the Common Council adopted on May 15, 2006.

### Amendments

The Donor District has not had any previous amendments.

### Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

### Estimated Total Project Expenditures.

The current Project Plan provides for estimated total project cost expenditures of \$4.25 Million. As of December 31, 2014, project costs have totaled approximately \$2 Million. The expenditure period of this Existing District terminates on May 16, 2027.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. Based upon current estimates of Districts obligations, it is expected that the Donor District will generate approximately \$6,765,000 in increment that can be shared with the Recipient District during the eligible sharing period.

### Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District to support the project costs that have been undertaken in an effort to accomplish the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

### Expected Termination of District

The Donor District has a maximum statutory life of 27 years, and must close not later than May 16, 2032, resulting in a final collection of increment in budget year 2033. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed current total liabilities by the end of 2015, enabling the District to close earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District to allow sharing of its remaining increment collections would shift the projected closure year to its statutory life.

## Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and if necessary, any additional projects that may need to be completed in that District to achieve the objectives of its Project Plan.
- In order to cover the increased expenses, in Recipient District, and to meet its goals, it is likely that revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the planned development in the Recipient District will not be fully realized.
- **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the current obligations and additional project costs, if determined necessary. On this basis alone, the finding is supported.
- Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.

- **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** Tax increment collections in the Donor District are already sufficient to pay for the cost of all improvements made in the District, thus allowing for this District to become a donor. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
    - Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
  4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1. At the time of adoption of the Creation Resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.
  5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a blighted area district based on the identification and classification of the property included within the District.
  6. The project costs will not change as a result of this amendment.
  7. There are no additional improvements as a result of this amendment.
  8. The amount of retail business will not change as a result of this amendment.
  9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

## SECTION 2: Type and General Description of District

---

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on May 16, 2005 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2005.

The District is a "Blighted Area District," created on a finding that at least 50%, by area, of the real property within the District was blighted, as defined in Wisconsin Statutes Section 66.1105(2)(ae)1. At the time of adoption of the Creation Resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1. Since this amendment does not add any territory to the District, the District remains in compliance with these provisions.

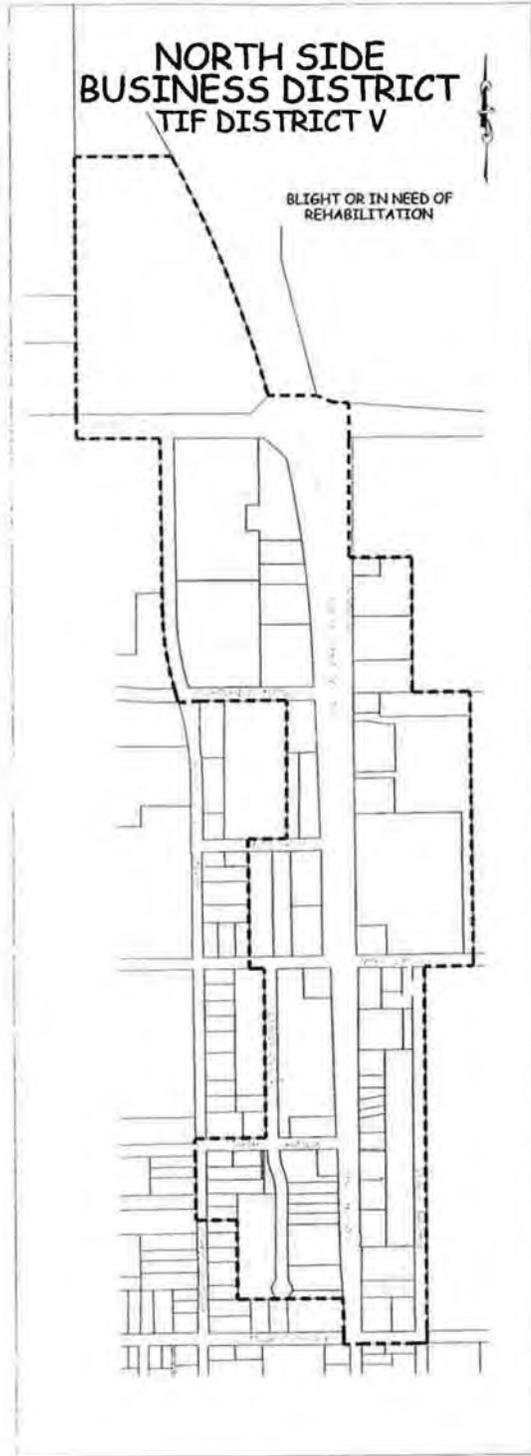
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

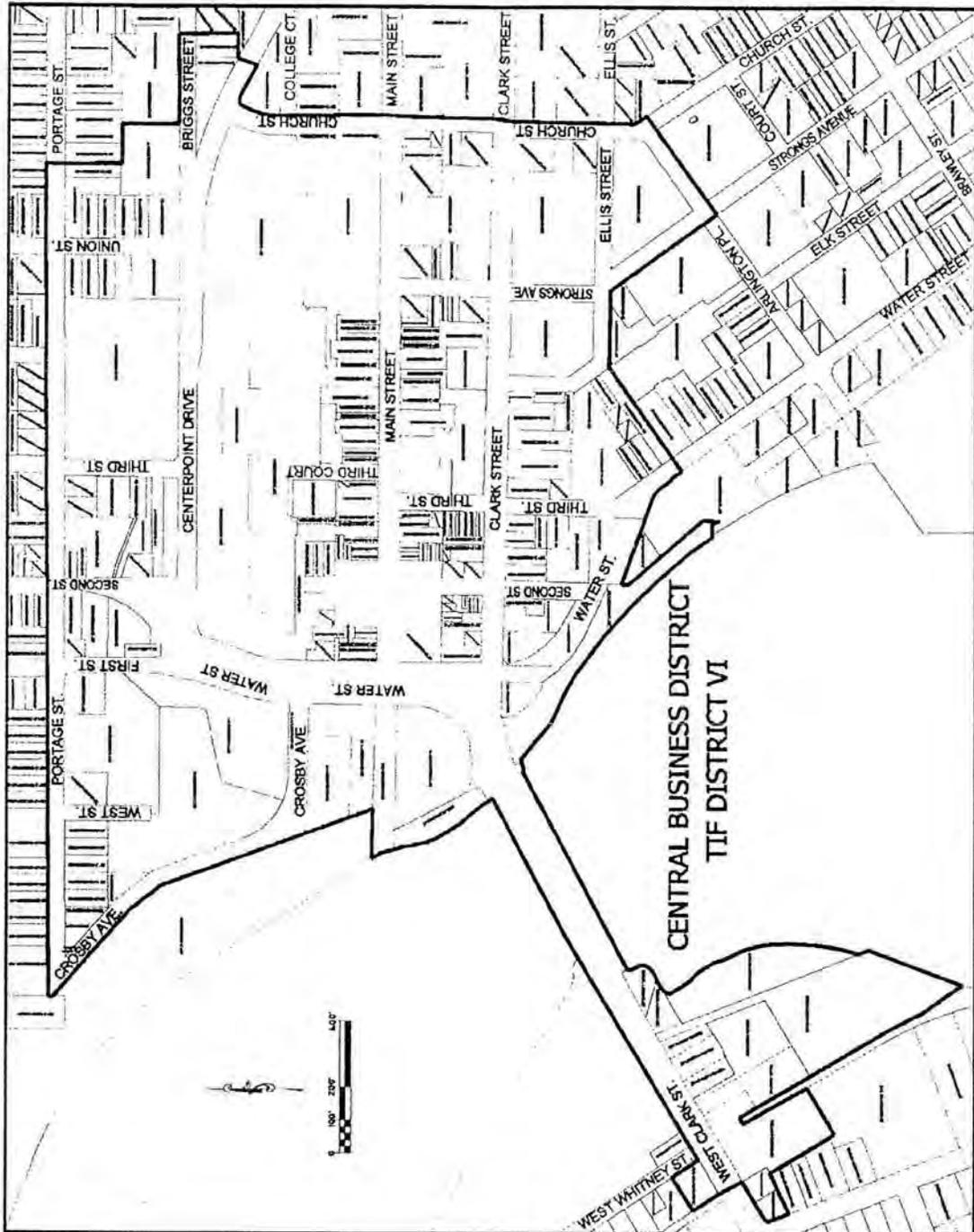
This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a blighted area district based on the identification and classification of the property included within the District.

SECTION 3:  
Maps of Current Districts Boundary

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## SECTION 4: Map Showing Existing Uses and Conditions

---

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

## SECTION 5: Equalized Value Test

---

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

## SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

---

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

## SECTION 7: Map Showing Proposed Improvements and Uses

---

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan document.

## SECTION 8: Detailed List of Existing Project Costs

---

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan document remains in effect.

## SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

---

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all project costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient District.
- The Recipient District was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the project costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient District have the same overlapping taxing jurisdictions, and the Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District was in need or rehabilitation - conservation.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

## Development Assumptions

| City of Stevens Point, Wisconsin |      |             |              |                   |    |
|----------------------------------|------|-------------|--------------|-------------------|----|
| Tax Increment District # 5       |      |             |              |                   |    |
| Changes in Property Value        |      |             |              |                   |    |
| Construction Year                |      | Actual      | Annual Total | Construction Year |    |
| 1                                | 2005 | 1,360,800   | 1,360,800    | 2005              | 1  |
| 2                                | 2006 | 5,539,600   | 5,539,600    | 2006              | 2  |
| 3                                | 2007 | 6,200,200   | 6,200,200    | 2007              | 3  |
| 4                                | 2008 | (50,900)    | (50,900)     | 2008              | 4  |
| 5                                | 2009 | 2,880,500   | 2,880,500    | 2009              | 5  |
| 6                                | 2010 | (1,965,900) | (1,965,900)  | 2010              | 6  |
| 7                                | 2011 | (5,454,900) | (5,454,900)  | 2011              | 7  |
| 8                                | 2012 | 2,489,300   | 2,489,300    | 2012              | 8  |
| 9                                | 2013 | 5,988,100   | 5,988,100    | 2013              | 9  |
| 10                               | 2014 |             | 0            | 2014              | 10 |
| 11                               | 2015 |             | 0            | 2015              | 11 |
| 12                               | 2016 |             | 0            | 2016              | 12 |
| 13                               | 2017 |             | 0            | 2017              | 13 |
| 14                               | 2018 |             | 0            | 2018              | 14 |
| 15                               | 2019 |             | 0            | 2019              | 15 |
| 16                               | 2020 |             | 0            | 2020              | 16 |
| 17                               | 2021 |             | 0            | 2021              | 17 |
| 18                               | 2022 |             | 0            | 2022              | 18 |
| 19                               | 2023 |             | 0            | 2023              | 19 |
| 20                               | 2024 |             | 0            | 2024              | 20 |
| 21                               | 2025 |             | 0            | 2025              | 21 |
| 22                               | 2026 |             | 0            | 2026              | 22 |
| 23                               | 2027 |             | 0            | 2027              | 23 |
| 24                               | 2028 |             | 0            | 2028              | 24 |
| 25                               | 2029 |             | 0            | 2029              | 25 |
| 26                               | 2030 |             | 0            | 2030              | 26 |
| 27                               | 2031 |             | 0            | 2031              | 27 |
| Totals                           |      | 16,986,800  | 16,986,800   |                   |    |

Notes:

# Increment Revenue Projections

| City of Stevens Point, Wisconsin   |               |           |  |  |                          |            |  |
|------------------------------------|---------------|-----------|--|--|--------------------------|------------|--|
| Tax Increment District # 5         |               |           |  |  |                          |            |  |
| Tax Increment Projection Worksheet |               |           |  |  |                          |            |  |
| Type of District                   | Blighted Area |           |  |  | Base Value               | 37,940,700 |  |
| Creation Date                      | May 16, 2005  |           |  |  | Appreciation Factor      | 0.00%      |  |
| Valuation Date                     | Jan 1,        | 2005      |  |  | Base Tax Rate            | \$22.84    |  |
| Max Life (Years)                   | 27            |           |  |  | Rate Adjustment Factor   | 0.00%      |  |
| Expenditure Periods/Termination    | 22            | 5/16/2027 |  |  |                          |            |  |
| Revenue Periods/Final Year         | 27            | 2033      |  |  |                          |            |  |
| Extension Eligibility/Years        | Yes           | 3         |  |  | Tax Exempt Discount Rate |            |  |
| Recipient District                 | Yes           |           |  |  | Taxable Discount Rate    | 1.50%      |  |

| Construction Year | Valuation Value Added | Valuation Year    | Inflation Increment | Total Increment | Revenue Year | Tax Rate                         | Tax Increment    |         |
|-------------------|-----------------------|-------------------|---------------------|-----------------|--------------|----------------------------------|------------------|---------|
| 1                 | 2005                  | 1,360,800         | 2006                | 0               | 1,360,800    | 2007                             | \$22.64          | 30,803  |
| 2                 | 2006                  | 5,539,600         | 2007                | 0               | 6,900,400    | 2008                             | \$22.75          | 156,996 |
| 3                 | 2007                  | 6,200,200         | 2008                | 0               | 13,100,600   | 2009                             | \$22.71          | 297,505 |
| 4                 | 2008                  | (50,900)          | 2009                | 0               | 13,049,700   | 2010                             | \$24.11          | 314,648 |
| 5                 | 2009                  | 2,880,500         | 2010                | 0               | 15,930,200   | 2011                             | \$23.45          | 373,619 |
| 6                 | 2010                  | (1,965,900)       | 2011                | 0               | 13,964,300   | 2012                             | \$24.19          | 337,857 |
| 7                 | 2011                  | (5,454,900)       | 2012                | 0               | 8,509,400    | 2013                             | \$25.13          | 213,853 |
| 8                 | 2012                  | 2,489,300         | 2013                | 0               | 10,998,700   | 2014                             | \$25.45          | 279,862 |
| 9                 | 2013                  | 5,988,100         | 2014                | 0               | 16,986,800   | 2015                             | \$22.84          | 387,984 |
| 10                | 2014                  | 0                 | 2015                | 0               | 16,986,800   | 2016                             | \$22.84          | 387,984 |
| 11                | 2015                  | 0                 | 2016                | 0               | 16,986,800   | 2017                             | \$22.84          | 387,984 |
| 12                | 2016                  | 0                 | 2017                | 0               | 16,986,800   | 2018                             | \$22.84          | 387,984 |
| 13                | 2017                  | 0                 | 2018                | 0               | 16,986,800   | 2019                             | \$22.84          | 387,984 |
| 14                | 2018                  | 0                 | 2019                | 0               | 16,986,800   | 2020                             | \$22.84          | 387,984 |
| 15                | 2019                  | 0                 | 2020                | 0               | 16,986,800   | 2021                             | \$22.84          | 387,984 |
| 16                | 2020                  | 0                 | 2021                | 0               | 16,986,800   | 2022                             | \$22.84          | 387,984 |
| 17                | 2021                  | 0                 | 2022                | 0               | 16,986,800   | 2023                             | \$22.84          | 387,984 |
| 18                | 2022                  | 0                 | 2023                | 0               | 16,986,800   | 2024                             | \$22.84          | 387,984 |
| 19                | 2023                  | 0                 | 2024                | 0               | 16,986,800   | 2025                             | \$22.84          | 387,984 |
| 20                | 2024                  | 0                 | 2025                | 0               | 16,986,800   | 2026                             | \$22.84          | 387,984 |
| 21                | 2025                  | 0                 | 2026                | 0               | 16,986,800   | 2027                             | \$22.84          | 387,984 |
| 22                | 2026                  | 0                 | 2027                | 0               | 16,986,800   | 2028                             | \$22.84          | 387,984 |
| 23                | 2027                  | 0                 | 2028                | 0               | 16,986,800   | 2029                             | \$22.84          | 387,984 |
| 24                | 2028                  | 0                 | 2029                | 0               | 16,986,800   | 2030                             | \$22.84          | 387,984 |
| 25                | 2029                  | 0                 | 2030                | 0               | 16,986,800   | 2031                             | \$22.84          | 387,984 |
| 26                | 2030                  | 0                 | 2031                | 0               | 16,986,800   | 2032                             | \$22.84          | 387,984 |
| 27                | 2031                  | 0                 | 2032                | 0               | 16,986,800   | 2033                             | \$22.84          | 387,984 |
| <b>Totals</b>     |                       | <b>16,986,800</b> |                     | <b>0</b>        |              | <b>Future Value of Increment</b> | <b>9,376,839</b> |         |

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

# City of Stevens Point, Wisconsin

Tax Increment District # 5

Cash Flow Projection (Without Transfers to TID #6)

| Year         | Projected Revenues |                           |               |                             |                  | Expenditures                |                     |                |                 |                  |                    |               | Balances           |           |            | Year      |                       |
|--------------|--------------------|---------------------------|---------------|-----------------------------|------------------|-----------------------------|---------------------|----------------|-----------------|------------------|--------------------|---------------|--------------------|-----------|------------|-----------|-----------------------|
|              | Tax Increments     | Interest Earnings/ (Cost) | Computer Aid  | Reconcile Increment Revenue | Total Revenues   | Other Capital Project Costs | Scorpio/ Northpoint | Gerrard Corp   | Country Springs | Klasinski Clinic | Transfer to TID #6 | Admin.        | Total Expenditures | Annual    | Cumulative |           | Principal Outstanding |
| 2005         |                    |                           |               |                             | 0                |                             |                     |                |                 |                  |                    | 10,000        | 10,000             | (10,000)  | (10,000)   | 1,977,462 | 2005                  |
| 2006         |                    |                           |               |                             | 0                |                             |                     |                |                 |                  |                    | 2,324         | 2,324              | (2,324)   | (12,324)   | 1,977,462 | 2006                  |
| 2007         | 30,803             |                           | 4,634         |                             | 35,437           |                             |                     |                |                 |                  |                    | 1,005         | 1,005              | 34,432    | 22,108     | 1,977,462 | 2007                  |
| 2008         | 156,996            |                           | 8,905         | 1,599                       | 167,500          |                             | 67,989              |                | 16,756          | 98,651           |                    | 9,662         | 193,058            | (25,558)  | (3,449)    | 1,794,066 | 2008                  |
| 2009         | 297,505            |                           | 9,869         |                             | 307,374          | 40,090                      | 50,161              |                | 52,707          | 95,371           |                    | 4,887         | 243,216            | 64,158    | 60,708     | 1,595,826 | 2009                  |
| 2010         | 314,648            |                           | 15,535        |                             | 330,183          | 17,832                      | 57,843              |                | 81,587          | 108,869          |                    | 9,530         | 275,660            | 54,522    | 115,231    | 1,347,528 | 2010                  |
| 2011         | 373,619            |                           | 12,171        |                             | 385,790          |                             | 56,350              | 37,344         | 78,600          | 109,934          |                    | 1,150         | 283,378            | 102,412   | 217,643    | 1,065,300 | 2011                  |
| 2012         | 337,857            |                           | 10,950        | (1,600)                     | 347,207          | 354,688                     | 55,066              | 34,515         | 65,283          | 101,703          |                    | 1,425         | 612,679            | (265,473) | (47,830)   | 808,734   | 2012                  |
| 2013         | 213,853            | 4                         | 9,585         |                             | 223,442          |                             | 50,100              | 33,539         |                 | 98,516           |                    | 1,350         | 183,504            | 39,938    | (7,892)    | 626,580   | 2013                  |
| 2014         | 279,862            |                           | 9,094         |                             | 288,956          |                             | 51,745              | 34,356         |                 | 102,246          |                    | 1,353         | 189,699            | 99,257    | 91,365     | 438,234   | 2014                  |
| 2015         | 387,984            |                           |               |                             | 387,984          |                             | 45,014              | 33,822         |                 | 84,712           |                    | 1,380         | 164,929            | 223,055   | 314,420    | 274,685   | 2015                  |
| 2016         | 387,984            |                           |               |                             | 387,984          |                             | 45,014              | 33,822         |                 |                  |                    | 1,408         | 80,244             | 307,740   | 622,161    | 195,849   | 2016                  |
| 2017         | 387,984            |                           |               |                             | 387,984          |                             | 45,014              | 33,822         |                 |                  |                    | 1,436         | 80,272             | 307,712   | 929,873    | 117,013   | 2017                  |
| 2018         | 387,984            |                           |               |                             | 387,984          |                             | 31,766              | 33,822         |                 |                  |                    | 1,465         | 67,052             | 320,932   | 1,250,805  | 51,425    | 2018                  |
| 2019         | 387,984            |                           |               |                             | 387,984          |                             |                     | 33,822         |                 |                  |                    | 1,494         | 35,316             | 352,668   | 1,603,473  | 17,604    | 2019                  |
| 2020         | 387,984            |                           |               |                             | 387,984          |                             |                     | 17,604         |                 |                  |                    | 1,524         | 19,127             | 368,857   | 1,972,330  | (0)       | 2020                  |
| 2021         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,554         | 1,554              | 386,430   | 2,358,760  |           | 2021                  |
| 2022         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,585         | 1,585              | 386,399   | 2,745,158  |           | 2022                  |
| 2023         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,617         | 1,617              | 386,367   | 3,131,525  |           | 2023                  |
| 2024         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,649         | 1,649              | 386,335   | 3,517,860  |           | 2024                  |
| 2025         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,682         | 1,682              | 386,302   | 3,904,162  |           | 2025                  |
| 2026         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,716         | 1,716              | 386,268   | 4,290,430  |           | 2026                  |
| 2027         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,750         | 1,750              | 386,234   | 4,676,664  |           | 2027                  |
| 2028         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,785         | 1,785              | 386,199   | 5,062,862  |           | 2028                  |
| 2029         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,821         | 1,821              | 386,163   | 5,449,025  |           | 2029                  |
| 2030         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,857         | 1,857              | 386,127   | 5,835,152  |           | 2030                  |
| 2031         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,895         | 1,895              | 386,089   | 6,221,242  |           | 2031                  |
| 2032         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,932         | 1,932              | 386,052   | 6,607,293  |           | 2032                  |
| 2033         | 387,984            |                           |               |                             | 387,984          |                             |                     |                |                 |                  |                    | 1,971         | 1,971              | 386,013   | 6,993,306  |           | 2033                  |
| <b>Total</b> | <b>9,376,839</b>   | <b>4</b>                  | <b>80,743</b> | <b>(1)</b>                  | <b>9,457,585</b> | <b>412,610</b>              | <b>556,062</b>      | <b>326,466</b> | <b>294,933</b>  | <b>800,001</b>   | <b>0</b>           | <b>74,207</b> | <b>2,464,279</b>   |           |            |           | <b>Total</b>          |

Notes: Information and assumptions for developer payments provided by City

Projected TID Closure

# City of Stevens Point, Wisconsin

## Tax Increment District # 5

### Cash Flow Projection (With Transfers to TID #6)

| Year  | Projected Revenues |                           |              |                             |                | Expenditures                |                     |              |                 |                  |                    |        | Balances           |           |            | Year      |                       |
|-------|--------------------|---------------------------|--------------|-----------------------------|----------------|-----------------------------|---------------------|--------------|-----------------|------------------|--------------------|--------|--------------------|-----------|------------|-----------|-----------------------|
|       | Tax Increments     | Interest Earnings/ (Cost) | Computer Aid | Reconcile Increment Revenue | Total Revenues | Other Capital Project Costs | Scorpio/ Northpoint | Gerrard Corp | Country Springs | Klasinski Clinic | Transfer to TID #6 | Admin. | Total Expenditures | Annual    | Cumulative |           | Principal Outstanding |
| 2005  |                    |                           |              |                             | 0              |                             |                     |              |                 |                  |                    | 10,000 | 10,000             | (10,000)  | (10,000)   | 1,977,462 | 2005                  |
| 2006  |                    |                           |              |                             | 0              |                             |                     |              |                 |                  |                    | 2,324  | 2,324              | (2,324)   | (12,324)   | 1,977,462 | 2006                  |
| 2007  | 30,803             |                           | 4,634        |                             | 35,437         |                             |                     |              |                 |                  |                    | 1,005  | 1,005              | 34,432    | 22,108     | 1,977,462 | 2007                  |
| 2008  | 156,996            |                           | 8,905        | 1,599                       | 167,500        |                             | 67,989              |              | 16,756          | 98,651           |                    | 9,662  | 193,058            | (25,558)  | (3,449)    | 1,794,066 | 2008                  |
| 2009  | 297,505            |                           | 9,869        |                             | 307,374        | 40,090                      | 50,161              |              | 52,707          | 95,371           |                    | 4,887  | 243,216            | 64,158    | 60,708     | 1,595,826 | 2009                  |
| 2010  | 314,648            |                           | 15,535       |                             | 330,183        | 17,832                      | 57,843              |              | 81,587          | 108,869          |                    | 9,530  | 275,660            | 54,522    | 115,231    | 1,347,528 | 2010                  |
| 2011  | 373,619            |                           | 12,171       |                             | 385,790        |                             | 56,350              | 37,344       | 78,600          | 109,934          |                    | 1,150  | 283,378            | 102,412   | 217,643    | 1,065,300 | 2011                  |
| 2012  | 337,857            |                           | 10,950       | (1,600)                     | 347,207        | 354,688                     | 55,066              | 34,515       | 65,283          | 101,703          |                    | 1,425  | 612,679            | (265,473) | (47,830)   | 808,734   | 2012                  |
| 2013  | 213,853            | 4                         | 9,585        |                             | 223,442        |                             | 50,100              | 33,539       |                 | 98,516           |                    | 1,350  | 183,504            | 39,938    | (7,892)    | 626,580   | 2013                  |
| 2014  | 279,862            |                           | 9,094        |                             | 288,956        |                             | 51,745              | 34,356       |                 | 102,246          |                    | 1,353  | 189,699            | 99,257    | 91,365     | 438,234   | 2014                  |
| 2015  | 387,984            |                           |              |                             | 387,984        |                             | 45,014              | 33,822       |                 | 84,712           | 200,000            | 1,380  | 364,929            | 23,055    | 114,420    | 274,685   | 2015                  |
| 2016  | 387,984            |                           |              |                             | 387,984        |                             | 45,014              | 33,822       |                 |                  | 300,000            | 1,408  | 380,244            | 7,740     | 122,161    | 195,849   | 2016                  |
| 2017  | 387,984            |                           |              |                             | 387,984        |                             | 45,014              | 33,822       |                 |                  | 300,000            | 1,436  | 380,272            | 7,712     | 129,873    | 117,013   | 2017                  |
| 2018  | 387,984            |                           |              |                             | 387,984        |                             | 31,766              | 33,822       |                 |                  | 315,000            | 1,465  | 382,052            | 5,932     | 135,805    | 51,425    | 2018                  |
| 2019  | 387,984            |                           |              |                             | 387,984        |                             |                     | 33,822       |                 |                  | 345,000            | 1,494  | 380,316            | 7,668     | 143,473    | 17,604    | 2019                  |
| 2020  | 387,984            |                           |              |                             | 387,984        |                             |                     | 17,604       |                 |                  |                    | 1,524  | 384,127            | 3,857     | 147,330    | (0)       | 2020                  |
| 2021  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,554  | 381,554            | 6,430     | 153,760    | (0)       | 2021                  |
| 2022  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,585  | 381,585            | 6,399     | 160,158    | (0)       | 2022                  |
| 2023  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,617  | 381,617            | 6,367     | 166,525    | (0)       | 2023                  |
| 2024  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,649  | 381,649            | 6,335     | 172,860    | (0)       | 2024                  |
| 2025  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,682  | 381,682            | 6,302     | 179,162    | (0)       | 2025                  |
| 2026  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,716  | 381,716            | 6,268     | 185,430    | (0)       | 2026                  |
| 2027  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,750  | 381,750            | 6,234     | 191,664    | (0)       | 2027                  |
| 2028  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,785  | 381,785            | 6,199     | 197,862    | (0)       | 2028                  |
| 2029  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,821  | 381,821            | 6,163     | 204,025    | (0)       | 2029                  |
| 2030  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,857  | 381,857            | 6,127     | 210,152    | (0)       | 2030                  |
| 2031  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,895  | 381,895            | 6,089     | 216,242    | (0)       | 2031                  |
| 2032  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,932  | 381,932            | 6,052     | 222,293    |           | 2032                  |
| 2033  | 387,984            |                           |              |                             | 387,984        |                             |                     |              |                 |                  |                    | 1,971  | 381,971            | 6,013     | 228,306    |           | 2033                  |
| Total | 9,376,839          | 4                         | 80,743       | (1)                         | 9,457,585      | 412,610                     | 556,062             | 326,466      | 294,933         | 800,001          | 6,765,000          | 74,207 | 9,229,279          |           |            |           | Total                 |

Notes: Information and assumptions for developer payments provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (Without Sharing from TID #5 & TID #7)

| Year         | Projected Revenues |                         |                         |   |                   | Expenditures   |           |          |  |          |  |           |  |           |          |   |           | Balances |   |           | Year  |  |         |                       |            |            |                          |           |       |
|--------------|--------------------|-------------------------|-------------------------|---|-------------------|--|-----------|----------|--|----------|--|-----------|--|-----------|----------|---|-----------|----------|---|-----------|-------|--|---------|-----------------------|------------|------------|--------------------------|-----------|-------|
|              | Tax<br>Increments  | Transfer from<br>TID #5 | Transfer from<br>TID #7 | Bond<br>Premium/<br>Misc/Lease/<br>transfers in<br>Computer aid | Total<br>Revenues | State Trust Fund Loan<br>1,000,000<br>Dated Date: 02/11/08 |           |          | State Trust Fund Loan<br>584,268<br>Dated Date: 12/2/108 |          | GO Bonds Series 2011A<br>5,965,000<br>Dated Date: 03/30/11 |           | 30.696% of GO Notes, Series 2011B<br>1,017,572<br>Dated Date: 05/02/11 |           |          | GO Notes, Series 2013B<br>1,700,000<br>Dated Date: 04/01/13 |           |          | GO Taxable Notes 2013C<br>510,000<br>Dated Date: 12/30/13 |           |       | CDA Lease<br>Obligation<br>120,000<br>2013 | Other   | Total<br>Expenditures | Annual     | Cumulative | Principal<br>Outstanding |           |       |
|              |                    |                         |                         |   |                   | Principal  | Est. Rate | Interest | Principal  | Interest | Principal  | Interest  | Principal  | Est. Rate | Interest | Principal   | Est. Rate | Interest | Principal   | Est. Rate |       |  |         |                       |            |            |                          | Interest  |       |
| Fund Balance |                    |                         |                         |   |                   |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       |            |            |                          |           |       |
| 2015         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 41,461    | 5.50%    | 29,201   | 56,590   | 2,405  | 310,000   | 167,277  | 107,436   | 2.65%    | 18,933  | 25,000    | 2.10%    | 34,913  | 80,000    | 2.00% | 9,250                                      | 10,000  | 84                    | 892,549    | (745,860)  | (2,865,401)              | 8,698,306 | 2014  |
| 2016         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 37,084    | 5.50%    | 33,578   |          |  | 310,000   | 161,116  | 107,436   | 2.65%    | 16,086  | 50,000    | 2.10%    | 34,125  | 85,000    | 2.00% | 7,650                                      | 10,000  |                       | 852,075    | (705,386)  | (3,784,824)              | 7,468,216 | 2015  |
| 2017         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 39,215    | 5.50%    | 31,446   |          |  | 310,000   | 154,025  | 107,436   | 2.65%    | 13,239  | 50,000    | 2.10%    | 33,075  | 85,000    | 2.00% | 5,950                                      | 10,000  |                       | 839,386    | (692,697)  | (4,477,521)              | 6,866,565 | 2016  |
| 2018         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 41,372    | 5.50%    | 29,290   |          |  | 310,000   | 146,275  | 138,132   | 2.65%    | 10,188  | 200,000   | 2.10%    | 31,500  | 85,000    | 2.00% | 4,250                                      | 10,000  |                       | 1,006,007  | (859,318)  | (5,336,839)              | 6,082,061 | 2017  |
| 2019         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 43,674    | 5.50%    | 27,014   |          |  | 310,000   | 137,905  | 138,132   | 2.65%    | 6,528   | 200,000   | 2.10%    | 27,300  | 85,000    | 3.00% | 2,550                                      | 10,000  |                       | 988,103    | (841,414)  | (6,178,253)              | 5,295,254 | 2018  |
| 2020         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 45,981    | 5.50%    | 24,681   |          |  | 310,000   | 128,915  | 142,736   | 2.65%    | 2,827   | 300,000   | 2.10%    | 22,575  |           |       |  | 10,000  |                       | 987,715    | (841,026)  | (7,019,279)              | 4,486,537 | 2019  |
| 2021         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 48,577    | 5.50%    | 22,085   |          |  | 310,000   | 119,460  |           |          |   | 300,000   | 2.10%    | 16,275  |           |       |  | 10,000  |                       | 826,397    | (679,708)  | (7,698,987)              | 3,817,960 | 2020  |
| 2022         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 51,249    | 5.50%    | 19,413   |          |  | 310,000   | 109,656  |           |          |   | 300,000   | 2.10%    | 9,975   |           |       |  | 10,000  |                       | 810,293    | (663,604)  | (8,362,591)              | 3,146,712 | 2021  |
| 2023         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 54,067    | 5.50%    | 16,594   |          |  | 305,000   | 99,310   |           |          |   | 250,000   | 2.10%    | 3,938   |           |       |  | 10,000  |                       | 738,909    | (592,220)  | (8,954,811)              | 2,527,644 | 2022  |
| 2024         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 57,004    | 5.50%    | 13,658   |          |  | 300,000   | 88,763   |           |          |   |           |          |   |           |       |  | 10,000  |                       | 469,424    | (322,735)  | (9,277,546)              | 2,160,640 | 2023  |
| 2025         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 60,176    | 5.50%    | 10,485   |          |  | 300,000   | 77,925   |           |          |   |           |          |   |           |       |  | 10,000  |                       | 458,587    | (311,898)  | (9,589,443)              | 1,790,464 | 2024  |
| 2026         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 63,486    | 5.50%    | 7,176  |          |  | 300,000   | 66,525   |           |          |   |           |          |   | 10,000    |       |  |         |                       | 447,187    | (300,498)  | (9,889,941)              | 1,416,978 | 2025  |
| 2027         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 66,978    | 5.50%    | 3,684  |          |  | 300,000   | 54,563   |           |          |   |           |          |   |           |       |  |         |                       | 425,224    | (278,535)  | (10,168,476)             | 1,050,000 | 2026  |
| 2028         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 300,000   | 42,263   |           |          |   |           |          |   |           |       |  |         |                       | 342,263    | (195,574)  | (10,364,049)             | 750,000   | 2027  |
| 2029         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 300,000   | 29,663   |           |          |   |           |          |   |           |       |  |         |                       | 329,663    | (182,974)  | (10,547,023)             | 450,000   | 2028  |
| 2030         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 300,000   | 16,725   |           |          |   |           |          |   |           |       |  |         |                       | 316,725    | (170,036)  | (10,717,059)             | 150,000   | 2029  |
| 2031         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 150,000   | 3,375  |           |          |   |           |          |   |           |       |  |         |                       | 153,375    | (6,686)    | (10,723,745)             | 0         | 2030  |
| 2032         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       | 0          | 146,689    | (10,577,056)             |           | 2031  |
| 2033         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       | 0          | 146,689    | (10,430,367)             |           | 2032  |
| 2034         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       | 0          | 146,689    | (10,283,678)             |           | 2033  |
| Total        | 959,300            | 0                       | 0                       | 1,404,480   | 570,000           | 2,933,780  | 650,324   |          | 268,303  | 56,590   | 2,405  | 5,035,000 | 1,603,740  | 741,308   |          | 67,801  | 1,675,000 |          | 213,675   | 420,000   |       | 29,650                                     | 120,000 | 84                    | 25,514,614 |            |                          |           | Total |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

# City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (With Transfers from TID #5 & TID #7 with future payments to TG)

| Year              | Projected Revenues |                         |                         |   |              |                   | Expenditures   |           |          |  |          |  |           |  |           |          |   |           |          |   |           | Balances |                                    |       | Year       |                       |             |            |                          |
|-------------------|--------------------|-------------------------|-------------------------|---|--------------|-------------------|--|-----------|----------|--|----------|--|-----------|--|-----------|----------|---|-----------|----------|---|-----------|----------|------------------------------------|-------|------------|-----------------------|-------------|------------|--------------------------|
|                   | Tax<br>Increments  | Transfer from<br>TID #5 | Transfer from<br>TID #7 | Bond<br>Premium/<br>Misc/Lease/<br>transfers in | Computer aid | Total<br>Revenues | State Trust Fund Loan<br>1,000,000<br>Dated Date: 02/11/08 |           |          | State Trust Fund Loan<br>584,268<br>Dated Date: 12/2/108 |          | GO Bonds Series 2011A<br>5,965,000<br>Dated Date: 03/30/11 |           | 30.696% of GO Notes, Series 2011B<br>1,017,572<br>Dated Date: 05/02/11 |           |          | GO Notes, Series 2013B<br>1,700,000<br>Dated Date: 04/01/13 |           |          | GO Taxable Notes 2013C<br>510,000<br>Dated Date: 12/30/13 |           |          | CDA Lease<br>Obligation<br>120,000 | Other |            | Total<br>Expenditures | Annual      | Cumulative | Principal<br>Outstanding |
|                   |                    |                         |                         |   |              |                   | Principal  | Est. Rate | Interest | Principal  | Interest | Principal  | Interest  | Principal  | Est. Rate | Interest | Principal   | Est. Rate | Interest | Principal   | Est. Rate | Interest |                                    |       |            |                       |             |            |                          |
| Fund Balance 2015 | 47,965             | 200,000                 | 400,000                 | 70,224  | 28,500       | 746,689           | 41,461   | 5.50%     | 29,201   | 56,590   | 2,405    | 310,000  | 167,277   | 107,436  | 2.65%     | 18,933   | 25,000  | 2.10%     | 34,913   | 80,000  | 2.00%     | 9,250    | 10,000                             | 84    | 892,549    | (145,860)             | (2,865,401) | 8,698,306  | 2014                     |
| 2015              | 47,965             | 200,000                 | 400,000                 | 70,224  | 28,500       | 746,689           | 41,461   | 5.50%     | 29,201   | 56,590   | 2,405    | 310,000  | 167,277   | 107,436  | 2.65%     | 18,933   | 25,000  | 2.10%     | 34,913   | 80,000  | 2.00%     | 9,250    | 10,000                             | 84    | 892,549    | (145,860)             | (2,865,401) | 8,698,306  | 2015                     |
| 2016              | 47,965             | 300,000                 | 80,000                  | 70,224  | 28,500       | 526,689           | 37,084   | 5.50%     | 33,578   |  |          | 310,000  | 161,116   | 107,436  | 2.65%     | 16,086   | 50,000  | 2.10%     | 34,125   | 85,000  | 2.00%     | 7,650    | 10,000                             |       | 852,075    | (325,386)             | (2,804,824) | 7,468,216  | 2016                     |
| 2017              | 47,965             | 300,000                 | 80,000                  | 70,224  | 28,500       | 526,689           | 39,215   | 5.50%     | 31,446   |  |          | 310,000  | 154,025   | 107,436  | 2.65%     | 13,239   | 50,000  | 2.10%     | 33,075   | 85,000  | 2.00%     | 5,950    | 10,000                             |       | 839,386    | (312,697)             | (3,117,521) | 6,866,565  | 2017                     |
| 2018              | 47,965             | 315,000                 | 80,000                  | 70,224  | 28,500       | 541,689           | 41,372   | 5.50%     | 29,290   |  |          | 310,000  | 146,275   | 138,132  | 2.65%     | 10,188   | 200,000   | 2.10%     | 31,500   | 85,000  | 2.00%     | 4,250    | 10,000                             |       | 1,006,007  | (464,318)             | (3,581,839) | 6,082,061  | 2018                     |
| 2019              | 47,965             | 345,000                 | 80,000                  | 70,224  | 28,500       | 571,689           | 43,674   | 5.50%     | 27,014   |  |          | 310,000  | 137,905   | 138,132  | 2.65%     | 6,528    | 200,000   | 2.10%     | 27,300   | 85,000  | 3.00%     | 2,550    | 10,000                             |       | 988,103    | (416,414)             | (3,998,253) | 5,295,254  | 2019                     |
| 2020              | 47,965             | 365,000                 | 80,000                  | 70,224  | 28,500       | 591,689           | 45,981   | 5.50%     | 24,681   |  |          | 310,000  | 128,915   | 142,736  | 2.65%     | 2,827    | 300,000   | 2.10%     | 22,575   |   |           |          | 10,000                             |       | 987,715    | (396,026)             | (4,394,279) | 4,486,537  | 2020                     |
| 2021              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 48,577   | 5.50%     | 22,085   |  |          | 310,000  | 119,460   |  |           |          | 300,000   | 2.10%     | 16,275   |   |           |          | 10,000                             |       | 826,397    | (219,708)             | (4,613,987) | 3,817,960  | 2021                     |
| 2022              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 51,249   | 5.50%     | 19,413   |  |          | 310,000  | 109,656   |  |           |          | 300,000   | 2.10%     | 9,975    |   |           |          | 10,000                             |       | 810,293    | (203,604)             | (4,817,591) | 3,146,712  | 2022                     |
| 2023              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 54,067   | 5.50%     | 16,594   |  |          | 305,000  | 99,310    |  |           |          | 250,000   | 2.10%     | 3,938    |   |           |          | 10,000                             |       | 738,909    | (132,220)             | (4,949,811) | 2,527,644  | 2023                     |
| 2024              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 57,004   | 5.50%     | 13,658   |  |          | 300,000  | 88,763    |  |           |          |   |           |          |   |           |          | 10,000                             |       | 469,424    | 137,265               | (4,812,546) | 2,160,640  | 2024                     |
| 2025              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 60,176   | 5.50%     | 10,485   |  |          | 300,000  | 77,925    |  |           |          |   |           |          |   |           |          | 10,000                             |       | 458,587    | 148,102               | (4,664,443) | 1,790,464  | 2025                     |
| 2026              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 63,486   | 5.50%     | 7,176    |  |          | 300,000  | 66,525    |  |           |          |   |           |          |   |           |          | 10,000                             |       | 447,187    | 159,502               | (4,504,941) | 1,416,978  | 2026                     |
| 2027              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 66,978   | 5.50%     | 3,684    |  |          | 300,000  | 54,563    |  |           |          |   |           |          |   |           |          |                                    |       | 425,224    | 181,465               | (4,323,476) | 1,050,000  | 2027                     |
| 2028              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           |  |           |          |  |          | 300,000  | 42,263    |  |           |          |   |           |          |   |           |          |                                    |       | 342,263    | 264,427               | (4,059,049) | 750,000    | 2028                     |
| 2029              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 300,000  | 29,663    |  |           |          |   |           |          |   |           |          |                                    |       | 329,663    | 197,027               | (3,862,023) | 450,000    | 2029                     |
| 2030              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 300,000  | 16,725    |  |           |          |   |           |          |   |           |          |                                    |       | 316,725    | 209,964               | (3,652,059) | 150,000    | 2030                     |
| 2031              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 150,000  | 3,375     |  |           |          |   |           |          |   |           |          |                                    |       | 153,375    | 373,314               | (3,278,745) | 0          | 2031                     |
| 2032              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |       | 0          | 526,689               | (2,752,056) |            | 2032                     |
| 2033              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |       | 0          | 526,689               | (2,225,367) |            | 2033                     |
| 2034              | 47,965             |                         |                         | 70,224  | 28,500       | 146,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |       | 0          | 146,689               | (2,078,678) |            | 2034                     |
| Total             | 959,300            | 6,765,000               | 1,440,000               | 1,404,480                                       | 570,000      | 11,138,780        | 650,324  |           | 268,303  | 56,590   | 2,405    | 5,035,000  | 1,603,740 | 741,308  |           | 67,801   | 1,675,000   |           | 213,675  | 420,000   |           | 29,650   | 120,000                            | 84    | 25,514,614 |                       |             |            | Total                    |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

## SECTION 10: Annexed Property

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No territory will be added or subtracted from the District as a result of this amendment.

## SECTION 11: Proposed Zoning Ordinance Changes

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The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

## SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Stevens Point Ordinances

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It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

## SECTION 13: Relocation

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It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

## SECTION 14: Orderly Development and/or Redevelopment of the City of Stevens Point

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This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

## SECTION 15: List of Estimated Non-Project Costs

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Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

### Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:  
Opinion of Attorney for the City of Stevens Point Advising  
Whether the Plan is Complete and Complies with  
Wisconsin Statutes 66.1105

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City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481-3594  
Fax: 715-346-1530



**Andrew Logan Beveridge**  
abeveridge@stevenspoint.com  
**City Attorney**  
715-346-1695

**Becky Kalata, Paralegal**  
bkalata@stevenspoint.com  
715-346-1556

July 15, 2015

Mayor Mike J. Wiza  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481

**RE: City of Stevens Point, Wisconsin – Tax Incremental District 5 Amendment  
Legal Opinion of the City Attorney for the City of Stevens Point**

Dear Mayor Wiza:

As City Attorney for the City of Stevens Point, I have reviewed the Project Plan; and in my opinion, have determined that it is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Sincerely,

A handwritten signature in black ink that reads "Andrew Beveridge".

**ANDREW LOGAN BEVERIDGE**  
City Attorney

ALB:blk

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF  
TAX INCREMENTAL DISTRICT NO. 7,  
CITY OF STEVENS POINT, WISCONSIN**

WHEREAS, the City of Stevens Point (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the “District”) was created by the City on May 1, 2008 as a mixed-use district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 6 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Portage County, the Stevens Point Area School District, and the Mid State Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 6, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan for the District;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Stevens Point that:

1. The boundaries of the District shall be named "Tax Incremental District No. 7, City of Stevens Point", remain unchanged as specified in Exhibit A of this resolution.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Common Council finds and declares that:
  - a. Not less than 50%, by area, of the real property within the District is and remains suitable for a combination of industrial and commercial uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
  - b. Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains declared as a mixed-use district based on the identification and classification of the property included within the District.
  - c. There are no additional improvements as a result of this amendment.
  - d. The amount of retail business will not change as a result of this amendment
  - e. The project costs will not change as a result of this amendment.
4. The amended Project Plan for "Tax Incremental District No. 7, City of Stevens Point" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to make notations to the assessment roll under Wisconsin Statutes Section 70.45, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65, pursuant to Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

---

Mayor

---

City Clerk

**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 7  
CITY OF STEVENS POINT**

THIS CAN BE FOUND IN THE PROJECT PLAN

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY

July 15, 2015

# Project Plan for the Project Plan Amendment of Tax Incremental District No. 7 In Order to Share Increment With Tax Incremental District No. 6



|   |                               |
|---|-------------------------------|
| Organizational Joint Review Board Meeting Held: | July 6 2015                   |
| Public Hearing Held:                            | July 6, 2015                  |
| Adoption by Plan Commission:                    | July 6, 2015                  |
| Adoption by Common Council:                     | Scheduled for: July 20, 2015  |
| Approval by the Joint Review Board:             | Scheduled for: August 3, 2015 |

# Tax Incremental District No. 7 Project Plan Amendment

## City of Stevens Point Officials

### Common Council

|                   |                |
|-------------------|----------------|
| Mike Wiza         | Mayor          |
| George Doxtator   | Council Member |
| Denise Mrozek     | Council Member |
| Garrett Ryan      | Council Member |
| Heidi Oberstadt   | Council Member |
| Bryan Van Stippen | Council Member |
| Jeremy Slowinski  | Council Member |
| Mary McComb       | Council Member |
| Tony Patton       | Council Member |
| Mike Phillips     | Council Member |
| Shaun Morrow      | Council Member |

### City Staff

|                   |                                 |
|-------------------|---------------------------------|
| John Moe          | City Clerk                      |
| Michael Ostrowski | Community Development Director  |
| Kyle Kearns       | Economic Development Specialist |
| Corey Ladick      | Comptroller/Treasurer           |
| Andrew Beveridge  | City Attorney                   |

### Plan Commission

|                     |               |
|---------------------|---------------|
| Chairman Mayor Wiza | Daniel Hoppe  |
| Ald. Mary Kneebone  | Garry Curless |
| Bob Brush           | David Cooper  |
| Anna Haines         |               |

### Joint Review Board

|                   |                                      |
|-------------------|--------------------------------------|
| Michael Ostrowski | City Representative                  |
| Patty Dreier      | Portage County                       |
| Nelson Dahl       | Mid State Technical College District |
| Tom Owens         | Stevens Point Area School District   |
| John Schlice      | Public Member                        |

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# SECTION 1: Executive Summary

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## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (The “TID” or “Donor District” or “District”) is an existing mixed-use district, created by a resolution of the City of Stevens Point (“City”) Common Council adopted on May 1, 2008 (the “Creation Resolution”).

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 6 (The “Recipient District”) is an existing rehabilitation - conservation district, created by a resolution of the Common Council adopted on May 15, 2006.

### Amendments

The Donor District has not had any previous amendments.

### Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

### Estimated Total Project Expenditures.

The current Project Plan provides for estimated total project cost expenditures of \$5.63 Million. As of December 31, 2014, project costs have totaled approximately \$5.2 Million. The expenditure period of this Existing District terminates on May 1, 2023.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. It is expected that the Donor District will generate approximately \$1.4 Million to \$3.1 Million in increment that can be shared with the Recipient District during the eligible sharing period. This available Increment will depend upon the future pay go payments meeting the criteria authorized under the developer’s agreement with Travel Guard.

### Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

### Expected Termination of District

The Donor District has a maximum statutory life of 20 years, and must close not later than May 1, 2028, resulting in a final collection of increment in budget year 2028. Considering only existing increment value and assuming no additional projects are undertaken, other than future payments to Travel Guard, the anticipated total cumulative revenues will exceed total liabilities by the year 2024, enabling the District to close four years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2024 to 2028.

## Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and additional projects that need to be completed in that District, including the payment to Travel Guard, to achieve the objectives of its Project Plan.
- In order to cover the increased expenses, in Recipient District, and to meet its goals, it is likely that revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the planned development in the Recipient District will not be fully realized.
- **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
- Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.

- **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** Tax increment collections in the Donor District are already sufficient to pay for the cost of all improvements made in the District, thus allowing for this District to become a donor. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
    - Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
  4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for a combination of industrial and commercial uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed or developed for newly platted residential development comprise 0% (and in no event will exceed 35%), by area, of the real property within the District.
  5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a mixed-use district based on the identification and classification of the property included within the District.
  6. The project costs will not change as a result of this amendment.
  7. There are no additional improvements as a result of this amendment.
  8. The amount of retail business will not change as a result of this amendment.
  9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

## SECTION 2: Type and General Description of District

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The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on May 1, 2008 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2008.

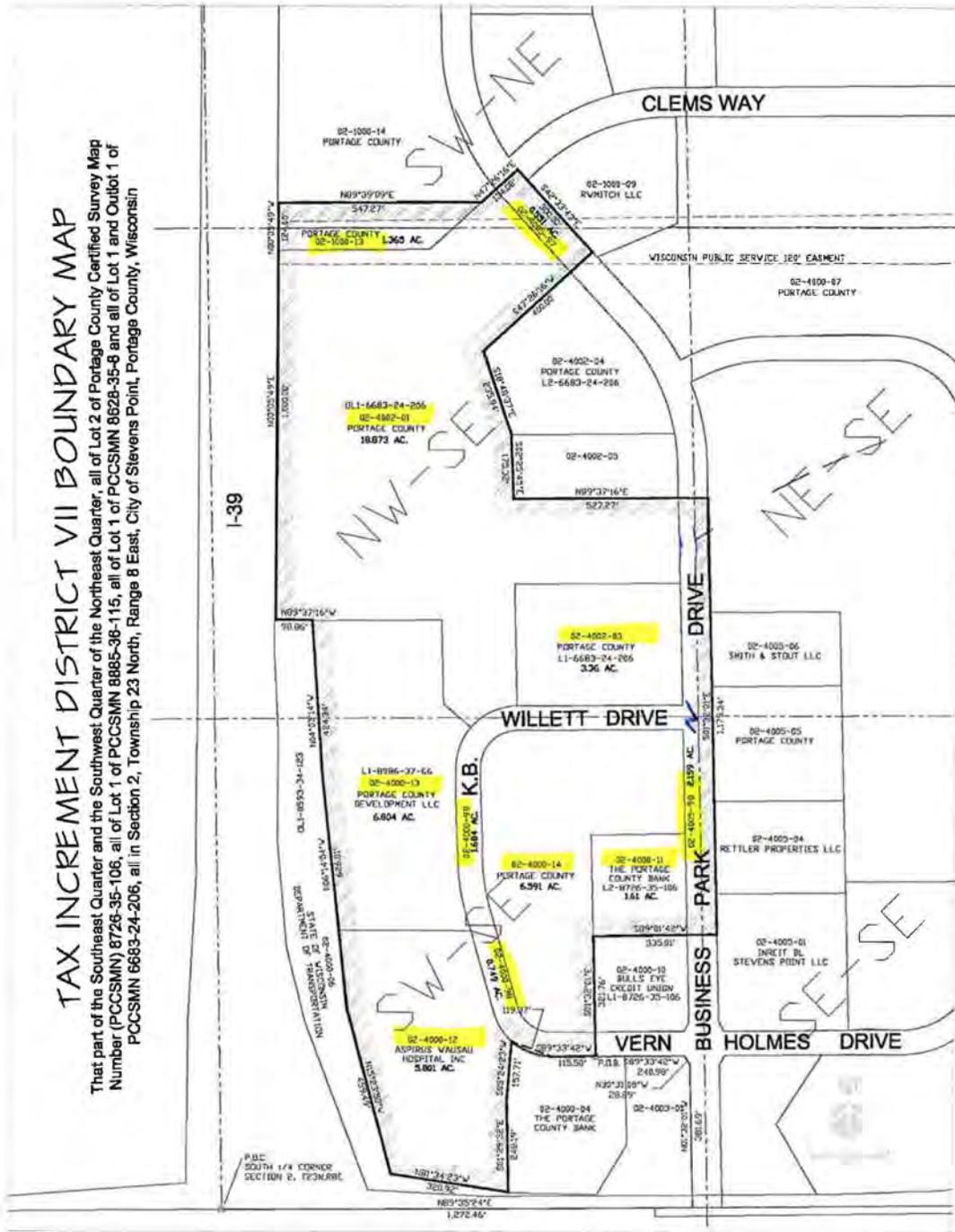
The existing District is a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District was suitable for a combination of industrial and commercial uses within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Since this amendment does not add any territory to the District, the District remains in compliance with this provision. The District also remains in compliance with the prohibition that no more than 35% of the area of the District be allocated for newly-platted residential development.

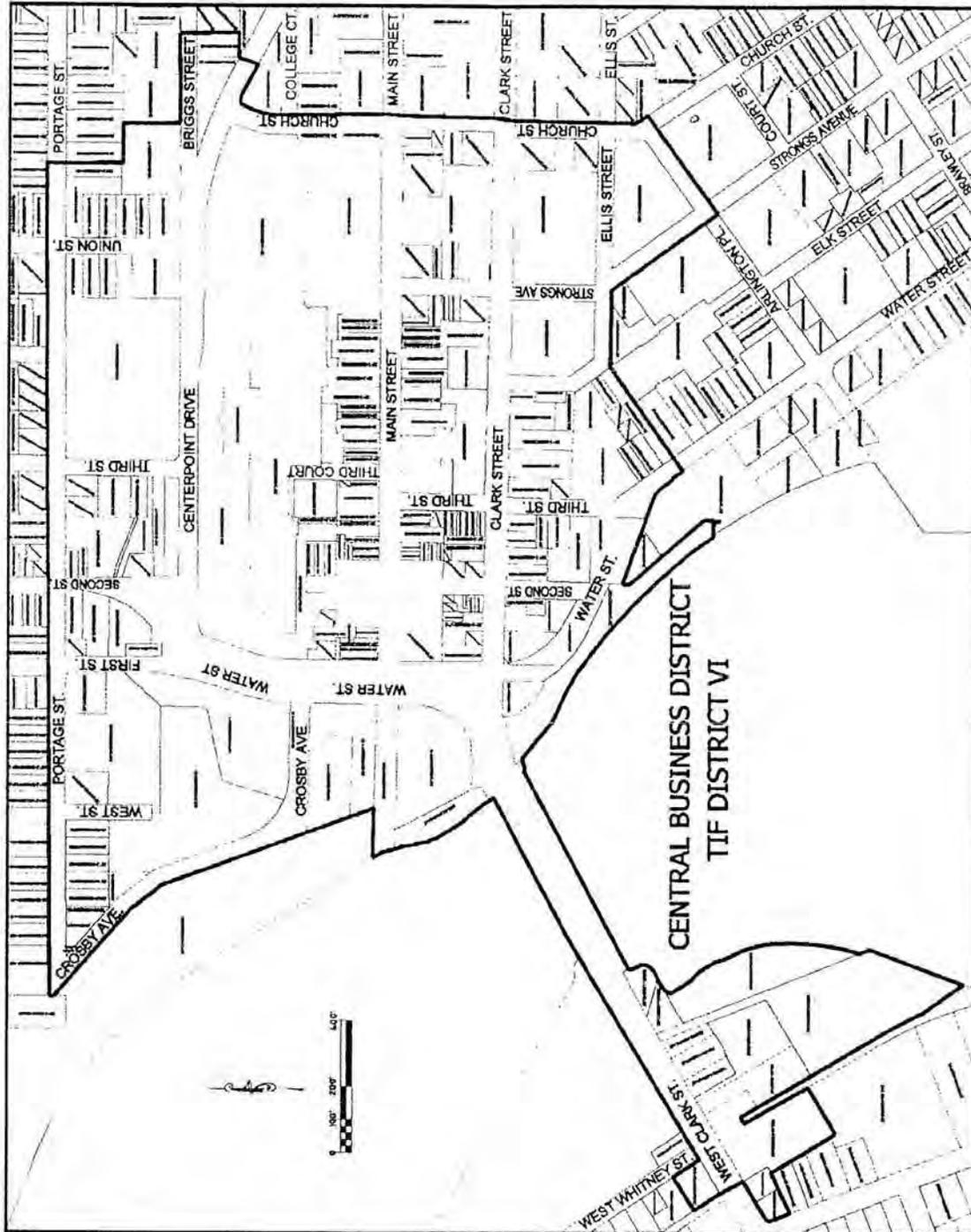
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a mixed-use district based on the identification and classification of the property included within the District.

# SECTION 3: Maps of Current Districts Boundary





## SECTION 4: Map Showing Existing Uses and Conditions

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There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

## SECTION 5: Equalized Value Test

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No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

## SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

## SECTION 7: Map Showing Proposed Improvements and Uses

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There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan document.

## SECTION 8: Detailed List of Existing Project Costs

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This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan document remains in effect.

## SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all project costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient District.
- The Recipient District was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the project costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient District have the same overlapping taxing jurisdictions, and the Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District was in need or rehabilitation - conservation.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

## Development Assumptions

| City of Stevens Point, Wisconsin |      |             |              |                   |    |
|----------------------------------|------|-------------|--------------|-------------------|----|
| Tax Increment District # 7       |      |             |              |                   |    |
| Changes in Property Value        |      |             |              |                   |    |
| Construction Year                |      | Actual      | Annual Total | Construction Year |    |
| 1                                | 2008 | 12,348,600  | 12,348,600   | 2008              | 1  |
| 2                                | 2009 | 14,784,700  | 14,784,700   | 2009              | 2  |
| 3                                | 2010 | (1,460,100) | (1,460,100)  | 2010              | 3  |
| 4                                | 2011 | (2,390,100) | (2,390,100)  | 2011              | 4  |
| 5                                | 2012 | (403,300)   | (403,300)    | 2012              | 5  |
| 6                                | 2013 | 1,802,800   | 1,802,800    | 2013              | 6  |
| 7                                | 2014 |             | 0            | 2014              | 7  |
| 8                                | 2015 |             | 0            | 2015              | 8  |
| 9                                | 2016 |             | 0            | 2016              | 9  |
| 10                               | 2017 |             | 0            | 2017              | 10 |
| 11                               | 2018 |             | 0            | 2018              | 11 |
| 12                               | 2019 |             | 0            | 2019              | 12 |
| 13                               | 2020 |             | 0            | 2020              | 13 |
| 14                               | 2021 |             | 0            | 2021              | 14 |
| 15                               | 2022 |             | 0            | 2022              | 15 |
| 16                               | 2023 |             | 0            | 2023              | 16 |
| 17                               | 2024 |             | 0            | 2024              | 17 |
| 18                               | 2025 |             | 0            | 2025              | 18 |
| 19                               | 2026 |             | 0            | 2026              | 19 |
| Totals                           |      | 24,682,600  | 24,682,600   |                   |    |

Notes:

# Increment Revenue Projections

| City of Stevens Point, Wisconsin<br>Tax Increment District # 7<br>Tax Increment Projection Worksheet |             |          |  |  |                          |            |  |
|--|-------------|----------|--|--|--------------------------|------------|--|
| Type of District   | Mixed Use   |          |  |  | Base Value               | 10,913,900 |  |
| Creation Date  | May 1, 2008 |          |  |  | Appreciation Factor      | 0.00%      |  |
| Valuation Date   | Jan 1,      | 2008     |  |  | Base Tax Rate            | \$22.84    |  |
| Max Life (Years)   | 20          |          |  |  | Rate Adjustment Factor   | 0.00%      |  |
| Expenditure Periods/Termination  | 15          | 5/1/2023 |  |  |                          |            |  |
| Revenue Periods/Final Year   | 19          | 2028     |  |  |                          |            |  |
| Extension Eligibility/Years  | Yes         | 3        |  |  | Tax Exempt Discount Rate |            |  |
| Recipient District   | No          |          |  |  | Taxable Discount Rate    | 1.50%      |  |

| Construction Year | Value Added | Valuation Year    | Inflation Increment | Total Increment | Revenue Year                     | Tax Rate | Tax Increment     |         |
|-------------------|-------------|-------------------|---------------------|-----------------|----------------------------------|----------|-------------------|---------|
| 1                 | 2008        | 12,348,600        | 2009                | 0               | 12,348,600                       | 2010     | \$24.11           | 297,743 |
| 2                 | 2009        | 14,784,700        | 2010                | 0               | 27,133,300                       | 2011     | \$23.45           | 636,371 |
| 3                 | 2010        | (1,460,100)       | 2011                | 0               | 25,673,200                       | 2012     | \$24.19           | 621,145 |
| 4                 | 2011        | (2,390,100)       | 2012                | 0               | 23,283,100                       | 2013     | \$25.13           | 585,137 |
| 5                 | 2012        | (403,300)         | 2013                | 0               | 22,879,800                       | 2014     | \$25.45           | 582,177 |
| 6                 | 2013        | 1,802,800         | 2014                | 0               | 24,682,600                       | 2015     | \$22.84           | 563,759 |
| 7                 | 2014        | 0                 | 2015                | 0               | 24,682,600                       | 2016     | \$22.84           | 563,759 |
| 8                 | 2015        | 0                 | 2016                | 0               | 24,682,600                       | 2017     | \$22.84           | 563,759 |
| 9                 | 2016        | 0                 | 2017                | 0               | 24,682,600                       | 2018     | \$22.84           | 563,759 |
| 10                | 2017        | 0                 | 2018                | 0               | 24,682,600                       | 2019     | \$22.84           | 563,759 |
| 11                | 2018        | 0                 | 2019                | 0               | 24,682,600                       | 2020     | \$22.84           | 563,759 |
| 12                | 2019        | 0                 | 2020                | 0               | 24,682,600                       | 2021     | \$22.84           | 563,759 |
| 13                | 2020        | 0                 | 2021                | 0               | 24,682,600                       | 2022     | \$22.84           | 563,759 |
| 14                | 2021        | 0                 | 2022                | 0               | 24,682,600                       | 2023     | \$22.84           | 563,759 |
| 15                | 2022        | 0                 | 2023                | 0               | 24,682,600                       | 2024     | \$22.84           | 563,759 |
| 16                | 2023        | 0                 | 2024                | 0               | 24,682,600                       | 2025     | \$22.84           | 563,759 |
| 17                | 2024        | 0                 | 2025                | 0               | 24,682,600                       | 2026     | \$22.84           | 563,759 |
| 18                | 2025        | 0                 | 2026                | 0               | 24,682,600                       | 2027     | \$22.84           | 563,759 |
| 19                | 2026        | 0                 | 2027                | 0               | 24,682,600                       | 2028     | \$22.84           | 563,759 |
| <b>Totals</b>     |             | <b>24,682,600</b> | <b>0</b>            |                 | <b>Future Value of Increment</b> |          | <b>10,615,200</b> |         |

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

| City of Stevens Point, Wisconsin  |                    |                                 |                    |                 |                       |                   |  |       |           |                       |                     |                             |        |           |                       |        |        |            |                          |           |           |       |
|---|--------------------|---------------------------------|--------------------|-----------------|-----------------------|-------------------|--|-------|-----------|-----------------------|---------------------|-----------------------------|--------|-----------|-----------------------|--------|--------|------------|--------------------------|-----------|-----------|-------|
| Tax Increment District # 7  |                    |                                 |                    |                 |                       |                   |  |       |           |                       |                     |                             |        |           |                       |        |        |            |                          |           |           |       |
| Cash Flow Projection (Without Transfers to TID #6 - WITH future payments to Travel Guard) |                    |                                 |                    |                 |                       |                   |  |       |           |                       |                     |                             |        |           |                       |        |        |            |                          |           |           |       |
| Year  | Projected Revenues |                                 |                    |                 |                       |                   | Expenditures   |       |           |                       |                     |                             |        | Balances  |                       |        | Year   |            |                          |           |           |       |
|   | Tax<br>Increments  | Interest<br>Earnings/<br>(Cost) | Capitalized<br>Int | Computer<br>Aid | Borrowing<br>Proceeds | Total<br>Revenues | GO Bonds Series 2008B<br>4,690,000<br>Dated Date: 06/03/08 |       |           | Transfer to<br>TID #6 | Capital<br>Projects | Payments to<br>Travel Guard | Other  | Admin.    | Total<br>Expenditures | Annual |        | Cumulative | Principal<br>Outstanding |           |           |       |
| 2008  |                    | 12,800                          | 224,902            |                 | 4,465,098             | 4,702,800         |  |       |           |                       |                     |                             |        | 4,044,493 |                       | 85,954 | 53,532 | 4,255,328  | 447,472                  | 447,472   | 4,690,000 | 2008  |
| 2009  |                    | 1,012                           |                    |                 |                       | 1,012             |  |       |           |                       |                     |                             |        | 8,158     | 234,530               | 3,000  | 7,200  | 426,441    | (425,429)                | 22,043    | 4,690,000 | 2009  |
| 2010  | 297,743            |                                 |                    | 2,042           |                       | 299,785           | 140,000  | 3.50% | 171,103   |                       |                     |                             |        |           |                       |        | 1,450  | 312,553    | (12,767)                 | 9,276     | 4,550,000 | 2010  |
| 2011  | 636,371            |                                 |                    | 41,102          |                       | 677,473           | 205,000  | 3.50% | 165,065   |                       |                     |                             |        |           |                       |        | 1,150  | 552,929    | 124,545                  | 133,820   | 4,345,000 | 2011  |
| 2012  | 621,145            |                                 |                    | 36,463          |                       | 657,608           | 210,000  | 3.50% | 157,803   |                       |                     |                             |        |           |                       |        | 1,424  | 595,522    | 62,086                   | 195,906   | 4,135,000 | 2012  |
| 2013  | 585,137            | 26                              |                    | 55,028          |                       | 640,191           | 210,000  | 3.50% | 150,453   |                       |                     |                             |        |           |                       |        | 1,399  | 576,654    | 63,537                   | 259,443   | 3,925,000 | 2013  |
| 2014  | 582,177            |                                 |                    | 44,605          |                       | 626,782           | 210,000  | 3.50% | 143,103   |                       |                     |                             |        |           |                       |        | 1,353  | 576,345    | 50,437                   | 309,881   | 3,715,000 | 2014  |
| 2015  | 563,759            |                                 |                    |                 |                       | 563,759           | 210,000  | 3.50% | 135,753   |                       |                     |                             |        |           |                       |        |        | 345,753    | 218,007                  | 527,887   | 3,505,000 | 2015  |
| 2016  | 563,759            |                                 |                    |                 |                       | 563,759           | 220,000  | 3.50% | 128,228   |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 611,593   | 3,285,000 | 2016  |
| 2017  | 563,759            |                                 |                    |                 |                       | 563,759           | 235,000  | 3.50% | 120,265   |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 695,300   | 3,050,000 | 2017  |
| 2018  | 563,759            |                                 |                    |                 |                       | 563,759           | 245,000  | 3.55% | 111,804   |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 779,006   | 2,805,000 | 2018  |
| 2019  | 563,759            |                                 |                    |                 |                       | 563,759           | 250,000  | 3.60% | 102,955   |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 862,712   | 2,555,000 | 2019  |
| 2020  | 563,759            |                                 |                    |                 |                       | 563,759           | 255,000  | 3.65% | 93,801    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 946,418   | 2,300,000 | 2020  |
| 2021  | 563,759            |                                 |                    |                 |                       | 563,759           | 260,000  | 3.70% | 84,338    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,030,125 | 2,040,000 | 2021  |
| 2022  | 563,759            |                                 |                    |                 |                       | 563,759           | 265,000  | 3.75% | 74,559    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,113,831 | 1,775,000 | 2022  |
| 2023  | 563,759            |                                 |                    |                 |                       | 563,759           | 275,000  | 3.80% | 64,365    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,197,537 | 1,500,000 | 2023  |
| 2024  | 563,759            |                                 |                    |                 |                       | 563,759           | 280,000  | 3.85% | 53,750    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,281,244 | 1,220,000 | 2024  |
| 2025  | 563,759            |                                 |                    |                 |                       | 563,759           | 290,000  | 3.90% | 42,705    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,364,950 | 930,000   | 2025  |
| 2026  | 563,759            |                                 |                    |                 |                       | 563,759           | 300,000  | 3.95% | 31,125    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,448,656 | 630,000   | 2026  |
| 2027  | 563,759            |                                 |                    |                 |                       | 563,759           | 310,000  | 4.00% | 19,000    |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,532,362 | 320,000   | 2027  |
| 2028  | 563,759            |                                 |                    |                 |                       | 563,759           | 320,000  | 4.00% | 6,400     |                       |                     |                             |        |           |                       |        |        | 480,053    | 83,706                   | 1,616,069 | 0         | 2028  |
| Total   | 10,615,200         | 13,838                          | 224,902            | 179,240         | 4,465,098             | 15,498,278        | 4,690,000  |       | 2,101,473 | 0                     | 4,052,651           | 2,881,623                   | 88,954 | 67,508    | 13,882,209            |        |        |            |                          |           |           | Total |

Notes: Projected TID Closure

# City of Stevens Point, Wisconsin

## Tax Increment District # 7

### Cash Flow Projection (With Transfers to TID #6 - WITH future payments to Travel Guard)

| Year  | Projected Revenues |                                 |                    |                 |                       |                   | Expenditures   |       |           |                       |                     |                             |         | Balances |                       |           | Year    |            |                          |
|-------|--------------------|---------------------------------|--------------------|-----------------|-----------------------|-------------------|--|-------|-----------|-----------------------|---------------------|-----------------------------|---------|----------|-----------------------|-----------|---------|------------|--------------------------|
|       | Tax<br>Increments  | Interest<br>Earnings/<br>(Cost) | Capitalized<br>Int | Computer<br>Aid | Borrowing<br>Proceeds | Total<br>Revenues | GO Bonds Series 2008B<br>4,690,000<br>Dated Date: 06/03/08 |       |           | Transfer to<br>TID #6 | Capital<br>Projects | Payments to<br>Travel Guard | Other   | Admin.   | Total<br>Expenditures | Annual    |         | Cumulative | Principal<br>Outstanding |
| 2008  |                    | 12,800                          | 224,902            |                 | 4,465,098             | 4,702,800         |  |       |           |                       |                     |                             |         |          | 4,255,328             | 447,472   | 447,472 | 4,690,000  | 2008                     |
| 2009  |                    | 1,012                           |                    |                 |                       | 1,012             |  |       |           |                       |                     |                             |         |          | 426,441               | (425,429) | 22,043  | 4,690,000  | 2009                     |
| 2010  | 297,743            |                                 |                    | 2,042           |                       | 299,785           | 140,000  | 3.50% | 171,103   |                       |                     |                             |         |          | 312,553               | (12,767)  | 9,276   | 4,550,000  | 2010                     |
| 2011  | 636,371            |                                 |                    | 41,102          |                       | 677,473           | 205,000  | 3.50% | 165,065   |                       |                     |                             | 181,714 | 1,150    | 552,929               | 124,545   | 133,820 | 4,345,000  | 2011                     |
| 2012  | 621,145            |                                 |                    | 36,463          |                       | 657,608           | 210,000  | 3.50% | 157,803   |                       |                     |                             | 226,296 | 1,424    | 595,522               | 62,086    | 195,906 | 4,135,000  | 2012                     |
| 2013  | 585,137            | 26                              |                    | 55,028          |                       | 640,191           | 210,000  | 3.50% | 150,453   |                       |                     |                             | 214,803 | 1,399    | 576,654               | 63,537    | 259,443 | 3,925,000  | 2013                     |
| 2014  | 582,177            |                                 |                    | 44,605          |                       | 626,782           | 210,000  | 3.50% | 143,103   |                       |                     |                             | 221,889 | 1,353    | 576,345               | 50,437    | 309,881 | 3,715,000  | 2014                     |
| 2015  | 563,759            |                                 |                    |                 |                       | 563,759           | 210,000  | 3.50% | 135,753   | 400,000               |                     |                             |         |          | 745,753               | (181,994) | 127,887 | 3,505,000  | 2015                     |
| 2016  | 563,759            |                                 |                    |                 |                       | 563,759           | 220,000  | 3.50% | 128,228   | 80,000                |                     |                             | 131,825 |          | 560,053               | 3,706     | 131,593 | 3,285,000  | 2016                     |
| 2017  | 563,759            |                                 |                    |                 |                       | 563,759           | 235,000  | 3.50% | 120,265   | 80,000                |                     |                             | 124,788 |          | 560,053               | 3,706     | 135,300 | 3,050,000  | 2017                     |
| 2018  | 563,759            |                                 |                    |                 |                       | 563,759           | 245,000  | 3.55% | 111,804   | 80,000                |                     |                             | 123,249 |          | 560,053               | 3,706     | 139,006 | 2,805,000  | 2018                     |
| 2019  | 563,759            |                                 |                    |                 |                       | 563,759           | 250,000  | 3.60% | 102,955   | 80,000                |                     |                             | 127,098 |          | 560,053               | 3,706     | 142,712 | 2,555,000  | 2019                     |
| 2020  | 563,759            |                                 |                    |                 |                       | 563,759           | 255,000  | 3.65% | 93,801    | 80,000                |                     |                             | 131,251 |          | 560,053               | 3,706     | 146,418 | 2,300,000  | 2020                     |
| 2021  | 563,759            |                                 |                    |                 |                       | 563,759           | 260,000  | 3.70% | 84,338    | 80,000                |                     |                             | 135,715 |          | 560,053               | 3,706     | 150,125 | 2,040,000  | 2021                     |
| 2022  | 563,759            |                                 |                    |                 |                       | 563,759           | 265,000  | 3.75% | 74,559    | 80,000                |                     |                             | 140,494 |          | 560,053               | 3,706     | 153,831 | 1,775,000  | 2022                     |
| 2023  | 563,759            |                                 |                    |                 |                       | 563,759           | 275,000  | 3.80% | 64,365    | 80,000                |                     |                             | 140,688 |          | 560,053               | 3,706     | 157,537 | 1,500,000  | 2023                     |
| 2024  | 563,759            |                                 |                    |                 |                       | 563,759           | 280,000  | 3.85% | 53,750    | 80,000                |                     |                             | 146,303 |          | 560,053               | 3,706     | 161,244 | 1,220,000  | 2024                     |
| 2025  | 563,759            |                                 |                    |                 |                       | 563,759           | 290,000  | 3.90% | 42,705    | 80,000                |                     |                             | 147,348 |          | 560,053               | 3,706     | 164,950 | 930,000    | 2025                     |
| 2026  | 563,759            |                                 |                    |                 |                       | 563,759           | 300,000  | 3.95% | 31,125    | 80,000                |                     |                             | 148,928 |          | 560,053               | 3,706     | 168,656 | 630,000    | 2026                     |
| 2027  | 563,759            |                                 |                    |                 |                       | 563,759           | 310,000  | 4.00% | 19,000    | 80,000                |                     |                             | 151,053 |          | 560,053               | 3,706     | 172,362 | 320,000    | 2027                     |
| 2028  | 563,759            |                                 |                    |                 |                       | 563,759           | 320,000  | 4.00% | 6,400     | 80,000                |                     |                             | 153,653 |          | 560,053               | 3,706     | 176,069 | 0          | 2028                     |
| Total | 10,615,200         | 13,838                          | 224,902            | 179,240         | 4,465,098             | 15,498,278        | 4,690,000  |       | 2,101,473 | 1,440,000             | 4,052,651           | 2,881,623                   | 88,954  | 67,508   | 15,322,209            |           |         |            | Total                    |

Notes:

Projected TID Closure

# City of Stevens Point, Wisconsin

## Tax Increment District # 7

### Cash Flow Projection (With Transfers to TID #6 - No future payments to Travel Guard)

| Year  | Projected Revenues |                                 |                    |                 |                       |                   | Expenditures   |       |           |                       |                     |                             |       | Balances   |                       |         | Year      |            |
|-------|--------------------|---------------------------------|--------------------|-----------------|-----------------------|-------------------|--|-------|-----------|-----------------------|---------------------|-----------------------------|-------|------------|-----------------------|---------|-----------|------------|
|       | Tax<br>Increments  | Interest<br>Earnings/<br>(Cost) | Capitalized<br>Int | Computer<br>Aid | Borrowing<br>Proceeds | Total<br>Revenues | GO Bonds Series 2008B<br>4,690,000<br>Dated Date: 06/03/08 |       |           | Transfer to<br>TID #6 | Capital<br>Projects | Payments to<br>Travel Guard | Other | Admin.     | Total<br>Expenditures | Annual  |           | Cumulative |
| 2008  |                    | 12,800                          | 224,902            |                 | 4,465,098             | 4,702,800         |  |       |           |                       |                     |                             |       | 4,255,328  | 447,472               | 447,472 | 4,690,000 | 2008       |
| 2009  |                    | 1,012                           |                    |                 |                       | 1,012             |  |       |           |                       |                     |                             |       | 426,441    | (425,429)             | 22,043  | 4,690,000 | 2009       |
| 2010  | 297,743            |                                 |                    | 2,042           |                       | 299,785           | 140,000  | 3.50% | 171,103   |                       |                     |                             | 1,450 | 312,553    | (12,767)              | 9,276   | 4,550,000 | 2010       |
| 2011  | 636,371            |                                 |                    | 41,102          |                       | 677,473           | 205,000  | 3.50% | 165,065   |                       |                     | 181,714                     | 1,150 | 552,929    | 124,545               | 133,820 | 4,345,000 | 2011       |
| 2012  | 621,145            |                                 |                    | 36,463          |                       | 657,608           | 210,000  | 3.50% | 157,803   |                       |                     | 226,296                     | 1,424 | 595,522    | 62,086                | 195,906 | 4,135,000 | 2012       |
| 2013  | 585,137            | 26                              |                    | 55,028          |                       | 640,191           | 210,000  | 3.50% | 150,453   |                       |                     |                             | 1,399 | 576,654    | 63,537                | 259,443 | 3,925,000 | 2013       |
| 2014  | 582,177            |                                 |                    | 44,605          |                       | 626,782           | 210,000  | 3.50% | 143,103   |                       |                     |                             | 1,353 | 576,345    | 50,437                | 309,881 | 3,715,000 | 2014       |
| 2015  | 563,759            |                                 |                    |                 |                       | 563,759           | 210,000  | 3.50% | 135,753   | 400,000               |                     |                             |       | 745,753    | (181,994)             | 127,887 | 3,505,000 | 2015       |
| 2016  | 563,759            |                                 |                    |                 |                       | 563,759           | 220,000  | 3.50% | 128,228   | 200,000               |                     |                             |       | 548,228    | 15,532                | 143,419 | 3,285,000 | 2016       |
| 2017  | 563,759            |                                 |                    |                 |                       | 563,759           | 235,000  | 3.50% | 120,265   | 200,000               |                     |                             |       | 555,265    | 8,494                 | 151,913 | 3,050,000 | 2017       |
| 2018  | 563,759            |                                 |                    |                 |                       | 563,759           | 245,000  | 3.55% | 111,804   | 205,000               |                     |                             |       | 561,804    | 1,955                 | 153,868 | 2,805,000 | 2018       |
| 2019  | 563,759            |                                 |                    |                 |                       | 563,759           | 250,000  | 3.60% | 102,955   | 205,000               |                     |                             |       | 557,955    | 5,804                 | 159,672 | 2,555,000 | 2019       |
| 2020  | 563,759            |                                 |                    |                 |                       | 563,759           | 255,000  | 3.65% | 93,801    | 205,000               |                     |                             |       | 553,801    | 9,958                 | 169,630 | 2,300,000 | 2020       |
| 2021  | 563,759            |                                 |                    |                 |                       | 563,759           | 260,000  | 3.70% | 84,338    | 210,000               |                     |                             |       | 554,338    | 9,422                 | 179,051 | 2,040,000 | 2021       |
| 2022  | 563,759            |                                 |                    |                 |                       | 563,759           | 265,000  | 3.75% | 74,559    | 215,000               |                     |                             |       | 554,559    | 9,200                 | 188,251 | 1,775,000 | 2022       |
| 2023  | 563,759            |                                 |                    |                 |                       | 563,759           | 275,000  | 3.80% | 64,365    | 220,000               |                     |                             |       | 559,365    | 4,394                 | 192,645 | 1,500,000 | 2023       |
| 2024  | 563,759            |                                 |                    |                 |                       | 563,759           | 280,000  | 3.85% | 53,750    | 225,000               |                     |                             |       | 558,750    | 5,009                 | 197,654 | 1,220,000 | 2024       |
| 2025  | 563,759            |                                 |                    |                 |                       | 563,759           | 290,000  | 3.90% | 42,705    | 225,000               |                     |                             |       | 557,705    | 6,054                 | 203,708 | 930,000   | 2025       |
| 2026  | 563,759            |                                 |                    |                 |                       | 563,759           | 300,000  | 3.95% | 31,125    | 225,000               |                     |                             |       | 556,125    | 7,634                 | 211,342 | 630,000   | 2026       |
| 2027  | 563,759            |                                 |                    |                 |                       | 563,759           | 310,000  | 4.00% | 19,000    | 225,000               |                     |                             |       | 554,000    | 9,759                 | 221,101 | 320,000   | 2027       |
| 2028  | 563,759            |                                 |                    |                 |                       | 563,759           | 320,000  | 4.00% | 6,400     | 230,000               |                     |                             |       | 556,400    | 7,359                 | 228,460 | 0         | 2028       |
| Total | 10,615,200         | 13,838                          | 224,902            | 179,240         | 4,465,098             | 15,498,278        | 4,690,000  |       | 2,101,473 | 3,190,000             |                     |                             |       | 15,269,817 |                       |         |           | Total      |

Notes:

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (Without Sharing from TID #5 & TID #7)

| Year         | Projected Revenues |                         |                         |   |                   | Expenditures   |           |          |  |          |  |           |  |           |          |   |           | Balances |   |           | Year  |  |         |                       |            |            |                          |           |       |
|--------------|--------------------|-------------------------|-------------------------|---|-------------------|--|-----------|----------|--|----------|--|-----------|--|-----------|----------|---|-----------|----------|---|-----------|-------|--|---------|-----------------------|------------|------------|--------------------------|-----------|-------|
|              | Tax<br>Increments  | Transfer from<br>TID #5 | Transfer from<br>TID #7 | Bond<br>Premium/<br>Misc/Lease/<br>transfers in<br>Computer aid | Total<br>Revenues | State Trust Fund Loan<br>1,000,000<br>Dated Date: 02/11/08 |           |          | State Trust Fund Loan<br>584,268<br>Dated Date: 12/2/108 |          | GO Bonds Series 2011A<br>5,965,000<br>Dated Date: 03/30/11 |           | 30.696% of GO Notes, Series 2011B<br>1,017,572<br>Dated Date: 05/02/11 |           |          | GO Notes, Series 2013B<br>1,700,000<br>Dated Date: 04/01/13 |           |          | GO Taxable Notes 2013C<br>510,000<br>Dated Date: 12/30/13 |           |       | CDA Lease<br>Obligation<br>120,000<br>2013 | Other   | Total<br>Expenditures | Annual     | Cumulative | Principal<br>Outstanding |           |       |
|              |                    |                         |                         |   |                   | Principal  | Est. Rate | Interest | Principal  | Interest | Principal  | Interest  | Principal  | Est. Rate | Interest | Principal   | Est. Rate | Interest | Principal   | Est. Rate |       |  |         |                       |            |            |                          | Interest  |       |
| Fund Balance |                    |                         |                         |   |                   |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       |            |            |                          |           |       |
| 2015         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 41,461    | 5.50%    | 29,201   | 56,590   | 2,405  | 310,000   | 167,277  | 107,436   | 2.65%    | 18,933  | 25,000    | 2.10%    | 34,913  | 80,000    | 2.00% | 9,250                                      | 10,000  | 84                    | 892,549    | (745,860)  | (2,865,401)              | 8,698,306 | 2014  |
| 2016         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 37,084    | 5.50%    | 33,578   |          |  | 310,000   | 161,116  | 107,436   | 2.65%    | 16,086  | 50,000    | 2.10%    | 34,125  | 85,000    | 2.00% | 7,650                                      | 10,000  |                       | 852,075    | (705,386)  | (3,784,824)              | 7,468,216 | 2015  |
| 2017         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 39,215    | 5.50%    | 31,446   |          |  | 310,000   | 154,025  | 107,436   | 2.65%    | 13,239  | 50,000    | 2.10%    | 33,075  | 85,000    | 2.00% | 5,950                                      | 10,000  |                       | 839,386    | (692,697)  | (4,477,521)              | 6,866,565 | 2016  |
| 2018         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 41,372    | 5.50%    | 29,290   |          |  | 310,000   | 146,275  | 138,132   | 2.65%    | 10,188  | 200,000   | 2.10%    | 31,500  | 85,000    | 2.00% | 4,250                                      | 10,000  |                       | 1,006,007  | (859,318)  | (5,336,839)              | 6,082,061 | 2017  |
| 2019         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 43,674    | 5.50%    | 27,014   |          |  | 310,000   | 137,905  | 138,132   | 2.65%    | 6,528   | 200,000   | 2.10%    | 27,300  | 85,000    | 3.00% | 2,550                                      | 10,000  |                       | 988,103    | (841,414)  | (6,178,253)              | 5,295,254 | 2018  |
| 2020         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 45,981    | 5.50%    | 24,681   |          |  | 310,000   | 128,915  | 142,736   | 2.65%    | 2,827   | 300,000   | 2.10%    | 22,575  |           |       |  | 10,000  |                       | 987,715    | (841,026)  | (7,019,279)              | 4,486,537 | 2019  |
| 2021         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 48,577    | 5.50%    | 22,085   |          |  | 310,000   | 119,460  |           |          |   | 300,000   | 2.10%    | 16,275  |           |       |  | 10,000  |                       | 826,397    | (679,708)  | (7,698,987)              | 3,817,960 | 2020  |
| 2022         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 51,249    | 5.50%    | 19,413   |          |  | 310,000   | 109,656  |           |          |   | 300,000   | 2.10%    | 9,975   |           |       |  | 10,000  |                       | 810,293    | (663,604)  | (8,362,591)              | 3,146,712 | 2021  |
| 2023         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 54,067    | 5.50%    | 16,594   |          |  | 305,000   | 99,310   |           |          |   | 250,000   | 2.10%    | 3,938   |           |       |  | 10,000  |                       | 738,909    | (592,220)  | (8,954,811)              | 2,527,644 | 2022  |
| 2024         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 57,004    | 5.50%    | 13,658   |          |  | 300,000   | 88,763   |           |          |   |           |          |   |           |       |  | 10,000  |                       | 469,424    | (322,735)  | (9,277,546)              | 2,160,640 | 2023  |
| 2025         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 60,176    | 5.50%    | 10,485   |          |  | 300,000   | 77,925   |           |          |   |           |          |   |           |       |  | 10,000  |                       | 458,587    | (311,898)  | (9,589,443)              | 1,790,464 | 2024  |
| 2026         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 63,486    | 5.50%    | 7,176  |          |  | 300,000   | 66,525   |           |          |   |           |          |   | 10,000    |       |  |         |                       | 447,187    | (300,498)  | (9,889,941)              | 1,416,978 | 2025  |
| 2027         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  | 66,978    | 5.50%    | 3,684  |          |  | 300,000   | 54,563   |           |          |   |           |          |   |           |       |  |         |                       | 425,224    | (278,535)  | (10,168,476)             | 1,050,000 | 2026  |
| 2028         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 300,000   | 42,263   |           |          |   |           |          |   |           |       |  |         |                       | 342,263    | (195,574)  | (10,364,049)             | 750,000   | 2027  |
| 2029         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 300,000   | 29,663   |           |          |   |           |          |   |           |       |  |         |                       | 329,663    | (182,974)  | (10,547,023)             | 450,000   | 2028  |
| 2030         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 300,000   | 16,725   |           |          |   |           |          |   |           |       |  |         |                       | 316,725    | (170,036)  | (10,717,059)             | 150,000   | 2029  |
| 2031         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  | 150,000   | 3,375  |           |          |   |           |          |   |           |       |  |         |                       | 153,375    | (6,686)    | (10,723,745)             | 0         | 2030  |
| 2032         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       | 0          | 146,689    | (10,577,056)             |           | 2031  |
| 2033         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       | 0          | 146,689    | (10,430,367)             |           | 2032  |
| 2034         | 47,965             |                         |                         | 70,224  | 28,500            | 146,689  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |       |  |         |                       | 0          | 146,689    | (10,283,678)             |           | 2033  |
| Total        | 959,300            | 0                       | 0                       | 1,404,480   | 570,000           | 2,933,780  | 650,324   |          | 268,303  | 56,590   | 2,405  | 5,035,000 | 1,603,740  | 741,308   |          | 67,801  | 1,675,000 |          | 213,675   | 420,000   |       | 29,650                                     | 120,000 | 84                    | 25,514,614 |            |                          |           | Total |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (With Transfers from TID #5 & TID #7 with future payments to TG)

| Year              | Projected Revenues |                         |                         |   |              |                   | Expenditures   |           |          |  |          |  |           |  |           |          |   |           |          |   |           | Balances |                                    |       | Year       |                       |             |            |                          |
|-------------------|--------------------|-------------------------|-------------------------|---|--------------|-------------------|--|-----------|----------|--|----------|--|-----------|--|-----------|----------|---|-----------|----------|---|-----------|----------|------------------------------------|-------|------------|-----------------------|-------------|------------|--------------------------|
|                   | Tax<br>Increments  | Transfer from<br>TID #5 | Transfer from<br>TID #7 | Bond<br>Premium/<br>Misc/Lease/<br>transfers in | Computer aid | Total<br>Revenues | State Trust Fund Loan<br>1,000,000<br>Dated Date: 02/11/08 |           |          | State Trust Fund Loan<br>584,268<br>Dated Date: 12/2/108 |          | GO Bonds Series 2011A<br>5,965,000<br>Dated Date: 03/30/11 |           | 30.696% of GO Notes, Series 2011B<br>1,017,572<br>Dated Date: 05/02/11 |           |          | GO Notes, Series 2013B<br>1,700,000<br>Dated Date: 04/01/13 |           |          | GO Taxable Notes 2013C<br>510,000<br>Dated Date: 12/30/13 |           |          | CDA Lease<br>Obligation<br>120,000 | Other |            | Total<br>Expenditures | Annual      | Cumulative | Principal<br>Outstanding |
|                   |                    |                         |                         |   |              |                   | Principal  | Est. Rate | Interest | Principal  | Interest | Principal  | Interest  | Principal  | Est. Rate | Interest | Principal   | Est. Rate | Interest | Principal   | Est. Rate | Interest |                                    |       |            |                       |             |            |                          |
| Fund Balance 2015 | 47,965             | 200,000                 | 400,000                 | 70,224  | 28,500       | 746,689           | 41,461   | 5.50%     | 29,201   | 56,590   | 2,405    | 310,000  | 167,277   | 107,436  | 2.65%     | 18,933   | 25,000  | 2.10%     | 34,913   | 80,000  | 2.00%     | 9,250    | 10,000                             | 84    | 892,549    | (145,860)             | (2,865,401) | 8,698,306  | 2014                     |
| 2015              | 47,965             | 200,000                 | 400,000                 | 70,224  | 28,500       | 746,689           | 41,461   | 5.50%     | 29,201   | 56,590   | 2,405    | 310,000  | 167,277   | 107,436  | 2.65%     | 18,933   | 25,000  | 2.10%     | 34,913   | 80,000  | 2.00%     | 9,250    | 10,000                             | 84    | 892,549    | (145,860)             | (2,865,401) | 8,698,306  | 2015                     |
| 2016              | 47,965             | 300,000                 | 80,000                  | 70,224  | 28,500       | 526,689           | 37,084   | 5.50%     | 33,578   |  |          | 310,000  | 161,116   | 107,436  | 2.65%     | 16,086   | 50,000  | 2.10%     | 34,125   | 85,000  | 2.00%     | 7,650    | 10,000                             |       | 852,075    | (325,386)             | (2,804,824) | 7,468,216  | 2016                     |
| 2017              | 47,965             | 300,000                 | 80,000                  | 70,224  | 28,500       | 526,689           | 39,215   | 5.50%     | 31,446   |  |          | 310,000  | 154,025   | 107,436  | 2.65%     | 13,239   | 50,000  | 2.10%     | 33,075   | 85,000  | 2.00%     | 5,950    | 10,000                             |       | 839,386    | (312,697)             | (3,117,521) | 6,866,565  | 2017                     |
| 2018              | 47,965             | 315,000                 | 80,000                  | 70,224  | 28,500       | 541,689           | 41,372   | 5.50%     | 29,290   |  |          | 310,000  | 146,275   | 138,132  | 2.65%     | 10,188   | 200,000   | 2.10%     | 31,500   | 85,000  | 2.00%     | 4,250    | 10,000                             |       | 1,006,007  | (464,318)             | (3,581,839) | 6,082,061  | 2018                     |
| 2019              | 47,965             | 345,000                 | 80,000                  | 70,224  | 28,500       | 571,689           | 43,674   | 5.50%     | 27,014   |  |          | 310,000  | 137,905   | 138,132  | 2.65%     | 6,528    | 200,000   | 2.10%     | 27,300   | 85,000  | 3.00%     | 2,550    | 10,000                             |       | 988,103    | (416,414)             | (3,998,253) | 5,295,254  | 2019                     |
| 2020              | 47,965             | 365,000                 | 80,000                  | 70,224  | 28,500       | 591,689           | 45,981   | 5.50%     | 24,681   |  |          | 310,000  | 128,915   | 142,736  | 2.65%     | 2,827    | 300,000   | 2.10%     | 22,575   |   |           |          | 10,000                             |       | 987,715    | (396,026)             | (4,394,279) | 4,486,537  | 2020                     |
| 2021              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 48,577   | 5.50%     | 22,085   |  |          | 310,000  | 119,460   |  |           |          | 300,000   | 2.10%     | 16,275   |   |           |          | 10,000                             |       | 826,397    | (219,708)             | (4,613,987) | 3,817,960  | 2021                     |
| 2022              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 51,249   | 5.50%     | 19,413   |  |          | 310,000  | 109,656   |  |           |          | 300,000   | 2.10%     | 9,975    |   |           |          | 10,000                             |       | 810,293    | (203,604)             | (4,817,591) | 3,146,712  | 2022                     |
| 2023              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 54,067   | 5.50%     | 16,594   |  |          | 305,000  | 99,310    |  |           |          | 250,000   | 2.10%     | 3,938    |   |           |          | 10,000                             |       | 738,909    | (132,220)             | (4,949,811) | 2,527,644  | 2023                     |
| 2024              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 57,004   | 5.50%     | 13,658   |  |          | 300,000  | 88,763    |  |           |          |   |           |          |   |           |          | 10,000                             |       | 469,424    | 137,265               | (4,812,546) | 2,160,640  | 2024                     |
| 2025              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 60,176   | 5.50%     | 10,485   |  |          | 300,000  | 77,925    |  |           |          |   |           |          |   |           |          | 10,000                             |       | 458,587    | 148,102               | (4,664,443) | 1,790,464  | 2025                     |
| 2026              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 63,486   | 5.50%     | 7,176    |  |          | 300,000  | 66,525    |  |           |          |   |           |          |   |           |          | 10,000                             |       | 447,187    | 159,502               | (4,504,941) | 1,416,978  | 2026                     |
| 2027              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           | 66,978   | 5.50%     | 3,684    |  |          | 300,000  | 54,563    |  |           |          |   |           |          |   |           |          |                                    |       | 425,224    | 181,465               | (4,323,476) | 1,050,000  | 2027                     |
| 2028              | 47,965             | 380,000                 | 80,000                  | 70,224  | 28,500       | 606,689           |  |           |          |  |          | 300,000  | 42,263    |  |           |          |   |           |          |   |           |          |                                    |       | 342,263    | 264,427               | (4,059,049) | 750,000    | 2028                     |
| 2029              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 300,000  | 29,663    |  |           |          |   |           |          |   |           |          |                                    |       | 329,663    | 197,027               | (3,862,023) | 450,000    | 2029                     |
| 2030              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 300,000  | 16,725    |  |           |          |   |           |          |   |           |          |                                    |       | 316,725    | 209,964               | (3,652,059) | 150,000    | 2030                     |
| 2031              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 150,000  | 3,375     |  |           |          |   |           |          |   |           |          |                                    |       | 153,375    | 373,314               | (3,278,745) | 0          | 2031                     |
| 2032              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |       | 0          | 526,689               | (2,752,056) |            | 2032                     |
| 2033              | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |       | 0          | 526,689               | (2,225,367) |            | 2033                     |
| 2034              | 47,965             |                         |                         | 70,224  | 28,500       | 146,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |       | 0          | 146,689               | (2,078,678) |            | 2034                     |
| Total             | 959,300            | 6,765,000               | 1,440,000               | 1,404,480                                       | 570,000      | 11,138,780        | 650,324  |           | 268,303  | 56,590   | 2,405    | 5,035,000  | 1,603,740 | 741,308  |           | 67,801   | 1,675,000   |           | 213,675  | 420,000   |           | 29,650   | 120,000                            | 84    | 25,514,614 |                       |             |            | Total                    |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

# City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (With Transfers from TID #5 & TID #7 with no future payments to TG)

| Year         | Projected Revenues |                         |                         |   |              |                   | Expenditures   |           |          |  |          |  |           |  |           |          |   |           |          |   |           | Balances |                                    |           | Year       |           |             |            |                          |
|--------------|--------------------|-------------------------|-------------------------|---|--------------|-------------------|--|-----------|----------|--|----------|--|-----------|--|-----------|----------|---|-----------|----------|---|-----------|----------|------------------------------------|-----------|------------|-----------|-------------|------------|--------------------------|
|              | Tax<br>Increments  | Transfer from<br>TID #5 | Transfer from<br>TID #7 | Bond<br>Premium/<br>Misc/Lease/<br>transfers in | Computer aid | Total<br>Revenues | State Trust Fund Loan<br>1,000,000<br>Dated Date: 02/11/08 |           |          | State Trust Fund Loan<br>584,268<br>Dated Date: 12/2/108 |          | GO Bonds Series 2011A<br>5,965,000<br>Dated Date: 03/30/11 |           | 30.696% of GO Notes, Series 2011B<br>1,017,572<br>Dated Date: 05/02/11 |           |          | GO Notes, Series 2013B<br>1,700,000<br>Dated Date: 04/01/13 |           |          | GO Taxable Notes 2013C<br>510,000<br>Dated Date: 12/30/13 |           |          | CDA Lease<br>Obligation<br>120,000 | Other     |            | Total     | Annual      | Cumulative | Principal<br>Outstanding |
|              |                    |                         |                         |   |              |                   | Principal  | Est. Rate | Interest | Principal  | Interest | Principal  | Interest  | Principal  | Est. Rate | Interest | Principal   | Est. Rate | Interest | Principal   | Est. Rate | Interest | Principal                          | Est. Rate |            | Interest  |             |            |                          |
| Fund Balance |                    |                         |                         |   |              |                   |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |           | 0          |           |             |            | 2014                     |
| 2015         | 47,965             | 200,000                 | 400,000                 | 70,224  | 28,500       | 746,689           | 41,461   | 5.50%     | 29,201   | 56,590   | 2,405    | 310,000  | 167,277   | 107,436  | 2.65%     | 18,933   | 25,000  | 2.10%     | 34,913   | 80,000  | 2.00%     | 9,250    | 10,000                             | 84        | 892,549    | (145,860) | (2,479,438) | 8,067,736  | 2015                     |
| 2016         | 47,965             | 300,000                 | 200,000                 | 70,224  | 28,500       | 646,689           | 37,084   | 5.50%     | 33,578   |  |          | 310,000  | 161,116   | 107,436  | 2.65%     | 16,086   | 50,000  | 2.10%     | 34,125   | 85,000  | 2.00%     | 7,650    | 10,000                             |           | 852,075    | (205,386) | (2,684,824) | 7,468,216  | 2016                     |
| 2017         | 47,965             | 300,000                 | 200,000                 | 70,224  | 28,500       | 646,689           | 39,215   | 5.50%     | 31,446   |  |          | 310,000  | 154,025   | 107,436  | 2.65%     | 13,239   | 50,000  | 2.10%     | 33,075   | 85,000  | 2.00%     | 5,950    | 10,000                             |           | 839,386    | (192,697) | (2,877,521) | 6,866,565  | 2017                     |
| 2018         | 47,965             | 315,000                 | 205,000                 | 70,224  | 28,500       | 666,689           | 41,372   | 5.50%     | 29,290   |  |          | 310,000  | 146,275   | 138,132  | 2.65%     | 10,188   | 200,000   | 2.10%     | 31,500   | 85,000  | 2.00%     | 4,250    | 10,000                             |           | 1,006,007  | (339,318) | (3,216,839) | 6,082,061  | 2018                     |
| 2019         | 47,965             | 345,000                 | 205,000                 | 70,224  | 28,500       | 696,689           | 43,674   | 5.50%     | 27,014   |  |          | 310,000  | 137,905   | 138,132  | 2.65%     | 6,528    | 200,000   | 2.10%     | 27,300   | 85,000  | 3.00%     | 2,550    | 10,000                             |           | 988,103    | (291,414) | (3,508,253) | 5,295,254  | 2019                     |
| 2020         | 47,965             | 365,000                 | 205,000                 | 70,224  | 28,500       | 716,689           | 45,981   | 5.50%     | 24,681   |  |          | 310,000  | 128,915   | 142,736  | 2.65%     | 2,827    | 300,000   | 2.10%     | 22,575   | 10,000  |           |          | 10,000                             |           | 987,715    | (271,026) | (3,779,279) | 4,486,537  | 2020                     |
| 2021         | 47,965             | 380,000                 | 210,000                 | 70,224  | 28,500       | 736,689           | 48,577   | 5.50%     | 22,085   |  |          | 310,000  | 119,460   |  |           |          | 300,000   | 2.10%     | 16,275   | 10,000  |           |          | 10,000                             |           | 826,397    | (89,708)  | (3,868,987) | 3,817,960  | 2021                     |
| 2022         | 47,965             | 380,000                 | 215,000                 | 70,224  | 28,500       | 741,689           | 51,249   | 5.50%     | 19,413   |  |          | 310,000  | 109,656   |  |           |          | 300,000   | 2.10%     | 9,975    | 10,000  |           |          | 10,000                             |           | 810,293    | (68,604)  | (3,937,591) | 3,146,712  | 2022                     |
| 2023         | 47,965             | 380,000                 | 220,000                 | 70,224  | 28,500       | 746,689           | 54,067   | 5.50%     | 16,594   |  |          | 305,000  | 99,310    |  |           |          | 250,000   | 2.10%     | 3,938    | 10,000  |           |          | 10,000                             |           | 738,909    | 7,780     | (3,929,811) | 2,527,644  | 2023                     |
| 2024         | 47,965             | 380,000                 | 225,000                 | 70,224  | 28,500       | 751,689           | 57,004   | 5.50%     | 13,658   |  |          | 300,000  | 88,763    |  |           |          |   |           |          | 10,000  |           |          | 10,000                             |           | 469,424    | 282,265   | (3,647,546) | 2,160,640  | 2024                     |
| 2025         | 47,965             | 380,000                 | 225,000                 | 70,224  | 28,500       | 751,689           | 60,176   | 5.50%     | 10,485   |  |          | 300,000  | 77,925    |  |           |          |   |           |          | 10,000  |           |          | 10,000                             |           | 458,587    | 293,102   | (3,354,443) | 1,790,464  | 2025                     |
| 2026         | 47,965             | 380,000                 | 225,000                 | 70,224  | 28,500       | 751,689           | 63,486   | 5.50%     | 7,176    |  |          | 300,000  | 66,525    |  |           |          |   |           |          | 10,000  |           |          |                                    |           | 447,187    | 304,502   | (3,049,941) | 1,416,978  | 2026                     |
| 2027         | 47,965             | 380,000                 | 225,000                 | 70,224  | 28,500       | 751,689           | 66,978   | 5.50%     | 3,684    |  |          | 300,000  | 54,563    |  |           |          |   |           |          |   |           |          |                                    |           | 425,224    | 326,465   | (2,723,476) | 1,050,000  | 2027                     |
| 2028         | 47,965             | 380,000                 | 230,000                 | 70,224  | 28,500       | 756,689           |  |           |          |  |          | 300,000  | 42,263    |  |           |          |   |           |          |   |           |          |                                    |           | 342,263    | 414,427   | (2,309,049) | 750,000    | 2028                     |
| 2029         | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 300,000  | 29,663    |  |           |          |   |           |          |   |           |          |                                    |           | 329,663    | 197,027   | (2,112,023) | 450,000    | 2029                     |
| 2030         | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 300,000  | 16,725    |  |           |          |   |           |          |   |           |          |                                    |           | 316,725    | 209,964   | (1,902,059) | 150,000    | 2030                     |
| 2031         | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          | 150,000  | 3,375     |  |           |          |   |           |          |   |           |          |                                    |           | 153,375    | 373,314   | (1,528,745) | 0          | 2031                     |
| 2032         | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |           | 0          | 526,689   | (1,002,056) |            | 2032                     |
| 2033         | 47,965             | 380,000                 |                         | 70,224  | 28,500       | 526,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |           | 0          | 526,689   | (475,367)   |            | 2033                     |
| 2034         | 47,965             |                         |                         | 70,224  | 28,500       | 146,689           |  |           |          |  |          |  |           |  |           |          |   |           |          |   |           |          |                                    |           | 0          | 146,689   | (328,678)   |            | 2034                     |
| Total        | 959,300            | 6,765,000               | 3,190,000               | 1,404,480                                       | 570,000      | 12,888,780        | 650,324  |           | 268,303  | 56,590   | 2,405    | 5,035,000  | 1,603,740 | 741,308  |           | 67,801   | 1,675,000   |           | 213,675  | 420,000   |           | 29,650   | 120,000                            | 84        | 25,514,614 |           |             |            | Total                    |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

## SECTION 10: Annexed Property

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No territory will be added or subtracted from the District as a result of this amendment.

## SECTION 11: Proposed Zoning Ordinance Changes

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The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

## SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Stevens Point Ordinances

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It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

## SECTION 13: Relocation

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It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

## SECTION 14: Orderly Development of the City of Stevens Point

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This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development of the City.

## SECTION 15: List of Estimated Non-Project Costs

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Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

### Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:  
Opinion of Attorney for the City of Stevens Point Advising  
Whether the Plan is Complete and Complies with Wisconsin  
Statutes 66.1105

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City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481-3594  
Fax: 715-346-1530



**Andrew Logan Beveridge**  
abeveridge@stevenspoint.com  
**City Attorney**  
715-346-1695

**Becky Kalata, Paralegal**  
bkalata@stevenspoint.com  
715-346-1556

July 15, 2015

Mayor Mike J. Wiza  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481

**RE: City of Stevens Point, Wisconsin – Tax Incremental District 7 Amendment  
Legal Opinion of the City Attorney for the City of Stevens Point**

Dear Mayor Wiza:

As City Attorney for the City of Stevens Point, I have reviewed the Project Plan; and in my opinion, have determined that it is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Sincerely,

A handwritten signature in black ink that reads "Andrew Beveridge".

**ANDREW LOGAN BEVERIDGE**  
City Attorney

ALB:blk

stevenspoint.com

**FINANCE COMMITTEE  
JULY 13, 2015 AT 6:35 P.M.  
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Ald. Slowinski, Phillips, Patton, Van Stippen and Kneebone

ALSO

PRESENT: Mayor Wiza; C/T Ladick; Clerk Moe; City Attorney Beveridge; Directors Ostrowski, Lemke, Schatschneider; Ald. Doxtator, Morrow, Ryan, Mrozek, McComb, Oberstadt; Interim Police Chief Skibba; Supt of Streets Laidlaw; City Forester Ernster; Deputy C/T Freeberg; Tricia Church; Jacob Mathias; Nate Enwald; Barb Jacob; Mary Ann Laszewski; LeAnn Steltenpohl; Leah & Christian Czerwonka; Armin Nebel; Tyler & Charles Glodowski; Harry & Lisa Grair; Connie Haas; Robert Fernatte; Judy Borski; Nao Neng Vang; Wayne Bushman; John Williams; Joe Leek; Timothy Haferman; Laura Bronk; Dave Ladick; E. John Buzza; Gary Dreier; Bob Fisch; Pamela Gartmann

**ITEM #1 – PRESENTATION ON 2014 AUDIT REPORT BY BAKER TILLY.**

Carla Gogin, Baker Tilly, gave a brief overview of the 2014 Audit presentation that was attached in the packet.

**ITEM #2 – RECOMMENDATION TO ASSIGN FUND BALANCE FOR EXPENSES RELATED TO THE EMERALD ASH BORER.**

C/T Ladick stated that we do have a little more unassigned fund balance than the target range in our fund balance policy (33-50% of budgeted expenditures). Currently, we are at 52.8%, but should consider assigning some of this for the Emerald Ash Borer. The Emerald Ash Borer is an invasive beetle that has been a problem for a lot of municipalities and can kill all of the ash trees in a community.

City Forester Ernster stated this beetle was brought into this country in about 2002 and was found in West Bend, WI in 2008. There is no control for it, other than chemically treating the trees. If you do not treat the ash trees, they will die. We have about 921 ash trees that are along our streets and we have about 325 ash trees that are in the parks, which are all inventoried. The closest county that the beetle has been found in is Adams County, it has not been found in Portage County yet. Once the beetle establishes itself in Stevens Point, it will kill all ash trees within a 4-5 year span. We either need to budget for it and manage it or we are going to have to spend a lot of money at once and our trees will no longer be an asset, but rather a liability. There are 3 options for managing the treatment/removal and replanting of the ash trees. Option #1 is \$658,900, which is estimated over 5-7 years, to remove all ash trees located in the right-of-way and parks and replant. Option #2 is \$742,200, over 15 years, to treat 521 of the high profile trees and remove 725 trees and replant. Option #3 is \$799,300, over 15 years, to treat 846 trees and remove 400 marginal trees in the right-of-way and parks and replant. (Options list is attached)

C/T Ladick stated that basically the two options are to either remove the trees or treat the trees. If we choose to treat the trees, it would be an on-going expense as the Emerald Ash Borer never really goes away therefore making it something that we would need to continue to do yearly, making it a yearly operational expense. If we chose to remove all the trees, we would not be spending any operational dollars. If we chose to do a little bit of each, which is the recommendation of the City Forester, we would need to budget accordingly.

City Forester Ernster also stated he contacted several other municipalities and included his findings in the packet. He found that after he put his numbers together, they were pretty much the same across the state.

Ald. Patton questioned how much we are looking at spending. C/T Ladick stated we would be looking at assigning \$570,000 of fund balance. Ald. Patton then questioned how many trees we are looking at. Mayor Wiza stated approximately 1,050.

Ald. Slowinski questioned that if this is based over 15 years, doesn't the treatment need to be done for the life of the tree. C/T Ladick replied yes. Ald. Slowinski then asked if that is the life expectancy of an ash tree. City Forester Ernster replied that once the Emerald Ash Borer is established, science has shown that the tree needs to be treated for at least 10 years to get them through the cycle. They are thinking the population will be low enough at that time that the treatment will not need to be that often and maybe there will be other options at that time to treat it. Trees will also die off and be taken out for construction process too.

Ald. Patton questioned when we would need to start treating the trees since the beetles have not been found in our traps yet. City Forester Ernster replied they have been treating and sampling them now. Our ash tree population when this all started was 14%, and it is already down to 12% and he is hoping to have that number down to 10% by the end of this year.

Ald. Patton questioned that the money is needed now so that if they hit tomorrow, we would be ready, but this money would not be spent until we start having a problem. City Forester Ernster stated he is looking at having an additional \$10,000 in addition to our contracted funds to take some other ash trees down and to maybe treat some of the trees up and down Main and Clark Street.

Ald. Slowinski asked what the Forester is recommending. City Forester Ernster stated he is recommending option #2. Ald. Slowinski questioned if allocating \$570,000 to a plan that we are looking at spending \$742,000 over a 15 year period is the way to go, or could we gradually set aside money each year to get to that \$742,000. City Forester Ernster stated that was how he thought this was being set up. C/T Ladick replied that yes, his understanding is that if we treated just under half the trees, they would be looking for \$10,000 for the 2016 operating budget and then \$23,000 for 2017 and going forward. City Forester Ernster stated that the \$23,000 would be for treating half the trees and the \$10,000 would be doing the trees up and down Main and Clark Street and downtown. The rest of the money not used for treatment would be used to remove the ash trees that are planted under power lines, etc.

Ald. Patton asked if we are treating the trees before the beetles show up. City Forester Ernster replied yes, which is why we need a plan in place. They recommend treating when the beetle is within 15 miles and he believes that it is important to start treating the trees in the key areas right away, even though the beetles are not quite within 15 miles of us.

Mayor Wiza commented that it is important to note that we do not want to be reactive on this. Just because we have had traps out and have not caught anything yet, is not an indicator as to when they will arrive. We want to be proactive, even though the traps haven't caught anything yet, they could be here soon and if the trees are already being treated, the survival rate is better.

Ald. Slowinski questioned if we were wasting money treating the trees before the beetles were here. City Forester Ernster replied there are several different products that can be used for this and one of them he was looking at is good for two years, so he would treat half the trees every other year, which is the more costly option. The one that he would like to use starting this Fall, gets applied to the soil but it is not as effective once there is a build-up of the insect. It is a preventive application and will also get rid of a lot of other native borers. He stated they are not planting any more ash trees. He said that with the recession in 2008, the nurseries were not planting that much, so their inventory was not that high and now with Emerald Ash Borer being

in Madison and Milwaukee, they are buying hundreds of trees at a time, so the demand is high and the trees are costing more money.

Motion made by Ald. Patton, seconded by Ald. Phillips to assign fund balance up to \$400,000, for the expense related to Emerald Ash Borer, consisting of treatment of 521 high profile trees and removing 725 trees and replanting.

Ald. Slowinski questioned if we need to assign a number to the motion. C/T Ladick stated he is comfortable assigning up to \$570,000, which would still be ok with our unassigned fund balance, but seeing as that we want to treat a lot of the trees, that should decrease the expense of removal and replacement so he believes \$400,000 would be a good start to assign because operating costs cannot come from fund balance.

Ald. Ryan questioned how effective the treatments are. City Forester Ernster replied all the municipalities he has spoken to say it has a 90+% effectiveness if the trees are less than 25% infested. One of the companies he has spoken to will inject the tree and if the tree dies from Emerald Ash Borer, they will pay for the removal and planting of a new tree.

Ald. Slowinski stated he trusts the Forester to use his best judgment since he is the expert.

Ald. McComb questioned the toxicity of these chemicals to people, animals and honey bees. City Forester Ernster replied that one of the chemicals that was being looked at was applied through holes that were drilled around the tree, so there would not be any exposure rate. Since the chemical is not a broadcast spray over the tree, it would not affect the flowers, therefore not a problem with honey bees. When the tree is injected, it will only affect things eating the inside of the tree or the leaves, which honey bees do not do. He stated he will read the label and get back to her.

Ayes: All

Nays: None

Motion carried.

### **ITEM #3 – FUNDING FOR NEW CODE ENFORCEMENT POSITION (INSPECTION).**

C/T Ladick stated they are looking at adding a part-time Code Enforcement Officer to the Inspection Department. It would be similar to what we are doing with our Parking Enforcement Officers where it is a part-time position consisting of 20 hours per week, starting pay rate would be \$12.92. The thinking behind this position is that they could do some of the easier things that we do not need a full blown building inspector to do. The money would be available in the Community Development budget this year, however next year there would be some impact on the operating budget. The thought is that this position would have the ability to generate some extra revenue as well. The cost of the position next year would be about \$17,500.

Ald. Patton questioned how much revenue we collected last year for violations. C/T Ladick stated that line item would have been about \$45,000 but of course, that does include \$15,000 which is the expense to have someone shovel the snow, pick up the garbage, etc., so we are looking at a net of about \$30,000.

Ald. Patton questioned if health insurance and a vehicle were considered in the cost for this position and what powers will they have besides just saying the sidewalk needs to be shoveled. Can they go inside houses to inspect or make people paint the outside of their house? C/T Ladick stated health insurance was not included in the calculation due to part-timers not usually taking the insurance due to cost. The vehicle would be an additional expense. Mayor Wiza commented that they are not looking to grant them any additional powers, it is simply a code enforcement officer designed primarily to drive around and enforce the codes we have on the books already. He would like to see us do a better job of what we are already trying to enforce.

Director Ostrowski stated the person will mainly enforce the codes that we have for exterior violations, he would not feel comfortable having a code enforcement officer going into a building making building code decisions, that should be left to the building inspectors. That being said, if they do see a code violation on the outside that may warrant something further, they can call the building inspector.

Ald. Slowinski questioned if this person will be able to use the vehicle that is already within the department. Mayor Wiza stated that they just retired a fleet of squads and rather than auction them off, he asked that they be held. He realizes there would still be some costs for repairs, etc., but they would not be purchasing a new vehicle but rather repurposing an existing one.

Ald. Patton stated when reading some of the comments about it, hopefully this will help answer some of the Main Street Association questions, but he stated he gets calls and when the Inspection Department goes there, it is not garbage on the side of the garage, it is just their stuff, so it does not break the code. He also had someone call and say the old Fleet Farm building is faded and needs to be painted but we cannot force it to be painted because it is not dilapidated.

Mayor Wiza said we are looking at better enforcement of existing ordinances. Ald. Patton stated it would have been helpful to have a list of the violations that this person will be responsible for.

Director Ostrowski stated this person will be responsible for grass/weeds, snow removal, peeling paint, masonry, siding, broken windows, roofs that are peeling up, garbage in the yard, carts that have not been taken back and general outside exterior maintenance. These would not only be complaint basis, but also from patrolling the City and finding them. Ald. Patton stated it would have been nice to have a list of all the complaints that we have had, things that this person would be taking care of. He stated if we would have had a number of complaints, such as 10 complaints about broken windows, it would have told them if it is worth a position. Director Ostrowski replied that the monthly inspection report does list all of the violations that the building inspectors currently go to, which is about 750-1000 orders that they issue per year.

Ald. Kneebone stated there are currently three of those types of violations in her district and one is excessive trash in the backyard, which is a health hazard, and another that is high weeds. She stated that she knows the inspectors play a vital role in the community and she is impressed at how good of a job they have done and their professionalism but they have other things they need to do as well that may be a higher priority, so she is in favor of seeing someone whose main focus is those types of violations.

Ald. Slowinski stated that in all the years that he has been on Council, he has heard many complaints that we do not enforce our codes enough because our building inspectors are tied up with other things. He thinks that this position is going to be self sufficient, that they are going to collect extra revenues and we will not have to worry about taking money away from something else.

C/T Ladick stated he expects there to be some impact on the operational budget, but either way, it is not like adding a full-time position.

Ald. Phillips questioned if this could be done on a trial basis. Mayor Wiza pointed out that this is done every year in the budget process. You either budget money for it or you do not. His goal is that everyone complies and there is not a need for this person anymore. He does not see that happening but he is not looking at this being a financial benefit to the City. He is looking at it as being a better ability to enforce the rules that we already have on the books. We are not making new rules, just enforcing the ones we currently have.

Motion made by Ald. Phillips, seconded by Ald. Van Stippen, to approve the funding for the new Code Enforcement position in the Inspection Department.

Ald. Ryan stated this was one thing that he pushed for because we have a lot of unkept housing. He has done two walks, one with the Mayor and one with the Inspection Department and officials from UWSP. He said it was the number one thing he heard from people when he was campaigning, people are not happy with how the Inspection operates. He believes that part of it is that we just do not have the manpower to enforce current housing as well as all the new builds. He stated there are smaller communities that have two of these positions and do not have a college or student housing. He believes it is vital to the long-term longevity of the downtown, to clean up what is there. He has talked with people who have lived in areas for a long time and are ashamed of how things are continued to allow to look. It is house after house of the same violations and to have someone who can be focused on this will free up the people who need to do the new inspections, will expedite things and hopefully people will feel like they are being listened to and things are being done in a timely manner. He asks that Council vote yes for this.

Cindy Nebel, 1100 Phillips Street, President of the Old Main Neighborhood Association, spoke on behalf of the Association by supporting the creation of this position. She stated it is long overdue for these things to be addressed because it is the same houses year after year that have issues. The need for additional staff and dedication to current property maintenance is imperative; in fact the City has stated that the building inspectors main focus is the building permits and inspections generally for new developments, so it is no surprise that there is a lack of equal focus on City housing maintenance, which has adversely affected owner occupied property values. The people who have dedicated themselves to being part of Stevens Point and living and working in Stevens Point have not been equally treated in the importance of what they have as value and home ownership is a value for this town. We have over 50% of homes that are not owner occupied and we need to try to draw some of those people back in, not have them go to Plover. It's time for a change to be made and she is hoping for a more balanced equity of focus for enforcement on maintenance and occupancy.

Ayes: All

Nays: None

Motion carried.

#### **ITEM #4 – COMPENSATION FOR ELECTIONS OFFICIALS (POLL WORKERS) AND APPOINTED CANVASS BOARD MEMBERS.**

C/T Ladick stated this is a request from the City Clerk. The impact would be about \$1,000-\$3,000 per year to bump up poll worker wages. The range is because some years it is only local elections and some years have presidential elections, which would be the higher cost.

Clerk Moe stated we currently pay the poll workers \$9.50 per hour and the Chief Inspectors, who run each polling place, get paid \$10.50 per hour. Those rates were set 8 years ago, so it has been awhile since they have been adjusted. Recently, with election law changes, it is growing more difficult to get people to want to be poll workers as well as getting any current poll workers to want to serve as Chief Inspectors. He realizes they do not do this for the money, however what you get paid reflects on what people think of the jobs you do and these are very important positions and we should compensate them fairly for it.

Motion made by Ald. Van Stippen, seconded by Ald. Kneebone, to approve the ordinance amendment relating to the compensation for elections officials and appointed canvass board members.

Mary Ann Laszewski questioned what the new rates would be. Ald. Slowinski replied \$10.00 for poll workers and \$12.00 for the Chief Inspectors.

Ayes: Ald. Slowinski, Phillips, Patton, Van Stippen and Kneebone    Nays: None  
Ald. Phillips abstained.                      Motion carried.

**ITEM #5 – ESTABLISHING A GRANT PROGRAM RELATED TO RESERVE CLASS B LIQUOR LICENSES.**

C/T Ladick stated this is back again and an updated ordinance was included the packet.

Mayor Wiza stated that the Tavern League president is here because they are one small component of businesses that may be affected by this grant program. After explaining to people exactly what it was, making it clear that we were not adding new licenses, he recommends that we look at approving the grant proposal as presented. It is just a grant and does not talk about whether or not they will be approved for the liquor license, anyone today can come in and apply for the \$10,000 reserve license and then the Council would consider whether or not they would choose to grant that license. This is just a grant offering a reimbursement for improvements of up to \$9,500.

Ald. Kneebone stated she noticed the 51% of non-alcoholic sales was still in the ordinance and until she hears some other perspectives, she is not ready to vote on that particular aspect.

Ald. Slowinski stated he will echo what he said at Council last month, which is that he feels that by putting the 51% in there, we could possibly be losing out on some potential development. He just does not want to limit ourselves.

Jim Billings, 709 Sunset Avenue, President of Portage County Tavern League, stated they had some concerns when they initially heard of the proposal but since then they have met with the Mayor and they do not want to stifle any development. They do not have any contentions with the proposal with the way it is written. It was discussed at the Portage County Tavern League meeting and a vote was taken, so he is speaking not only as a member but as the President.

Ald. Oberstadt stated she is not sure if the 51% was received from data or how it was arrived at, but she stated she is a light eater and can go out to eat somewhere and have a salad and 2 glasses of wine, and even though it is a restaurant, she would be spending more on alcohol than food. She is hoping that whatever number is decided on, she would like that number chosen using real time statistics.

Ald. Slowinski questioned if the 51% is something they just have to say at the time of application or if this needs to be monitored or how exactly that works. Mayor Wiza replied that based on the way it is written, if someone pays the \$10,000 and gets an available liquor license and does \$20,000 worth of remodeling, any time after 3 months and up to one year that the business is in operation, they can come back and write up a proposal saying they spent \$20,000 in building improvements and submit it to the City with the grant application. Along with that, their accountant, or some other financial expert, needs to say that during that time, 51% of their sales were non-alcohol related. It would be a one-time deal for the grant, much like we do with other City grants.

C/T Ladick stated that the reason why that ordinance still has that in there is because it was discussed at Council and never really got resolved. Certainly, it can be changed, there was just not a clear consensus as to what was wanted. To answer the question as to where the 51% came from; we looked at other municipalities that also have this reserve license grant program and we basically plagiarized a lot of what they did because why reinvent the wheel. Some municipalities have had this in place for a long time so taking what they have already done is taking something that we know works.

Mayor Wiza questioned if any of the Alderpersons received any objection to the 51%. Ald. Van Stippen stated he got a call stating they wanted the 51% left in there.

Ald. Patton stated that was meant to keep someone from just opening a bar and getting the grant.

Ald. Slowinski stated that is what he stated at Council, we have some very nice bars in our community and he does not want to lose out on an opportunity that we may have and it will all come to Council in the end to make a final decision and give approval. He does not want to limit ourselves.

Ald. Kneebone agreed. She also asked if this would apply to new construction, or just the renovating an existing building. Mayor Wiza replied yes, new construction would qualify. She questioned if it needed to be spelled out.

Ald. Patton stated if you are going to build a restaurant/bar, \$9,500 is nothing, so if it is a chain, it is nothing to them.

Motion made by Ald. Phillips, seconded by Ald. Van Stippen, to approve the grant program as written.

Leah Czerwonka, 3280 Thompson Court, stated they have a restaurant in Plover and received the grant from them, without it they would not have been able to afford it. \$10,000 will make or break her budget. She stated they have 2 projects in the works and one is on the agenda tonight for a liquor license approval and the reason it is on tonight is because of the 51% so if the Council would have the opportunity to make an exception, if it was to come up that it was the right project for the City, it might solve the problem of having that clause in there.

Director Ostrowski stated he believes that is an important part and while we may not want another tavern to come in, there are some properties and establishments that may warrant a unique investment. In 2010 he put together a list, which is in the Public Protection packet for tonight, of general guidelines of items that we would look at when we are getting down to our final liquor licenses and how we weigh who gets the final license. We need to look at the Economic Development guidelines and health and safety issues, but it also talks about revitalization and unique projects. He suggested that maybe we should make this more of a development agreement, like we do with our current development agreements, where we look at the whole project.

Ayes: Ald. Phillips, Patton, Van Stippen and Kneebone      Nays: Ald. Slowinski  
Motion carried.

**ITEM #6 – APPROVAL OF PAYMENT OF CLAIMS.**

Motion made by Ald. Phillips, seconded by Ald. Kneebone, to approve the payment of claims in the amount of \$793,817.99.

Ayes: All                      Nays: None                      Motion carried.

Adjournment at 7:55 P.M.

# Ash Tree Options

*Cost estimates for managing the treatment/removal/replanting of 1,246 trees in Right-of-Way and parks*

- Option 1**    **\$658,900** ( estimated over 5-7 years)  
Remove all Ash trees located in Right-of-Way/parks and replanting.
  
- Option 2**    **\$742,200** (over 15 years)  
Treat 521 trees (high profile) and remove 725 trees and replanting.
  
- Option 3**    **\$799,300** (over 15 years)  
Treat 846 trees and remove 400 marginal trees in Right-of-Way/parks and replanting.

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

The Common Council of the City of Stevens Point do ordain as follows:

**SECTION I:** That Subsection (2) of Section 3.40 of the Revised Municipal Code of the City of Stevens Point is hereby amended to read as follows:

(2) Compensation. Election officials shall receive ~~\$9.50~~ \$10.00 per hour. The official chosen as Chairman of the election officials in each District shall receive ~~\$10.50~~ \$12.00 per hour. Election officials serving at nursing home facilities for voting by such residents prior to Election Day shall receive \$10.00 per hour. Any election official attending a school of instruction prior to an election shall receive compensation based on their position as outlined above. ~~The election officials coming from each District to City Hall to the central count location shall be compensated an additional \$10 to cover duties performed in the central count location.~~

**SECTION II:** That Subsection (4) of Section 3.46 of the Revised Municipal Code of the City of Stevens Point is hereby amended to read as follows:

(4) Canvassing ~~Committee~~ Board. The Canvassing Board examines the Election Day records for completeness and accuracy and makes an official determination and certification of the outcome of the election. It shall be composed of the municipal clerk and 2 other qualified electors of the municipality appointed by the clerk. The members of the board of canvassers shall serve 2-year terms commencing on January 1 of each odd-numbered year, except that any member who is appointed to fill a permanent vacancy shall serve for the unexpired term of the original appointee. The two (2) appointed members shall receive \$12.00 per hour.

**SECTION II:** This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
John Moe, City Clerk

Dated: July 20, 2015  
Adopted: July 20, 2015  
Published: July 24, 2015

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

The Common Council of the City of Stevens Point, do ordain as follows:

**SECTION I.** Subsection (21) of Section 12.14 of the Municipal Code of the City of Stevens Point, is hereby created to read as follows:

**12.14(21) RESERVE “CLASS B” LICENSE ECONOMIC DEVELOPMENT  
REIMBURSEMENT GRANT**

- (a) The City of Stevens Point hereby finds that it is in the interests of the public welfare to increase the property tax base, provide employment opportunities, attract tourists and generally enhance the economic and cultural climate of the community by providing additional economic incentives for new businesses with liquor licenses.
  
- (b) Criteria for Receipt of Grant for Certain Reserve “Class B” Liquor Licensees
  - (1) All requirements necessary for the granting of a “Class B” license under Wisconsin Statutes Ch. 125 and Chapter 12 of the Stevens Point Revised Municipal Code have been and continue to be met.
  - (2) The applicant and all of the employees of the applicant have answered truthfully all questions in applications for any licenses to be used in conjunction with the business applying for the grant.
  - (3) Grants shall be provided only to Applicants applying for and receiving new “Class B” licenses at new licensed premises, not persons applying for renewal licenses.
  - (4) Any requirements of an approved site plan approval have been completed.
  - (5) The property must comply in all respects with any other requirements of the City of Stevens Point.
  
- (c) Process for Application and Receipt of Grant
  - (1) The Applicant shall submit to the City Clerk’s Office a completed application for a Reserve “Class B” License Economic Development Reimbursement Gr. The form for such application shall be drafted and provided by the City Clerk, Comptroller/Treasurer and Community Development Director. The Applicant may submit such application prior to applying for a Reserve “Class B” license.
  - (2) An application for a grant submitted under section (c)(1) shall be reviewed by the City Clerk, Comptroller/Treasurer, and Community Development Director. Such review

shall consider the interests of the public welfare identified under Section (a) above in addition to any other factors identified in the application.

- (3) After reviewing the application with the Applicant, the City Clerk, Comptroller/Treasurer, and Community Development Director shall forward a recommendation to the Common Council to either approve or deny the grant. The Council's approval or denial of any grant application shall be wholly discretionary.
- (4) If the Common Council approves the grant, the Applicant must satisfy the following requirements in order to receive the grant funds:
  - (i) No sooner than three months and no later than one year after the licensed establishment has begun operating, the Applicant shall submit to the City Clerk a request for payment of the grant.
  - (ii) The request for payment shall include complete, legible copies of paid invoices or receipts evidencing or documenting improvements made to the licensed premises in an amount equal to or greater than the amount requested in the grant application.
  - (iii) The Applicant must provide documentation along with a signed statement from a certified public accountant or qualified financial professional that at least 51% of the sales are non-alcoholic.
  - (iv) The Applicant shall provide appropriate documentation that the licensed premises has been created and operated in a manner substantially matching what the Applicant described in its application for the grant under Section (C)(1).
- (5) Upon receipt of the request for payment under Section (4), the City Clerk, Comptroller/Treasurer, and Community Development Director shall review the request for compliance with the provisions of Section (4).
- (6) If the City Clerk, Comptroller/Treasurer and Community Development Director finds that the provisions of Section (4) have been met, the grant funds shall be issued to the Applicant. The grant shall be reimbursement for improvements to the real property and structures constituting the licensed premises, and shall exclude reimbursement for personal property, signage, and other items not incorporated into the structure or real estate. The reimbursement shall be 50% of the amount spent on eligible improvements, not to exceed a total grant amount of nine thousand five hundred dollars (\$9,500).
- (d) If any provision of this Ordinance shall be less restrictive than applicable state statute or in conflict with such statutes, as they exist at passage hereof, or as they may hereafter be amended, then in such case, the state statute shall supersede the provisions hereof, to the extent applicable.

- (e) If any provision of this ordinance is found to be unconstitutional or otherwise contrary to law, then such provision shall be deemed void and severed from the ordinance and the remainder of this ordinance shall continue in full force and effect.

**SECTION II:** This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
John Moe, City Clerk

Dated: June 2, 2015  
Adopted: June 15, 2015  
Published: June 19, 2015

# CITY OF STEVENS POINT

## BOARD OF PUBLIC WORKS MEETING

Monday, July 13, 2015  
Lincoln Center – 1519 Water Street  
Stevens Point, WI 54481

## MINUTES

**PRESENT:** Mayor Mike Wiza, Comptroller/Treasurer (C/T) Corey Ladick, Director of Public Works Scott Schatschneider and Tricia Church; **Alderspersons:** George Doxtator(1<sup>st</sup>), Garrett Ryan(3<sup>rd</sup>), Heidi Oberstadt(4<sup>th</sup>), Mary Kneebone(7<sup>th</sup>), Mary McComb(9<sup>th</sup>).

### **ALSO PRESENT:**

**DIRECTORS:** Michael Ostrowski – Community Development and Joel Lemke – Public Utilities and Transportation

**ALDERPERSONS:** Denise Mrozek(2<sup>nd</sup>), Brian Van Stippen(5<sup>th</sup>), Jeremy Slowinski(6<sup>th</sup>), Tony Patton(8<sup>th</sup>), Mike Phillips(10<sup>th</sup>), Shaun Morrow(11<sup>th</sup>).

**CITY STAFF MEMBERS:** City Clerk John Moe, City Attorney Andrew Beveridge, Assistant Police Chief Martin Skibba, Fire Chief Bob Finn, and Personnel Specialist Lisa Jakusz, Streets Superintendent Dennis Laidlaw

**OTHERS PRESENT:** Nate Enwald – P.C. Gazette, Jacob Mathias – S. P. City Times, Barb Jacob – 1616 Depot Street, Neng Vang – 5266 Howard Avenue, Chuck Glodowski – 5276 Howard Avenue, Bob Fisch – 1033 Smith Street, Jeff Sandberg and Bruce Gerland – AECOM, Gary Dreier and John Buzza – First Law Group, Jim Billings – Business Owner, Pamela Gartmann – Delta Dental, Troy Obremski – Scaffidi Motors, Joe Leek – JHL Mail Marketing, John Williams – General Beer, Wayne Bushman – Bushman Electric, Laura Bronk and Tim Hafermen – 2107 Country Club Drive, Dave Ladick – Construcks Inc.

**Mayor Mike Wiza called the Board of Public Works meeting to order at 7:58 p.m. on July 13, 2015. The meeting was held at the Lincoln Center located at 1519 Water Street in Stevens Point.**

**Mayor Wiza asked if there were any objection from the Board of Public Works Committee if we skip ahead to agenda item #6.**

### **6. Consideration and possible action to accept the design contract from AECOM for the Heffron Street Extension and the Coye Drive Intersection improvements.**

Mayor Wiza pointed out that this project is necessary so there will be more than one way in and out of the industrial park after cutting off Joerns Drive due to the Hoover Road grade separation project.

Director Schatschneider explained that last month AECOM did a presentation and there was discussion in terms of costs.

Aldersperson Ryan expressed his concerns with the Coye Drive Intersection improvements. He feels that Herrschners should be able to use their existing entrance and exit off Industrial Park Drive and if they feel it necessary for an additional one it should be on them. He feels that would also pull some semi-truck traffic off Hoover Road and reduce safety issues. He also does not understand why we are not able to put a roundabout in at the one existing entrance and that one way in and out of the industrial park is enough if it is built right. He feels that there are far better projects within the city that we should allocate this 1.2 million towards.

Mayor Wiza stressed the importance of having more than one way in and out. He added that you can't build a house without having two ways in and out.

Aldersperson Ryan asked why these two projects weren't addressed when the whole grade separation was brought up in the first place.

Mayor Wiza stated that the concepts at the very least were in the works with the whole project. We are looking at a whole area where these projects need to be done first before we can start the overpass project.

Aldersperson McComb expresses her concerns with putting a truck route through a residential area. She wishes there were other options that could be found.

Director Schatschneider reported that there are members from AECOM here to answer questions. Director Schatschneider turned on the PowerPoint Presentation that given by AECOM at last month's meeting. He stated that he added a slide to show the industrial park as a whole.

**\*\*Please visit our website to view the PowerPoint Presentation\*\***

Director Schatschneider agreed that it is unfortunate that the roadway is next to residential properties; however, we need to talk about making this industrial park still viable, we need to have a second access is important from a safety and transportation efficiency stand point to help business owners move product in and out.

Aldersperson Oberstadt asked if Heffron Street is actually going to be designed for truck traffic to go through or if it would be more of an overflow or backup entrance and exit. Director Schatschneider stated that this is an industrial park and full of trucks so it would have to be built to handle trucks and considered a truck route.

Aldersperson Kneebone asked if the road could go further north around JHL. Director Schatschneider stated that he can't speak on behalf of the design team but, it could possibly be looked at. He mentioned that it may be a problem with two unaligned intersections.

Jeff Sandberg, Traffic Engineer for AECOM took the podium. He stated he was involved with the initial study and their study focused mainly on the concept of providing another access point into the industrial park. He said there is an opportunity to look at different alternatives; however, he echoed Director Schatschneider in that ideally they would like to see that intersection line up with Heffron Street. There is typically an operational issue that occurs when you have two closely spaced offset intersections.

Mayor Wiza pointed out that this is an industrial park and there are vacant spots for more development. Also, Skyward is going to be vacating; however, someone else will be using it. He

stressed that he does not want to see us do is having to redo that intersection as we have had to do in the past a few years down the road.

Aldersperson Slowinski stated that since this has come out and letter sent to residents, he has only heard from one neighbor. In his opinion he stressed the importance of having more than one ingress/egress to the industrial park. He stated he would much rather find a different way to go into there because obviously it is going to affect those neighbors to the south. He is relying on the professionals and if they declare this is the only viable option, he has to move forward with it.

Joe Leek, Owner of JHL stated first of all, there is not enough room to the north of his building to extend the road. He said second of all, he owns the property to the south and if we run Heffron Street there, it would preclude him from expanding his business. He stated that he has already received a permit from ATC to add 30 feet to the south of his building.

Chuck Glodowski, 5276 Howard Avenue voiced his concerns if this goes through. He said he has lived on Howard Avenue for 20 years and does not want to look across his lawn to see truck traffic. He also does not want to see anyone leave the industrial park he just does not want it in his back yard. He also pointed out that there are neighbors, him included, which will be affected structurally with sheds. He would like to see other options looked at.

Mayor Wiza pointed out a few things; when you are doing your duties as alderpersons, you need to do the best good for the most people. Not every decision is going to make everyone happy. It is unfortunate that things like this have to come up, but it is an industrial park and the proposed road is more than 150 feet from the houses and that is the depth and a half of a north side typical lot size.

John Buzza, owner of two lots immediately south of Herrschners on Hoover Road. The northern most lot is currently the First Law Group and the second lot to the south is a vacant lot that is on the market for sale to the south. He mentioned that he has an easement with Herrschners so they can maintain their truck facilities off Hoover Road. He stated that he does not understand what the purpose of the Coye Drive extension to a dead end because it would not make ingress or egress from his properties or Herrschners any easier. He feels there needs to be something done with the Coye Intersection but rather than run it west 500 or 600 feet into a cul-de-sac, reconstruct it as a stub of 20 to 30 feet with turn off lanes.

Jeff Sandberg, AECOM explained the reason for the Coye Drive extension to the west was to consolidate the two driveways. Also, it was the intention to set this intersection up to be signalized if need be in the future.

Gary Drier, First Law Group explained his concerns that were mentioned in the letter from John Buzza with pictures he passed out (see attached pictures).

John Williams, General Manager at General Beer at 5201 Coye Drive. He stated that it would be a great concern of theirs if there were only one access point into the industrial park.

Aldersperson Kneebone asked if we could at least put a sound and/or visual barrier up to shield the residents. Director Schatschneider said it could be looked at but that type of amenity has not been included in any estimates.

Mayor Wiza stated again that the best possible plan is presented before you. You need to do the most good for the most people. No plan is going to be perfect.

*Mayor Wiza made a motion to approve the design contract for AECOM for the Heffron Street extension and Coye Drive intersection improvements and direct AECOM to look at sound and visual potentials for the south end of the proposed Heffron Street extension; seconded by Alderperson Doxtator.*

*Ayes majority; nays Alderperson Ryan; motion carried.*

**1. Consideration and possible action to accept the Directors Report and place it on file.**

Director Schatschneider noted that for the Seawall Project, there will be a public hearing and final resolution at next week's Common Council Meeting. There is also a public listening session this week.

Mayor Wiza stated that it has been known since the Seawall Project started that everyone in the floodplain area that would benefit from the project would be special assessed.

Alderperson Ryan stated that he realizes that it went back that far; however, there are so many that have moved into the area were not made aware of this. He feels it benefits everyone and therefore should be more spread out.

*Alderperson McComb moved to approve the Director's Report and place it on file; seconded by Alderperson Doxtator.*

*Ayes all; nays none; motion carried.*

**2. Consideration and possible action to accept the bid from Eagle Construction Company, Inc. out of Wisconsin Rapids for the Mead Park Shelter Project #15-10 in the amount not to exceed \$75,583.75.**

Director Schatschneider explained that the bid results were for the concrete work, not the pavilion itself. It is for the concrete foundation work and the concrete slab for the columns.

C/T Ladick stated that it was budgeted at \$200,000.00 and approved by the Parks Commission and the capital budgeting process.

Mayor Wiza added that SPASH is going to be doing all the stick construction.

*Alderperson Ryan moved approval; seconded by Alderperson McComb.*

*Ayes all; nays none; motion carried.*

**3. Consideration and possible action to accept the bid from American Asphalt of Wisconsin out of Mosinee for the Bituminous Surfacing Project #15-09 in the amount not to exceed \$271,734.40.**

Mayor Wiza stated this is for the Prentice and Academy and anyone who uses those roads knows they are in dire need of repair. He added that this is the highest priority project that we have this year.

*Aldersperson Ryan moved approval; seconded by Aldersperson Oberstadt.*

*Ayes all; nays none; motion carried.*

**4. Consideration and possible action to accept the request for an additional street light in the 1100 block of Phillips Street.**

Aldersperson Ryan brought this to Director Schatschneider's attention. He went over the request and explained that it is due to the amount of foot traffic in the area and issues with vandalism.

Director Schatschneider stated that he talked with Wisconsin Public Service (WPS) and they have no issue with hanging an arm and light from the existing pole.

*Aldersperson Doxtator moved approval; seconded by Aldersperson McComb.*

*Ayes all; nays none; motion carried.*

**5. Consideration and possible action to accept the request to purchase 10 bike hitches in the amount not to exceed \$1,465.00.**

Mayor Wiza explained that this is for bike hitches that are galvanized, which will be much better than stainless steel.

*Aldersperson McComb moved approval to purchase and install 10 bike hitches in the amount not to exceed \$1,465.00 for Main Street downtown; seconded by Aldersperson Oberstadt.*

Aldersperson Doxtator asked why the Downtown Business Association (ADB) isn't putting in the bicycle racks. Mayor Wiza said it is more so the city can chose the locations to install them.

Aldersperson McComb recognized Tori Gennings for all the research that was put in on this bike hitches. She is hoping that the ADB will follow us and put in more bike hitches.

*Ayes all; nays none; motion carried.*

**7. ADJOURNMENT: Mayor Mike Wiza adjourned the July 13, 2015 Board of Public Works Meeting at 9:25 p.m.**

## FINAL RESOLUTION

**WHEREAS**, the Common Council of the City of Stevens Point, Wisconsin, held a public hearing at the Council Chambers at 7:00 P.M. on the 20th day of July, 2015, for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the proposed public improvement consisting of the following:

A. FOR THE ENGINEERING, DESIGN AND CONSTRUCTION OF A CONCRETE SEAWALL TO MEET FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FREEBOARD REQUIREMENTS.

- 1) All that land located within **Zone AE** of FEMA's Flood Insurance Rate Map Number 55097C0214D, located in that part of Government Lots 2, 3 and 4, the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of Section 32, and that part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 29, all in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

; and proposed assessments against benefitted property, and heard all persons who desired to speak at the hearing.

**NOW, THEREFORE, BE IT RESOLVED**, the Common Council of the City of Stevens Point, Wisconsin, determines as follows:

1. The report of the Board of Public Works, pertaining to the above described public improvements, including plans and specifications and assessments set forth therein, is adopted and approved.
2. That the Board of Public Works has provided for the supervision of construction of the improvements in accordance with the report of the Director of Public Works.
3. That payment of the improvements be made by assessing the entire cost to the property benefitted as indicated in the report.
4. That the assessments shown on the report, representing an exercise of the police power, have been determined on a reasonable basis and are hereby confirmed.
5. That the assessments for all projects included in the report are hereby combined as a single assessment but any and all interested property owner may object to each assessment separately or all assessments jointly for any purpose.

6. That the assessments may be paid in cash or at the option of the property owner in five (5) annual installments at an interest rate of 2.25% per annum or in ten (10) annual installments at an interest rate of 4.00% per annum on the unpaid balance. A property owner shall have 30 days in which to make the payment election, as provided in the resolution.
7. That the City Clerk shall publish this resolution as a Class I notice in the assessment district and mail a copy of this resolution and a statement of the final proposed assessment against the benefitted property to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
John Moe, City Clerk

Dated: July 1, 2015  
Adopted: July 20, 2015  
Published: July 24, 2015

## DESIGN ENGINEERING SERVICES AGREEMENT

This Design Engineering Services Agreement (“Agreement”) effective this June 16, 2015, is by and between City of Stevens Point, a municipality in the State of Wisconsin, (“Client”), and AECOM Technical Services, Inc., a California corporation, (“AECOM”); each also referred to individually as (“Party”) and collectively as (“Parties”).

In consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

### 1. SCOPE OF SERVICES

1.1 AECOM shall perform the services set forth in **EXHIBIT A** (“Services”), incorporated herein by reference.

1.2 AECOM will provide the work products (“Deliverables”) in accordance with the schedule (“Project Schedule”), if applicable, as set forth in **EXHIBIT A**.

2. **TERM OF AGREEMENT** Upon execution by the Parties, this Agreement shall have the effective date set forth above. This Agreement shall remain in force until all obligations related to the Services, other than those obligations which survive termination of this Agreement under Article 22, have been fulfilled, unless this Agreement is sooner terminated as set forth herein.

3. **COMPENSATION AND PAYMENT** AECOM shall be paid for the performance of the Services in accordance with **EXHIBIT B** (“Compensation and Payment”), incorporated herein by reference.

4. **NOTICE** All notices, requests, claims, demands and other official communications herein shall be in writing. Such notices shall be given (i) by delivery in person, (ii) by a nationally recognized commercial courier service; or (iii) by United States Postal Service, registered mail, postage prepaid and return receipt requested. Notices shall be effective upon actual delivery to the other Party at the following addresses:

**TO CLIENT:**

City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, Wisconsin

Attn: Scott Schatschneider, P.E., Director of Public Works

**TO AECOM:**

200 Indiana Avenue  
Stevens Point, Wisconsin

Attn: Bruce Gerland, P.E., Project Manager

Claims-related notices shall be copied to:  
Chief Counsel, Americas Design and Consulting Services  
515 South Flower Street, Suite 1050  
Los Angeles, CA 90071

or to which address the receiving Party may from time to time give notice to the other Party. Rejection or other refusal to accept, or the inability to deliver because of changed address for which no notice was given, shall be deemed to be receipt of the notice as of the date of such rejection, refusal to accept, or inability to deliver.

## 5. AECOM'S RESPONSIBILITIES

5.1 AECOM shall perform the Services in accordance with the degree of professional skill, quality and care ordinarily exercised by members of the same profession currently practicing in the same location under comparable circumstances and as expeditiously as is consistent with professional skill and the orderly progress of the Project. The full extent of AECOM's responsibility with respect to the Services shall be to perform in accordance with the above standards and to remedy any material deficiencies or defects in the Deliverables at AECOM's own expense, provided that AECOM is notified by Client, in writing, of any such deficiency or defect within a reasonable period after discovery thereof, but in no event later than 90 days after AECOM's completion or termination of the Services. AECOM MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, INFORMATIONAL CONTENT OR OTHERWISE.

5.2 AECOM will endeavor in good faith, as needed, to obtain from the appropriate authorities their interpretation of applicable codes and standards and will apply its professional judgment in interpreting the codes and standards as they apply to the Project at the time of performance of the Services. Notwithstanding the above, the Parties agree that, as the Project progresses, such codes or standards may change or the applicability of such codes or standards may vary from AECOM's original interpretation through no fault of AECOM and that additional costs necessary to conform to such changes or interpretations during or after execution of the Services will be subject to an equitable adjustment in the Compensation and Project Schedule.

5.3 AECOM shall be responsible for its performance and that of AECOM's lower-tier subconsultants and vendors. However, AECOM shall not be responsible for health or safety programs or precautions related to Client's activities or operations or those of Client's other contractors and consultants or their respective subcontractors and vendors ("Contractors"). AECOM shall have no responsibility for (i) construction means, methods, techniques, sequences or procedures; (ii) for the direction of Contractors' personnel; (iii) selection of construction equipment; (iv) coordination of Contractors' work; (v) for placing into operation any plant or equipment; or (vi) for Contractors' failure to perform the work in accordance with any applicable construction contract. AECOM shall not be responsible for Client's pre-existing site conditions or the aggravation of those preexisting site conditions to the extent not caused by the negligence or willful misconduct of AECOM. AECOM shall not be responsible for inspecting, observing, reporting or correcting health or safety conditions or deficiencies of Client, Contractors or others at project site ("Project Site") other than AECOM's employees, subconsultants and vendors. So as not to discourage AECOM from voluntarily addressing health or safety issues while at the Project Site, in the event AECOM does identify such issues by making observations, reports, suggestions or otherwise, AECOM shall have no authority to direct the actions of others not under AECOM's responsibility and control and shall have no liability, responsibility, or affirmative duty arising on account of AECOM's actions or forbearance.

5.4 Notwithstanding anything contained in this Agreement, AECOM shall have no responsibility for the discovery, presence, handling, removal, transportation, storage or disposal of, or exposure of persons to hazardous materials in any form related to the Project.

5.5 AECOM shall bear no responsibility for the construction work to be performed ("Work"), including without limitation, (i) the construction means, methods, techniques, sequences, or procedures; (ii) the direction of construction personnel; (iii) selection of construction equipment; (iv) the allocation of space where the Work is being performed ("Project Site"); (v) placing into operation any plant or equipment; or (vi) quality control of the Work. In addition, AECOM shall not be responsible for and shall have no authority to exercise any control over Owner's employees, contractors, consultant and vendors, or their respective officers, directors, employees, representatives, lower-tier subcontractors, agents or invitees ("Construction Team").

5.6 AECOM shall not be responsible for construction observation or for reporting or correcting health or safety conditions or deficiencies relating to the Work or for the conditions at the Project Site. However, so as not to discourage AECOM from voluntarily addressing health or safety issues while at the Project Site, in the event AECOM does observe potential health or safety issues, AECOM may bring such health and safety issues to the attention of Owner and, where appropriate, may bring such observations to the attention of the Construction Team. In the event that AECOM makes such observations, reports, suggestions or otherwise brings attention to the potential health and safety issue, AECOM shall have no authority to stop the performance of the Work and shall bear no liability or assume any affirmative duty relating to such health and safety issue.

5.7 In the event that the Services include construction observation or similar field services, AECOM's responsibility shall be limited to determining general conformance with AECOM's design. Visits by AECOM to the Project Site and observations made by AECOM shall not relieve the Construction Team of its obligation to conduct comprehensive inspections of the Work sufficient to ensure conformance with the intent of the construction contract documents, and shall not relieve the Construction Team of its responsibility for means, methods, techniques, sequences and procedures necessary for coordinating and completing all portions of the Work and for all safety precautions incidental thereto.

5.8 Any opinions of probable construction costs provided by AECOM represent AECOM's good faith professional judgment in light of its experience, knowledge and the information reasonably available to AECOM at the time of preparation of the opinion. However, since AECOM has no control over the market, economic conditions or the bidding procedures, AECOM, its directors, officers and employees and subconsultants do not make any guarantees or warranties whatsoever, whether express or implied, with respect to such opinions and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Third parties relying on such opinions do so at their own sole risk.

## **6. CLIENT'S RESPONSIBILITIES**

6.1 Client shall provide in writing any specific Client requirements or criteria for the Project.

6.2 Client shall furnish to AECOM all information and technical data in Client's possession or control reasonably required for the proper performance of the Services. AECOM shall be entitled to reasonably rely without independent verification upon the information and data provided by Client or obtained from generally accepted sources within the industry, except to the extent such verification by AECOM is expressly required as a defined part of the Services.

6.3 Client shall arrange for access and make all provisions necessary for AECOM to enter upon public and/or private property as required for AECOM to properly perform the Services. Client shall disclose to AECOM any known or suspected hazards at the Project Site which may pose a threat to human health, property or the environment.

6.4 If any document or inquiry requires Client to approve, comment, or to provide any decision or direction with regard to the Services, such approval, comment, decision or direction shall be provided within a reasonable time within the context of the Project Schedule, or if not identified in the Project Schedule, within a reasonable time to facilitate the timely performance of the Services.

**7. INDEPENDENT CONTRACTOR** Nothing contained in this Agreement shall be construed to create a partnership, joint venture, or create a relationship of employer/employee or principal/agent between Client or Client's Contractors and AECOM.

## **8. CONFIDENTIALITY**

8.1 AECOM shall treat as confidential information and data delivered to it by Client or developed in the performance of the Services that are specified in writing by Client to be confidential ("Confidential Information"). Confidential Information shall not be reproduced, transmitted, disclosed or used by AECOM without the consent of Client, except in the proper performance of the Services, for a period of 5 years following completion or termination of this Agreement.

8.2 Notwithstanding the above, these restrictions shall not apply to Confidential Information which (i) is already known to AECOM at the time of its disclosure; (ii) becomes publicly known through no wrongful act or omission of AECOM; (iii) is communicated to a third party with the express written consent of Client and not subject to restrictions on further use or disclosure; (iv) is independently developed by AECOM; or, (v) to the extent such Confidential Information is required by Law to be disclosed to any governmental agency or authority; provided that before making such disclosure, AECOM shall promptly provide Client with written notice of such requirement and a reasonable opportunity for Client to object to the disclosure or to take action at Client deems appropriate to maintain the confidentiality of the Confidential Information.

8.3 Upon termination of this Agreement or upon Client's written request, AECOM shall return the Confidential Information to Client or destroy the Confidential Information in AECOM's possession or control. Notwithstanding the above, AECOM shall be entitled to retain a copy of such Confidential Information relating to the Services or this Agreement for its archives, subject to AECOM's continued compliance with this Article 8.

## 9. DATA RIGHTS

9.1 All Deliverables set forth in **Exhibit A** shall become the property of Client upon proper payment for the Services. AECOM shall bear no liability or responsibility for Deliverables that have been modified post-delivery or used for a purpose other than that for which it was prepared under this Agreement.

9.2 Notwithstanding Section 9.1 above, AECOM's proprietary information, including without limitation, work papers, drawings, specifications, processes, procedures, software, interim or draft documents, methodologies, know-how, software and other instruments of service belonging to or licensed by AECOM and used to develop the Work Product ("AECOM Data"), shall remain the sole property of AECOM. To the extent the Deliverables contain or require the use of AECOM Data, AECOM hereby grants to Client, upon proper payment for the Services, a non-exclusive, non-transferable and royalty-free license to use such AECOM Data solely for the purposes for which the Deliverables were developed.

9.3 Nothing in this Article shall be construed to prohibit AECOM from using skills, knowledge or experience gained by AECOM in the performance of the Services for other purposes, provided that AECOM does not use Client's Confidential Information.

**10. RECORD DRAWINGS** Owner shall direct the Construction Team to provide AECOM with updated red-line documentation which accurately and completely reflects any changes between the original design and the final construction. Record drawings to be delivered by AECOM to Owner as a part of the Services ("Record Drawings") reflect the design provided by AECOM as modified by such updated information. Consistent with AECOM's defined Services, AECOM shall not have an obligation to independently validate such information related to the actual construction. AECOM makes no warranty or guarantee with regard to the accuracy or completeness of the information provided by the Construction Team and third parties and shall bear no responsibility for any errors or omissions arising from or related to any defects or deficiencies in such information.

## 11. ELECTRONIC FILES

11.1 Electronic files to be delivered under this Agreement contain information to be used for the production of contract documents for the Project and are provided solely as an accommodation to Owner. The official Contract Documents of Record ("Contract Documents") are those documents produced by AECOM which bear seals and/or signatures. Unless otherwise expressly set forth in the Services, the electronic files delivered under this Agreement are not Contract Documents.

11.2 The electronic files were created to supplement the official Contract Documents. Due to the possibility that files of this nature can be modified, either unintentionally or otherwise; or that the information contained in these files can be used in a manner for which they were not originally intended; or that electronic data may be corrupted by electronic transmission, AECOM makes no representation that the files,

after delivery, will remain an accurate representation of the source data in AECOM's possession, or are suitable for any other purpose or use.

11.3 All indications of AECOM's and AECOM's subconsultants' involvement, including but not limited to seals and signatures, shall be removed from each electronic display and shall not be included in any prints produced therefrom.

11.4 Owner understands and agrees that the right to use the electronic files provided under this Agreement is specifically limited to the Project and is conditioned upon proper payment for such use.

11.5 If a third-party license is required to access or use electronic files, Owner acknowledges its responsibility at its own expense to obtain all applicable hardware and software needed to legally access the electronic files.

## **12. CERTIFICATION**

12.1 For purposes of this Agreement, "certification" means to state or declare a professional opinion based on the standard of performance set forth in Section 5.1 above.

12.2 AECOM shall not be required to execute certificates that would (i) result in AECOM having to certify, guarantee or warrant the existence of conditions whose existence AECOM cannot reasonably ascertain under the existing Services; (ii) require knowledge, services or responsibilities beyond the Services; or (iii) may, in AECOM's reasonable judgment, require AECOM to make a certification that would not normally be covered by AECOM's professional or other liability insurance. In addition, Owner agrees not to make resolution of any dispute with AECOM or payment of any amount due to AECOM in any way contingent upon AECOM executing such certificates.

12.3 A professional's certification in no way relieves other parties from meeting their respective requirements imposed by contract or other means, including commonly accepted industry standards and practices. If required as a part of its Services, AECOM will provide a written report stating whether, in AECOM's professional opinion and based on periodic site visits, the construction work complies generally with the Contract Documents.

**13. CHANGED SITE CONDITIONS** - The unexpected discovery of hazardous materials, hazardous wastes, pollutants, contaminants or concealed obstructions or utilities that could not reasonably have been anticipated from information reasonably available to AECOM may constitute a changed site condition. To the extent that such changed site condition materially increases the health and safety risks associated with the Services or requires AECOM to perform services materially different or materially in excess from those set forth in the Services, AECOM may, at its sole discretion, elect to suspend and/or terminate the related Services and shall be paid for the related Services up through the date of such termination. To the extent that the changed site conditions materially impact the cost, level of effort or schedule of the Services, an equitable adjustment shall be made to the Services.

**14. MATERIALS AND SAMPLES** - Any items, substances, materials or samples removed from the site for testing, analysis, or other evaluation will be returned to the Project Site unless otherwise agreed to by the Parties in writing. Owner recognizes and agrees that AECOM is acting as a bailee and at no time assumes title to said items, substances, materials or samples.

**15. COMPLIANCE** The Parties shall comply with applicable treaties, compacts, statutes, ordinances, codes, regulations, consent decrees, orders, judgments, rules, and other requirements of governmental or judicial entities that have jurisdiction over the Services ("Law").

**16. FORCE MAJEURE** Neither Party shall be responsible for a delay in its respective performance under this Agreement, other than a delay in payment for Services already performed, if such delay is caused by extraordinary weather conditions or other natural catastrophes, war, terrorist attacks, sabotage, computer viruses, riots, strikes, lockouts or other industrial disturbances, acts of governmental agencies or authorities, discovery of Hazardous Materials or differing and unforeseeable site conditions, or other

events beyond the reasonable control of the claiming Party. AECOM shall be entitled to an equitable adjustment to the Project Schedule in the foregoing circumstances.

## **17. INSURANCE**

17.1 AECOM will maintain the following insurance coverages and amounts:

- 17.1.1 Workers Compensation insurance as required by Law;
- 17.1.2 Employer's Liability insurance with coverage of \$1,000,000 each accident/employee.
- 17.1.3 Commercial General Liability insurance with coverage of \$2,000,000 per occurrence/aggregate;
- 17.1.4 Automobile Liability insurance with coverage of \$1,000,000 combined single limit; and
- 17.1.5 Professional Liability insurance with coverage of \$2,000,000 per claim/aggregate.

## **18. INDEMNITY**

18.1 AECOM agrees to indemnify Client, its officers, directors and employees, from loss or damage for bodily injury or property damage ("Claims"), to the extent caused by AECOM's negligence or willful misconduct.

18.2 If the Services include AECOM's performance during the construction phase of the Project, Client shall require Client's Contractors working on the Project Site to include AECOM, its directors, officers and employees in any indemnity that the Contractors are required to provide to Client relating to their work.

**19. CONSEQUENTIAL DAMAGES WAIVER** IN NO EVENT SHALL EITHER PARTY, THEIR PARENTS, AFFILIATES, SUBSIDIARIES OR THEIR RESPECTIVE DIRECTORS, OFFICERS OR EMPLOYEES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF REVENUE, LOSS OF USE OR INTERRUPTION OF BUSINESS) ARISING OUT OF OR RELATED TO THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

**20. RISK ALLOCATION AND RESTRICTION OF REMEDIES** THE PARTIES HAVE EVALUATED THE RESPECTIVE RISKS AND REMEDIES UNDER THIS AGREEMENT AND AGREE TO ALLOCATE THE RISKS AND RESTRICT THE REMEDIES TO REFLECT THAT EVALUATION. CLIENT AGREES TO RESTRICT ITS REMEDIES UNDER THIS AGREEMENT AGAINST AECOM, ITS PARENTS, AFFILIATES AND SUBSIDIARIES, AND THEIR RESPECTIVE DIRECTORS, OFFICERS, SHAREHOLDERS AND EMPLOYEES, ("AECOM COVERED PARTIES"), SO THAT THE TOTAL AGGREGATE LIABILITY OF THE AECOM COVERED PARTIES SHALL NOT EXCEED THE ACTUAL PAID COMPENSATION FOR THE SERVICES. THIS RESTRICTION OF REMEDIES SHALL APPLY TO ALL SUITS, CLAIMS, ACTIONS, LOSSES, COSTS (INCLUDING ATTORNEY FEES) AND DAMAGES OF ANY NATURE ARISING FROM OR RELATED TO THIS AGREEMENT WITHOUT REGARD TO THE LEGAL THEORY UNDER WHICH SUCH LIABILITY IS IMPOSED. CLAIMS MUST BE BROUGHT WITHIN ONE CALENDAR YEAR FROM PERFORMANCE OF THE SERVICES UNLESS A LONGER PERIOD IS REQUIRED BY LAW.

## **21. DISPUTES RESOLUTION**

21.1 Either Party may initiate a dispute resolution by providing written notice to the other Party setting forth the subject of the claim, dispute or controversy ("Claim") and the requested relief. The recipient of such notice shall respond within 5 business days with a written statement of its position and a recommended solution to the Claim.

21.2 If the Parties cannot resolve the dispute through negotiation, either Party may refer the Claim to a panel ("Panel") consisting of a designated senior representative from each Party ("Representative"), who shall have the authority to resolve such Claim. The Representatives shall not have been directly involved in the Services and shall negotiate in good faith. No written or verbal representation made by either Party in the course of any panel proceeding or other settlement negotiations shall be deemed to be a party admission. If the representatives are unable to resolve the dispute within 3 weeks, either Party may pursue its respective legal and equitable remedies.

21.3 Owner shall make no Claim for professional negligence, either directly or in a third-party claim, against AECOM unless Owner has first provided AECOM with a written certification executed by an independent design professional currently practicing in the same discipline as the Services and licensed in the state in which the Project is located. This certification shall (i) contain the name and license number of the certifier; (ii) specify each and every act or omission that the certifier contends is a violation of the standard of care set forth in Article 5; and (iii) states in detail the basis for the certifier's opinion that each such alleged act or omission constitutes a violation of Article 5 of this Agreement.

**22. GOVERNING LAW** This Agreement shall be governed by and interpreted under the laws of the State of California, excluding the conflict of law provisions.

**23. TERMINATION**

23.1 This Agreement may be terminated for convenience by either Party upon 30 days advance written notice. On termination, AECOM will be paid for all Services performed up through the termination date.

23.2 This Agreement may be terminated for cause by the non-defaulting Party if the defaulting Party fails substantially to perform its obligations under this Agreement and does not commence correction of such non-performance within 5 business days of receipt of written notice and then diligently complete such correction thereafter. The respective rights and obligations of the Parties predating such termination shall survive termination of this Agreement.

**24. ASSIGNMENT**

24.1 Neither Party may assign this Agreement without the written consent of the other Party.

24.2 Notwithstanding Section 24.1 above, the Parties recognize that AECOM has affiliated companies who have specialized expertise, necessary certifications/registrations or other capabilities that may make use of such affiliates more suitable for the performance of all or part of the Services. AECOM shall be entitled without additional consent to assign this Agreement or performance of the Services, in whole or in part, to any of AECOM's subsidiaries or affiliates upon written notice to Client; provided, however, that AECOM shall remain liable for the performance, obligations and responsibilities of such Affiliates under this Agreement.

**25. PARTIES IN INTEREST** Nothing in this Agreement, expressed or implied, is intended to confer on any person or entity other than the Parties any right or remedy under or by reason of this Agreement. The provisions of this Agreement shall bind and inure solely to the benefit of the Parties and their respective successors and permitted assigns.

**26. WAIVER** Either Party may in writing waive any provisions of this Agreement to the extent such provision is for the benefit of the waiving Party. No waiver by any Party of a breach of any provision of this Agreement shall be construed to be a waiver of any subsequent or different breach.

**27. SEVERABILITY AND SURVIVAL** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if any invalid or unenforceable provision were omitted. Articles 4 (Notice), 5 (AECOM's Responsibilities), 6.2 (Reliance on Data), 8 (Confidentiality), 9 (Data Rights), 10 (Record Drawings), 11 (Electronic Records), 12 (Certifications), 14 (Materials and Samples), 17 (Insurance), 18 (Indemnity), 19

(Consequential Damages Waiver), 20 (Risk Allocation), 21 (Disputes Resolution), 22 (Governing Law), 24 (Assignment), 25 (Parties in Interest) and 27 (Survival) shall survive termination of this Agreement.

**28. PREPARATION OF AGREEMENT** Each Party has had the opportunity to avail itself of legal advice and counsel. Neither Party shall be deemed to be the drafter or author of this Agreement. In the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this Agreement, or any portion hereof, against either Party as the drafter of this Agreement.

**29. SIGNATURES** Each person executing this Agreement warrants that he/she has the necessary authority to do so on behalf of the respective Party. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

**30. ORDER OF PRECEDENCE**

|                                      |                              |
|--------------------------------------|------------------------------|
| <b>EXHIBIT C</b>                     | Change Orders                |
| <b>Consulting Services Agreement</b> | Article 31                   |
| <b>Consulting Services Agreement</b> | Articles 1 through 30 and 32 |
| <b>EXHIBIT B</b>                     | Compensation and Payment     |
| <b>EXHIBIT A</b>                     | Services                     |
| <b>Other contract documents</b>      |                              |

**31. SPECIAL TERMS AND CONDITIONS**

None

**32. ENTIRE AGREEMENT** This Agreement contains all of the promises, representations and understandings of the Parties and supersedes any previous understandings, commitments, proposals or agreements, whether oral or written. This Agreement shall not be altered, changed, or amended except as set forth in a written amendment to this Agreement, duly executed by both Parties. The attached **EXHIBIT C** ("Change Order"), incorporated herein by reference, is the preferred form for such use.

**AECOM Technical Services, Inc.**

**CLIENT: City of Stevens Point**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
David R. Hansen, P.E.  
Printed Name

\_\_\_\_\_  
Scott Schatschneider, P.E.  
Printed Name

\_\_\_\_\_  
Vice President  
Printed Title

\_\_\_\_\_  
Director of Public Works  
Printed Title

Address  
200 Indiana Avenue  
Stevens Point, Wisconsin 54481

Address  
1515 Strongs Avenue  
Stevens Point, Wisconsin

(End of page)

## EXHIBIT A

### SERVICES

Services:

Project Description

Proposed construction of the Hoover Road grade separation will close the intersection of Hoover Road and Joerns Drive. This will leave Coye Drive as the only access into the industrial park located east of Hoover Road and south of the CN railroad tracks. To determine the impacts of the Joerns Drive intersection closure on the Coye Drive intersection, the Client retained AECOM to complete an Intersection Control Evaluation (ICE) for the Hoover Road & Coye Drive intersection. As part of the ICE, the extension of Heffron Street east of Hoover Road was analyzed as an alternate access to the industrial park.

The ICE recommended the following improvements to the Coye Drive Intersection:

- Align a new west leg of the intersection with the east leg and extend west to a cul de sac
- Add an exclusive westbound left turn lane with a shared through-right lane on the east leg of Coye Drive
- Reduce the number of commercial access points within the functional area of the intersection
- Add an exclusive northbound right turn lane and an exclusive northbound left turn lane on Hoover

The ICE recommended the following improvements to the Heffron Street Intersection:

- Move a commercial access point south of Heffron Street to align opposite of Howard Avenue
- Construct an eastern extension of Heffron Street from Hoover Road to Krembs Avenue
- Add a southbound exclusive left turn lane on Hoover Road

Construction of these intersection improvements in 2016 prior to construction of the Hoover Road grade separation and closure of the Joerns Drive intersection will improve the roadway network within the industrial park. The proposed improvements will be staged, constructing and opening the extension of Heffron Street prior to initiating the work at the intersection of Coye Drive. This will allow two intersections into the industrial park to be open at all times.

Scope of Services

1. Assign a project manager who will coordinate project activities and be the principal liaison between the Client and AECOM.
2. Administer a kickoff meeting with representatives of the Client to discuss project goals, concepts and approach.
3. Contact and coordinate with all affected local and state agencies, and private and public utilities, and supply them with necessary information concerning the project, including exhibits, to enable them to discharge their responsibilities within their jurisdiction. We anticipate coordination will be required with the following:
  - a. Client
  - b. Stevens Point Water and Sewer Department
  - c. WDNR
  - d. Wisconsin Public Service Corporation
  - e. Ameritech
  - f. Charter Communications

4. Complete a topographic survey of the improvements recommended in the ICE along with base mapping illustrating the results of field survey. The base mapping will be completed at a scale of 1-inch equals 20 feet horizontal and 1-inch equals 2 feet vertical.
5. Layout existing right of way and property lines based on land use records including right of way plats and certified surveys.
6. Cogo coordinates for the existing right of way and property corners along the project.
7. Prepare a preliminary design of the project and an opinion of probable construction cost for review and approval by the Client. The preliminary design will include improvements at the Hoover Road/Coye Drive intersection, the west extension of Coye Drive, the east extension of Heffron Street and improvements at the Hoover Road/Heffron Street intersection. Preliminary plans will include the following:
  - a. Title sheet and typical sections
  - b. Horizontal geometric layout
  - c. Preliminary plan and profile sheets
  - d. Preliminary cross sections
8. Identify permanent right of way and temporary limited easement needs based on the preliminary design.
9. Prepare an opinion of probable construction cost based on the preliminary design.
10. Meet with Client to review preliminary design.
11. Develop a traditional right of way plat with two separate segments (Coye segment and Heffron segment). Prepare legal descriptions and a relocation order.
  - a. Provide temporary staking of the proposed property acquisition and temporary limited easements.
  - b. Permanently monument the final acquisition.
12. Prepare final design drawings for the approved preliminary design. The construction drawings will include the following:
  - a. Title sheet
  - b. Typical section sheet
  - c. Construction details
  - d. Erosion control
  - e. Pavement marking and signing
  - f. Traffic control
  - g. Plan and profile sheets
  - h. Cross sections with distance and elevation information
13. Prepare technical specifications and contract documents for the approved preliminary design.
14. Prepare an opinion of probable construction cost based on the final design.
15. Meet with the Client to review and approve the final construction drawings and specifications.
16. Contact and coordinate with utilities to request development of work plans to complete adjustments and relocations of their facilities. AECOM will review the work plans to verify that relocations and utility adjustments meet the project schedule and completion dates.

17. Prepare an invitation to bid and coordinate publishing of this document through the Client. The project will be bid using QUESTCDN. com. AECOM will attend the bid opening, review bids received, and prepare a bid tabulation and recommendation of award letter

This agreement is subject to the following assumptions/conditions:

1. Only the specific Services identified under Scope of Services are included in this Agreement. If other services are required, AECOM will provide the additional services to the Client after receiving written authorization from Client to modify the compensation and Scope of Services in this Agreement.
2. Contract documents will be based on the 2007 EJCDC General Conditions for Construction Contracts.
3. The Client will provide input on construction contract requirements as requested by AECOM, including insurance requirements and any special contract provisions.
4. The project will be funded by the Client. The design documents shall meet minimum requirements to receive competitive bids and guide the construction work.
5. Pavement structure design to match existing Hoover Road and existing Coye Drive pavement and gravel thicknesses. Soil borings are not required and a pavement design will not be prepared.
6. A traditional right of way plat will be used for land acquisition. Client will obtain and pay for necessary title searches.
7. Client will acquire necessary right of way and easements for construction of the project.
8. Intersection construction will be staged so only one intersection is constructed at a time.
9. No additional streetlights will need to be added to the streetlighting system. All streetlighting wire and cable will remain the same size as the existing. No streetlight design is required.
10. Roadway ditching and culverts will be designed to accommodate a 10-year storm event in the immediate vicinity of the project. Analysis of extensive drainage areas beyond the limits of this project is not required.

**Additional Services**

Other additional Services which may be requested or required at additional costs include:

1. Construction administration, staking and observation.

Schedule:

|  |
|--|
| Kickoff meeting – July 2015                  |
| Preliminary Design – August – November 2015  |
| Final Design – December 2015 – February 2016 |
| Bidding – March 2016                         |

Deliverables:

|  |
|--|
| Preliminary Plans – November 2015                  |
| Final Plans and Contract Documents – February 2016 |

AECOM Project Manager

|               |  |
|---------------|--|
| Name          | Bruce Gerland, P.E.  |
| Title         | Project Manager  |
| Phone Number  | (715) 342-3010   |
| Email Address | <a href="mailto:bruce.gerland@aecom.com">bruce.gerland@aecom.com</a> |

Client Project Manager

|               |  |
|---------------|--|
| Name          | Scott Schatschneider, P.E.   |
| Title         | Director of Public Works   |
| Phone Number  | (715) 346-1650   |
| Email Address | <a href="mailto:SSchatschneider@stevenspoint.com">SSchatschneider@stevenspoint.com</a> |

(End of page)

**EXHIBIT B**

**COMPENSATION AND PAYMENT**

**1. COMPENSATION** The Services set forth in **EXHIBIT A** will be compensated on the following basis:

Time and Materials with a Not-to-Exceed (“NTE”) amount of \$97,550. Reimbursable expenses are included in the overall NTE cap.

**2. RATE SCHEDULE** Compensation shall be based on the following Hourly Labor Rate Schedule:

**2.1 HOURLY LABOR RATE SCHEDULE**

|                       |    |
|-----------------------|----|
| Intentionally Omitted | \$ |
|-----------------------|----|

**2.2 OTHER HOURLY LABOR RATES** If additional services are authorized during the performance of this Agreement, compensation will be based on the Schedule of Fees in effect at the time the Services are authorized.

**2.3 ANNUAL HOURLY LABOR RATE ADJUSTMENTS** The Hourly Labor Rate Schedule is adjusted each calendar year to reflect updated labor cost categories. Labor cost of Services authorized in subsequent calendar years will be based on the applicable Hourly Labor Rate Schedule for those years.

**3. REIMBURSEABLE EXPENSES** Reimbursable expenses are expenditures made by AECOM for goods, travel expenses and vendor services in support of the performance of the Services. Such expenditures will be billed at the actual cost to AECOM .

**4. CHANGE ORDERS** The Parties may at any time and by written agreement make changes in the Services, Project Schedule, Deliverables, Compensation or other terms and conditions in this Agreement. The Parties shall effect such change through the use of a written Change Order. **EXHIBIT C** is the preferred form for such use.

**5. DELAY** To the extent not the fault of AECOM, if the Project Schedule is extended or delayed, or if the orderly and continuous progress of the Services is impaired, then an equitable adjustment shall be made to this Agreement.

**6. INVOICING** AECOM will invoice Client on a monthly basis unless otherwise set forth herein. If Client disagrees with any portion of an invoice, it shall notify AECOM in writing of the amount in dispute and the specific reason for Client’s objection within 10 days of receipt of invoice. Client shall pay the undisputed portion of the invoice as set forth below. Documentation supporting the invoice will be made available upon request.

**7. PAYMENT**

**7.1** If payment is based on Time and Materials with a NTE, once AECOM reaches the NTE, AECOM will stop further Services pending a Change Order to adjust the budget and schedule for the continued performance of the Services.

**7.2** Timely payment is a material term of this Agreement. Client shall pay all undisputed portions of AECOM’s invoices within 30 days of receipt without holdback or retention. Amounts remaining unpaid 30 days after the invoice date shall bear interest at the rate of 1.5% per month on the unpaid balance and AECOM may suspend the Services pending receipt of such payment. In addition, AECOM retains its unrestricted rights under Article 18 (Termination) of the Agreement.

7.3 If the Project is suspended by Client for more than 30 days, AECOM shall be paid for all Services performed prior to the effective date of suspension within 30 days of such suspension. Upon resumption of the Project, AECOM shall be entitled to an equitable adjustment in cost and schedule to compensate AECOM for expenses incurred as a result of the interruption and resumption of the Services.

7.4 To the extent that completion of the Services is delayed beyond the original scheduled completion date and such delay is not the fault of AECOM, an equitable adjustment shall be made to AECOM's Compensation and Project Schedule.

7.5 Except as otherwise specifically provided herein, Client shall pay or reimburse AECOM, as appropriate, for all categories of taxes other than income tax, including without limitation, sales, consumer, use, value added, gross receipts, privilege, and local license taxes related to the Services.

7.6 Client shall make payments to AECOM using one of the following methods:

7.6.1 AECOM LOCKBOX:

AECOM Technical Services, Inc.  
1178 Paysphere Circle  
Chicago, IL 60674

7.6.2 ELECTRONIC FUNDS TRANSFER/ACH PAYMENT:

Account Name: AECOM Technical Services, Inc.  
Bank Name: Bank of America  
Address1: Building D  
Address2: 2000 Clayton Road  
City/State/Zip: Concord, CA 94520-2425  
Account Number: 5800937020  
ABA Routing Number: 071000039

7.6.3 WIRE TRANSFER:

Account Name: AECOM Technical Services, Inc.  
Bank Name: Bank of America  
Address: 100 West 33rd St  
City/State/Zip: New York, NY 10001  
Account Number: 5800937020  
ABA Routing Number: 026009593  
SWIFT Code: BOFAUS3N

7.6.4 Questions related to payment can be sent to:

AECOM Cash Applications Supervisor by phone at (804) 515-8490 or by email at [cashappsremittance@aecom.com](mailto:cashappsremittance@aecom.com)

(End of page)

AECOM Project Name: Hoover Road/Coye and Hoover Road/Heffron Intersection Improvements  
AECOM Project No.: \_\_\_\_\_  
Change Order No.: \_\_\_\_\_

## EXHIBIT C

### CHANGE ORDER FORM

In accordance with the Design Engineering Services Agreement dated *Insert the effective date of the Agreement*, 20\_\_ between City of Stevens Point, Wisconsin ("Client"), and AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of \_\_\_\_\_, 20\_\_\_\_ modifies that Agreement \_\_\_\_\_ as follows:

**1. Changes to the Services:**

**2. Change to Deliverables:**

**3. Change in Project Schedule** (attach schedule if appropriate):

**4. Change in Consultant's Compensation:**

The Services set forth in this Change Order will be performed on the following basis:

Time and Materials with a Not- to-Exceed amount of (\$ *Numerical Amount*).

Therefore, the total authorized Compensation, inclusive of the Change Order is \$ *Numerical Amount*.

**5. Project Impact:**

**6. Other Changes** (including terms and conditions):

- 7. All other terms and conditions of the Agreement remain unchanged.
- 8. Each Party represents that the person executing this Change Order has the necessary legal authority to do so on behalf of the respective Party.

**AECOM Technical Services, Inc.**

**CLIENT: City of Stevens Point**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
David R. Hansen, P.E.  
Printed Name

\_\_\_\_\_  
Scott Schatschneider, P.E.  
Printed Name

\_\_\_\_\_  
Vice President  
Printed Title

\_\_\_\_\_  
Director of Public Works  
Printed Title

Address  
200 Indiana Avenue  
Stevens Point, Wisconsin 54481

Address  
1515 Strongs Avenue  
Stevens Point, Wisconsin

[End of Agreement]



**FIRST LAW GROUP<sup>SC</sup>**  
A Limited Liability Service Corporation

2900 Hoover Road, Suite A  
Stevens Point,  
Wisconsin 54481-5678

Telephone 715-341-7855  
Facsimile 715-341-7255  
E-mail [buzza@firstlawgroup.com](mailto:buzza@firstlawgroup.com)

E. John Buzza  
Attorney at Law

Ellen Hardin  
Legal Assistant

June 24, 2015

RECEIVED JUN 25 2015

Scott Schatschneider  
Director of Public Works  
c/o City of Stevens Point  
1515 Strongs Avenue  
Stevens Point WI 54481

**Coye Drive Intersection Improvements**

Dear Scott:

Yesterday, I received your letter dated June 12, 2015, regarding the above. The First Law Group property situated in the southwest quadrant of the Coye Drive/Hoover Avenue intersection is owned by FLG East, L.L.C. of which I am a managing member.

The Proposed Coye Drive Improvements Map (the "Map") provided with your correspondence indicates a proposed extension of Coye Drive west of Hoover Avenue to a cul de sac on the Herrschner's property.

In March, 2015, FLG East split its property into two lots by Certified Survey Map 10630-48-60, recorded as Doc. No. 804616. Lot 1 is leased to First Law Group S.C. and Lot 2 is currently listed for sale with First Weber Realtors. A Cross Access Easement permitting users of Lot 2 an ingress/egress drive along the eastern portion of Lot 1 was recorded on April 10, 2015, as Doc. No. 805326, to provide the buyer of Lot 2 with the ability to move vehicles from Lot 2 onto Hoover Avenue and proceed North (and vehicles driving on from the south to access Lot 2), as there is no median curb cut allowing such bi-directional access to Lot 2.

This proposed extension of Coye Drive raises a number of issues and concerns, including:

1. The current Herrschner's south driveway to Hoover Road is located partially on FLG East property; Herrschner's was provided an easement for such driveway from FLG East in 1997.
2. There is an east/west utility line easement in the area of the proposed Coye Drive Extension (see recorded document at Doc. No. 524871).
3. The concrete refuse container enclosure situated in the northwest corner of Lot 1 of the FLG East property will have to be relocated and reconstructed as a result of the Coye Drive Extension.

Scott Schatschneider  
Director of Public Works  
June 24, 2015  
Page 2

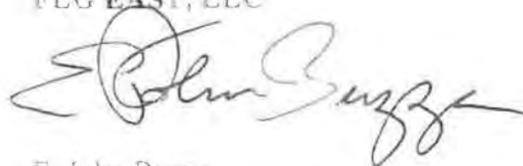
4. The Coye Drive Extension will apparently cause the loss of 11 motor vehicle parking stalls on the north side of the First Law Group building.
5. As a result of the pending sale of Lot 2 of the FLG East property, it will not be possible to construct new parking stalls on the south side of the First Law Group building.
6. The traffic convergence of Herrschner's vehicles (vendor trucks, employees and customers) with the First Law Group vehicles (employees and customers) and with the future Lot 2 Development vehicles into a single drive will likely present ingress/egress problems and delays (It was reported that no traffic control lights will be installed at the reconstructed Coye Drive intersection until sometime in the future).
7. The location of a curb cut from Lot 1 to the Coye Drive Extension needs careful consideration to prevent traffic issues with Herrschner's vehicles.
8. The location of the westerly cul de sac of the Coye Drive Extension needs further consideration.
9. The likely costs to FLG East in the loss of land and parking and the reconstruction of refuse enclosure and paved drives and parking areas will likely approximate a cost in excess of \$80,000.

We are sharing these concerns with you to bring to the attention of the Public Works Committee in their considerations of this intersection re-construction. We would like to work with the City to develop a plan that will best suit our property and adjacent property owners.

Please feel free to contact me for further discussion.

Sincerely,

FLG EAST, LLC



E. John Buzza

EJB:ej  
Enclosures



Camera facing **east**  
toward Coye



Camera facing **west**  
in acquisition area.



Camera facing **west** along approximate southerly boundary of acquisition area.



Camera facing **east** toward Hoover Road located just to north of the approximate location of lot line.

Charles & Nancy Glodowski  
5276 Howard Ave  
Stevens Point, WI 54481  
July 13, 2015

City of Stevens Point Board of Public Works  
Stevens Point, WI 54481

Dear City of Stevens Point Board of Public Works:

We are long-time resident of Stevens Point, living in our current location almost 20 years. I am writing to express my concern about recent discussions and the pending decision to extend Heffron Street to the East.

I understand that the decision is being considered to add a second access to the industrial park with the upcoming Hoover road grade separation and subsequent closure of Joerns drive. However, I do not support the proposed extension of Heffron as a second entrance to the industrial park. Consider what adding a road to service the industrial park on the edge of a residential neighborhood will create:

- Traffic from semi's, heavy equipment, and cars, going through areas that are now back yards to several residents. It is also well known that traffic gives off myriad pollutants that will decrease air quality in the resident's back yards.
- An increase in noise from the shift of vehicle traffic to the south and loss of the natural barrier and setbacks that now exists to keep that noise minimized.
- A road in front and behind the homes on Howard Ave. This could lower property values and eliminate the backyard privacy so many city residents (including those on Howard Avenue) now enjoy
- Difficulties for homeowners with structures that are affected. Relocated structures will have to contend with ATC easements which may leave property owners few options for relocated buildings.
- Difficulties using the north half of our property to park a camper, trailers, and vehicles. Loss of this property will make it difficult to park and maneuver trailers.

Listed above are only a few reasons to not extend Heffron Street to the East. In talking with several neighbors, they were surprised by this project and did not know this was being considered because there was very little public information on this proposal. Many expressed the desire to not see the road extended into their neighborhood.

Have we looked at other options?

- Making Coye Drive 4 lanes while upgrading the Coye drive intersection.
- Modifying the grade separation to accommodate connecting Joerns Drive with Hoover at Industrial Park Rd. By shifting it west and eliminating the sidewalk on the east side of the overpass and making Joerns drive a non-truck route between Hoover and Krembs Drive may allow the space to accommodate this.
- Installing a non-truck route between Truck shop USA and Central Cities credit union that would join Heffron Street in the industrial park that will not impact the residential neighborhood.

These are just some ideas that I haven't heard anything about. We received a letter in Mid-June discussing this proposal and you are voting on this today. That did not give affected home owners and residents in the subdivision south of the industrial park much time to consider the ramifications of this project and did not give you as committee members much time to consider alternatives.

You need to ask yourself, is this best decision for the residential area south of the industrial park? I am looking forward to your response at tonight's meeting.

Sincerely,

Charles & Nancy Glodowski

PERSONNEL COMMITTEE MEETING  
Monday, July 13, 2015 – 9:25 p.m.  
Lincoln Center ~ 1519 Water Street

PRESENT: Chairman Phillips; Alderpersons Slowinski, Mrozek, Patton, Oberstadt

OTHERS

PRESENT: Mayor Wiza; C/T Ladick; Clerk Moe; Alderperson(s) Ryan, Morrow, Van Stippen, Kneebone; McComb; Director(s) Ostrowski, Schatschneider; Chief Finn; Interim Police Chief Skibba; Superintendent of Streets Laidlaw; Barb Jacob; Mary Ann Laszewski; Nate Enwald ~ PC Gazette; Human Resource Manager Jakusz

Chairman Phillips called the meeting to order.

1. Request to create a part-time Ordinance Enforcement Officer position in Community Development  
Alderman Slowinski moved to approve the creation of a part-time Ordinance Enforcement Officer in Community Development; Alderperson Mrozek seconded. Ayes all, nays none. Motion carried.
2. Request to fill vacancy in the Streets Division  
Human Resource Manager Jakusz stated that the vacancy was created by an unforeseen resignation in the department. Alderman Patton moved to approve refilling the vacancy, Alderperson Mrozek seconded. Ayes all, nays none. Motion carried.
3. Request to fill vacancy in the Police Department  
Human Resource Manager Jakusz stated that this vacancy was also the result of an unforeseen resignation of one of the Parking Enforcement/CSO employees. Alderperson Oberstadt moved to approve refilling the vacancy, Alderman Slowinski seconded. Ayes all, nays none. Motion carried.
4. Memorandum of Agreement with the Stevens Point Police Officer's Organization  
Human Resource Manager Jakusz stated that memorandum of agreement had been discussed at a prior meeting. Since that time, the Stevens Point Police Officer's Organization has voted to approve the

memorandum of agreement. The Personnel Committee now needs to approve it and recommend approval by the City Council. Alderperson Mrozek moved to approve the Memorandum of Agreement and recommend approval by the Council, Alderperson Oberstadt seconded. Mayor Wiza stated that he would like to thank all involved in the process for their hard work. Ayes all, nays none. Motion carried.

5. Amendment to City Ordinance 5.04 – Officers of Department (Police)  
Human Resource Manager Jakusz stated that as a result of the approval of the Memorandum of Agreement, the related ordinance detailing the positions and number of employees in each needs to be updated. Alderman Patton moved to approve the amendment to Ordinance 5.04 – Officers of the Department (Police), Alderperson Oberstadt seconded. Ayes all, nays none. Motion carried.
6. Adjournment – 9:29 p.m.

**MEMORANDUM OF AGREEMENT  
REGARDING  
CORPORAL AND LEAD SUPERVISOR POSITIONS  
IN  
STEVENS POINT POLICE DEPARTMENT**

IT IS HEREBY AGREED by and between the City of Stevens Point/Stevens Point Police Department (“City”) and the Stevens Point Police Officers Organization (“SPOOO”) that the following changes to the Labor Agreement between the parties shall be made to implement the position of Corporal and the position of Lead Officer in the Stevens Point Police Department.

1. The City and SPOOO agree to the creation of a Corporal position in the Stevens Point Police Department and the assignment of Lead Officer in the Police Department for the purpose of modifying the management structure in the Department.
2. The position of Corporal is summarized as follows:
  - Supervisory position assigned to patrol, directly reporting to Patrol Sergeant. Primary assignments are to assist Patrol Sergeant, supervise in the absence of Sergeant and patrol function.
  - 1 Corporal assigned to each patrol shift.
  - Total of 4 positions.
  - \$1.20 (per hour) increase over 12 yrs. Officer step (set by Agreement).
3. The assignment of Lead Officer shall be summarized as follows:
  - Supervisory position assigned to patrol, directly reporting to Patrol Sergeant. Primary assignment is one of patrol function, with limited supervisory role to fill vacancy of Shift Sergeant and/or Corporal as needed.
  - 1 Lead Officer assigned to each patrol shift.
  - 1 Lead Officer assigned to Investigative Bureau.
  - Total of 5 positions.
  - \$0.55 (per hour) increase over current officer rate of pay (set by Agreement).

4. The parties agree to delete Article 36 -- Reserve Shift Supervisor language from the current Labor Agreement.
5. The parties agree to add the Corporal/Lead Officer language to Lexipol Policy 1004 regarding Promotions.
6. The parties agree that this revised structure of Supervisors within the Police Department shall be implemented pursuant to an agreed upon schedule between the Police Chief and SPOOO. Selection of individuals to fill the Corporal position and the Lead Officer assignment shall be made based upon current promotional procedures.

Dated this \_\_\_\_ day of June 2015.

CITY OF STEVENS POINT

STEVENS POINT POLICE  
OFFICERS ORGANIZATION

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
<NAME>, President

\_\_\_\_\_  
Police Chief

\_\_\_\_\_  
<NAME>

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF  
STEVENS POINT, WISCONSIN**

The Common Council of the City of Stevens Point do ordain as follows:

**SECTION I:** That Paragraph (b) of Subsection (1) of Section 5.04 of the Revised Municipal Code, Officers of Department, is hereby **amended** to read as follows:

(b) Chain of Command. During the temporary absence of a commanding officer, when no other provision is made by competent authority, the command automatically devolves upon the subordinate present next in seniority to such commanding officer. Seniority is determined first by rank, second by continuous service in the rank.

The relative rank in positions of officers of the department shall be as numerically designated:

- 1 Chief of Police
- 2 Assistant Chiefs of Police
- 7 Sergeants of Police
- 4 Corporals
- 5 Lead Police Officers
- 25 Police Officers

**SECTION II:** This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
John Moe, City Clerk

Dated: July 13, 2015  
Approved: July 20, 2015  
Published: July 24, 2015

**CITY OF STEVENS POINT  
PUBLIC PROTECTION COMMITTEE  
Monday, July 13, 2015 – 9:34 P.M.  
Lincoln Center – 1519 Water Street**

**Present:** Alderpersons: Doxtator, Mrozek, Ryan, Van Stippen, Morrow

**Also**

**Present:** Mayor Wiza; City Attorney Beveridge; City Clerk Moe; Alderpersons Oberstadt, Kneebone, Patton, McComb and Phillips; Director Ostrowski; Fire Chief Finn; Interim Police Chief Skibba; Jacob Mathias; Barb Jacob; Christian and Leah Czerwonka; Mary Ann Laszewski; Fritz Schierl; Shawn Zoromski; Andrea and Louis Patrizi; Craig Hansen; Jim Billings

**1. License List:**

- A. New Operator's (Bartender's) Licenses.**
- B. Renewal Operator's Licenses.**
- C. Manager's License.**
- D. Temporary Class "B" / "Class B" License (Picnic) - St. Stanislaus Holy Name Society, 838 Fremont Street, Stevens Point for St. Stanislaus Holy Name Steak Feed on August 11, 2015 at the Bukolt Park Lodge. Licensed operators on the premise: James Kropidowski. (Beer only)**
- E. Change of Agent - Kwik Trip Inc., 1626 Oak Street, La Crosse, WI, Cassandra Peper, 2315 White Birch Drive, Junction City, WI; agent at Kwik Trip #342, 3533 Stanley Street replacing Donald Sejbl**
- F. Taxicab Company License - Courtesy Carriers Inc., dba Courtesy Cab, 5622 County Road B, Stevens Point, WI; Kathleen Sankey, owner.**
- G. Taxicab Driver Licenses.**

Interim Police Chief Skibba said the Police Department does not have any issues with these requests.

Ald. Morrow **moved**, Ald. Mrozek seconded, to approve items 1A. – G.

Call for the vote: Ayes, all; nays, none; motion carried.

- H. "Class B" Combination Beer and Liquor License:**
  - i. Dago Joe's LLC for The New 5110, 5110 Main Street, Stevens Point for license period beginning July 21, 2015.**

Clerk Moe explained that Econo Lodge would like Dago Joe's to take over the bar and has signed a conditional surrender. He said there are current issues with the building such as performing renovations without a permit and fire code violations. The Clerk also said a state-approved plan drawn by a Wisconsin licensed architect would be required.

Ald. Ryan **moved**, Ald. Van Stippen seconded, to approve the request for a "Class B" Combination Beer and Liquor license with the conditions that a state-approved plan

drawn by a Wisconsin licensed architect is received, a building permit is issued, the work is completed according to the approved plan and all fire code violations are corrected before issuance of the license.

Interim Police Chief Skibba said the Police Department does not have any issues with this request.

Fire Chief Finn said the Fire Department does not have any further issues with this request.

Call for the vote: Ayes, all; nays, none; motion carried.

- ii. Getaway Enterprises, LLC for Archie's Bar and Grill, 2317 Division Street, Stevens Point for license period beginning July 21, 2015.**
- iii. El Jefe Corporation for The Boss Bar, 920B Clark Street, Stevens Point for license period beginning July 21, 2015.**

City Attorney Beveridge said the owners of 2317 Division Street contacted him in May inquiring what they needed to do to transfer the license from the current licensee to a new tenant. He said there is nothing in the state statutes or manuals that referred to what is called a conditional surrender. The Attorney said approximately three weeks later, he came across an article in the League of Municipalities booklet that there is a process that has the State's blessing to have one license holder condition their surrender of their license upon the license going to a certain party.

Mayor Wiza asked if the current license holder could have renewed their license and surrendered that license at a later date.

City Attorney Beveridge said the current holder of the license was notified of the conditional surrender process in June.

Mayor Wiza clarified that the City has one license available and the Committee will decide which one will receive the license based on the information provided at this meeting.

Ald. Doxtator replied that is correct.

Louis Patrizi of Getaway Enterprises, 5972 Hwy 10 E, said he plans to open this establishment with a new venue. He said they will serve authentic Italian food and provide music. Mr. Patrizi said they are completely renovating the building.

Andrea Patrizi, 5972 Hwy 10 E, said they purchased the building from the Schierl family and plan to continue operating a bar at this location. She said the previous license holder would have surrendered the license to them but there was some misunderstanding with the process.

Mayor Wiza asked when they expected to be in operation.

Mr. Patrizi responded in the first or second week of August.

Ald. Mrozek asked if they planned to keep the patio area at that location.

Mrs. Patrizi replied yes, they plan to clean up the patio area as well.

Ald. Morrow asked if it will still be named Archie's.

Mrs. Patrizi said no, it will be called The Beat.

Mr. Patrizi said they plan to cater to couples who want to enjoy great food in a lounge atmosphere.

Leah Czerwonka, 3280 Heffron Street, said they are the current owners of Christian's Bistro in Plover and Father Fats. She said they are currently working on two new projects in the city which include this request at 920B Clark Street and also a Mexican restaurant in the upstairs of the same building with the address of 924 Clark Street. Mrs. Czerwonka said they would not qualify for the grant program for this location. She said they are not receiving any outside financing. Mrs. Czerwonka stated the bar will offer high-end cocktails and it will be geared toward middle-aged people.

Mayor Wiza clarified that the grant program has not been finalized. He asked when they planned to be open for business.

Mrs. Czerwonka said they plan to open in November.

Ald. Mrozek asked what Mrs. Czerwonka meant by high-end cocktails.

Mrs. Czerwonka said they plan to serve specialty drinks in a lounge area. She said they plan to be open on Wednesday through Saturday and close by midnight.

Ald. Mrozek asked how the Police Department feels about an underground bar as far as safety concerns.

Interim Police Chief Skibba said they are not concerned as long as it meets building and fire codes.

Ald. Mrozek asked if two exits are needed.

Fire Chief Finn said they cannot make a decision until they see the building plans. He explained the process in determining the number of exits.

Mrs. Czerwonka said preliminary plans are drawn up.

Ald. Van Stippen would like clarification if they plan to apply for a reserve license for the restaurant.

Mrs. Czerwonka said they budgeted for the \$10,000 because they did not know about the grant program.

Ald. Van Stippen asked if they would apply for the grant if the program was available.

Mrs. Czerwonka said she would apply for the grant for this project but it does not apply to a bar.

Ald. Van Stippen asked if they receive a grant for the restaurant, would they apply for a reserve license for the bar.

Mrs. Czerwonka replied yes, if that is the only option.

Ald. Mrozek clarified that the bar would not have more than 51% of food sales.

Mrs. Czerwonka said that is correct. She said they have been working on every option possible. Mrs. Czerwonka noted that they were not aware of the grant program until after they started their process.

Mayor Wiza said an option would be to use the \$10,000 from El Jefe to purchase the license for The Boss Bar and apply for the grant for the restaurant.

Mrs. Czerwonka said there is a regular license available now so she should not have to spend \$10,000 for a license just because she budgeted for it.

Ald. Oberstadt asked if they will be two separate businesses.

Mrs. Czerwonka said they will be two separate operations.

Ald. Kneebone asked if the other business would be eligible for the grant.

Mrs. Patrizi replied no.

Ald. Doxtator asked Mrs. Czerwonka if they purchased the building.

Mrs. Czerwonka said they lease the building.

Fritz Schierl, 2201 Madison Street, said his family owned the building at 2317 Division Street since the 1960's. He said his family had a handshake agreement with Craig Hansen until he retired in 2012. He said Mr. Hansen found Ms. Konkol who wanted to continue to operate a bar at this location. Mr. Schierl said Ms. Konkol decided she no longer wanted to operate the bar. He said he entered into an agreement with Ms. Konkol to purchase all the existing equipment with the condition that she would write a letter of recommendation to transfer the liquor license to a person of his choice. Mr. Schierl said he had multiple discussions with the City but there was a misunderstanding on how a conditional surrender could occur.

Barb Jacob, 1616 Depot Street, agrees that Archie's should remain a tavern. She said she has assisted the new owners by trying to help them make everything work. Ms. Jacob said this building has been a tavern for as long as she can remember.

Jim Billings, 709 Sunset Avenue, said the timing of this as well as the misunderstanding of a conditional surrender has complicated the matter. He said the new owners have done everything that they needed to obtain a license so the Council should take that into consideration.

Ald. Patton said he wants to make sure the City is protected with the way things were handled.

Clerk Moe gave a brief review of the circumstances regarding this license request. He said the City has done conditional surrenders in the past. The Clerk said with the change in City Attorney, that policy was reviewed and deemed that we should not be doing them. He said Mr. Schierl contacted him to ask what his options were and if he could do a conditional surrender. The Clerk said he gave Mr. Schierl the information that he received from the City Attorney that the City could no longer do conditional surrenders. He said in June, the City Attorney was doing some research and determined that the City could do a conditional surrender. The Clerk said everyone was contacted who was involved with the license to let them know the updated information. He said the license holder did not renew her license so it came back to the City on July 1.

Ald. Kneebone noted the grant requirement that 51% of sales are from food sales could be reconsidered at the Council meeting.

Ald. Patton noted that they will still have to come back to the Council to determine if they qualify for the grant. He said they are still taking a chance of not getting the grant funds.

Ald. Mrozek **moved**, Ald. Van Stippen seconded, to approve the license for Getaway Enterprises LLC for Archie's Bar and Grill, 2317 Division Street, Stevens Point which will be called The Beat.

Call for the vote: Ayes, all; nays, none; motion carried.

## **2. Request to Hold Event/Street Closings:**

### **A. Association of Downtown Businesses – Corn on the Curb on August 1, 2015 – Downtown Square with street closure of portions of Main Street and Second Street.**

Ald. Doxtator noted they will need to hire two contractual officers to help with safety issues.

Interim Police Chief Skibba said they have hosted this event before and they are aware that they need to hire contractual officers for this event.

Ald. Ryan **moved**, Ald. Morrow seconded, to approve the request to hold the event and street closures with the condition that they hire two contractual officers.

Call for the vote: Ayes, all; nays, none; motion carried.

### **B. Stevens Point Brewery – Pointoberfest and 5K Blubber Run on September 19, 2015 at the Brewery Park and street closure of sections of Water St.**

Interim Police Chief Skibba said this event has been handled well in the past.

Ald. Morrow **moved**, Ald. Mrozek seconded, to approve Pointoberfest and 5K Blubber Run on September 19, 2015 at the Brewery Park and street closure of sections of Water Street.

Call for the vote: Ayes, all; nays, none; motion carried.

### **3. Monthly Inspection Report.**

Ald. Morrow **moved**, Ald. Ryan seconded, to approve the report and place it on file.

Call for the vote: Ayes, all; nays, none; motion carried.

### **4. Adjournment.**

Adjournment at 10:24 p.m.

**CITY OF STEVENS POINT**

**SPECIAL PUBLIC PROTECTION COMMITTEE**

**Monday, June 15, 2015 – 6:50 P.M.**

**Council Chambers, 1516 Church Street**

Present: Ald. Doxtator, Morrow, Van Stippen, Ryan, Mrozek.

Also

Present: Clerk Moe; C/T Ladick; Alderpersons Oberstadt, Slowinski, Kneebone, Patton, McComb and Phillips; Assistant Police Chief Zenner; April Pichelman.

**Discussion and Possible Action on the Following:**

- 1. Request to Hold Event/Street Closings – Violet Thompson Benefit – Request to hold a 5k run/walk fundraiser on Saturday, August 1, 2015. Request to close a section of Oak Street between Wyatt Avenue and East Avenue.**

Ald. Doxtator asked if the Police Department had any concerns.

Assistant Chief Zenner said they have no issues with the request. He said overall it is the same as the Scamper Run. The Police Department would recommend the use of auxiliary officers.

Ald. Mrozek **moved**, Ald. Ryan seconded, to approve the street closing for the Violet Thompson Benefit 5k run/walk fundraiser on Saturday, August 1, 2015.

Ayes all; nays none. Motion adopted.

**2. Adjournment.**

Meeting adjourned at 6:52 p.m.

# Board of Water and Sewerage Commissioners

Monday, July 13, 2015

12:00 P.M.

## MINUTES

**PRESENT:** Paul Adamski, Eugene Tubbs, and Jim Cooper.

**ALSO PRESENT:** Joel Lemke, Mary Klesmith, Gary Kuplic, Rob Molski, Chris Lefebvre, Jason Draheim, Jaime Zdroik, Angel Gebeau and Ryan Barz-AECOM.

**EXCUSED ABSENCE:** Mae Nachman and Carl Rasmussen

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## **ADMINISTRATION**

1. **Approval of minutes of the May 11, 2015 meeting.**

**Motion made** by Eugene Tubbs, seconded by Jim Cooper to approve the minutes of the May 11, 2015 Water & Sewerage Commission meeting.

*Ayes all. Nays none. Motion carried.*

2. **Discussion and possible action on Sewer Rate Study engagement letter.**

Joel said we need to do a sewer rate study every two years in order to not get any points deducted on our annual CMAR (Compliance Maintenance Annual Report) report to the DNR.

Joel stated our audit was just completed and the Wastewater Department is in a strong position. Joel was going to contact the DNR to see if we really need to spend the money on a sewer rate study or if we could use our current audit standing instead.

The Commission would like a written or emailed response from the D.N.R. as to their decision.

**Motion made** by Eugene Tubbs, seconded by Jim Cooper to approve the Sewer Rate Study be completed by Baker Tilly for an amount not to exceed \$14,500.00 but only if the D.N.R. still requires it.

*Ayes all. Nays none. Motion carried.*

3. **Discussion and possible action on engagement letter with Stafford Rosenbaum.**

Joel explained that he felt it necessary to get representation on this specific part of water law. This is the best resource out there. The City Attorney agrees this is the best way to go when we need outside council and locally he will stay actively involved as to things that might develop in regards to claims either individually or from the Town of Hull. The decision to use Paul Kent from Stafford Rosenbaum LLP was a joint decision made by Joel, City Attorney and Mayor Wiza. Also, our liability insurance carrier has agreed to allow us to use Stafford Rosenbaum LLP.

**Motion made** by Jim Cooper, seconded by Eugene Tubbs to engage in a retainer with Stafford Rosenbaum LLP in issues associated with Well 11 in the Town of Hull.

*Ayes all. Nays none. Motion carried.*

4. **Discussion and possible action on a contract with AECOM for design associated with the grade separation.**

This would be a separate contract for the utilities for the grade separation. The utilities would be done in the fall of 2016. This covers all three utilities water, sewer and storm and would be a shared cost.

**Motion made** by Eugene Tubbs, seconded by Jim Cooper to approve the contract with AECOM for design associated with the grade separation in an amount not to exceed \$29,500.00.

*Ayes all. Nays none. Motion carried.*

**II. ACCOUNTING**

5. **Discussion and possible action on approval of department claims.**

**WATER DEPARTMENT**

Paul Adamski presented the statement of claims for the Water Utility for May. The balance as of May 1, 2015 was \$5,282,099.40; the bank deposits recorded in May 2015 were \$457,365.54. Checks issued May 2015 numbered 49055 through 49124 were in the amount of \$481,012.96. The net balance on hand May 30, 2015 was \$5,258,451.98.

Paul Adamski also presented the statement of claims for the Water Utility for June. The balance as of June 1, 2015 was \$5,262,764.65; the bank deposits recorded in June 2015 were \$633,340.84. Checks issued June 2015 numbered 49125 through 49232 were in the amount of \$601,740.65. The net balance on hand June 30, 2015 was \$601,740.65.

**WASTEWATER DEPARTMENT**

Paul Adamski presented the statement of claims for the Sewage Treatment Utility for May. The balance as of May 1, 2015 was \$5,777,023.90; the bank deposits recorded in May 2015 were \$276,945.07. Checks issued May 2015 numbered 31031 through 31097 were in the

amount of \$466,073.50. The net balance on hand May 30, 2015 was \$5,587,895.47.

Paul Adamski presented the statement of claims for the Sewage Treatment Utility for June. The balance as of June 1, 2015 was \$5,674,882.58; the bank deposits recorded in June 2015 were \$308,823.16. Checks issued June 2015 numbered 31098 through 31161 were in the amount of \$222,122.88. The net balance on hand June 30, 2015 was \$5,761,582.86.

### **STORMWATER DEPARTMENT**

Paul Adamski also presented the statement of claims for the Stormwater Utility for May. The balance as of May 1, 2015 was \$833,905.70. The bank deposits recorded in May 2015 were \$71,202.65. Checks issued May 2015 meeting numbered 1360 through 1376 were in the amount of \$51,209.35. The net balance on hand May 30, 2015 was \$853,899.00.

Paul Adamski also presented the statement of claims for the Stormwater Utility for June. The balance as of June 1, 2015 was \$858,568.45. The bank deposits recorded in June 2015 were \$84,811.03. Checks issued June 2015 meeting numbered 1377 through 1408 were in the amount of \$69,060.37. The net balance on hand June 30, 2015 was \$853,899.00.

**Motion made** by Jim Cooper, seconded by Eugene Tubbs to approve the department claims for the months of May and June 2015 as audited and read.

*Ayes all. Nays none. Motion carried.*

## **III. WATER OPERATIONS**

### **6. Report on water distribution operations.**

Gary stated the crew and servicemen are doing a good job and they are very busy.

The water operation reports were distributed and reviewed for the months of May and June. A total of 199 valves have been operated in 2015.

7. **Report on water supply operations.**

Our pumpage in May was 173,606,000 gallons, an increase of 21,620,000 gallons of water from May 2014.

Our pumpage in June was 167,417,000 gallons, a decrease of 15,270,000 gallons of water from June 2014.

8. **Report on DNR Sanitary Survey Report.**

Our DNR representative did a survey of the entire water system and no significant deficiencies were identified.

9. **Verbal report on Well #5 nitrate levels.**

Joel stated the nitrate levels have increased again. We are going to move Well 5 up in the pumping order so it pumps more, in the past that has helped decrease the nitrate level. Joel stated in the future we might have to do something either decommission the well and abandon it or go through a construction project to have it blended with the Well 4 treatment plant.

**IV. SEWAGE TREATMENT OPERATIONS**

10. **Report on Collection System Maintenance.**

Rob stated the lining contractor will finish up lining the sewer on the west side of town next week. We had a few collapses on the 8" main but those were repaired.

We will get the new vactruck next week.

The sewer reports for the months of May and June were reviewed by the Commission.

11. **Report on sewage treatment operations.**

Chris stated all permit limits were met for May and June. The HSW project is complete and currently working with the brewery to make sure it's meeting their needs and ours.

Joel said we can have a slide show on the HSW project next month. The Commissioners can still tour it as well.

Chris stated due to a few small equipment failures we produced less electricity than normal in both May and June, 78% in May and 87% in June.

Chris stated Carl had asked how much energy the WWTP produces compared to the entire utility as a whole and we produce about 38 to 40%. This includes off site needs, wells, lift station etc.

B.O.D. (4 average ppm), Phosphorus (0.532 average ppm) and Suspended Solid (6.93 average ppm) limits were met for the month of May 2015.

B.O.D. (3 average ppm), Phosphorus (0.307 average ppm) and Suspended Solid (3.64 average ppm) limits were met for the month of June 2015.

## **V. STORMWATER OPERATIONS**

### **12. Report on Stormwater operations.**

Rob stated they have been working on Georgia Street. There have been complaints about standing water in this area, so we installed a couple drains and will do some ditching to alleviate this problem.

They will also be doing some work on W. Pearl Street in August. We got permission from the DNR to use perforated pipe in an under drain.

## **VI. DIRECTOR'S REPORT**

### **13. Verbal Report.**

Nothing to report.

*The next Water & Sewerage Commission meeting will be on Monday, August 10, 2015 at noon.*

## VII. ADJOURNMENT

*Motion made* by Eugene Tubbs to adjourn the meeting.

*Ayes all. Nays none. Motion carried.*

MEETING ADJOURNED

12:24pm

BOARD OF WATER AND SEWERAGE COMMISSIONERS

EUGENE TUBBS, SECRETARY

**Paul G. Kent**

222 West Washington Avenue, Suite 900  
P.O. Box 1784  
Madison, WI 53701-1784  
pkent@staffordlaw.com  
608.259.2665

June 19, 2015

A. Logan Beveridge  
City Attorney  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481-3543

RE: Retainer Letter

Dear Mr. Beveridge:

This confirms our agreement that the City of Stevens Point has retained us to assist the City with issues associated with its municipal well in the Town of Hull. Our representation is limited to this issue and we are not representing you with respect to other matters.

As we discussed, you have agreed to pay for our services based on the number of hours we spend working on this matter. Our hourly rates are discounted for municipalities and are:

|                             |           |
|-----------------------------|-----------|
| Partners/Of Counsel         | \$ 275.00 |
| Associate Attorneys         | \$ 200.00 |
| Paralegals/Legal Assistants | \$ 110.00 |

The above hourly rates are the rates in effect for the current year and are subject to change on an annual basis. We will notify you in writing prior to a change in our rates.

L:\DOCS\022895\000004\FEE\AGR\3714364.DOCX  
06/19/15 09:38

**Madison Office**

222 West Washington Avenue 608.256.0226  
P.O. Box 1784 888.655.4752  
Madison, Wisconsin Fax 608.259.2600  
53701-1784 www.staffordlaw.com

**Milwaukee Office**

1200 North Mayfair Road 414.982.2850  
Suite 430 888.655.4752  
Milwaukee, Wisconsin Fax 414.982.2889  
53226-3282 www.staffordlaw.com

June 19, 2015

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You also agree to pay for all expenses. These expenses include, but are not limited to, filing fees, fees for court reporters and expert witnesses, postage, computer-aided research, travel expenses, document filing and certification, express delivery and photocopying. Photocopying done in our office will be charged at 20 cents per page for black and white copies and at 50 cents per page for color copies. We may forward some invoices for expenses directly to you for payment.

We will be billing you monthly during the course of our work. Each bill is payable in full upon receipt. Due to the Water Utility's payables procedure, we agree to allow for payment no later than the third Friday of the month of bills received before the first of the month. We understand that there will be times when that scheme would cause payment to be later than 30 days.

A 1% per month (12% per year) interest charge may be assessed on any unpaid balance remaining 60 days after the date of any bill we send to you. The interest charge will continue to be assessed until the balance is paid in full.

To enable us to represent you effectively, you agree to cooperate fully with us in all aspects of the representation. You understand that we do not make any promise or guarantee about the outcome of this matter. You agree to pay all fees and expenses regardless of the outcome. We reserve the right to withdraw as your lawyers if you do not meet the terms of this agreement with respect to fees and advances.

At the conclusion of this matter, we will return all important original documents to you, and keep your file for 7 years, at which point we will destroy it, unless you wish to pick up your file.

You may discharge us as your attorneys at any time by written notice. If you do so, you remain responsible for paying all fees and expenses incurred before we receive the notice.

We may terminate our representation of you if we conclude that we may do so consistent with the Rules of Professional Conduct for Attorneys. If we do so, you remain responsible for paying all fees and expenses incurred before termination.

June 19, 2015

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This letter states our entire agreement and supersedes any previous discussions. Please confirm your agreement with the arrangements stated above by signing one copy of this letter and returning it to us.

Please review the enclosed Billing Information Statement. If you have any questions now or at any time regarding the status of your account or our billing procedures, please do not hesitate to ask us.

Very truly yours,

**STAFFORD ROSENBAUM LLP**



Paul G. Kent  
Partner

PGK:mai  
Enclosure

Agreed to:

**CITY OF STEVENS POINT**

By \_\_\_\_\_

\_\_\_\_\_, 2015  
Date

**Airport Commission**  
**Monday, July 13, 2015**  
**12:00 P.M.**

**MINUTES**

**PRESENT:** Paul Adamski, Eugene Tubbs, and Jim Cooper.

**ALSO PRESENT:** Joel Lemke, Mary Klesmith, Gary Kuplic, Rob Molski, Chris Lefebvre, Jason Draheim, and Jaime Zdroik.

**EXCUSED ABSENCE:** Mae Nachman and Carl Rasmussen

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## I. ADMINISTRATION

### 1. Airport Intro Presentation.

Joel introduced Jason Draheim to the Commission.

The presentation was provided to the Commission. The presentation covered a basic overview of the Airport.

Stevens Point is the 3<sup>rd</sup> largest general aviation airport in the state, meaning we are a non-certified airport and do not have scheduled commercial service. General aviation airports support all aviation activities such as all civilian flying, private recreational flying, charter, local air freight, medivac and corporate operations.

There are approximately 200-300 movements per month.

There are 2.5 employees and is a 7 day a week operation.

The operation cost about \$500,000 a year, the annual tax levy dependency is \$150,000.00. Much of the operations revenue comes from fuel a sale, that's where FBO (fixed base of operations) is key.

Businesses looking to come to Stevens Point place high importance on whether or not it has a municipal or county run airport.

## II. ACCOUNTING

### 2. Discussion and possible action on approval of department claims.

#### AIRPORT

Paul Adamski also presented the statement of claims for the Airport for June. The balance as of June 1, 2015 was \$216,429.74. The bank deposits recorded in June 2015 were \$22,807.38. Checks issued in June 2015 numbered 1318 through 1336 were in the amount of \$50,096.34. The net balance on hand June 30, 2015 was \$189,140.78.

**Motion made** by Jim Cooper, seconded by Eugene Tubbs to approve the department claims for the month of June 2015 as audited and read.

*Ayes all. Nays none. Motion carried.*

3. **Discussion and possible action on D.O.T. invoice.**

Joel explained when we go through a process called petitions, done every 5 years, all projects are listed that we might be using public funds for. The Bureau of Aeronautics administers these projects. Our bureau representative contacted us stating this project will be done. Joel didn't want the chip sealing project to wait a month or not pay the bill from the State. Joel is requesting to cover this out of the fund balance for now then he will talk to the City Treasurer about having this be a Capital expenditure.

**Motion made** by Eugene Tubbs, seconded by Jim Cooper to approve payment on the D.O.T. invoice.

*Ayes all. Nays none. Motion carried.*

III. **AIRPORT MANAGERS REPORT**

4. **Written report provided.**

Jason touched on some key points of his manager's report: Joel and Jason met with the Stevens Point Pilot's Association at their June meeting and fielded questions regarding airfield developments and operation; Ageless Aviation Dreams Event was June 5<sup>th</sup> -15 senior Veteran flights; Instrument Pilot Ground School June 6/7; Wisconsin Hamburger Fly-In; there were 336 aircraft movements in June; Fuel – on track for average fuel sales for the year; and the airport hangers are at full capacity and have a lot of people on waiting lists. Joel and Jason are going to be requesting to construct another 10 unit 2 hanger complex. They are currently preparing for Airventure Oshkosh. The Airport is 865 acres so that is constantly being mowed. The new Airport entry sign will be started in August.

Monthly fuel reports were also provided to the Commission.

5. **Verbal report.**

See item 4.

***The next Airport Commission meeting will be on Monday, August 10, 2015 immediately following the Board of Water & Sewerage Commission meeting.***

#### IV. ADJOURNMENT

*Motion made* by Jim Cooper to adjourn the meeting.

*Ayes all. Nays none. Motion carried.*

MEETING ADJOURNED

12:48pm

AIRPORT COMMISSION

EUGENE TUBBS, SECRETARY



## Police and Fire Commission

City of Stevens Point  
1515 Strongs Avenue  
Stevens Point WI 54481

David Schleih, President  
(715) 346-1508

June 2, 2015  
4:01 p.m.

1. **Roll Call:** Commissioners Carlson, Kirschling, Ostrowski, Schleih and Wescott  
  
**Also Present:** Chief Martin Skibba, Chief Bob Finn, Alderperson Tony Patton, Alderperson Mary Kneebone, Alderperson Shaun Morrow, Assistant Chief Jeff Davis, Assistant Chief Joe Gemza, J.B. Moody, Miranda Moody, Mya Moody, Armando Ramon, Carolyn Ramon, Mark Kitowski, Sari Lesk – Stevens Point Journal, Lee Ann Spoon
  
2. **People to be heard and announcements**  
  
None.
  
3. **Fire Department promotions**  
  
Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to promote J. B. Moody to Captain effective June 2, 2015.  
  
Ayes, all; nays, none. Motion carried.  
  
Commissioner Wescott moved, seconded by Commissioner Carlson to promote Armando Ramon to Lieutenant effective June 2, 2015.  
  
Ayes, all; nays, none. Motion carried.  
  
Commissioner Kirschling moved, seconded by Commissioner Carlson, to promote Mark Kitowski to Motor Pump Operator effective June 2, 2015.  
  
Ayes, all; nays, none. Motion carried.
  
4. **Discussion of Administrative PFC Procedure Section 3.01, Original Appointment – Police and Fire Chiefs**  
  
Commissioner Schleih has discussed proposed changes with City Attorney Beveridge. The proposed changes will be presented and discussed at the PFC meeting of June 16, 2015.

**5. Review of Police Chief's job description and timeline for hiring process**

The job description was reviewed and discussed. Any sections of the job description which reference the position of Administrative Director will be removed.

The tentative timeline for the Police Chief hiring process is as follows:

June:

Finalize applicant packets and advertising plan

July and August:

Advertise and accept applications

September:

Review and narrow applicants' pool

October:

Interview finalists and hire a new chief

**6. Donation to Police Department from Central Wisconsin Model Railroaders LTD**

Commissioner Schleihs moved, seconded by Commissioner Wescott, to accept a donation of \$150.00 from Central Wisconsin Model Railroaders LTD to be used for the Police Auxiliary Unit.

Ayes, all; nays, none. Motion carried.

**7. Consent Agenda**

- a. Minutes
- b. Monthly Bills
- c. Fire Chief Finn reported:
  - Firefighter Award: Firefighter/Paramedic Shane Westphal received the Rookie of the Year award from the Boy Scouts at their Mushkodany District Awards Banquet dinner. FF/PM Westphal accepted the award on behalf of the Stevens Point Fire Department Explorer Program. Westphal was recognized for the hard work and dedication he and other members of the SPFD have shown in getting the Explorer Program started.
  - UWSP Fire Crew Training: The SPFD held a joint training session with the UWSP Fire Crew at Bukolt Park. The training consisted of a simulated fire on an island and personnel trained on how to get fire equipment out to the island with the use of the SPFD boat. The members of the UWSP Fire Crew learned the operations of the SPFD boat and SPFD personnel learned the operations of portable equipment and wild land firefighting.
  - Fire Training on Portage Street: The Department concluded their training utilizing the vacant houses on Portage Street. The training consisted of: ground ladder operations, ventilation techniques (both vertical and horizontal), advancement of hose lines, breaching walls, and overhaul techniques.

- UWSP Confined Space Training: The Department went to UWSP to give a refresher class to their employees on confined space operations. This training consisted of going over UWSP and SPFD procedures for entering a confined space. Also, a brief overview was given of the SPFD confined space equipment and its use.
- METRO training: The Department hosted METRO training at the CN Railroad Yard off of Monroe Street. The training consisted of operations of a railroad engine, railroad cars, and how to safely operate on CN Railroad equipment and in their railroad yard.

d. EMS Report:

- EMS Week: We celebrated EMS Week from May 17<sup>th</sup> through May 23<sup>rd</sup>. This year the theme was "EMS Strong".
- May is Suicide Prevention and Mental Health Awareness. To show our continued support, SPFD members wore green lapel pins on our uniforms for the month in support of Mental Health Awareness Month.
- Hands Only CPR. SPFD members taught two different "Hands only CPR/AED training" in the month of May; one at Associated Bank for nine employees and the other at SMIC Insurance Agency for twelve employees.
- Award: The Stevens Point Fire Department/Portage County Ambulance achieved the 2015 Mission: Lifeline EMS Silver Level Recognition Award.

**Rapid Response Vehicle:**

There was a potential of 59 runs in May.

|                             |          |
|-----------------------------|----------|
| 1. Cancelled En Route:      | 11 times |
| 2. Lieutenant Not Available | 3 times  |
| 3. Staffing Not Allowed     | 0 times  |
| 4. RRU Not Available        | 0 times  |
| 5. RRU Responded            | 45 times |

**Simultaneous Ambulance Requests:**

Total number of Ambulance Requests in May: 333

|                   |            |
|-------------------|------------|
| 2 Ambulances out: | 72 (21.6%) |
| 3 Ambulances out: | 19 (5.7%)  |
| 4 Ambulances out: | 1 (.30%)   |
| 5 Ambulances out: | 0          |

e. Police Chief Marty Skibba reported:

- May 4<sup>th</sup> Sergeant Piotrowski appointed to Community Resource position, filling vacancy made by Sergeant Tony Babi's appointment to Interim Administrative Division Assistant Chief.
- May 6<sup>th</sup> Interim Chief participated in "Homeless in Stevens Point" forum with Salvation Army and UWSP.
- May 6<sup>th</sup> Auxiliary assisted with Take a Step 5K participant and traffic control.
- May 9<sup>th</sup> Auxiliary assisted with security at Cultural Festival.

- May 11<sup>th</sup> Interim Assistant Chief Babl met with UWSP representative to discuss off campus initiatives UWSP may assist in to better deal with student/resident issues within our community.
- May 16<sup>th</sup> Auxiliary assisted with Safety Day at Mark Motors.
- May 16<sup>th</sup> four officers were provided for UWSP graduation ceremony security.
- May 18<sup>th</sup> two new officers sworn in (Austin Lee and Kris Marchel)
- May 28<sup>th</sup> three new auxiliary officers sworn in (Collin Bablitch, Mallori Piotrowski and Jacob Bean)
- June will see police involvement in Special Olympics, on-going discussions of the building facility study and River front Rendezvous planning.

Commissioner Wescott moved, seconded by Commissioner Carlson, to accept the consent agenda items.

Ayes, all; nays, none. Motion carried.

## **8. Adjournment**

The meeting adjourned at 4:58 p.m.



## Police and Fire Commission

City of Stevens Point  
1515 Strongs Avenue  
Stevens Point WI 54481

David Schleih, President  
(715) 346-1508

June 16, 2015  
4:01 p.m.

- 1. Roll Call:** Commissioners Carlson, Ostrowski, Schleih and Wescott  
Commissioner Kirschling, excused

**Also Present:** Chief Bob Finn, Mayor Mike Wiza, Alderperson Tony Patton,  
Jeremiah Parker, Dustin Fleisner, Andrew Egan, Lee Ann Spoon
- 2. Review and approval of Fire Department eligibility list**

Commissioner Wescott moved, seconded by Commissioner Ostrowski, to accept the eligibility list as presented by Chief Finn.

Ayes, all; nays, none. Motion carried.
- 3. Adjourn into closed session (approximately 4:05 p.m.) pursuant to Wisconsin Statutes Section 19.85 (1)(c) [considering employment, promotion, compensation, or performance evaluation data of any public employee of which the governmental body has jurisdiction or exercises responsibility] for firefighter/paramedic applicant interviews.**

Commissioner Schleih moved, seconded by Commissioner Carlson, to adjourn into closed session.

Ayes: Carlson, Ostrowski, Schleih and Wescott  
Nays: None. Motion carried.
- 4. Reconvene into open session (approximately 4:45 p.m.) for possible action.**

Commissioner Wescott moved, seconded by Commissioner Schleih, to reconvene into open session.

Ayes: Carlson, Ostrowski, Schleih and Wescott  
Nays: None. Motion carried.

Commissioner Schleih moved, seconded by Commissioner Wescott, to extend a conditional offer of employment to Jeremiah Parker upon the successful completion of all testing and protocols. Jeremiah Parker will begin employment as a Firefighter/Paramedic effective July 6, 2015.

Ayes: Carlson, Ostrowski, Schleih and Wescott

Nays: None. Motion carried.

Commissioner Schleihs moved, seconded by Commissioner Carlson, to extend a conditional offer of employment to Dustin Fleisner upon the successful completion of all testing and protocols. Dustin Fleisner will begin employment as a Firefighter/Paramedic effective July 6, 2015.

Ayes: Carlson, Ostrowski, Schleihs and Wescott

Nays: None. Motion carried.

Commissioner Schleihs moved, seconded by Commissioner Carlson, to extend a conditional offer of employment to Andrew Egan upon the successful completion of all testing and protocols. Andrew Egan will begin employment as a Firefighter/Paramedic effective July 13, 2015.

Ayes: Carlson, Ostrowski, Schleihs and Wescott

Nays: None. Motion carried.

**5. Discussion of Administrative PFC Procedure Section 3.01, Original Appointment – Police and Fire Chiefs**

City Attorney Beveridge drafted changes to the policy to help streamline the process.

After reviewing the draft the commission would like to add language in paragraph 8 that allows them to reserve the right under the law to reject all applicants. Attorney Beveridge will redraft changes as discussed and forward to President Schleihs for review.

**6. Review of Police Chief's job description**

Human Resource Manager Lisa Jakusz reviewed the Police Chief's job description and made several minor changes.

Commissioner Wescott moved, seconded by Commissioner Ostrowski, to accept the edited changes as presented.

Ayes, all; nays, none. Motion carried.

**7. Adjourn into closed session (approximately 5:30 p.m.) pursuant to Wisconsin 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] for review of the EMS agreement with the Village of Park Ridge.**

Commissioner Wescott moved, seconded by Commissioner Ostrowski, to adjourn into closed session.

Ayes: Carlson, Ostrowski, Schleihs and Wescott

Nays: None. Motion carried.

**8. Adjournment**

The meeting adjourned at 6:00 p.m.

**MEETING MINUTES  
BOARD OF PARK COMMISSIONERS  
WEDNESDAY, JULY 1, 2015**

- 1. Roll Call**
- 2. Approval of the June 3, 2015 Minutes**
- 3. Request to Name Rec Center Gymnasium after John & Patty Noel (Boys & Girls Club of Portage County)**
- 4. Director's report**
- 5. Adjournment**

**1. Roll Call**

Present: Bahling, Freckmann, Glodosky, Hall, Ald. McComb, McDonald, Ald. Oberstadt  
Okonek, Ald. Slowinski

Excused: Sorenson

Also Present: Director Tom Schrader, Betty Bruski Mallek, Ald. Kneebone, Kevin Quevillon, Portage County Boys and Girls Club; Jacob Mathias, Stevens Point City Times; Sari Lesk, Stevens Point Journal

President Bahling welcomed new members of the Commission and asked everyone to introduce themselves.

**2. Approval of the June 3, 2015 Minutes**

**Motion by Okonek, seconded by Oberstadt, to approve the June 3, 2015 minutes and place them on file.**

**Ayes all; Nays none; Motion carried.**

**3. Request to Name Rec Center Gymnasium after John & Patty Noel (Boys & Girls Club of Portage County)**

Director Schrader referred to the correspondence from Kevin Quevillon of the Boys and Girls Club of Portage County requesting to name the Rec Center Gymnasium after John and Patty Noel. This naming of the gym in their honor would be in recognition of their major donation contributed during the "Building Great Futures Capital Campaign". Through the Noel's financial contribution improvements include: new shower/bath facilities for male and female participants, updated HVAC equipment including the addition of air conditioning to the gym, ceiling repairs, new lighting and additional improvements to the interior of the gym that will be proposed to the City of Stevens Point.

Kevin Quevillon was present to answer questions of the Commission. He stated he will come back to the Commission with the final design of the sign/plaque after receiving the approval from the Noels. It is the intention of the Boys and Girls Club to name other rooms of the building after the major donors during the Capital Campaign.

**Motion by Glodosky, seconded by Ald. Slowinski, to approve the request to name the Rec Center Gymnasium after John and Patty Noel.**

**Ayes all, Nays none; Motion carried.**

#### **4. Director's report**

Schrader reported:

- Forestry Dept. served to host 30 communities from across the state to view our forestry operations
- Capital project requests for 2016 will include funds to replace Bukolt and Pfiffner playgrounds. GIS for street trees and to resurface Mead tennis courts and basketball courts at Mead, Texas and Goerke
- Replaced tubes on the KASH playground due to vandalism
- Replaced a number of seasonal workers due to low wages. The City will need to address wages for seasonal employees at budget time. Wages haven't been increased in 7 years.
- Set-up of Riverfront Rendezvous is about 80% complete
- Specs are out for the flatwork for the restrooms at Mead Park, will be opening bids on July 13th

Liz McDonald updated the Commission on the skateboard sub-committee meeting. They are preparing a policy for rental of the skateboard park for competitions in the future. They reached a consensus that the skateboard park would not be closed and rented out for birthday parties, picnics or for any exclusive use. A rental fee will be suggested for competitions and the special events application would need to be completed.

President Bahling and other commissioners who have been in the parks this summer complemented Director Schrader, his staff and seasonal employees for the exceptional work being done with the grass cutting and the maintenance of the ball diamonds in the City. All of the flowers look great. Even though the seasonal employees are underpaid they are doing a good job.

#### **5. Adjournment**

**Motion by Hall, seconded by McComb, to adjourn the meeting.**

**Ayes all; Nays none; Motion carried, 6:50 p.m.**



# Opening New Doors Building Great Futures



BOARD OF DIRECTORS

June 8, 2015

Tom Shrader  
City of Stevens Point  
C/O Parks Commission  
2442 Sims Avenue  
Stevens Point, WI  
54482

RE: Naming Request for Recreation Center Gymnasium

Dear Tom:

The Boys & Girls Club of Portage County respectfully proposes that the Recreation Center Gymnasium located at 2442 Sims Avenue, Stevens Point, WI 54481 be formally dedicated and named "The John & Patricia Noel Gymnasium" in recognition of the major donation John and Patricia Noel contributed to the Boys & Girls Club "Building Great Futures Capital Campaign" with the intention of supporting the new construction and improvements to the Gymnasium as well as in support of the partnership between the Boys & Girls Club of Portage County and the City of Stevens Point.

We believe that this request fully complies with the City of Stevens Point Public Park and Facility Naming Policy and is suitable recognition for the level of contribution the Noel's have made toward the improvements that will ultimately benefit the residents of City of Stevens Point, particularly children and families.

Through the Noel's financial contribution improvements include:

- New shower/bath facilities for male and female participants
- Updated HVAC equipment including the addition of air conditioning to the gymnasium
- Ceiling repairs
- Improved safety and security including an additional exit out of the gymnasium
- Additional programming opportunities through additional programming hours and operations
- Additional improvements to the interior of the gymnasium are still being considered and will be proposed to the City of Stevens Point

President:  
Beverly  
West

1st Vice President:

John Leek

2nd Vice

President: Samuel

Dinga Secretary:

Joel Becker

Treasurer:

Mike Zimmer

Past

President:

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Executive

Director: Kevin

Quevillon

Karen

Cooper

Chad Curtis

Mike Dudas

Tom Eagon

Jeff Filtz

Lois

Hofmeister

Josh Jandrain

Jim Koziol

ShongLao

Mike Lukas

John Noel

Patty Noel

Mark Olinyk

Keith Pilger

Steven

Regnier Anne

Schierl Fritz

Schierl

Attila J.

Weninger

Capital  
Campaign

Committee

(BGC

Past

Presidents)

Jim Koziol

Patty Noel

Keith Pilger

Steven Regnier Anne Schier!  
Fritz Schierl Wayne Semmerling

Beverly West

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Phone: 715.341.4386 • Fax: 715.341.7481 • [www.bgclubpc.org](http://www.bgclubpc.org) • P.O. Box 171 • Stevens Point, WI  
54481 Find us on Facebook! [www.facebook.com/bgclubpc](http://www.facebook.com/bgclubpc)

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In addition to their significant support of this project, the Noel's have generously contributed their personal time, talents, and passion to many community projects (e.g., Operation Bootstrap, the Portage County Cultural Festival, the University of Wisconsin-Stevens Point, and many others) through the years.

We propose that the naming Recreation Gymnasium as "The John & Patricia Noel Gymnasium" occur as part of the dedication of the new Boys & Girls Club of Portage County facility being constructed and scheduled to be completed in November 2015. A placard (size and design to be approved by the City of Stevens Point and Boys & Girls Club of Portage County) would be permanently displayed inside of the gymnasium with additional recognition displayed on a Donor Wall in the Boys & Girls Club facility throughout the facility as deemed appropriate.

We appreciate the support of the City of Stevens Point Parks Commission and Common Council's consideration of this request.

Respectfully requested,

A handwritten signature in black ink, appearing to read 'Kevin Quevillon', written over a horizontal line.

**Kevin Quevillon**

Executive Director

Minutes  
Transportation Commission Meeting  
2700 Week Street  
June 14, 2015

**Commissioners in attendance:** Chairperson Nichole Lysne, Karalyn Peterson, Tom Bertram, Fred Hopfensperger, Ald. Mary McComb  
Absent: Elbert Rackow

**Others present:** Ald. Mary Kneebone, Susan Lemke

The meeting was called to order at 5:30 p.m. by Chairperson Nichole Lysne.

**1. Approval of the May 21, 2015 Transportation Commission minutes.**

*Karalyn Peterson moved to approve the minutes from the May 21, 2015 Transportation Commission meeting. Tom Bertram seconded. Ayes all; Nays none; Motion carried.*

**2. May 2015 financial report.**

*Ald. Mary McComb moved to approve the May 2015 financial report. Fred Hopfensperger seconded. Ayes all; Nays none; Motion carried.*

**3. June 2015 financial report.**

*Fred Hopfensperger moved to approve the June 2015 financial report. Karalyn Peterson seconded. Ayes all; Nays none; Motion carried.*

**4. North Point route change.**

In an effort to assure compliance with the timelines established for the North Point route, beginning July 20<sup>th</sup> a slight change will be implemented to the route. When North Point departs from the transfer center by Shopko it will travel Strongs to Clark to Church to Centerpoint to Union. It will intersect with Fourth Ave. at Union and will continue on as normal.

**5. 5310 Grant application.**

The 5310 federal grant application is due in August. The 5310 program funds are used specifically for the Travel Training program. The funding covers 80% of operating costs for the program and allows in-kind allowances to cover the 20% local share. Therefore the program is cost neutral to the City. Although the final budget numbers have not yet been established, Manager Lemke anticipates the final operating costs for the program to be very comparable to the 2015 budget of \$102,045. *Fred Hopfensperger moved to approve that the Transit Manager apply for the 5310 Federal Grant dollars to fund the Travel Training program in 2016. Karalyn Peterson seconded. Ayes all; Nays none; Motion carried.*

**6. Landscaping project review of bids/award.**

A RFQ has been released to establish a natural landscaped wind/snow barrier consisting of trees, plants and shrubs on the west side of the transit facility. Quotes are due 7/15/15.

**7. Manager's Report**

- ❖ 2nd quarter report
  - Regular category ridership was down 4%, Point Plus ridership was up 4.81%, U-Pass ridership was down 24%, Late Night Transit ridership was up 24%, and Transfers were down 9%. Revenue generated from fares was down 2%.
- ❖ Staff Update
  - The vacant Bus Operator position due to a recent retirement remains open at this time.
- ❖ TMI August training/volunteers needed
  - Transit Mutual Insurance will be conducting three days of "Accident Investigation" training for Supervisors August 11 – 13 for all Wisconsin Transit systems. The Training site will be in Stevens Point at the Transit facility. Volunteers are needed.
- ❖ Discover Downtown Event
  - Free rides will be offered on all fixed route buses on Friday, July 17<sup>th</sup> for the Discover Downtown event. The Trolley will offer free rides on both Friday and Saturday of the event.

- ❖ County/City Transportation Coordination
  - Communications are ongoing at this time.

*Karalyn Peterson moved to approve the Manager's report and place it on file. Tom Bertram seconded. Ayes all; Nays none; Motion carried.*

**8. Next meeting date.**

The next meeting is scheduled for Thursday, August 13, 2015 at 5:30 p.m.

**9. Adjournment.** The meeting was adjourned at 6:40 p.m.

**COMPTROLLER-TREASURER REPORT  
for the period ending May 31, 2015**

|  | Bal May 1, 2015 | Receipts       | Disbursements  | Bal May 31, 2015 |
|--|-----------------|----------------|----------------|------------------|
| GENERAL OPERATING CASH   | \$8,484,141.20  | \$3,816,876.26 | \$9,199,857.27 | \$3,101,160.19   |
| WATER & SEWER (CASH & INVEST)<br>( includes airport, transit , stormwater) | \$13,026,161.78 | \$1,201,025.93 | \$1,453,701.78 | \$12,773,485.93  |

| INVESTMENTS      | Bal May 1, 2015        | TRANSFER IN           | TRANSFER OUT          | Bal May 31, 2015       |
|------------------|------------------------|-----------------------|-----------------------|------------------------|
| GENERAL          | \$22,429,154.59        | \$2,000,000.00        | \$15.00               | \$24,429,139.59        |
| SPECIAL REVENUE  | \$598,249.11           | \$0.00                | \$0.00                | \$598,249.11           |
| DEBT SERVICE     | \$0.00                 | \$0.00                | \$0.00                | \$0.00                 |
| CAPITAL PROJECTS | \$9,813,936.30         | \$2,000,000.00        | \$2,000,000.00        | \$9,813,936.30         |
| ENTERPRISE       | \$0.00                 | \$0.00                | \$0.00                | \$0.00                 |
| TRUST            | \$2,254,016.84         | <u>\$0.00</u>         | <u>\$0.00</u>         | \$2,254,016.84         |
| <b>TOTALS</b>    | <u>\$35,095,356.84</u> | <u>\$4,000,000.00</u> | <u>\$2,000,015.00</u> | <u>\$37,095,341.84</u> |

| EXPENDITURES:    | BUDGET         | YTD            | %      | REVENUES | BUDGET          | YTD             | %      |
|------------------|----------------|----------------|--------|----------|-----------------|-----------------|--------|
| GENERAL GOVT     | \$3,356,475.00 | \$1,292,026.54 | 38.49% | GENERAL  | \$21,955,766.00 | \$13,490,204.97 | 61.44% |
| POLICE           | \$5,107,435.00 | \$2,077,741.34 | 40.68% |          |                 |                 |        |
| FIRE             | \$4,879,636.00 | \$1,994,618.83 | 40.88% |          |                 |                 |        |
| PUBLIC WORKS     | \$5,768,897.00 | \$2,131,841.18 | 36.95% |          |                 |                 |        |
| PARK & REC       | \$2,093,323.00 | \$707,306.64   | 33.79% |          |                 |                 |        |
| CAPITAL PROJECTS | \$750,000.00   | \$105,147.47   | 14.02% |          |                 |                 |        |
| DEBT SERVICE     | \$5,665,506.00 | \$3,311,828.12 | 58.46% |          |                 |                 |        |
| YTD TARGET       | 41.66%         |                |        |          |                 |                 |        |

July 14, 2015

Members of the Common Council  
Stevens Point, Wisconsin

The following appointment is recommended for your consideration.

Transportation Commission – OPEN (Slowinski) – Expires 04/19/16

Appoint Alderperson Mary Kneebone – 5718 Sandpiper Drive

Your confirmation of this appointment would be appreciated.

Mike Wiza, Mayor  
City of Stevens Point

City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481-3594  
Fax: 715-346-1530



**Mike Wiza**  
**Mayor**  
mwiza@stevenspoint.com  
715-346-1570

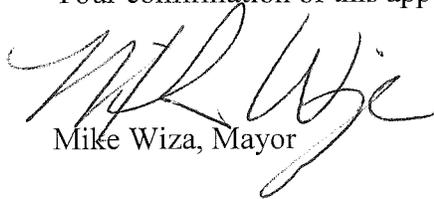
July 17, 2015

Members of the Common Council  
Stevens Point, Wisconsin

The following appointment is recommended for your consideration.

Redevelopment Authority - Unexpired Term Paul Adamski – (Expires 12-31-15)  
Appoint Dave Cooper - 3300 Algoma Street

Your confirmation of this appointment would be appreciated.



Mike Wiza, Mayor

# Dave Cooper

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## Education

Pacelli High School Stevens Point, WI 54481  
Graduated with general degree.

University of Wisconsin-Stout Menomonie, WI 54751

**Bachelor of Science in Business Administration with an Emphasis in Banking, Finance, Economics and Investment.**

## Work Experience

2014 – Present Paper City Savings, Plover, WI 54467

### **Asst. Vice-President/Executive Management**

- I am part of the Executive Management team. I was brought on by the bank to better serve our current customers in Portage County and expand our footprint. I continue to be involved in lending activity and general bank management as I had been at Farmers and Merchants Bank.

2004 – 2014 Farmers & Merchants Bank, Rudolph, WI 54475

### **Asst. Vice-President/Senior Management**

I am part of the Senior Management team which also involves me in leading, policy making, operations, IT, asset/liability committee/management, Compliance Officer, BSA/AML, the bank investment portfolio, human resources/employee management, budgeting, enterprise wide development/growth objectives, credit card, consumer, commercial, agricultural and real estate lending. In regards to lending I perform credit analysis on consumer and commercial accounts, discuss options with customers, utilize my communication skills and constantly promote the bank. I am heavily involved in the day-to-day management of the bank.

## Other Experience

I served as a Commissioner on the City of Stevens Point's Community Development Authority from 2008-2013 and am currently a member of the City of Stevens Point's Plan Commission. I am on the Board of Directors for Stevens Point Youth Baseball and also serve as its Tournament Director. I have also served on the Board of Directors for a non-profit daycare in Stevens Point.

I currently possess active Wisconsin Life, Health & Accident Insurance Licenses and am registered and licensed through the NMLS.