

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

Council Chambers
County-City Building
1516 Church St

August 17, 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. Presentation of Outstanding Citizen Certificate to Rollie Vallin.
5. Persons who wish to address the Mayor and Council for up to three (3) minutes on a non-agenda item.

Consideration and Possible Action on the Following:

6. Minutes of the Regular Common Council meeting of July 20, 2015.
7. Minutes and actions of the Plan Commission meeting of August 3, 2015.
8. Resolution – Conditional Use Permit – 1055 Main Street to construct and permit a multiple family use on the second floor
9. Ordinance Amendment – Rezone approximately 20 acres between West River Drive and West Zinda Drive from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.
10. Memorandum of Understanding between the City of Stevens Point and the Stevens Point Area Public School District regarding the construction of buildings at Mead Park.
- *11. Minutes and actions of the Personnel Committee meeting of August 10, 2015 and actions taken at the Special Personnel Commission meeting of August 17, 2015.
12. Memorandum of Understanding between the City of Stevens Point and the IAFF Local 484.
- *13. Minutes and actions of the Public Protection Committee meeting of August 10, 2015 and the actions taken at the Special Public Protection Committee meeting of August 17, 2015.
14. Ordinance Amendment – Amend deposit amount for possession of Marijuana (Section

24.52(4)(a) of the RMC).

15. Minutes and actions of the Board of Public Works meeting of August 10, 2015.
16. Ordinance Amendment – Amend parking restrictions on sections of Phillips Street and Dixon Street and amend the speed limit on Main Street in the Downtown area (Sections 9.05(a),(g),(j) and 9.02(b)2 of the RMC).
17. Minutes and actions of the Finance Committee meeting of August 10, 2015.
18. Resolution – Budget Amendment related to the creation of an IT position and settlement of the labor agreement with the Stevens Point Police Officers Organization.
19. Minutes and actions of the Board of Water and Sewerage Commissioners meeting of August 10, 2015.
20. Minutes and actions of the Police and Fire Commission meeting of July 7, 2015 and the Special Police and Fire Commission meeting of July 21, 2015.
21. Minutes and actions of the Transportation Commission meeting of August 13, 2015.
22. Minutes and actions of the Airport Commissioners meeting of August 10, 2015.
23. Statutory Monthly Financial Report of the Comptroller-Treasurer.
24. Mayoral Appointments:
Police and Fire Commission
25. Transfer of title of Edgewater Manor from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point.
26. 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.
27. Adjournment.

RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

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**

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

Mayor Mike Wiza, Presiding

ROLL CALL: Ald. Doxtator (arrived at 7:04 p.m.), Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow

ALSO

PRESENT: City Clerk Moe, City Attorney Beveridge, C/T Ladick, Directors J. Lemke, Ostrowski, Schatschneider, Schrader, Fire Chief Finn, Interim Police Chief Skibba, Steve Shepro, Assessor, Administrative Assistant Pazdernik, Nate Enwald, Portage County Gazette, Brandi Makuski, City Times, Larry Lee, WSAU.

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

Mayor Wiza reported that in the first 100 days of his administration there have been a number of accomplishments and changes that have occurred. He said there will be a presentation at each Council meeting. Mayor Wiza stated a suggestion box has been implemented and comments are received, reviewed and answered on a daily basis. He added there will be the creation of a Code Enforcement Officer as well as a new IT position to maintain the City's computer system as well as the remodeled floor plan for the City Police Department. Mayor Wiza stated the seawall and Hoover grade project will be wrapping up and there has been economic development with businesses such as Ki Mobility and Skyward.

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.

The Mayor encouraged anyone interested in coming before Council to speak on a public hearing item to register at this time.

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

Shari Carpenter, 2308 Prais Street, stated she wanted to speak about the parking situation on Prais Street as well as the Ministry employee bus which causes noise and air pollution. Ms. Carpenter stated there are serious safety concerns with parking and the shuttle. She pointed out Ministry employees should be using the parking lot or overflow parking by the old Rice Clinic. She asked the City if there would be a way to change the parking times/limits on Prais because employees monopolize parking spaces in front of her house. Mayor Wiza stated he would contact Ministry Medical and follow up on the situation.

Reid Rocheleau, 408 Cedar, Whiting, stated he encouraged City Council members to vote to fund Edgewater Manor and retain the ownership of the building.

5. AECOM presentation regarding Hoover Road grade separation concerns.

Kevin Hagen, Project Manager for the Hoover Road project stated that the project was at the 60% phase. He reviewed the project schedule and timeline. Mr. Hagen stated there are three areas of concern: 1) the Woodward Drive/Hoover Road intersection; 2) four lanes versus two lanes and, 3) location of the Heartland Trail. He provided options including pros and cons on each of the concerns. Mr. Hagen reviewed the cost analysis of the entire project. He said a redesign of the project would cause delays, jeopardize funding and ultimately cause cost overruns. He recommended staying on track with the current project.

Ald. McComb stated a lot of consideration has been given to increased motorized traffic but more consideration should be given to an increase in pedestrian and bicycle traffic.

Ald. Ryan stated safety needs to be a high priority.

Mr. Hagen stated safety precautions such as signalized light, enhanced crosswalk delineation and a bike refuge are all being considered.

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.

Ald. Phillips **moved**, Ald. Mrozek seconded, to approve the Regular Common Council minutes of June 15, 2015 and the Special Joint Common Council/Redevelopment Authority minutes of July 13, 2015.

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

7. Possible funding of needed improvements for Edgewater Manor.

Mayor Wiza stated agenda items 7 and 8 are related and will be discussed together in order to expedite public comment as there are a number of citizens wishing to speak on these two items. He added that no decision needs to be made at this meeting unless the Council is ready to do so. Mayor Wiza stated based on the previous report outlining repairs, he contacted Senator Lassa and Representative Shankland's offices to find out if there would be any State or Federal grant monies available.

Henry Korger, 3200 Water Street, encouraged Alderpersons to tour Edgewater. He said it is centrally located for seniors. He would like to see the City take over Edgewater.

Susan Wendland, 1450 Water Street, #507, stated moving to Edgewater has changed her life by providing affordable rent and a new community of friends and support. She stated her apartment is small but manageable with her challenges and has allowed her to keep her pets.

Mary Ann Laszewski, 1209 Wisconsin Street, stated the Housing Authority failed to renew the HUD grant/vouchers in 2009. She added Edgewater has a long history of self sufficiency, with a current checking account balance of \$196,000, cash flow is \$100,000 and the Trust Fund of \$100,000. Ms. Laszewski stated waterfront property owned by the City should stay publically owned and not be sold to a private developer.

Reid Rochleau, 408 Cedar, Whiting, stated the Edgewater property ties in to all the other projects the City has done over the years to enhance the downtown and waterfront area. Mr. Rochleau urged the City Council to borrow the money to make the necessary repairs.

Mildred Neville, 1709 Jefferson Street, stated historically the City has not been a good steward of Edgewater and needs to accept responsibility for past irresponsibility in maintaining the property. She said Edgewater is an incredible asset to the City and the City owes it to the residents to repair and maintain it.

Barb Jacob, 1616 Depot Street, provided a handout to the Alderpersons which outlined the cost of repairs and the sustainability of Edgewater to repay a loan. She stated the residents are asking the City to obtain a loan on their behalf and it would be repaid by Edgewater residents. Ms. Jacob urged the City to keep Edgewater.

Victor Dechant, 1450 Water Street, stated he likes Edgewater just the way it is. He stated that repairs should be prioritized and take it one step at a time.

Mary Meyer, 1450 Water Street, urged the approval of a \$1.5 million loan for repairs and improvements to Edgewater. She stated Edgewater can comfortably repay the loan with a cushion left over for emergencies. Ms. Meyer encouraged Alderpersons to vote in favor of keeping control of Edgewater.

Lori Giese, 1450 Water Street, asked the City Council to vote this evening to approve a loan for \$1.5 million and move forward to make Edgewater once again safe and secure.

Mayor Wiza stated Alderpersons asked for this study to see what safety concerns and repairs needed to be addressed and what the cost would be. He asked C/T Ladick to address the finances and debt capacity.

C/T Ladick stated the City would have approximately \$17.3 million available in debt capacity. He added if \$2 million were approved for a loan to Edgewater, \$15 million would remain for available debt capacity. C/T Ladick stated the wildcard in debt capacity would be an unforeseen project or development opportunity which the City would need to act on. He stated Edgewater could afford a \$2.3 million loan.

Mayor Wiza stated that \$2.3 million is the maximum loan amount that the current Edgewater income could sustain.

Dir. Ostrowski said the \$2.3 million would provide for repairs of the façade, windows and air exchange. He stated the repairs made to Edgewater should last through the 20 year repayment period. Dir. Ostrowski stated Edgewater will need to remain competitive in the marketplace. He said the concern is by raising rent without making the cosmetic improvements could potentially hurt occupancy.

Ald. Mrozek asked what liability the City would assume if it assumes ownership.

City Attorney Beveridge stated if the City were to take ownership of Edgewater, it would impact the City's insurance premium. He stated there was nothing in state statutes that restrict City ownership of Edgewater. He added that a motion directing staff to investigate costs associated with ownership would be appropriate.

Ald. Patton asked if there were any grants available from the federal government.

Dir. Ostrowski stated there are very few grants available and are limited for projects like this.

Ald. Van Stippen asked what it would entail for the City to take ownership of Edgewater from the Redevelopment Authority.

Dir. Ostrowski stated the joint municipal agreement does not allow the Redevelopment Authority to sell Edgewater without the consent of the Common Council. He said costs would consist of closing costs and real estate transaction fees.

Mayor Wiza stated items 7 and 8 would be voted on separately. He summarized the options before City Council as 1) do nothing this month; 2) extend a fixed dollar amount to allow the Redevelopment Authority to make repairs within that amount; 3) turn Edgewater over to the Redevelopment Authority and 4) fund everything at a cost of \$4.7 million.

Ald. Patton asked if Edgewater could be sold in its current condition and how long would the City have to repair the known problems.

Mayor Wiza stated there are no offers currently for Edgewater. He said the City needs to make a conscious effort in a timely manner to make the safety repairs.

City Attorney Beveridge said that a motion to sell Edgewater would not be appropriate; the City does not own the property.

Ald. Kneebone suggested to repair the façade and windows because that would improve the salability of the property should it be sold. The cost of these repairs should be factored into the sale price.

Ald. Ryan asked how the repair and eventual sale of Edgewater would impact the City.

Dir. Ostrowski stated improvements to Edgewater either at the \$1.5 or \$2.3 million, do not necessarily correlate for a dollar to dollar return when sold. He stated if a considerable amount of money is going to be invested in Edgewater, the City needs to be aware that this would be a 40 to 50 year commitment.

Ald. McComb stated she would like to see a loan for only the absolutely necessary repairs for Edgewater and to explore other options for potential ownership/management of Edgewater.

Ald. Slowinski asked C/T Ladick if the debt capacity included borrowing for the Hoover Road project.

C/T Ladick replied no. He stated that as the City's equalized value grows, the debt capacity also grows.

Ald. Patton **moved**, Ald. Mrozek seconded, to not fund the improvements to Edgewater Manor.

Call for the Vote: Ayes: Ald. Phillips, Patton, Ryan, Mrozek.

Nays: Ald. Morrow, McComb, Kneebone, Slowinski, Van Stippen, Oberstadt, Doxtator. Motion failed.

Ald. Doxtator **moved**, Ald. Morrow seconded, to approve funding up to \$1.5 million for repairs to Edgewater Manor as determined and prioritized by the Redevelopment Authority.

Ald. Patton asked if the \$1.5 million is approved, is the City still liable for the full amount up to \$4.7 million.

Mayor Wiza replied no.

Ald. Ryan asked if the \$1.5 million is approved and asbestos is found during the renovation, where would the extra funding come from to pay for the remediation.

Mayor Wiza stated the request for additional funding would come back to the City Council. He added the City would then be committed to fix whatever unforeseen problem arises.

Ald. Van Stippen asked if the process of prioritizing the various projects would go back to the Redevelopment Authority.

Mayor Wiza replied yes.

Ald. Mrozek asked if expenses exceed the approved funding, would that excess amount be placed on the tax rolls.

Mayor Wiza replied yes; it would be passed onto the taxpayer.

Dir. Ostrowski said other variables to be considered would be unforeseen problems or a drop in occupancy rate as these would affect debt repayment.

Ald. Slowinski stated the City Council needs to make a decision on this item. He said it is unfair to the residents to postpone a decision.

Ald. Phillips stated the City does not belong in the landlord business and the property needs to be sold. He stated he knows there will be asbestos issues in this building that were never addressed in the study and the building is a money pit.

Dir. Ostrowski asked for clarification on who would prioritize the projects and how the loan would be set up.

C/T Ladick stated the easiest way to borrow would be in the spring with the capital borrowing or special borrowing specifically for this project. He stated since the loan would not be needed until spring, it would save some money by doing all the borrowing at once.

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

City Attorney Beveridge stated a motion by any Alderperson would be in order to fund a different amount or to postpone the decision until next month. A motion not to fund could not be done as it was already voted on and failed.

Ald. Slowinski **moved**, Ald. McComb seconded, to direct the RA to compile a list and an amount of money that would be suitable to make the necessary repairs on Edgewater Manor and report back to the City Council next month.

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

Mayor Wiza suggested that this item be postponed to allow everyone time to digest all the information that has been discussed and presented.

Ald. Doxtator **moved**, Ald. McComb seconded, to postpone this item until next month until more information is available.

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

Mayor Wiza stated there are few options remaining to Alderpersons and will move onto Agenda item #8.

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.

Mayor Wiza stated this item was added to the agenda in an effort to streamline the process when discussing needed improvements and repairs. He asked Alderpersons to either modify or dissolve this agreement and allow the RA to do what it was designed to do.

Ald. Patton **moved**, Ald. Mrozek seconded, to turn Edgewater Manor over to the RA, effectively dissolving the agreement.

Mayor Wiza states that this will allow the RA to prioritize the repairs to Edgewater and come back to City Council for funding of those repairs.

Ald. Van Stippen stated he is not in favor of the motion and he is frustrated. He said it is the responsibility of elected officials to make these kinds of difficult decisions.

Mayor Wiza clarified the voting options. He said a "nay" would keep the agreement intact and a "aye" would be to dissolve the agreement. He stated the RA currently owns Edgewater.

Ald. McComb asked if the RA voted to sell Edgewater, they could do so.

Mayor Wiza replied yes.

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

9. Minutes and actions of the Plan Commission meeting of July 6, 2015.

Ald. Patton **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Plan Commission of July 6, 2015.

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

10. Public Hearing – Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

Mayor Wiza declared the public hearing open.

Tom Brown, 6th Avenue, an architect, stated plans should be submitted prior to vacating a street. Mr. Brown asked other options be considered to preserve the viewshed of Prais Street. He said the view is being sacrificed for a hallway. Mr. Brown stated the addition should be transparent and low profile.

As no one wished to speak, the public hearing was closed.

Mayor Wiza stated that no designs are being approved at this time and consideration would be just for the vacation of Prais Street.

11. Resolution on the above.

Ald. Patton **moved**, Ald. Ryan seconded, to approve the vacation of Prais Street.

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

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

Ald. Phillips **moved**, Ald. Slowinski seconded, to approve the conditional use permit for 3324 Church Street to operate a car wash and associated activities.

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

13. Resolution Approving the Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin.

Ald. Patton **moved**, Ald. Slowinski seconded, to approve the project plan amendment for Tax Incremental District No. 5.

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

14. Resolution Approving the Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin.

Ald. Slowinski **moved**, Ald. Mrozek seconded, to approve the project plan amendment for Tax Incremental District No. 7.

Call for the Vote: Ayes: Ald. Morrow, Phillips, Patton, Kneebone, Slowinski, Van Stippen,

Oberstadt, Ryan, Mrozek, Doxtator.
Excused: Ald. McComb
Nays: None. Motion adopted.

15. Minutes and actions of the Finance Committee meeting of July 13, 2015.

Ald. Morrow **moved**, Ald. Phillips seconded, to approve the minutes and actions of the Finance Committee meeting of July 13, 2015.

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

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).

Ald. Mrozek **moved**, Ald. Ryan seconded, to approve the compensation for Elected officials (poll workers and appointed Canvass Board members).

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

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

Ald. Morrow **moved**, Ald. Phillips seconded, to approve the ordinance amendment for establishing a grant program related to Reserve Class B licenses.

Ald. Doxtator asked if this included the 51% no alcohol related activities.

Mayor Wiza replied yes.

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

18. Minutes and actions of the Board of Public Works meeting of July 13, 2015.

Ald. Doxtator **moved**, Ald. Kneebone seconded, to approve the minutes and actions of the Board of Public Works meeting of July 13, 2015.

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

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.

Mayor Wiza stated this project began over 10 years ago with Neil Neilus. He also stated that this will benefit the property owners in perpetuity.

Mayor Wiza declared the public hearing open.

Reid Rochleau, 408 Cedar, Whiting, stated this is an unfair situation and the seawall assessment should be spread over the entire City. He said this benefits the entire community and everyone should pay.

Courtney McCarrier, 1764 Church Street, stated she purchased a house in the floodplain in 2013 and had been paying for flood insurance since that time which added an extra \$70 to \$80 per month to her mortgage. She stated she hoped the City would be able to assist her with the assessment for the seawall and hoped it could be evenly assessed to the entire community.

Jeff Vauder, Whiting, owns property on Water Street, stated he was surprised by the assessment amount to property owners and believes it is unfair to burden only the citizens in the floodplain. He stated there needs to be a sense of fairness and community with this assessment.

John Kedrowski, 1740 Madison Street, he states he is here on behalf of his father-in-law, Sal Pliska, who does live at 1759 Pine Street and is in the floodplain. He said his father-in-law did not know he lived in the floodplain, has never paid for flood insurance and was very surprised to receive the assessment for the seawall. Mr. Kedrowski asked Director Schatschneider if the outside dimensions were ever field checked.

Director Schatschneider stated the field dimension was checked and is correct.

Mr. Kedrowski asked why there were exemptions within the floodplain area.

Dir. Schatschneider stated those were individual property owners that had gone through a process and paid for a letter of map amendment. He stated those property owners had taken it upon themselves to have the work done and the map amendment completed.

Mr. Kedrowski stated the property owners are in the middle of the floodplain but yet are exempt from the assessment and questioned the accuracy of the map.

Mildred Neville, 1709 Jefferson Street, stated if there was a flood, it would affect the entire City of Stevens Point as well as all the services like sewer/water, fire and police protection. She stated she would like to see the papermill contribute a fair share to the construction of the seawall.

Sarah Sheared, 1744 Strongs Avenue, stated her taxes pay for many benefits, some of which she does not use, need or benefit from. She stated the advantage of not being in a floodplain will have a ripple effect for everyone concerning property values and the assessment should include everyone.

Ald. Mrozek asked the speaker what she paid for flood insurance.

Ms. Sheared stated she paid approximately \$194.00 per year. She said coverage can be lowered to cover the remaining balance of the mortgage.

Mary Ann Laszewski, 1209 Wisconsin Street, stated her flood insurance was twice the cost of her regular insurance and only covered the first floor of the dwelling. She said property owners in the floodplain have been penalized by having to sell at a lower amount to offset the cost of the flood insurance, while still being taxed by the City at the full amount. Ms. Laszewski said after 10 years of depreciated value and hardship to these property owners, the City owes it to these people to pay for this assessment.

Kevin Zurawski, no address given, speaking on behalf of son Blake Zurawski who recently purchased 1201 Brawley, stated common sense should prevail and everyone should pay this assessment.

Bill Fahrenbach, 1409 Wisconsin Street, stated a precedent had been set with the McDill Pond assessment when the City, County and property owners all contributed to that assessment. He said this should be consistent and fair.

Rich Schumacher, 1717 Strongs Avenue, asked what the papermill contribution was to the seawall project.

Mayor Wiza stated the papermill allowed the City to perform work on the seawall. He added the papermill did not have to allow the City access and this was their contribution to the project. Mayor Wiza stated the City contribution was the staff time spent over the last 10 years working on this project as well as working with FEMA to be able to remove the properties from the floodplain.

Steve Hill, 1625 Clark Street, stated he is here to appeal to the Council on behalf of his family and neighbors to consider spreading the cost of the assessment to all of the community because everyone benefits from this project. He asked the City reconsider targeting a small group of homeowners to pay for the assessment when the entire City will benefit from the project.

Neal Nealis, no address given, stated he initiated this project in 1999 and is very pleased to see it come to fruition. He stated he strongly disagrees with the floodplain assessment, thinks it is unfair and the residents have suffered enough. Mr. Nealis stated flood insurance premiums have tripled since 1995 and this has been a hardship for residents. He added the fact that the residents will no longer be required to purchase flood insurance, will benefit the entire City with revenue and purchases to City businesses estimated to be \$300,000 a year. Mr. Nealis stated that property values will increase over time and will directly impact the City levy.

Ald. Patton asked if an assessment had been discussed at the inception of the proposed project.

Mr. Nealis stated when the project was originally voted on, his understanding and intention was the papermill would pay for the entire project.

As no one wished to speak, Mayor Wiza declared the public hearing closed.

City Assessor Steve Shepro stated it would take time to assess the impact of the seawall on property owners. He stated reassessment will occur over time, it is not something that will happen immediately.

Ald. Doxtator asked Director Schatschneider how the assessment started and what the assessment will cost for those affected property owners.

Dir. Schatschneider stated in 2011 the City Council voted to approve an assessment. He added Special Assessments must follow state statutes and it has been handled exactly like the Bukolt project where those property owners were assessed for that project.

Ald. Patton asked if a precedent would be established if the assessment was spread out among all property owners.

Dir. Schatschneider replied yes. He stated the total cost of the project was \$330,804.24 which included the consultant fee, construction cost and the FEMA certification fees.

C/T Ladick stated there would be payment options for the owners, 1) payment within 30 days with no interest accrual; 2) five years at 2.25% and, 3) ten years at 4.0%. He said the additional burden placed on the taxes would be \$270.00 per year for the 5 year installment and \$155.00 per year for the 10 year installment.

Mayor Wiza asked if there would be a way the City could offer no interest for 5 years or provide assistance to the property owners.

C/T Ladick stated there are policies to follow when billing for special assessments and deviating from the current policy would create a precedent and would be inconsistent with what has occurred with previous special assessment projects.

Ald. Ryan asked how the Council could agree to a special assessment without first knowing what the dollar amount would be.

Mayor Wiza stated with the Bukolt project there were good estimates, but until the project started, a firm price was unknown.

Ald. Morrow asked when residents would no longer have to purchase flood insurance as required by FEMA.

Mayor Wiza stated this occurred two months ago and the map has already been amended.

Dir. Schatschneider stated the map was effective May 15, 2015.

20. Final Resolution on the above.

Ald. Phillips **moved**, Ald. Morrow seconded, to approve the final resolution for the engineering, design and construction of a concrete seawall to meet Federal Emergency Management Agency (FEMA) freeboard requirements.

Mayor Wiza requested a recess at 11:07 p.m. to reconvene in 5 minutes. The meeting was reconvened at 11:12 p.m.

City Attorney Beveridge stated there was a preliminary resolution and now the final resolution is before the City Council. He stated the assessment can be approved, disapproved, modified or directed back to staff to determine a fair and equitable assessment.

Mayor Wiza asked that consideration be given to the motion currently on the floor unless the person making the motion wishes to amend it. He said the motion before City Council is to approve the final resolution.

Ald. Ryan stated the comparison between the Bukolt project and the seawall cannot be made. He said Bukolt was an infrastructure project and residents expect to have city sewer and water. Ald. Ryan said with the seawall project, there is a direct correlation between property value and assessment value that the City will eventually benefit from.

Ald. Slowinski stated the property owner will benefit as well when they sell the property.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Van Stippen, Slowinski, Kneebone, McComb, Phillips, Morrow.

Nays: Ald. Ryan, Oberstadt, Patton. Motion adopted.

21. Design contract from AECOM for the Heffron Street Extension and the Coye Drive Intersection improvements.

Mayor Wiza stated item #22 needed to be changed from California Avenue to Wisconsin Street. This will authorize the City to enter into a contract with AECOM to do some design work for those two intersections.

Ald. Doxtator was excused at 11:18 p.m.

Charles Glodowski, 5276 Howard Avenue, requested more time to look at different options. He asked for a delay as most of the neighbors were unaware of this project.

Mayor Wiza stated this contract would allow for the creation of a design and not the approval of a design for the proposed street extension.

DeeAnn Donahue, 3395 Howard Avenue, stated the Heffron expansion area is the final barrier between the neighborhood, the industrial park and the roads. It provides a noise and visual buffer to residents.

Mayor Wiza clarified the City Council would be voting to enter into a contract with AECOM, not to any specific design.

Ald. Slowinski stated page 9, exhibit A, specifically outlines what the project would include. He would like to confirm that other options would be considered.

Dir. Schatschneider stated this contract would allow the City to start the process of adding a second access point to the Industrial Park and will look at every option.

Ald. Mrozek asked Dir. Schatschneider if an addendum would be going to AECOM clarifying that the City is not agreeing to the final design but simply entering into a contract for the eventual project and every option will be considered before the start of the project.

Dir. Schatschneider stated yes. He added that everything will be done to get this project completed correctly.

Ald. Slowinski **moved**, Ald. Phillips seconded, to approve the design contract with AECOM for the Heffron Street extension and the Coye Drive Intersection improvements and request

the City Attorney incorporate language into the contract requiring AECOM to explore every option and suggestion for feasibility.

Ald. Patton stated there will be a road constructed and hopefully there would be a design that would be amenable to the impacted neighbors.

Ald. McComb stated the most obvious would be to go through the Delta Dental property and hoped that this option would be explored.

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

22. Minutes and actions of the Personnel Committee meeting of July 13, 2015.

Ald. Phillips **moved**, Ald. Morrow seconded to approve the minutes and actions of the Personnel Committee meeting of July 13, 2015.

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

23. Memorandum of Agreement with the Stevens Point Police Officer's Organization.

Ald. Mrozek **moved**, Ald. Patton seconded, to approve the Memorandum of Agreement with the Stevens Point Police Officer's Organization.

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

24. Ordinance Amendment – Police Department Chain of Command (Section 5.04 (1)(b) of the RMC).

Ald. Patton **moved**, Ald. Oberstadt seconded, to approve the ordinance amendment of the Police Department Chain of Command.

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

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.

Ald. Mrozek **moved**, Ald. Kneebone seconded, to approve the minutes and actions of the Public Protection Committee meeting of July 13, 2015 and the minutes of the Special Public Protection Committee meeting of June 15, 2015.

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

26. Minutes and actions of the Board of Water and Sewerage Commissioners meeting of July 13, 2015.

Ald. Slowinski **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Board of Water and Sewerage Commissioners of July 13, 2015.

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

27. Engagement letter with Stafford Rosenbaum.

City Attorney Beveridge stated this item relates to Well #11. He stated Paul Kent, who has been recognized as an expert in groundwater law, will represent the City in the legal matter with the Town of Hull and any individual homeowners. City Attorney Beveridge stated Stafford Rosenbaum will be representing the City and is the first step in this process.

Ald. Phillips **moved**, Ald. Ryan seconded, to approve the engagement letter with Stafford Rosenbaum.

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

28. Minutes and actions of the Airport Commissioners meeting of July 13, 2015.

Ald. Morrow **moved**, Ald. Mrozek seconded, to approve the minutes and actions of the Airport Commissioners meeting of July 13, 2015.

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

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.

Ald. Patton **moved**, Ald. Kneebone seconded, to approve the 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.

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

30. Minutes and actions of the Board of Park Commissioners meeting of July 1, 2015.

Ald. Slowinski **moved**, Ald. Van Stippen seconded, to approve the minutes and actions of the Board of Park Commissioners meeting of July 1, 2015.

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

31. Minutes and actions of the Transportation Commission meeting of July 14, 2015.

Ald. McComb **moved**, Ald. Oberstadt seconded, to approve the minutes and actions of the Transportation Commission meeting of July 14, 2015.

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

32. Statutory Monthly Financial Report of the Comptroller-Treasurer.

Ald. Patton **moved**, Ald. Morrow 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.

***33. Mayoral Appointments:
Transportation Commission
* Redevelopment Authority**

Ald. Phillips **moved**, Ald. Oberstadt seconded, to approve the Mayoral appointments to the Transportation Commission and the Redevelopment Authority.

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

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.

Mayor Wiza stated due to the late hour of the meeting, this item would be postponed until the August meeting.

35. Adjournment.

The meeting was adjourned at 11:47 p.m.

REPORT OF CITY PLAN COMMISSION
August 3, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

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

EXCUSED: Commissioner Anna Haines

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Andrew Beveridge, Comptroller/Treasurer Corey Ladick, Alderperson Doxtator, Alderperson Mrozek, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Nate Enwald, Brandi Makuski, Barb Jacob, Dan Bowers, Jeff Schuler, Andrew Green, Jackson Case, Thomas Roltgen, Gil Kvatek, Lynette Kvatek, Nancy Saunders, Dawn Hoppa, Gary Hoppa, Barb Berndt, Linda Regalia, Brent Regalia, Bruce Kuhr, Elizabeth Anderson, Kenneth Anderson, Bob Fisch, Neil Prendergast, Jenny Kawski, Fred Hopfensperger, Char Hopfensperger, Sari Lesk, Bill Pritchard, Richard Judy, Molly Dulak, John Pearson, and Wei Huang.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the July 6, 2015 Plan Commission meeting.
 3. **Public Hearing** - Request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11).
 4. Action on the above.
 5. **Public Hearing** - Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.
 6. Action on the above.
 7. Request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01).
 8. Presentation of the Portage County Bicycle and Pedestrian Plan. *No action is required; action to adopt the plan will occur at a future Plan Commission meeting.*
 9. Adjourn.
-

1. Roll Call.

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

Discussion and possible action on the following:

2. Report of the July 6, 2015 Plan Commission meeting.

Motion by Commissioner Cooper to approve the report of the July 6, 2015 Plan Commissioner meeting; seconded by Commissioner Curless. Motion carried 6-0.

3. **Public Hearing** - Request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11).

Director Ostrowski explained the request is for a multi-family use for the second floor at 1055 Main Street, the former Jim Laabs music store. The property is zoned B-3 Central Business District and a multiple family use is a conditional use in all zoning districts. The applicant's proposal is to renovate the entire second floor into three residential units, a one bedroom, a two bedroom, and a three bedroom. In addition, the proposal shows office space on the second floor facing Main Street, and the first floor to be renovated for commercial. Staff recommends approval with the following conditions:

- A maximum of three multiple family units shall exist.
- Fencing or parapet wall shall surround the rooftop patio at an appropriate height to prevent a falling hazard.
- Any outdoor refuse storage or mechanical equipment shall be fully enclosed with an enclosure to be approved by staff.
- The applicant must secure a multi-family license prior to occupying the units.
- All building codes shall be met prior to issuance of occupancy license.
- Any exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, doors, patio area, lighting, etc.).

Mayor Wiza declared the public hearing open. No one came forward to speak. Mayor Wiza declared the public hearing closed.

4. Action on the above.

Commissioner Curless asked if there was parking provided, to which Director Ostrowski stated parking is not required to be provided in the downtown area. Commissioner Curless stated his support for the project.

Motion by Commissioner Curless to approve the request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11) with the following conditions:

- **A maximum of three multiple family units shall exist.**
- **Fencing or parapet wall shall surround the rooftop patio at an appropriate height to prevent a falling hazard.**
- **Any outdoor refuse storage or mechanical equipment shall be fully enclosed with an enclosure to be approved by staff.**
- **The applicant must secure a multi-family license prior to occupying the units.**

- **All building codes shall be met prior to issuance of occupancy license.**
- **Any exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, doors, patio area, lighting, etc.).**

seconded by Commissioner Hoppe. Motion carried 6-0

5. **Public Hearing** - Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.

Director Ostrowski explained that the request is to rezone approximately 20 acres of land between West River Drive and West Zinda Drive, a portion of which was platted in 1998. Currently, Mr. Pritchard can already construct homes in this area, but he is asking for a change in zoning from R-2 Single Family to R-3 Single and Two Family to give him the flexibility to also construct twin homes in this area. Wetlands are identified on some of the land, but if the property is re-platted, there will be a requirement to update the wetland delineation. Currently zoning around the property is light industrial to the north and single family to the east, west, and south. Staff has reviewed the request and have determined that it meets the standards of review, and therefore, would recommend approval.

Commissioner Curless asked that regardless of rezoning, would the developer have to maintain the effluent easement. Furthermore, he questioned a rectangular parcel on the map and property for the Green Circle Trail. Director Ostrowski answered that the easement would need to be maintained, the bike trail lands are already dedicated, and the rectangular parcel is currently a private driveway.

Aldersperson Kneebone asked, since the land is already platted as single family, if they were allowed to rezone the property, would it have to be re-platted, to which Director Ostrowski stated it depends on the lot size as some of the lots are small and would only be able to be developed as single family.

Mayor Wiza declared the public hearing open.

Gil Kvatek, 216 West Pleasant Street, is against the rezoning. He stated that the map looks big, but the area really is not. He feels that the side-by-side duplexes are not built to the same standard as a single family home, and are not well maintained, and that two family housing would change the dynamic of the entire neighborhood.

Tom Roltgen, 208 West Pleasant Street, is against the rezoning due to it causing a drop in property values, homes becoming vacant, and the safety of the pedestrian traffic in the area.

Elizabeth Anderson, 1817 West Zinda Drive, stated she is also concerned for a decrease in property values, the wetlands, duplex maintenance, and the Green Circle Trail. She is against the rezoning.

Nancy Saunders, 1901 West River Drive, is against the rezoning and is concerned for the wildlife in the area.

Kenneth Anderson, 1817 West Zinda Drive, supports single family zoning only to keep the neighborhood feel, and does have a concern of the water runoff and how the rest of the land will be developed.

Fred Hopfensperger, 1924 West River Drive, loves his neighborhood, but is concerned that with having \$400,000 homes in the area, adding duplexes will decrease the value of the homes.

Wei Huang, 1801 West Zinda Drive, he pointed out that Aster Court is not a dedicated road, but it is a driveway over private property.

Cathy Dugan, 615 Sommers Street, feels the quality of life in the neighborhood, the green space, wetlands, and wildlife will be degraded with the rezoning. She pointed out other concerns including increases in volume of traffic, and water runoff/retention. She is against the rezoning.

John Pearson, 400 West Mapleridge Drive, is concerned with the water runoff, traffic control, and that if rental properties were allowed, the integrity of the neighborhood would suffer.

Alderperson McComb stated this area is in her district, and that the increase in traffic near the railroad track is a cause for concern. She said it should be kept as single family.

Herb Wiebel, 1941 West River Drive, said with this scale of development the water flow will be an issue, and utilities will be expensive to install due to rock in the area.

Mayor Wiza declared the public hearing closed.

6. Action on the above.

Director Ostrowski clarified that water drainage must remain on the property no matter what the zoning.

Commissioner Curless asked if the un-platted lands are wetlands, to which Director Ostrowski stated there is a significant amount of wetlands on the property, but if re-platted they would have to be delineated and identified. Commissioner Curless then went on to point out that the parcels along the railroad would be hard to sell as single family, and maybe the re-plat could address that difficulty.

Commissioner Hoppe asked to have the property re-platted in order to have a better grasp on the request, to which Director Ostrowski stated the concern with platting before the zoning is that the zoning would set the lot sizes and the R-3 would change some of the lot sizes, but not all of them.

Mayor Wiza explained that if the plat is rezoned, and then re-platted, the amended plat is required to come before the Plan Commission. Director Ostrowski clarified that the developer can plat up to four lots by certified survey map, but anything over that in a five year period is required to come before the commission and submitted to the state.

Commissioner Brush asked what the maximum amount of buildable lots is right now with the current zoning, and what the maximum number of buildable lots is if it is rezoned. Director Ostrowski stated it would depend on how it is platted, the road, and shrinking some lot sizes.

Mayor Wiza pointed out that even if left single family he could make it denser with sixty feet being the minimum lot width. All of these lots as platted are significantly larger than what the minimum would be for single family.

Commissioner Curless asked if it is left the way it is, where do additional platted lots have access from right-of-way. Director Ostrowski stated access would have to come off of the lot off of West Zinda Drive, which is owned by Mr. Pritchard.

Commissioner Brush stated with the many different configurations for this area, it is hard for him to imagine the advantages of rezoning to single and two family. He explained that the neighborhood has an established value, and does not think that we should try to violate that with the rezoning.

Commissioner Cooper asked to have the developer, Mr. Pritchard, explain the difference between a twin home and a duplex.

Bill Pritchard, 5456 Cardinal Drive, pointed out that there is land currently dedicated to the Green Circle Trail, the water runoff and rock have never been an issue, and the wetlands are actually intermittent streams. He also stated that a lot of the lots are narrow and would not allow for twin homes, but he does want the flexibility to construct them if the lots are big enough. Mr. Pritchard explained that twin homes

share a common wall, but are two legally separate parcels, where duplexes are one parcel with two living units. It is not his intent to distract from the neighborhood or to have rental properties.

Commissioner Curless asked how many of the lots could be twin homes as of now if the zoning was changed. Director Ostrowski answered stating that only about two or three lots.

Mr. Pritchard continued stating he does not want to build a subdivision of twin homes, but with the cost of installing utilities, he just wants the flexibility to reduce his risk.

Commissioner Curless clarified that there are only three lots set up to be twin homes currently, to which Director Ostrowski stated yes, and if more than five lots were created within five years, then the subdivision would have to be re-platted.

Aldersperson Kneebone asked Mr. Pritchard what the ultimate density would be of the subdivision, to which he answered, that would depend on the economy over the next five years.

Commissioner Brush asked what the buildable area is, and if all of the subdivision is to use the single entrance, it would not be big enough. Director Ostrowski stated the buildable area would be determined by the road, and the wetland delineation. Mr. Pritchard added when the private entrance was installed, it was built to city specifications for a future road way. He stated the Army Corp of Engineers would delineate the wetlands, but in his mind approximately 6-8 more lots are buildable.

Tom Roltgen, 208 West Pleasant St, pointed out that due to supply and demand, the property values will go down. He also pointed out that back in 1998 when the subdivision was originally platted, before the Highway HH Bridge, he asked for this to be tabled.

Kenneth Anderson, 1817 West Zinda Drive, is concerned allowing the rezoning to two-family residential and stated in the future that opens the properties up to duplexes.

Motion by Commissioner Cooper to approve the request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District; seconded by Mayor Wiza.

Aldersperson Kneebone pointed out that just because we can do something doesn't mean we should. She is not satisfied that the wetlands will not be affected by any number of lots, and is not comfortable in approving this until she knows where the wetlands are. Mayor Wiza asked if it would be different if the single family homes were constructed there, to which Aldersperson Kneebone stated she would still be concerned about runoff and were the lots are going to be.

Mayor Wiza clarified what we are considering tonight is the rezoning since at this time they can build single family homes there now.

Roll call: Yeas- Wiza, Hoppe, Cooper

Nays- Kneebone, Brush, Curless

Motion tied 3-3.

7. Request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01).

Mayor Wiza explained this project is a partnership between the Stevens Point School District and the City to remove the existing shelter, have a new slab poured and then have SPASH students construct the new shelter.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01) with the staff conditions; seconded by Commissioner Curless.

Cathy Dugan, 615 Sommers Street, felt this was a good plan, but also was unsure of the size as the park seems to be over developed already.

Mayor Wiza stated that the shelter would be the same or smaller in size than the old shelter. Director Ostrowski added the new structure would be 30 feet by 60 feet.

Motion carried 6-0.

8. Presentation of the Portage County Bicycle and Pedestrian Plan. *No action is required; action to adopt the plan will occur at a future Plan Commission meeting.*

Jeff Schuler, Portage County Planning and Zoning, spoke regarding the Portage County Bicycle and Pedestrian Plan that has been developed. He stated this plan is for the commission to start a conversation as to what they want and don't want in current and future development as well as how to integrate the Bike and Pedestrian Plan into the Comprehensive Plan.

Commissioner Brush stated as he observes the community development, this will be a possible advisor to our future planning and work in the bike/pedestrian plans into areas of the city.

Mayor Wiza pointed out this is a good framework to start with from a planning point of view.

Commissioner Curless asked if we could show where the city boundaries will be in the next 10 years, to which Mayor Wiza stated we cannot specifically, but there are current boundaries and planned potential expansions. Director Ostrowski stated in 2006 there was an extra territorial boundary set up with likely uses. We have a planning document that gives us a 20 year horizon for future growth, mainly to the east.

Aldersperson Kneebone commented on climate change for green energy and reduced carbon foot prints. We have to keep in mind this bike/pedestrian access and traffic for our future.

Jeff Schuler added you don't need to be comprehensive plan experts, but work with the concept of planning and taking an educated guess of what is needed now and what will be needed in the future, whether that be for infill or boundary expansion.

Commissioner Curless asked if we have worked with the Town of Hull and Stockton, to which Mayor Wiza stated yes the conversations are already being had.

9. Adjourn.

Meeting adjourned at 7:37 PM.

RESOLUTION

[1055 MAIN STREET – MULTIPLE FAMILY USE]

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 **1055 Main Street (Parcel ID 2408-32-2026-11)**, PRT NE NW S32 T 24 R8 COM 422' E OF NE COR LOT 3 BLK 5 ORIG PLAT TH 681.5' S TO 1/8 LN; E 681.5' N TO POB & THAT PRT DES IN 226/196 509/1185- 88-JT ESMT FOR ING & EGR 226/145 - 178/376 - 208/466 723705 723708-TOD 776589, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of constructing and operating a multiple family use on the second floor. The Conditional Use Permit is subject to the following conditions:

- 1) A maximum of three multiple family units shall exist.
- 2) Fencing or parapet wall shall surround the rooftop patio at an appropriate height to prevent a falling hazard.
- 3) Any outdoor refuse storage or mechanical equipment shall be fully enclosed with an enclosure to be approved by staff.
- 4) The applicant must secure a multi-family license prior to occupying the units.
- 5) All building codes shall be met prior to issuance of occupancy license.
- 6) Any exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, doors, patio area, lighting, etc.).

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

Approved:

Mike Wiza, Mayor

Attest:

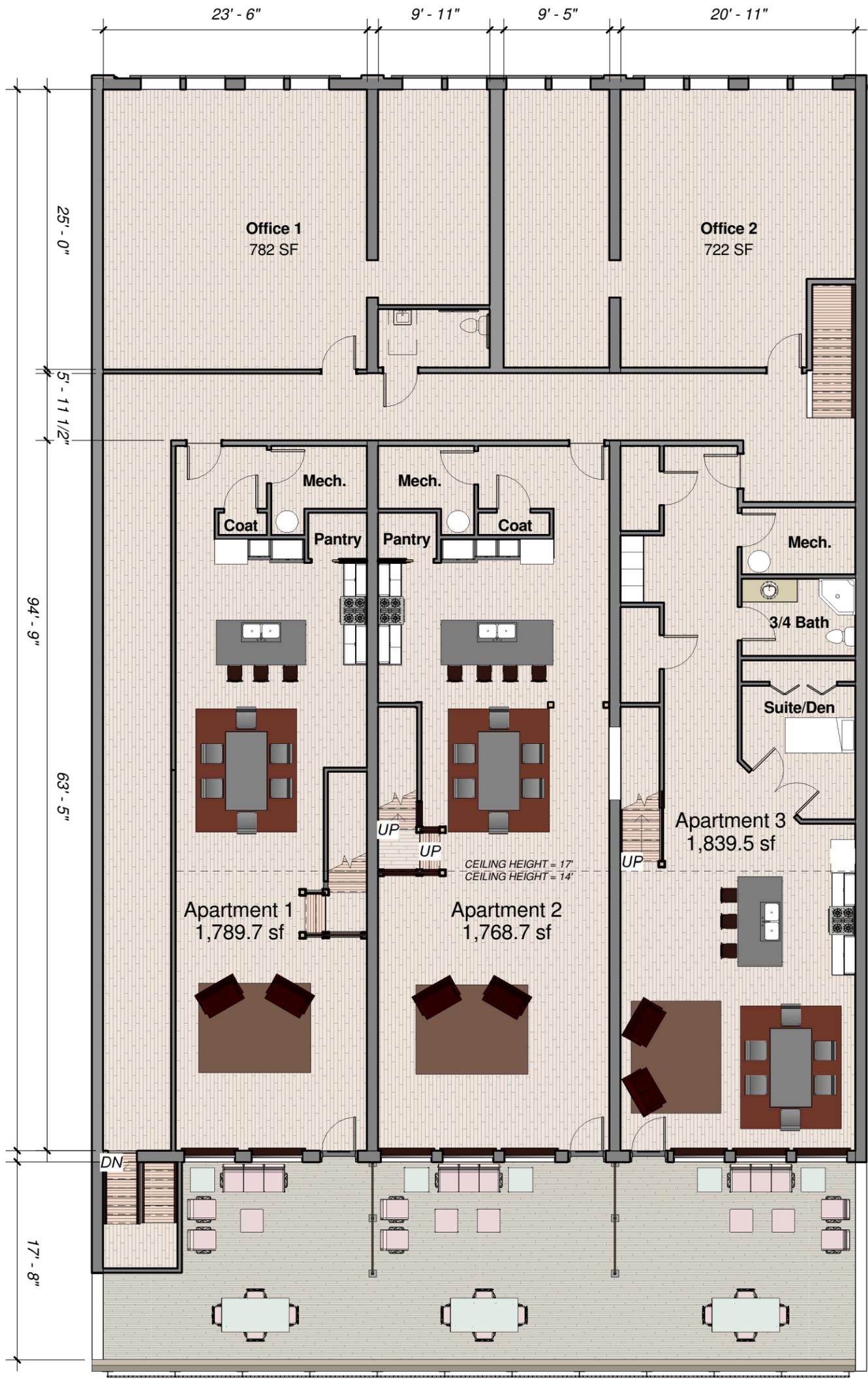
John Moe, City Clerk

Dated: August 17, 2015

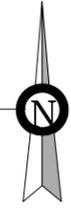
Adopted: August 17, 2015

Drafted by: Michael Ostrowski

Return to: City Clerk



1 Level 2
3/32" = 1'-0"



Project Architect
Jackson Case
Project #: 1522
Date: 07/14/2015
Page: 2.1

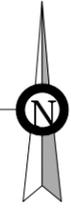
1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481

GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777



1 Level 2 Lofts
3/32" = 1'-0"



1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777

Project Architect
Jackson Case

Project #:
1522

Date:
07/14/2015

Page:
2.2



① Grate Room
12" = 1'-0"

1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777

Project Architect
Jackson Case

Project #:
1522

Date:
07/14/2015

Page:
3.1



① Kitchen
12" = 1'-0"



② Balcony
12" = 1'-0"

Project Architect
Jackson Case
Project #: 1522
Date: 07/14/2015
Page: 3.2

1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481

G C
GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-629

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

**[APPROXIMATELY 20 ACRES BETWEEN WEST RIVER DRIVE AND WEST ZINDA DRIVE –
REZONING TO “R-3” SINGLE AND TWO-FAMILY RESIDENCE DISTRICT]**

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

SECTION I: That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following described territory from “R-2” Single Family Residence District to “R-3” Single and Two Family Residence District:

Approximately 20 acres between West River Drive and West Zinda Drive (Parcel IDs 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32 and 2408-31-4012-41) - LOT 1-15 RIVERWOOD WEST BNG PRT LOT 1 CSM #6372-23-195 BNG PRT GOVT LOT 4 S31 T24 R8 724298, City of Stevens Point, Portage County, Wisconsin; OUTLOT 1 RIVERWOOD WEST BNG PRT LOT 1 CSM #6372-23-195 BNG PRT GOVT LOT 4 S31 T24 R8 543409, City of Stevens Point, Portage County, Wisconsin; OUTLOT 1 CSM#8051-31-31 BNG PRT SWSE S31 T24 R8 652/535-ESMT AGRMT 665/669-70-ACC & DRAIN ESMT 724244, City of Stevens Point, Portage County; and LOT 2 CSM #9448-40-78 EX S20' OL 1 CSM 26/140 DESC IN 789675 BNG PRT GL4 & SWSE; & ESMT OVR OL 1 CSM 31/31 S31 T24 R8 10.84A M/L 652/536-ESMT AGRMT 665/669-70-ACC & DRAIN ESMT 724299, City of Stevens Point, Portage County.



SECTION II: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
John Moe, City Clerk

Dated: August 17, 2015
Adopted: August 17, 2015
Published: August 21, 2015

**Memorandum of Understanding
between
The City of Stevens Point
and
The Stevens Point Area Public School District**

Whereas the City of Stevens Point ("City") plans to supervise the design and construction of a City-owned bathroom/pavilion structure at Mead Park ("Park") in its partnership with up to twenty (20) advanced students in the Building Construction Course at Stevens Point Area High School ("SPASH"), which is a Stevens Point Area Public School District ("District") school during the 2015-2016 school year; and

Whereas SPASH seeks to provide up to twenty (20) Building Construction Course students with hands-on experience in the construction trades under the direct supervision of its own teacher(s) and the general supervision of City staff as the general contractor; and

Whereas the District provides curricular oversight, program guidance, and resources to SPASH and its various technical education programs; and

Whereas all three entities (City, SPASH, District) (collectively hereinafter "Partners") desire to achieve mutually beneficial outcomes;

NOW THEREFORE, the Partners agree to the following.

1. The City agrees to provide a hands-on homebuilding experience for up to twenty (20) SPASH Building Construction Course students and their supervisor(s)/teacher(s) for a minimum of one 120-minute time-slot per week (which includes the students' transportation, site-prep, and site-cleanup work, as well as hands-on construction time) from approximately 7:30 – 9:30 a.m., the day to be determined upon mutual agreement from September 1, 2015 through the end of the 2015-16 school year June 3, 2016, subject to the terms and conditions of paragraphs 2., 3., and 14. below.
2. The City agrees to provide the above opportunity beginning September 1, 2015; however, this partnership shall not commence prior to all insurance related matters having been settled, as well as the District's Board having formally approved this Memorandum of Understanding ("MOU").
3. The City reserves the right to cancel any given workday with SPASH with 24-hour advance notice, unless a force majeure emergency necessitates a shut-down of City's construction site without notice.
4. SPASH agrees to provide continuous on-site curricular and behavioral supervision of its students from at least one qualified teacher.
5. SPASH permits its students and teacher(s) to work under the general supervision and instructions of the City (and its staff and volunteers), as the licensed registered Wisconsin contractor.
6. SPASH agrees to ensure that its students and teacher(s), while on City property, adhere to the City's policies for volunteers, including zero-tolerance of discriminatory behavior and language. Failure to adhere to these policies may result in immediate removal of the offending party from the City's property.

7. SPASH agrees to provide the City with a signed/dated City provided Waiver of Liability for each of the participating student (of age), or if a minor from his/her parents/guardian(s) prior to entry on to the construction site.
8. SPASH agrees to provide safety equipment including, but not limited to, hard hats, safety glasses/goggles, and fall protection gear for its students and teacher(s). Whenever possible, SPASH students shall use SPASH tools and equipment. SPASH further agrees that all of its students will adhere to the District's Building Construction Course Safety Statement, and the City Construction Safety Policy, copies of both will be provided by the City.
9. The District agrees to list the City as an additional insured on its general liability insurance policy for all activities performed by SPASH students and teachers pursuant to this MOU and to provide the City written confirmation of same.
10. The City agrees to list the District as an additional insured on its general liability insurance policy for all activities performed by City staff in connection with this MOU and to provide the District written confirmation of same.
11. The Partners agree to work cooperatively together throughout the course of the program to resolve any disputes in a timely and good-faith manner for the mutual benefit of the program, the Partners, and their constituents.
12. Notwithstanding paragraph 12. above, each of the Partners agrees to provide a representative who can speak on behalf of the Partner, to evaluate the effectiveness of the program, to identify areas for improvement, and to assess whether each of the Partners' needs are being sufficiently met.
13. Any of the Partners may sever this relationship at any time.

For CITY

Mike Wiza, Mayor

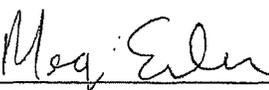
Date

Attest: _____

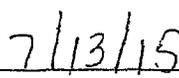
John Moe, City Clerk

Date

For the District



Meg Erler, Board President



Date

PERSONNEL COMMITTEE MEETING
Monday, August 10, 2015 – 6:00 p.m.
Lincoln Center ~ 1519 Water Street

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

OTHERS

PRESENT: Mayor Wiza; C/T Ladick; Attorney Beveridge; Clerk Moe;
Alderson(s) Ryan, Doxtator, Van Stippen, Kneebone; McComb;
Director(s) Ostrowski, Lemke, Schatschneider; Chief Finn; Sergeant
Piotrowski; Jo Seiser; Ben Kollock; Jim Fuhrer; Barb Jacob; Jerry
Jones; Nadine Jones; Armin Nebel; Julia Nummelin; John Buony;
Nate Enwald ~ PC Gazette; Brandi Makuski ~ SPCT; Human
Resource Manager Jakusz

Chairman Phillips called the meeting to order.

1. Out of state travel requests for 2016 per Administrative Policy 3.05
Human Resource Manager Jakusz stated that one out of state travel request was submitted from the Director of Utilities and Transportation. Included in the packet was a memo from Director Lemke detailing his request.
Alderman Slowinski moved to approve the out of state travel request submitted; Alderson Oberstadt seconded. Ayes all, nays none. Motion carried.
2. Amendment to Administrative Policy 2.07
Human Resource Manager Jakusz reviewed the amendments to policy. She also stated that she would like the Personnel Committee to consider two additional amendments to the policy.

The first additional amendment appears on P. 2 of the handout in the last paragraph under #2. The paragraph should read: *“Employees whose pay rate is above the top step of their grade ~~are~~ **may be** eligible to receive the same increase that the matrix is adjusted by as established by the City Council during the budget process if they have achieved a performance rating of “Fully Competent”.*

HR Manager Jakusz stated that the proper authority for granting the pay raise should appropriately rest with the City Council and not be set by policy.

The second additional amendment relates to the third paragraph on P. 2 of the handout under #3. At this time further consideration needs to be taken on the appropriate language for this section in light of recent input by a supervisor. So at this point, this paragraph is being stricken from consideration.

Aldersperson Mrozek moved to approve the amendments to Administrative Policy 2.07 including the two additional amendments discussed this evening. Aldersperson Oberstadt seconded. Ayes all, nays none. Motion carried.

3. Crossing Guard Pay Rate

Included in the packet was a memo outlining the request.

Motion by Alderman Patton, second by Alderman Slowinski to approve increasing the School Crossing Guard pay rate to \$10.00 per crossing effective with the start of the fall semester. Aye all, nays none. Motion carried.

4. Adjournment – 6:07 p.m.

Memorandum of Understanding

RE: Article 24 – Bargaining Procedure

The date of *September 1, 2015*, shall be changed to October 1, 2015; Article 24 will read as follows:

“On or before **October 1, 2015**, the Union and the City shall meet and exchange proposals at that time.”

This agreement shall be a non-precedent setting, non-reoccurring event.

This understanding shall not abrogate, subjugate, or modify the current Bargaining Agreement.

Dated this _____ day of August, 2015.

CITY OF STEVENS POINT:

STEVENS POINT FIREFIGHTERS,
IAFF LOCAL 484:

Mike Wiza, Mayor

Signature

John Moe, City Clerk

Print Name

**CITY OF STEVENS POINT
PUBLIC PROTECTION COMMITTEE
Monday, August 10, 2015 – 6:11 P.M.
Lincoln Center – 1519 Water Street**

Present: Alderpersons: Doxtator, Mrozek, Ryan, Van Stippen

Excused: Alderperson Morrow

Also

Present: Mayor Wiza; City Attorney Beveridge; Comptroller/Treasurer Ladick; City Clerk Moe; Alderpersons Oberstadt, Slowinski, Kneebone, Patton, McComb and Phillips; Director Schatschneider; Police Sgt. Piotrowski; Jo Seiser; Barb Jacob; Joe Fox; Vincent Houle; Christian and Leah Czerwonka; Ben Kollock; Nate Enwald – Gazette; Brandi Makuski – City Times

1. License List:

A. New Operator's (Bartender's) Licenses.

B. Temporary Class "B" / "Class B" License (Picnic):

- i. Boy Scout Troop #298, 838 Fremont Street, Stevens Point, for Boy Scout Troop 298 FundRacer on October 1, 2015 at the Piffner Building. Licensed operator on the premise: Ronald Tippel Jr. (Beer only)**
- ii. Arts Alliance of Portage County, 945A Main Street #3, Stevens Point, for Alley Party on September 11, 2015 at Downtown Plaza. Licensed operator on the premise: Julia Nummelin. (Beer only)**
- iii. Arts Alliance of Portage County, 945A Main Street #3, Stevens Point, for Trivia Unplugged on September 26, 2015 at Noel Hangar. Licensed operator on premise: Julia Nummelin. (Beer and Wine)**

Sgt. Piotrowski said the Police Department does not have any issues with these requests.

Julia Nummelin, Arts Alliance of Portage County, would like to remove serving wine at the Trivia Unplugged event and add wine to the Alley Party.

Clerk Moe stated the serving of wine can be eliminated from the Trivia Unplugged event; however, we cannot add serving wine at the Alley Party. He said you can subtract items that have been applied for but in order to get a license it has to be on file for 15 days. The Clerk said a motion to approve the two events is needed and then the Arts Alliance of Portage County will need to come back and apply for the wine license for the Alley Party. He said the wine license will need to be handled administratively since there will not be a Council meeting before the event takes place.

Ald. Van Stippen **moved**, Ald. Ryan seconded, to approve the new operator's licenses and temporary Class "B" / "Class B" licenses for the three organizations with the exclusion of wine for the Arts Alliance event on September 26, 2015.

Call for the vote: Ayes, all; nays, none; motion carried.

- C. **Change of Agent – Kwik Trip Inc., 1626 Oak Street, La Crosse, WI, Katie J. Sedall, 424 Second Street N, Stevens Point, WI; agent at Kwik Trip #863, 5311 Old Hwy 18 replacing Jessica Pacyna.**

Ald. Ryan **moved**, Ald. Mrozek seconded, to approve item 1.C. – Change of agent for Kwik Trip.

Call for the vote: Ayes, all; nays, none; motion carried.

- D. **Reserve “Class B” Combination Beer & Liquor License – El Jefe Corporation, 3280 Thompson Ct, Stevens Point, WI at El Jefe Tacos y Tequila, 924 Clark Street, Stevens Point, WI; Christian Czerwonka, agent.**

Leah Czerwonka, 3280 Thompson Ct., said they are looking to operate an authentic Mexican restaurant at 924 Clark Street. She said the restaurant would be open Tuesday through Saturday and it would not be open late at night.

Sgt. Piotrowski said the Police Department does not have any issues with this request.

Ald. Ryan **moved**, Ald. Mrozek seconded, to approve item 1.D. – Reserve “Class B” Combination Beer and Liquor license for El Jefe Corporation.

Call for the vote: Ayes, all; nays, none; motion carried.

- 2. **Request to Hold Event/Street Closings:**
 - A. **Association of Downtown Businesses – Annual Fall Festival on September 19, 2015. Requesting the closure of the Downtown Square and a section of Main Street.**
 - B. **Old Main Neighborhood Association – Block Party on September 20, 2015. Requesting closure of a section of the 1800 block of Briggs Street.**

Sgt. Piotrowski said these events have taken place in the past without any issues.

Ald. Doxtator said the Police Department is recommending approval of the events and street closings with the condition that two contractual officers are hired to work at the Association of Downtown Businesses event.

Ald. Mrozek **moved**, Ald. Ryan seconded, to approve of the events and street closings.

Call for the vote: Ayes, all; nays, none; motion carried.

- 3. **Ordinance Amendment – Amend deposit amount for possession of marijuana (Section 24.52(4)(a) of the RMC).**

City Attorney Beveridge said this is a request from an alderperson to change the amount of forfeiture for possession of marijuana. He noted the amount that appears in the ordinance is not the total amount due because it does not include the court costs.

The City Attorney said if the amount is changed to \$100.00, the total amount due would be \$187.00 and that would put it in line with a first offense underage drinking violation.

Ald. Kneebone said all the newly elected alderpersons received a request from a citizen requesting this change so she decided to bring it forward to the Committee.

Ald. Doxtator stated the City is not legalizing marijuana in any way.

Ald. Mrozek noted the Committee is only changing the dollar amount due.

Jo Seiser, 317 Sixth Avenue, supports reducing the fine amount.

Ald. Phillips disagrees with the request. He said fines should not be decreased.

Ald. Patton said lowering the fine gives the impression that it is alright. He said we do not know where these drugs are coming from and it will bring more drugs into the area.

Ben Kollock, 1372 North Second Drive, said he supports this request. He said research shows that decriminalizing drugs reduces drug use. Mr. Kollock suggested reducing the fine amount to \$50.00.

Ald. Mrozek asked what age group this will affect the most.

City Attorney Beveridge said the municipal court has only been established for a short period of time and the City did not have this on the books until last fall.

Ald. Mrozek asked if there is anything historically when it was held in circuit court.

City Attorney Beveridge replied no, they were not prosecuted by his office.

Ald. Mrozek asked if any programs are offered to these offenders to help set them on the right path.

City Attorney Beveridge stated there are programs for OWI convictions and underage drinking violations to avoid suspension of their driver's license. He noted there is also an online course associated with marijuana ordinance violations.

Ald. Mrozek asked if these programs are usually offered to first offenders.

City Attorney Beveridge replied yes.

Ald. Mrozek **moved**, Ald. Van Stippen seconded, to approve the ordinance amendment.

Call for the vote: Ayes, all; nays, none; motion carried.

4. Monthly Inspection Report.

Mayor Wiza noted the City is in the process of hiring an Ordinance Control Officer. He said if anyone has concerns on ordinance violations, they can call City Hall or the ordinances are available online at stevenspoint.com.

Ald. Van Stippen **moved**, Ald. Ryan seconded, to approve the report and place it on file.

Call for the vote: Ayes, all; nays, none; motion carried.

5. Adjournment.

Adjournment at 6:38 p.m.

**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 24.52(4)(a) of the Revised Municipal Code is hereby **amended** to read as follows:

24.52 (4) PENALTY

(a) Any person who violates any provision of this ordinance shall, upon conviction, be subject to a forfeiture of \$100300.

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: August 4, 2015
Approved: August 17, 2015
Published: August 21, 2015

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

Monday, August 10, 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(1st), Garrett Ryan(3rd), Heidi Oberstadt(4th), Mary Kneebone(7th), Mary McComb(9th).

ALSO PRESENT:

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

ALDERPERSONS: Denise Mrozek(2nd), Brian Van Stippen(5th), Jeremy Slowinski(6th), Tony Patton(8th), and Mike Phillips(10th).

CITY STAFF MEMBERS: City Clerk John Moe, City Attorney Andrew Beveridge, Police Sgt. Paul Piotrowski, Fire Chief Bob Finn, and Deputy C/T Carrie Freeberg.

OTHERS PRESENT: Nate Enwald – P.C. Gazette, Brandi Makuski – Stevens Point City Times, Barb Jacob – 1616 Depot Street, Armin Nebel – 1100 Phillips Street, Bob Fisch – 1033 Smith Street, Jerry and Nadine Jones – 1932 Elk Street, John Budny – 440 Walker Street.

Mayor Mike Wiza called the Board of Public Works meeting to order at 6:40 p.m. on August 10, 2015. The meeting was held at the Lincoln Center located at 1519 Water Street in Stevens Point.

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

Director Schatschneider did not have anything to add to his report.

Aldersperson Doxtator made a motion to accept the Director's Report and place it on file; seconded by Aldersperson Ryan.

Ayes all; nays none; motion carried.

2. Consideration and possible action to accept the bid from Ballard Marine Construction out of Neenah for the STH 66/Clark Street Bridge Scour Repair Project #15-08 in the amount not to exceed \$71,449.50.

Director Schatschneider reported that the estimate for the project was \$80,000.00. He added that this work will be done later this fall and completed before the river freezes.

Aldersperson Doxtator asked what scouring entails. Director Schatschneider explained that from the flood of 2010 there was soil that had washed away from the foundation of the structure and Ballard Marine will be forming up the foundation by pumping grout to fill the holes on two of the three piers.

Aldersperson Kneebone asked if we had any concerns due to the bid coming in so much under estimate. Director Schatschneider stated that there are no concerns because our quantities are small and the marine contractor is in Neenah and looking to break into our area. Director Schatschneider reported that Ballard Marine is based out of Washington and does a tremendous amount of work along the west coast but now have an office located in Neenah so we are seeing the benefits of them getting into the local market.

Aldersperson Ryan moved approval to accept the bid from Ballard Marine Construction in the amount of \$71,449.50; seconded by Aldersperson Oberstadt.

Ayes all; nays none; motion carried.

3. Consideration and possible action to accept the Phillips Street Parking Ordinance Modifications.

Director Schatschneider pointed out that the attached ordinance is all for Chapter 9 and the sections that pertain to the Phillips Street Modifications are Sections I, II, III, IV, V and VI. He added that the modifications are actually clean ups.

Mayor Wiza moved approval of the parking ordinance modifications to Phillips Street; seconded by Aldersperson McComb.

Ayes all; nays none; motion carried.

4. Consideration and possible action to accept the Dixon Street Parking Ordinance Modification.

Director Schatschneider pointed out that this modification pertains to Section VII of the attached Chapter 9 Ordinance. He added that this was a visual safety issue with people parking right up to the corner creating a blind spot.

Aldersperson Doxtator moved approval of the parking modification on Dixon Street; seconded by Aldersperson Ryan.

Ayes all; nays none; motion carried.

5. Consideration and possible action to accept the Main Street Speed Limit Ordinance Modification.

Mayor Wiza stated that the speed limit is currently 15 mph from Strongs Avenue to Water Street. He went on to explain that we are looking at making the whole downtown section of Main Street 15 mph beginning at Rogers Street to Water Street due to the amount of foot traffic by the castle going to the post office and around the bank. He feels the signs for speed will be much more visible if we begin 15 mph as you get off of CenterPoint Drive extending the whole way. Mayor

Wiza added that this was a request from the Association of Downtown Businesses over a year ago.

Aldersperson McComb agrees with this modification as a downtown business owner and someone who crosses the area by the Shopko lot on a daily basis to her business.

Aldersperson McComb moved to approve the modifications to the ordinance to make it 15 mph speed limit on Main Street beginning at Rogers Street and/or CenterPoint Drive; seconded by Aldersperson Kneebone.

Aldersperson Oberstadt agrees that people are traveling too fast, but thinks the issue is that it is hard to see the slower speed limit signs where they are located. She feels putting the signs further down where they will be more visible will take care of the problem.

Ayes all; nays none; motion carried.

6. Consideration and possible action to accept the Wisconsin Public Service Underground Utility Easement pertaining to the Boys and Girls Club that will be located at 941 Michigan Avenue.

Director Schatschneider said this is self-explanatory and asked if there were any questions.

Aldersperson Doxtator asked for assurance that this easement is all on the east side of Michigan Avenue so they do not need to tear up our new road again. Director Schatschneider replied that nothing in the road needs to be torn up.

Aldersperson Doxtator made a motion to accept Wisconsin Public Service Underground Utility Easement pertaining to the Boys and Girls Club at 941 Michigan Avenue; seconded by Aldersperson McComb.

Ayes all; nays none; motion carried.

7. Consideration and possible action to accept the 2015-16 Sidewalk Repair/Replacement Orders list.

Mayor Wiza briefly explained how the sidewalk program works.

Director Schatschneider stated that he would like us to approve the sidewalk list as it is for next year because it follows the protocol that we have been for a number of years. He added that by approving this list, it does not mean that we can't relook at some unique circumstances within the list; however, he would like to have more discussions on it at a later time.

Aldersperson Oberstadt agrees that we should have more discussions regarding exceptions for cases like the residents at 440 Walker Street.

Aldersperson McComb asked for clarification in that if she gets a special assessment for sidewalk, she would be the most direct one to benefit from the repair or replacement even though one could argue that the repairs are good for the entire city. Mayor Wiza stated that is correct because you are responsible for maintaining that sidewalk.

Aldersperson Doxtator made a motion to accept the list for the 2015-16 Sidewalk Repair and Replacement Orders; seconded by Aldersperson McComb.

John Budny took the podium to report that they are the residents at 440 Walker Street and have lived there for over 9 years. He stated that in that time they have never noticed anyone using their sidewalk. He added that a person will not walk the road or grassy area to his property to walk on the sidewalk and then continue back on the road or grassy area after his property. The reason so many concrete squares are in need of replacement is because they are never used by anyone.

Aldersperson Patton feels that when we come to an area such as this we should rip the sidewalk out instead of replacing them.

Aldersperson Kneebone asked if it would be more expensive to add new sidewalk in gaps versus tearing out old. Director Schatschneider said replacing existing sidewalk would be cheaper than filling in gaps. He explained that it is more work to prepare the soil by digging it out and forming it before pouring new concrete and existing stones can be popped out and re-poured using the existing form.

Ayes all; nays none; motion carried.

- 8. ADJOURNMENT: Mayor Mike Wiza adjourned the August 10, 2015 Board of Public Works Meeting at 7:02 p.m.**

**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 8 of Section 9.05(a) of the Revised Municipal Code, **No Parking 8:00 A.M. to 4:00 P.M.** is hereby **repealed**:

9.05(a) 8. On the west side of Phillips Street between Clark and Main Streets.

SECTION II: That subsection 156 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **repealed**:

9.05(g) 156. On the west side of Phillips St. from a point 90' North of Briggs St. to a point 94' South of Briggs St.

SECTION III: That subsection 157 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **repealed**:

9.05(g) 157. On Phillips St. from College Ave. to a point 70' North.

SECTION IV: That subsection 146 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here to Corner** is hereby **created** to read as follows:

9.05(j) 146. On the west side of Phillips Street from College Avenue to a point 70 feet north.

SECTION V: That subsection 147 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here to Corner** is hereby **created** to read as follows:

9.05(j) 147. On the west side of Phillips Street from Briggs Street to a point 94 feet south.

SECTION VI: That subsection 148 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here to Corner** is hereby **created** to read as follows:

9.05(j) 148. On the west side of Phillips Street from Briggs Street to a point 90 feet north.

SECTION VII: That subsection 149 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here to Corner** is hereby **created** to read as follows:

9.05(j) 149. On the north side of Dixon Street from Fremont Street to a point 73 feet east.

SECTION VIII: That subsection "c" of Section 9.02(b)2, **15 miles per hour in** of the Revised Municipal Code, **Speed Limits** is hereby **amended** to read as follows:

9.02(b)2 c. Main Street from Rogers Street to Water Street.

SECTION IX: These ordinance changes shall take effect upon passage and publication:

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
John Moe, City Clerk

Dated: August 3, 2015
Approved: August 17, 2015
Published: August 21, 2015

**FINANCE COMMITTEE
AUGUST 10, 2015 AT 7:03 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, Ryan, Mrozek, McComb, Oberstadt; Police Sergeant Plotrowski; Deputy C/T Freeberg; Brandi Makuski; Nate Enwald; Barb Jacob; Armin Nebel; Bob Fisch; Jerry Jones; Nadine Jones

ITEM #1 – SALE OF ELECTRONIC SIGN FROM FIRE DEPARTMENT STATION #1 TO VALLEY COMMUNITIES CREDIT UNION.

Motion made by Ald. Phillips, seconded by Ald. Van Stippen, to approve the sale of the electronic sign from the Fire Department Station #1 to Valley Communities Credit Union for \$10,000.

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

ITEM #2 – BUDGET AMENDMENT RESOLUTION RELATED TO CREATION OF AN IT POSITION AND SETTLEMENT OF LABOR CONTRACT WITH STEVENS POINT POLICE OFFICERS ORGANIZATION.

C/T Ladick explained this is not something we do very often. It is done when we have major changes, especially changes between departments. We originally budgeted money for the IT Contracted Services at the beginning of the year because that was the direction we were thinking we were headed and then it was decided to hire an in-house person, so we are moving money from the Contracted IT Services to the IT Department lines items. We are also moving money from IT Contracted Services into the line item for the IT Coordinator in the Police Department as that position was suppose to be cut down to 2/3's once the new IT position started, but that has taken longer than anticipated. The Police Department Union has settled their contract, so we are moving money from the line item "Levy for Contingencies" into those salaried line items in the Police Department.

Motion made by Ald. Patton, seconded by Ald. Kneebone, to approve the budget amendment as presented of expense accounts 1-10 and existing accounts 1-9.

Ayes: All Nays: None Motion carried.

ITEM #3 – REQUEST FOR THE REPLACEMENT OF HANDRAILS AT THE LINCOLN CENTER.

C/T Ladick stated this was brought forward a few months ago and Portage County now has some bids. There are two bids, the lowest bid is \$10,490, which would replace the handrails and also some concrete work as one of the handrails is in a concrete block that is cracked as well.

Ald. Slowinski questioned if this covers all the handrails, C/T Ladick replied yes, all the outside rails.

Ald. Phillips asked how many rails there are, C/T Ladick replied he believes there are three.

Ald. Phillips questioned if we couldn't get anyone local to do this. C/T Ladick replied he would have to ask Portage County. The current process is that we have the County bid it out, get the bids and then forward them to us along with a recommendation.

Ald. Van Stippen questioned if there were other bids, but these were the only ones submitted to us. C/T Ladick replied his understanding is that these were the only two vendors that responded because typically he usually gets three bids back from them.

Ald. Slowinski questioned if there is a time line as to how long these last or whether or not there is a warranty. C/T Ladick replied since they are stainless steel, they should last a long time.

Motion made by Ald. Kneebone, seconded by Ald. Slowinski, to approve the low bid from Eagle Construction in the amount of \$10,490 to repair or replace the outside handrails at the Lincoln Center.

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

ITEM #4 – APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. Phillips, seconded by Ald. Van Stippen, to approve the payment of claims in the amount of \$1,590,302.21.

Ayes: All Nays: None Motion carried.

Adjournment at 7:10 p.m.

Resolution Budget Amendment

Pursuant to Sec 65.90(5)(a) Wisconsin Statutes the Common Council of the City of Stevens Point does hereby amend its Budget for the year 2015 in the Following Manner:

Expenditure Accounts (Under the heading of "Information Technology")

1. Account 100.51.15540.1124 shall be created, with a sum of \$19,883.00, and title of "IT Network Administrator".
2. Account 100.51. 15540.1900 shall be created, with a sum of \$1,352.00, and title of "Employer Contrib/Wisc Ret."
3. Account 100.51. 15540.1910 shall be created, with a sum of \$1,521.00, and title of "Employer Contrib/S.S. Tax".
4. Account 100.51. 15540.1920 shall be created, with a sum of \$13.00, and title of "Employer Contrib/Life Insur".
5. Account 100.51. 15540.1930 shall be created, with a sum of \$34.00, and title of "Workers Compensation Prem"
6. Account 100.51. 15540.1950 shall be created, with a sum of \$6,551.00, and title of "Medical Insurance Premium".
7. Account 100.51. 15540.2203 shall be created, with a sum of \$200.00, and title of "Telephone Utility Charges".
8. Account 100.51.15540.3000 shall be created, with a sum of \$2000.00, and title of "General Office Supplies".
9. Account 100.51. 15540.3301 shall be created, with a sum of \$500.00, and title of "Mileage Expenses".
10. Account 100.51. 15540.5910 shall be created, with a sum of \$500.00, and title of "Gen Seminar/Education Exp."

The following existing accounts shall be adjusted as follows:

1. Account 100.52.20100.1160 "IT Coordinator", shall be increased by \$21,353.00.
2. Account 100.52.20100.1210 "Sergeants Wages", shall be increased by \$10,388.00.
3. Account 100.52.20100.1235 "Police Officer Wages", shall be increased by \$43,534.00.
4. Account 100.52.20100.1900 "Employer Contrib/Wisc Ret.", shall be increased by \$6,865.00.

5. Account 100.52.20100.1910 "Employer Contrib/S.S. Tax", shall be increased by \$5,759.00.
6. Account 100.52.20100.1930 "Workers Compensation Prem", shall be increased by \$1,956.00.
7. Account 100.51.19870.2906 "IT Contracted Services", shall be reduced by \$57,029.00.
8. Account 100.51.19850.9050 "Levy for Contingencies", shall be reduced by \$59,321.00.
9. Account 100.52.20100.1650 "Shift Differential Pay", shall be reduced by \$6,059.00.

The Clerk is directed to publish this resolution relating to the Budget Alterations as a Class I notice within 10 days after adoption of this resolution.

Approved: _____
Mike Wiza, Mayor

Attest: _____
John Moe, City Clerk

Dated: August 5, 2015
Adopted: August 17, 2015
Published: August 21, 2015

Board of Water and Sewerage Commissioners
Monday, August 10, 2015
12:00 P.M.

MINUTES

PRESENT: Paul Adamski, Mae Nachman, Carl Rasmussen and Jim Cooper.

ALSO PRESENT: Joel Lemke, Mary Klesmith, Gary Kuplic, Chris Lefebvre, Jason Draheim, Jaime Zdroik, Corey Ladick-City Treasurer, Jodi Dobson of Baker Tilly and Chris Fish-resident 2110 Birch Dr. Plover.

Excused Absence: Eugene Tubbs

Index		Page
I.	ADMINISTRATION	
1.	Approval of minutes of the July 13, 2015 meeting.	2
2.	Audit presentation.	2-3
II.	ACCOUNTING	
3.	Discussion and possible action on approval of department claims.	3-4
4.	Discussion and possible action on land for sale at 1917 Cypress St.	4
5.	Verbal update on sewer rate study.	4-5
III.	WATER OPERATIONS	
6.	Discussion and possible action on well abandonment agreement for the Patch St. well.	5
7.	Report on water distribution operations.	5
8.	Report on water supply operations.	5
IV.	SEWAGE TREATMENT OPERATIONS	
9.	Report on Collection System Maintenance.	5
10.	Report on sewage treatment operations.	6
11.	Discussion and possible action on pump repair/purchase.	6
12.	Distribution and discussion of the ECMAR.	6
13.	Presentation on the high strength waste project.	7
V.	STORMWATER OPERATIONS	
14.	Report on storm water operations.	7
VI.	DIRECTOR'S REPORT	
15.	Verbal report.	7
VII.	ADJOURNMENT	7

ADMINISTRATION

1. **Approval of minutes of the July 13, 2015 meeting.**

Motion made by Jim Cooper, seconded by Carl Rasmussen to approve the minutes of the July 13, 2015 Water & Sewerage Commission meeting.

Ayes all. Nays none. Motion carried.

2. **Audit presentation.**

Jodi Dobson, Baker Tilly, presented the audits for the Water, Wastewater and Stormwater Departments.

WATER DEPT:

The overall water sales decreased from 2013 to 2014 which is consistent throughout water utilities across the state. Our major customer has stayed consistent with their usage. With decreased usage and costs not going down we need to monitor the accuracy of rates more closely.

The authorized rate of return for 2014 was 2.75% our actual rate of return was 3%. The authorized rate of return is lower than the PSC benchmark. This decision was made by management back in the 2012 rate case in order to help lower the cost burden to the customers.

The bond resolution requires earnings to be greater than 1.10 times the highest annual debt service. The Water Department debt coverage is 3.56 which is very strong and has been stable the past three years.

There should be at least one quarters billings cash on hand. The Water Department has 4.20 quarters billings of cash on hand.

The percent of net plant funded by debt is 32%. Normal utility target is 50% or less debt.

WASTEWATER DEPT:

The total volume treated decreased slightly which is consistent with decreased water usage.

The operating revenues are outpacing the expenses.

The actual debt coverage is 3.89; the required debt coverage is 1.25.

There should be at least one quarters billings cash on hand. The Wastewater Department has 3.42 cash on hand.

The percent of net plant funded by debt is 28%. Normal utility target is 50% or less debt.

STORMWATER DEPT:

The operating revenues exceed the operating expenses.

The Stormwater Department has 1.10 quarters billings on hand.

The Stormwater Department does not have any debt.

Communication to those charged with governance and management: There are two items reported in this document, one is a material weakness related to financial reporting which states we assist management with completing the financial statements. The accounting standards say that when we come to do the audit, the financial statements should be completed already. This not uncommon, they see this in other utilities as well who don't have a CPA on staff. Also, as in regards to segregation of duties in the payroll process, the utility doesn't have enough staff to segregate every HR duty from the payroll process.

Recommendations: IT controls, restricted cash accounts and there will be new pension accounting standards.

There were no red flags or concerns.

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the audits for the Water, Wastewater and Stormwater Departments.

Ayes all. Nays none. Motion carried.

II. ACCOUNTING

3. Discussion and possible action on approval of department claims.

WATER DEPARTMENT

Paul Adamski also presented the statement of claims for the Water Utility for July. The balance as of July 1, 2015 was \$5,360,816.48; the bank deposits recorded in July 2015 were \$1,877,993.09. Checks issued July 2015 numbered 49233 through 49304 were in the amount of \$2,533,694.97. The net balance on hand July 31, 2015 was \$4,705,114.60.

WASTEWATER DEPARTMENT

Paul Adamski presented the statement of claims for the Sewage Treatment Utility for July. The balance as of July 1, 2015 was \$5,763,690.22; the bank deposits recorded in July 2015 were \$561,268.90. Checks issued July 2015 numbered 31162 through 31209 were in the amount of \$229,393.87. The net balance on hand July 31, 2015 was \$6,095,565.25.

STORMWATER DEPARTMENT

Paul Adamski also presented the statement of claims for the Stormwater Utility for July. The balance as of July 1, 2015 was \$888,537.64. The bank deposits recorded in July 2015 were \$187,846.61. Checks issued July 2015 meeting numbered 1409 through 1428 were in the amount of \$47,382.64. The net balance on hand July 31, 2015 was \$1,029,001.61.

Motion made by Jim Cooper, seconded by Carl Rasmussen to approve the department claims for the month of July 2015 as audited and read.

Ayes all. Nays none. Motion carried.

4. **Discussion and possible action on land for sale at 1917 Cypress St.**

Joel explained this property abuts other property owned by the City. The property is currently on the market for \$98,000.00. HUD has foreclosed on the property and both Joel and Paul feel they can get the property for considerably less than asking price.

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve Joel and Paul to negotiate a purchase with realtors. If they are successful in getting an accepted offer to purchase, they would report back to the Commission.

Ayes all. Nays none. Motion carried.

5. **Verbal update on sewer rate study.**

Joel stated that at the previous Commission meeting he explained that in order to not get points deducted on our annual CMAR report a review of sewer rates needs to be completed every two years. Joel contacted the DNR to ask if we could use our current audit standing, which states the Wastewater Department is financially strong, instead of spending the money on completing a new sewer rate study.

Joel has received a written response from the DNR allowing us to use our current audit standing and not having to complete a sewer rate study.

A sewer rate study will only be completed if it is necessary to do so depending on costs of upcoming projects.

III. WATER OPERATIONS

6. Discussion and possible action on well abandonment agreement for the Patch St. well.

Joel explained that the Patch Street well has been inactive since the mill turned their operations over to City water back in the 1990's.

The DNR sent a request that we abandon the well since it has been inactive for so long. Joel made a request to the DNR asking for an extension for filling and sealing of the Patch Street well to allow the City more time to determine if there was a possible future use for this well. The DNR granted a five year extension.

Motion made by Mae Nachman, seconded by Jim Cooper to approve the well abandonment agreement with the DNR for the Patch Street well.

Ayes all. Nays none. Motion carried.

7. Report on water distribution operations.

Gary stated the crew is very busy. They have been working on manholes, installing storm sewers, and #4 filter media replacement is just about complete.

The water operation report was distributed and reviewed for the month of July. A total of 336 valves have been operated in 2015.

8. Report on water supply operations.

Our pumpage in July was 187,544,000 gallons, a decrease of 27,919,000 gallons of water from July 2014.

IV. SEWAGE TREATMENT OPERATIONS

9. Report on Collection System Maintenance.

The new vac truck will be delivered within the next couple of days. They have been working on manhole reconstruction, flushing and jetting.

The sewer report for the month of July was reviewed by the Commission.

10. **Report on sewage treatment operations.**

Chris stated all permit levels were met for the month of July. They produced 90% of their own electricity which is a little lower than normal due to the generator being down for annual maintenance as well as replacement of the gas treatment media. Kraft Power inspected the generator and said it is in phenomenal shape for the amount of hours it has on it.

There was a complaint from one of the farmers where biosolids were applied to one of their fields. One of the trucks had garbage in it and it was placed on their fields. They are in the process of working on an agreement with the haulers and farmer regarding this situation. The field has been cleaned up. In the future the trucks will be flushed out prior to hauling.

B.O.D. (5 average ppm), Phosphorus (0.342 average ppm) and Suspended Solid (6.25 average ppm) limits were met for the month of July 2015.

11. **Discussion and possible action on pump repair/purchase.**

The submersible rotary lobe pump, pumps a lot of our dairy waste into the digesters and due to this corrosive environment the non-stainless portions of the pump need to be rebuilt. The entire pump will be made out of stainless steel once repairs are complete. When this pump was first purchased they didn't have an all stainless option.

A second bid was not received because they are the only company that makes and sells this particular pump.

Motion made by Carl Rasmussen, seconded by Jim Cooper to approve the pump repair/purchase by Boerger, LLC in the amount of \$9,782.00.

Ayes all. Nays none. Motion carried.

12. **Distribution and discussion of the ECMAR.**

Joel stated the Electronic Compliance Maintenance Annual Report is done annually. We scored good grades as usual.

Motion made by Mae Nachman, seconded by Jim Cooper to approve the 2014 Compliance Maintenance Annual Report and Resolution.

Ayes all. Nays none. Motion carried.

13. **Presentation on the high strength waste project.**

This item will be brought back next month.

V. STORMWATER OPERATIONS

14. **Report on Stormwater operations.**

Joel stated the crews have been working projects together and addressing local issues when they come up.

VI. DIRECTOR'S REPORT

15. **Verbal Report.**

Joel stated tomorrow is Gary's 35 year anniversary with the department. Joel and Commission congratulated Gary and thanked him for his years of service.

The next Water & Sewerage Commission meeting will be on Monday, September 14, 2015 at noon.

VII. ADJOURNMENT

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

MEETING ADJOURNED

12:45pm

BOARD OF WATER AND SEWERAGE COMMISSIONERS

EUGENE TUBBS, SECRETARY



Police and Fire Commission

City of Stevens Point
1515 Strongs Avenue
Stevens Point WI 54481

David Schlehs, President
(715) 346-1508

July 7, 2015
4:01 p.m.

1. **Roll Call:** Commissioners Carlson, Kirschling, Ostrowski, Schlehs and Wescott

Also

Present: Chief Martin Skibba, Chief Bob Finn, Alderperson Tony Patton,
Mayor Mike Wiza, Brandi – Stevens Point City Times, Lee Ann Spoon

2. **People to be heard and announcements**

Kevin Ruder thanked the commission for their support over the last six years when he served as Police Chief.

Commissioner Schlehs announced his intent to resign from the police and fire commission at the end of this month.

3. **Adjourn into closed session (approximately 4:00 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 probationary police officer interviews.**

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

4. **Reconvene into open session (approximately 4:30 p.m.) for possible action.**

Commissioner Kirschling moved, seconded by Commissioner Wescott to reconvene into open session.

Ayes, all; nays, none. Motion carried.

Commissioner Schlehs moved, seconded by Commissioner Carlson, to approve Officer Mike Long to regular police officer status.

Ayes, all; nays, none. Motion carried.

Commissioner Schlehs moved, seconded by Commissioner Ostrowski to approve Officer Robert Roser to regular police officer status.

Ayes, all; nays, none. Motion carried.

5. Discussion of Administrative PFC Procedure Section 3.01, Original Appointment – Police and Fire Chiefs

Based upon past discussions with the Commission regarding PFC policy 3.01, City Attorney Beveridge incorporated changes for discussion and possible action.

Commissioner Wescott moved, seconded by Commissioner Kirschling, to incorporate the changes to Policy 3.01 as presented.

Ayes, all; nays, none. Motion carried.

6. Discussion with possible action Police Chief hiring process

The tentative timeline for the Police Chief hiring process is as follows:

1. Application packet prepared – July
2. Advertising and deadline – July to September 4
3. Screening process – September/October
 - Minimum qualifications
 - Screening interviews
 - Finalist interviews
4. PFC appointment – October

Commissioner Wescott moved, seconded by Commissioner Carlson to approve the process as outlined above.

Ayes, all; nays, none. Motion carried.

7. Discussion on public safety facilities planning seminar in Chicago IL on October 23, 2015

Chief Skibba discussed attending the public safety facilities planning seminar on October 23rd in October in Chicago. The commission will discuss this at their meeting on July 17th and asked Chief Skibba to provide more details.

8. Consent Agenda

- a. Minutes
- b. Monthly Bills
- c. Fire Chief Finn reported:
 - The SPFD and IAFF Local 484 participated in Kids Walk Wisconsin with a dunk tank, Fire Safety Games and the Smokehouse, which Explorer Post 242 assisted in running. A nice time was had by all.
 - A preliminary meeting was held with Stevens Point PD, Plover Police Department, Portage County Sheriff's Office and SPFD for the Emergency Services Citizen Academy that will run from September 8, 2015 until November 10, 2015.

- Members of the SPFD attended a table-top exercise at the Stevens Point Holiday Inn hosted by Koch Pipeline for a training exercise of a hazardous material spill in the Wisconsin River. The table-top exercise was a 10 hour training session attended by multiple disciplines throughout Portage County.
- A fire safety class and evacuation process was given to the residents and staff of 1300 Briggs Street, Stevens Point. The class contained information on what residents should do in case of a fire alarm, smoke in the building or a confirmed fire.
- Chief Finn gave a three hour presentation on how to conduct a fire investigation to 12 students from Youth in College, Crime Lab 2015, which was being held at UWSP. Afterwards, various materials were burned to demonstrate the difference in residue.
- After three days of candidate interviews, we have established an eligibility list which contains 13 names. Three candidates were offered positions and have subsequently passed their medical and psychological exams. Their start dates are July 6th for two candidates and July 13th for one candidate.

d. EMS Report:

- Rescue Task Force: Portage County had our first deployment of a Rescue Task Force Team. The incident went well.
- The Stevens Point Fire Department will be taking on an expanded role in the 2015 Citizen's Academy. The academy kicks off this fall.
- Koch Pipeline and Flint Hills sponsored a two-day table-top exercise. The focus was how the private sector and public sector work together in the Incident Command System in the event of an emergency. There were many different agencies present at this exercise which made it easier for everyone to understand how we all operate.
- Medic 1 crew went to a Dewey First Responder meeting to review the ambulance and its equipment. Hull First Responders were also invited to participate in this training.

Rapid Response Vehicle:

There was a potential of 49 runs in June.

1. Cancelled En Route:	8 times
2. Lieutenant Not Available	3 times
3. Staffing Not Allowed	0 times
4. RRU Not Available	0 times
5. RRU Responded	38 times

Simultaneous Ambulance Requests:

Total number of Ambulance Requests in June: 368

2 Ambulances out:	91 (24.7%)
3 Ambulances out:	10 (2.7%)
4 Ambulances out:	7 (1.9%)
5 Ambulances out:	2 (.54%)

- e. Police Chief Marty Skibba reported:
- June 4th Special Olympics Torch Run and Special Olympics.
 - June 4th Community service Officer Kevin Leahy hired, filling the vacant night CSO position.
 - June 5th appreciation luncheon held for adult crossing guards.
 - June 5th auxiliary provided safety presentation at Adventure 212.
 - June 6th Cops and Bobbers – officers and auxiliary assisted participants.
 - June 6th Walk Wisconsin – officers and auxiliary provided traffic and pedestrian control.
 - June 11th Sentry safety audit conducted by Interim Assistant Chief Babl.
 - June 12th Stevens Point Police Department face book reactivated. AC Zenner, AC Babl and Sgt. Piotrowski manage the site.
 - June 15th Council approved bargaining contract.
 - June 15th Council approved requested building funding of \$50,000.00.
 - June 16th & 18th Officer and detective presentation at Bannach Elementary School.
 - June 23rd & 24th auxiliary interviews held to fill two positions. The process continues.
 - July 7th Portage County Space and Properties presentation by Interim Chief Skibba on building update.
 - July 14th – 16th Interim AC Babl to attend emergency planning course with UWSP and SPFD representatives.
 - July 17th auxiliary fundraiser to be held at Trig's.
 - July 24th movie in the park night. Auxiliary and officers will be handing out snacks during the event.

Commissioner Wescott moved, seconded by Commissioner Carlson, to accept the consent agenda items.

Ayes, all; nays, none. Motion carried.

Aldersperson Tony Patton left the meeting.

9. **Adjourn into closed session (approximately 6:00 p.m.) pursuant to Wisconsin Statutes Section 19.85 (1) (e) [deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session] for discussion of the ESCI report as it relates to EMS contract negotiations with Portage County.**

Commissioner Wescott moved, seconded by Commissioner Schleihs, to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

10. **Adjournment**

The meeting adjourned at 5:55 p.m.



Police and Fire Commission

City of Stevens Point
1515 Strong's Avenue
Stevens Point WI 54481

David Schleih, President
(715) 346-1508

July 21, 2015
4:01 p.m.

- 1. Roll Call:** Commissioners Kirschling, Ostrowski, Schleih and Wescott
Commissioner Carlson, excused

Also

Present: Chief Bob Finn, Interim Chief Marty Skibba, Mayor Mike Wiza, Comptroller Corey Ladick, Alderperson Tony Patton, Alderperson Mike Phillips, Alderperson Shaun Morrow, City Attorney Andrew Beveridge, Brandi Makuski – Stevens Point City Times

- 2. Adjourn into closed session (approximately 4:00 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 a firefighter/paramedic applicant interview**

Commissioner Wescott moved, seconded by Commissioner Kirschling, to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

- 3. Reconvene into open session for possible action**

Commissioner Schleih moved, seconded by Commissioner Wescott to reconvene into open session.

Ayes: all; nays, none. Motion carried.

Commissioner Schleih moved, seconded by Commissioner Wescott, to extend a conditional offer of employment to Jake Laake upon the successful completion of all hiring protocols and testing.

Ayes, all; nays, none. Motion carried.

- 4. Discussion on public safety facilities planning seminar in Chicago, Illinois on October 23, 2015.**

Interim Chief Skibba reviewed information on the cost and city staff that may attend. Mayor Wiza discussed how police department and city space needs are connected to a decision by Portage County on a possible law enforcement center and use of courthouse space. A short discussion followed. No action was

taken, but the PFC wants to stay updated on space decisions, and review this issue in January 2016 of staff attending a space planning conference.

5. Agreement between the City of Stevens Point and Village of Park Ridge for Emergency Medical Services

Chief Finn explained the background and main expectations of the agreement. The agreement continues the level of paramedic service as has been done for several years. Mayor Wiza said the city attorney drafted the agreement and the Village of Park Ridge has agreed to it. The agreement allows the city fire department to provide an engine company to assist on serious medical emergency calls in the village. This allows additional paramedics to respond and increases the level of care for patients. City Attorney Beveridge drafted changes to the policy to help streamline the process.

Commissioner Wescott moved, seconded by Commissioner Schlehs, to approve the agreement as presented.

Ayes, all; nays, none. Motion carried.

6. Review and discussion of 2016 capital budget requests – Police and Fire

Chief Finn presented capital budget requests for the fire department. Interim Chief Skibba presented capital budget requests for the police department. Questions and discussion followed with input from Mayor Wiza and Comptroller Ladick. No action was taken.

7. Adjourn into closed session (approximately 5:15 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 discussion of the ESCI report as it relates to EMS contract negotiations with Portage County.

Commissioner Wescott moved, seconded by Commissioner Ostrowski, to adjourn into closed session.

Ayes: all; nays, none. Motion carried.

City Attorney Beveridge joined the meeting.

8. Adjournment

The meeting adjourned at 5:44 p.m.

Airport Commission
Monday, August 10, 2015
12:00 P.M.

MINUTES

PRESENT: Paul Adamski, Mae Nachman, Carl Rasmussen and Jim Cooper.

ALSO PRESENT: Joel Lemke, Mary Klesmith, Gary Kuplic, Chris Lefebvre, Jason Draheim, Jaime Zdroik, Corey Ladick-City Treasurer, and Jodi Dobson-Baker Tilly.

EXCUSED ABSENCE: Eugene Tubbs

	Index	Page
I.	ADMINISTRATION	
	1. Approval of minutes of the July 13, 2015 meeting.	2
	2. Audit presentation.	2
	3. Discussion and possible action on lease renewal procedures.	2
II.	ACCOUNTING	
	4. Discussion and possible action on approval of department claims.	3
III.	AIRPORT MANAGERS REPORT	
	5. Written report provided.	3
	6. Verbal report.	3
IV.	ADJOURNMENT	4

I. ADMINISTRATION

1. Approval of minutes of the July 13, 2015 meeting.

Motion made by Jim Cooper, seconded by Carl Rasmussen to approve the minutes of the July 13, 2015 Airport Commission meeting.

Ayes all. Nays none. Motion carried.

2. Audit presentation.

Jodi Dobson of Baker Tilly presented the audit for the Airport.

The operating revenues have decreased a little from 2014. Property tax revenue increased from 2013 to 2014. Operating and maintenance expenses increased from 2013 to 2014 mostly due to fuel costs. The net result continues to be negative but without depreciation included we would have an income of \$26,000 for 2014.

The Airport has 0.85 quarters billings on hand.

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the Airport audit completed by Baker Tilly.

Ayes all. Nays none. Motion carried.

3. Discussion and possible action on lease renewal procedures.

Jason stated our privately owned hangers constructed on Airport owned leased property have 25 year leases with 5 year extensions which is an FAA standard. There have been some issues brought up with the leases when the hanger is sold. We had been assigning these leases instead of renewing and it has greatly affected the valuation of the buildings in transferring or for new owners to get funding. We are proposing to grant a new lease when there is an ownership change. The Bureau of Aeronautics and the FAA encourage this.

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the lease renewal procedures.

Ayes all. Nays none. Motion carried.

II. ACCOUNTING

4. Discussion and possible action on approval of department claims.

AIRPORT

Paul Adamski also presented the statement of claims for the Airport for July. The balance as of July 1, 2015 was \$200,700.55. The bank deposits recorded in July 2015 were \$67,454.40. Checks issued in July 2015 numbered 1328 through 1348 were in the amount of \$76,063.47. The net balance on hand July 31, 2015 was \$192,091.48.

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the department claims for the month of July 2015 as audited and read.

Ayes all. Nays none. Motion carried.

III. AIRPORT MANAGERS REPORT

5. Written report provided.

Jason stated they set a record of 987 movements in July due to EAA and set record for fuel sales as well with 20,000 gallons sold.

6. Verbal report.

Nothing to report.

The next Airport Commission meeting will be on Monday, September 14, 2015 immediately following the Board of Water & Sewerage Commission meeting.

IV. ADJOURNMENT

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

MEETING ADJOURNED

12:55pm

AIRPORT COMMISSION

EUGENE TUBBS, SECRETARY

**COMPTROLLER-TREASURER REPORT
for the period ending June 30, 2015**

	Bal June 1, 2015	Receipts	Disbursements	Bal June 30, 2015
GENERAL OPERATING CASH	\$3,101,160.19	\$733,779.47	\$2,201,530.67	\$1,633,408.99
WATER & SEWER (CASH & INVEST) (includes airport, transit , stormwater)	\$12,773,485.93	\$1,101,844.85	\$930,880.64	\$12,944,450.14

INVESTMENTS	Bal June 1, 2015	TRANSFER IN	TRANSFER OUT	Bal June 30, 2015
GENERAL	\$24,429,139.59	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$9,813,936.30
ENTERPRISE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$2,254,016.84	\$0.00	\$0.00	\$2,254,016.84
TOTALS	<u>\$37,095,341.84</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$37,095,341.84</u>

EXPENDITURES:	BUDGET	YTD	%	REVENUES	BUDGET	YTD	%
GENERAL GOVT	\$3,356,475.00	\$1,475,809.04	43.97%	GENERAL	\$21,955,766.00	\$13,490,204.97	61.44%
POLICE	\$5,107,435.00	\$2,436,817.56	47.71%				
FIRE	\$4,879,636.00	\$2,362,766.40	48.42%				
PUBLIC WORKS	\$5,768,897.00	\$2,574,181.81	44.62%				
PARK & REC	\$2,093,323.00	\$879,772.92	42.03%				
CAPITAL PROJECTS	\$750,000.00	\$177,739.52	23.70%				
DEBT SERVICE	\$5,665,506.00	\$3,340,778.12	58.97%				
YTD TARGET	50.00%						

August 12, 2015

Members of the Common Council
Stevens Point, Wisconsin

The following appointment is recommended for your consideration.

Police and Fire Commission – Unexpired Term of Schleih – (Expires 04-30-19)
Appoint Jerry Moore, 317 Division Street N.

Your confirmation of this appointment would be appreciated.

Mike Wiza
Mayor
City of Stevens Point



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: 8/12/2015
Subject: Edgewater Manor

This memo is to explain the action of the Redevelopment Authority (RA) at its meeting of August 11, 2015 relating to Edgewater Manor, and the options that are before the Common Council.

At the RA meeting, the RA voted 5-2 to transfer Edgewater Manor to the City of Stevens Point. Under the Wisconsin statutes, the RA's powers to take any actions with regards to Edgewater are very limited unless the property is identified as a "project area" and a redevelopment plan is created by the Council. The power to acquire and dispose of property, as well as to borrow or accept funds from other agencies is only granted after a redevelopment plan is created. Since no redevelopment plan exists for Edgewater Manor, the RA has very limited power to do anything with the property. The City is not subject to these same restrictions. Moreover, transfer to the City places the authority to carry out potential repairs to the building and the authority to borrow for those repairs in the same hands. Therefore, in order to proceed with this property, the proper place of ownership would likely rest with the City, not the RA. Funding issues aside, Edgewater Manor should be transferred to the City at this time.

Turning to the statutes in detail, the powers of redevelopment authorities under Wisconsin statutes are as follows:

(5) POWERS OF REDEVELOPMENT AUTHORITIES.

(a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:

- 1. Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.*
- 2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. [985](#), published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. [985](#), of the proposed work before the contract is entered into.*

3. *Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.*

4.

a. *Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.*

b. *Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.*

c. *Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a*

pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. [67.08 \(1\)](#) and may be registered under s. [67.09](#). The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. [985](#), published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.

5. Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. [19.21 \(4\) \(c\)](#). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all purposes if it meets the applicable standards established in ss. [16.61](#) and [16.612](#).

6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the commissioners, and the executive director or the assistant director in the absence of the executive director to execute on behalf of the authority all contracts, notes and other forms of obligation when authorized by at least 4 of the commissioners of the authority to do so.

7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an official seal.

8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.

9. Exercise any powers of a housing authority under s. [66.1201](#) if done in concert with a housing authority under a contract under s. [66.0301](#).

The powers identified above are often identified for the “purposes of this section.” The purposes of this section refer to the following:

*66.1333(2) FINDINGS. In addition to the findings and declarations made in ss. [66.1331 \(2\)](#) and [66.1337](#), it is found and declared that the existence of substandard, deteriorated, slum and blighted areas and blighted properties is a matter of statewide concern. It is the policy of this state to protect and promote the health, safety, morals and general welfare of the people of the state in which these areas and blighted properties exist by the elimination and prevention of these areas and blighted properties through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in these areas and blighted properties. **The purposes of this section are to provide for the elimination and prevention of substandard, deteriorated, slum and blighted areas and blighted properties through redevelopment and other activities by state-created agencies and the utilization of all other available public and private agencies and resources.** State agencies are necessary in order to carry out in the most effective and efficient manner the state's policy and declared purposes for the prevention and elimination of substandard, deteriorated, slum and blighted areas and blighted properties. State agencies shall be available in all the cities in the state to be known as the redevelopment authorities of the particular cities and carry out and effectuate the provisions of this section when the local legislative bodies of the cities determine there is a need for them to carry out within their cities the powers and purposes of this section. Assistance which may be given by cities or any other public bodies under this section is a public use and purpose for which public money may be expended. The necessity in the public interest for the provisions of this section is declared a matter of legislative determination. Nothing in this subsection contravenes, repeals or rescinds the finding or declaration of necessity before the recreation of this subsection on June 1, 1958.*

Therefore, as indicated above, in order for the RA to exercise many of these powers there needs to be a general and project area redevelopment plan in place. These plans are identified under section 66.1331 of the Wisconsin statutes:

66.1331(5) GENERAL AND PROJECT AREA REDEVELOPMENT PLANS.

(a) The planning commission shall make and develop a comprehensive or general plan of the city, including the appropriate maps, charts, tables and descriptive, interpretive and analytical matter. The plan shall serve as a general framework or guide of development within which the various area and redevelopment projects under this section may be more precisely planned and calculated. The plan shall include at least a land use plan which designates the proposed general distribution and general locations and extents of the uses of the land for housing, business,

industry, recreation, education, public buildings, public reservations and other general categories of public and private uses of the land.

(b) For the exercise of the powers granted and for the acquisition and disposition of real property for the redevelopment of a project area, the following steps and plans are required:

1. Designation by the planning commission of the boundaries of the project area proposed by it for redevelopment, submission of the boundaries to the local legislative body and the adoption of a resolution by the local legislative body declaring the area to be a blighted area in need of redevelopment.

2. Adoption by the planning commission and approval by the local legislative body of the redevelopment plan of the project area. The redevelopment plan shall conform to the general plan of the city and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area. The plan shall include a statement of the boundaries of the project area; a map showing existing uses and conditions of real property in the area; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage, and building intensity in the area after redevelopment; a statement of proposed changes, if any, in zoning ordinances or maps and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for the relocation of families to be displaced from the project area.

3. Approval of a redevelopment plan of a project area by the local legislative body may be given only after a public hearing conducted by it, and a finding by it that the plan is feasible and in conformity with the general plan of the city. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the project area, shall be published as a class 2 notice, under ch. [985](#), the last insertion to be at least 10 days prior to the date set for the hearing. All interested parties shall be afforded a reasonable opportunity at the hearing to express their views respecting the proposed plan, but the hearing is only for the purpose of assisting the local legislative body in making its determination.

(c) In relation to the location and extent of public works and utilities, public buildings and other public uses in the general plan or in a project area plan, the planning commission shall confer with those public officials, boards, authorities and agencies under whose administrative jurisdictions the uses respectively fall.

(d) After a project area redevelopment plan of a project area has been adopted by the planning commission and approved by the local legislative body, the planning commission may certify the plan to the local legislative body. The local legislative body shall exercise the powers granted to it in this section for the acquisition and assembly of the real property of the area. Following certification, no new construction may be authorized by any agencies, boards or commissions of the city, in the area, unless as authorized by the local legislative body, including substantial remodeling or conversion or rebuilding, enlargement or extension of major structural improvements on existing buildings, but not including ordinary maintenance or remodeling or changes necessary to continue the occupancy.

In conclusion, any projects the RA carries out must be in conjunction with an approved redevelopment plan. Because Edgewater Manor is not part of a redevelopment plan, the RA is not the proper entity to own this property.

If the City of Stevens Point chooses to accept ownership of Edgewater Manor, it is anticipated that a special meeting will occur in September to discuss options for the property. While action on the options for this property is important, this meeting is intended solely to put the property in the hands of an entity that has the ability to make decisions relating to the property.

If you should have any questions, please do not hesitate to contact the appropriate City staff member or myself.