

**City of Stevens Point
REGULAR COUNCIL MEETING**

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

**December 19, 2016
7:00 P.M.**

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

Consideration and Possible Action on the Following:

5. Minutes of the Regular Common Council meeting of November 21, and the special Common Council meeting of November 21, 2016.
6. Request from Ministry Health Care to extend an existing temporary parking agreement at 933 Michigan Avenue.
7. Minutes and actions of the City Plan Commission meeting of December 5, 2016.
 1. Report of the November 7, 2016 meeting.
 2. Resolution – Conditional Use– Requesting a permit to operate a car and truck wrecking facility at 801 Francis Street.
 3. Request from FORE Development and Investment Group for a conceptual project review to construct a retail development at 5423 US Highway 10, Town of Hull.
 4. Request from Point of Beginning, Inc. to remove/modify the 80% natural lot coverage requirement within Parkdale Subdivision, specifically an unaddressed parcel north of US Highway 10 and East of Badger Avenue and 1201 Badger Avenue.
 5. Request from Point of Beginning, Inc. for a site plan review of an office development at an unaddressed parcel north of US Highway 10 and East of Badger Avenue.
 6. Request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive.
 7. Community Development Department Monthly Report for November 2016.

8. Resolution – Amendment to the 1998 intergovernmental agreement for growth and development on Highway 10 and Brilowski Road, between the Town of Hull and City of Stevens Point, specifically to reduce certain building, parking lot, and drive aisle setbacks.
9. Easement for rail improvements at 5700 E.M. Copps Drive.
10. Minutes and actions of the Board of Public Works meeting of December 12, 2016.
 1. To accept the Director’s Report and place it on file.
 2. Request from WPS for underground utility easement for the installation of gas and electric services to the future Cobblestone Hotel Development.
 3. Introduction to fee structure pertaining to Right-of-Way fees.
 4. Presentation by Brentt Michalek of Mobilitie regarding locations of Cellular/Mobil data poles.
12. Ordinance Amendments – Traffic – Stop Signs for northbound and southbound traffic on Worth Court (Section 9.05(a), 810 and 811 of the RMC).
13. Minutes and actions of the Public Protection Committee meeting of December 12, 2016,
 1. License List.
 2. Request to Hold Event/Street Closings: Point Bock Run Inc. – Annual Point Bock Run on March 4, 2017.
 3. Brochure outlining the role, powers and responsibilities of an alderperson.
 4. Committee members’ ideas for future agenda items.
14. Minutes and actions of the Finance Committee meeting of December 12, 2016.
 1. Write-off uncollectible personal property taxes and accounts receivable.
 2. 3rd Quarter Room Tax Report.
 3. Updated Credit Card Policy.
 4. Approval of Payment of Claims.
15. Resolution – Commitment of Fund Balances to 250 (Cell Tower Fund) and 251 (Arts Center fund).
16. Minutes and actions of the Personnel Committee meetings of December 12, 2016.
 1. Amendment to Administrative Policies 1.07 (Harassment), 3.01 (Standard Benefits – Minnesota Life Insurance and Temporary and Part-Time Employees) and 3.06 (Holidays).
 2. Closed session:
Update date on bargaining with the Stevens Point Police Officer’s Organization.
 3. Recommendation of the 2017 – 2018 Stevens Point Police Officer’s Organization Agreement.
17. Stevens Point Police Officer’s Organization 2017 – 2018 Agreement.
18. Minutes and actions of the Police and Fire Commission meeting of November 1, 2016.
 1. People to be heard and announcements
 2. Update on police officer new hires
 3. Update on Corporal promotional process

4. Consideration of donation of exercise equipment to Police Department
 5. Police Chief's Report
 6. Update on EMS oversight decision
 7. Fire Chief's Report/EMS Report
 8. Approval of minutes
 9. Confirmation of bills
 10. Closed session for police officer off probation interviews (2)
 11. Reconvene into open session for possible action
19. Minutes and actions of the Transportation Commission meeting of December 1, 2016.
1. Approval of the October 27, 2016 Transportation Commission minutes.
 2. Request from the Family and Student Outreach Coordinator with Stevens Point Schools to consider fare reduction for program participants.
 3. October 2016 financial report.
 4. Manager's Report:
 - Staff Update
 - City/County Consolidated Services Update
 5. Next meeting date
20. Minutes and actions of the Board of Water and Sewerage Commissioners of December 12, 2016.
1. Approval of minutes of the November 14, 2016 meeting.
 2. Notice of employee running for elected office.-Joel Lemke
 3. Discussion and possible action on approval of department claims.
 4. Discussion and possible action on the 2017 Capital Operations & Maintenance Plan.-Joel Lemke
 5. Discussion and possible action on proceeding with a simplified rate case.-Joel Lemke
 6. Report on water distribution operations. – Gary Kuplic
 7. Report on water supply operations. – Gary Kuplic
 8. Discussion and possible action on Point of Beginning, Inc. to remove/modify the 80% natural lot coverage requirement within Parkdale Subdivision.-Joel Lemke
 9. Report on collection system maintenance. – Rob Molski
 10. Report on sewage treatment operations. – Chris LeFebvre
 11. Discussion and possible action on Wastewater Treatment Facility Upgrade Project 2017-2019.-Joel Lemke/Chris Lefebvre/Presentation by Donohue
 12. Report on storm water operations. – Rob Molski/Joel Lemke
 13. Director's Verbal report. – Joel Lemke
21. Minutes and actions of the Airport Commission meeting of December 12, 2016.
1. Approval of minutes of the November 14, 2016 meeting.
 2. Discussion and possible action of department claims.
 3. Discussion and possible action on the 2017 Capital Operations & Maintenance Plan.-Joel Lemke/Jason Draheim
 4. Written report provided. – Jason Draheim
 5. Verbal report. – Jason Draheim
22. Minutes and actions of the Board of Park Commissioners meeting of December 7, 2016.
1. Approval of the November 1, 2016 Minutes.
 2. Amend current Comprehensive Outdoor Recreation Plan.

3. Approval 2017 Seasonal Pay Scale.
 4. Review survey questions for Comprehensive Outdoor Recreation Plan.
 5. Director's report.
23. Minutes and actions of the Smongeski Health Fund meeting of December 6, 2016.
1. Financial Report.
 2. Review of program activity for the year.
 3. Funding for 2016-2017 programs.
24. Minutes and actions of the Joint Municipal Court Oversight Committee meeting of November 21, 2016.
25. Resolution – Dakota Access Pipeline.
26. Statutory Monthly Financial Report of the Comptroller-Treasurer.
27. Mayoral Appointments:
 Redevelopment Authority
 Board of Water and Wastewater Commissioners
28. Adjournment.

Public Notice is Hereby Given that a quorum of the City of Stevens Point's Common Council or any committee thereof may attend the following:

Holiday Party
 Monday, December 19, 2016
 Immediately following the Council Meeting
 at
 Rhody's Middletown Tavern and Grill
 2301 Church Street
 Stevens Point

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 St

November 21, 2016
7:00 P.M.

Mayor Mike Wiza Presiding

PRESENT: Ald. Doxtator, Shorr, Ryan, Oberstadt, Johnson, Slowinski, Kneebone, Dugan, McComb, Phillips, Morrow.

OTHERS

PRESENT: Attorney Beveridge, C/T Ladick, Clerk Moe; Directors Ostrowski, Schatschneider, Lemke, Schrader; Fire Chief Finn; Police Chief Skibba, H.R. Manager Jakusz; Assistant Pazdernik; Nate Enwald, Portage County Gazette; Brandi Makuski, City Times.

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

Mayor Wiza shared a video on the Pledge of Allegiance performed by Red Skelton.

Mayor Wiza reported that the Stevens Point Water and Waste Water Treatment Facility was selected as one of 59 utilities nationwide that was recognized by the Water Environment Federation and the National Association of Clean Water Agency as a utility of the future. He congratulated Dir. Lemke and his staff.

Mayor Wiza also stated Firefighter/Paramedic Shane Westphal, received the Educator of the Year Award from the Wisconsin State Fire Inspection Association. He commended Shane for his accomplishment.

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.

Mayor Wiza reminded individuals who wished to address the Mayor and Council that they should 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.

Marlena Fearing, Minnesota, reported \$550,000 had been stolen from a nonprofit veterans group and the money was moved to Chase Bank in Stevens Point, Wisconsin. Ms. Fearing stated rather than prosecute the individual, restitution was agreed upon. She stated the individuals reneged on the restitution and D.A. Louis Molepske has refused to enforce the stipulated agreement for restitution or prosecute the individuals. Ms. Fearing stated her complaint is with Portage County District Attorney Molepske.

Clerk Moe thanked staff, election workers, the Street Department and the IT Department for all the dedication and hard work during the Presidential Election.

Consideration and Possible Action on the Following:

5. Minutes of the Regular Common Council meeting of October 17, and the special Common Council meetings of October 24 and November 7, 2016.

Ald. Shorr stated in the October 17, 2016 minutes, item #15, he was identified as being excused as well as having voted.

Mayor Wiza stated this will be corrected.

Ald. Phillips **moved**, Ald. Morrow seconded, to approve the minutes of the regular Common Council meeting of October 17, 2016, the special Common Council meetings of October 24 and November 7, 2016.

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

- 6. Minutes and actions of the City Plan Commission meeting of November 7, 2016.**
- a. Report of the September 6, 2016 Plan Commission meeting.**
 - b. Request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copsps Drive (Parcel IDs 2308-01-2100-03 and 2308-01-2100-05).**
 - c. Request from the City of Stevens Point to Amend Chapter 23: Zoning Ordinance of the City of Stevens Point Revised Municipal Code to define and permit short term rentals. This item is for discussion purposes only; no formal action will be taken.**
 - d. Community Development Department Monthly Report for October 2016.**

Mayor Wiza stated the Igna Properties has been postponed.

Dir. Ostrowski stated that there may need to be some amendments to the Service Cold Storage contract and he asked that the motion allow staff to amend the wording to meet zoning requirements.

Ald. Kneebone **moved**, Ald. Johnson seconded, to approve the City Plan Commission minutes of November 7, 2016, allowing staff to make adjustments as needed to Service Cold Storage with the expansion and plan review, as long as it meets all of the guidelines.

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

7. Resolution – Conditional Use Permit – Request from TOTC LLC to increase residential occupancy at 1700 Monroe Street (Parcel ID 2408-32-4035-10).

Dir. Ostrowski stated the Plan Commission recommended denial of this project.

Attorney Beveridge stated the policy should be in written form rather than make verbal changes at the current time. He suggested postponement of any decision until the changes can be put in writing.

Ald. Slowinski **moved**, Ald. Johnson seconded, to postpone this item and direct the H.R. Manager to contact CIVMC concerning the appropriate appointment and wording for the investigative team.

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

- 10. Minutes and actions of the Public Protection Committee meeting of November 14, 2016,**
- a. License List.**
 - b. Request to Hold Event/Street Closings: YMCA – Frostbite Road Race and Winter Walk on December 3, 2016 with partial/complete closure of sections of Second Street N and Fourth Avenue for the first 20 minutes of the race.**
 - c. Brochure outlining the role, powers and responsibilities of an alderperson.**
 - d. Committee members’ ideas for future agenda items.**

Ald. McComb **moved**, Ald. Dugan seconded, to approve the minutes and actions of the Public Protection Committee meeting of November 14, 2016.

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

- 11. Minutes and actions of the Board of Public Works meeting of November 14, 2016.**
- a. To accept the Director’s Report and place it on file.**
 - b. To accept the Revocable Occupancy License Fees.**
 - c. Introduction regarding requests for the installation of cell phone towers in city right-of-way.**

Ald. Slowinski **moved**, Ald. Kneebone seconded, to approve the minutes and actions of the Board of Public Works meeting of November 14, 2016.

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

- 12. Minutes and actions of the Finance Committee meeting of November 14, 2016.**
- a. Public Comments on the Proposed 2017 Operating Budget.**
 - b. Review and Possible Action on the Proposed 2017 Operating Budget.**
 - c. Adjusting the price of cable charged at Edgewater Manor.**
 - d. Approval of snow and ice removal contract for sidewalks and boulevards.**
 - e. Subordination Agreement for the existing loan with Service Cold Storage.**
 - f. Approval of Payment of Claims.**

Ald. Slowinski stated he would abstain from this vote.

Ald. Phillips **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Finance Committee meeting of November 14, 2016.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Dugan, Kneebone,
Johnson, Oberstadt, Ryan, Shorr, Doxtator.

Abstain: Ald. Slowinski.

Nays: None. Motion adopted.

13. Minutes and actions of the Police and Fire Commission meeting of October 4, 2016,

- a. **Annual performance evaluations of the Police and Fire Chiefs.**
- b. **Police Chief's Report.**
- c. **Update on EMS oversight decision.**
- d. **Fire Chief's Report/EMS Report.**
- e. **Discussion of 2017 Police and Fire operational budgets.**
- f. **Approval of minutes.**
- g. **Confirmation of bills.**
- h. **Adjourn into closed session (approximately 4:30 p.m.) pursuant to Wisconsin Statute 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 police officer applicant interviews (2).**
- i. **Reconvene into open session for possible action (approximately 4:50 p.m.).**

Ald. Kneebone **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Police and Fire Commission meeting of October 4, 2016.

Call for the Vote: Ayes: All.

Nays: None. Motion adopted.

14. Minutes and actions of the Transportation Commission meeting of October 27, 2016.

- a. **Approval of the September 29, 2016 Transportation Commission minutes.**
- b. **September 2016 financial report.**
- c. **Manager's Report:**
 1. **Staff Update**
 2. **City/County Consolidated Services Update**
- d. **Next meeting date.**

Ald. Phillips asked if this included the contract with Portage County on the consolidation of services.

Mayor Wiza stated no, the county would vote on this item November 22, 2016.

Ald. Shorr **moved**, Ald. Ryan seconded, to approve the minutes and actions of the Transportation Commission meeting of October 27, 2016.

Call for the Vote: Ayes: Majority.

Nays: Minority. Motion adopted.

15. Minutes and actions of the Board of Water and Sewerage Commissioners of November 14, 2016.

- a. **Approval of minutes of the October 10, 2016 meeting.**
- b. **Discussion and possible action on approval of department claims.**
- c. **Report on water distribution operations. – Gary Kuplic**
- d. **Report on water supply operations. – Gary Kuplic**
- e. **Discussion and possible action on the Draft Groundwater Management Plan (email distribution). - Joel Lemke**
- f. **Report on collection system maintenance. – Rob Molski**
- g. **Report on sewage treatment operations. – Chris LeFebvre**
- h. **Update and report on Biosolids Improvement Project. – Joel Lemke**
- i. **Report on storm water operations. – Rob Molski/Joel Lemke**
- j. **Staff update on Stormwater Management Plan. – Joel Lemke**
- k. **Verbal report. – Joel (Discuss December CIP & Rates)**

Ald. Slowinski **moved**, Ald. Oberstadt seconded, to approve the minutes and actions of the Board of Water and Sewerage Commissioners of November 14, 2016.

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

16. Minutes and actions of the Airport Commission meeting of October 14, 2016.

- a. **Approval of minutes of the September 12, 2016 meeting.**
- b. **Discussion and possible action of department claims.**
- c. **Written report provided. – Jason Draheim**
- d. **Verbal report. – Jason Draheim**

Ald. McComb **moved**, Ald. Phillips seconded, to approve the minutes and actions of the Airport Commission meeting of October 14, 2016.

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

17. Minutes and actions of the Board of Park Commissioners meeting of November 1, 2016.

- a. **Approval of the September 7, 2016 Minutes**
- b. **Adoption of 2017 Price Structure**
- c. **Survey questions for Comprehensive Outdoor Recreation Plan**
- d. **Director's report**

Ald. Doxtator **moved**, Ald. Johnson seconded, to approve the minutes and actions of the Board of Park Commissioners meeting of November 1, 2016.

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

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

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

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING**

Council Chambers
County-City Building

November 21, 2016
6:30 p.m.

Mayor Mike Wiza Presiding

PRESENT: Ald. Doxtator, Shorr, Ryan, Oberstadt, Johnson, Slowinski,
Kneebone, Dugan, McComb, Phillips, Morrow.

OTHERS

PRESENT: Attorney Beveridge, C/T Ladick, Clerk Moe; Directors Ostrowski,
Schatschneider, Lemke, Schrader; Fire Chief Finn; H.R. Manager
Jakusz; Assistant Pazdernik; Nate Enwald, Portage County Gazette; Brandi
Makuski, City Times.

Consideration and Possible Action on the Following:

2. Minutes and Actions Taken at the Special Finance Committee Meeting of October 24, 2016.

Ald. Doxtator **moved**, Ald. Morrow seconded, to approve the minutes and actions taken at the Special Finance Committee meeting of October 24, 2016.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Dugan, Kneebone,
Slowinski, Johnson, Oberstadt, Ryan, Shorr, Doxtator.
Nays: None. Motion adopted.

3. Public hearing on the General Local Municipal Budget for 2017.

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

4. Resolution Adopting the Budget for the City of Stevens Point for the Year 2017.

C/T Ladick provided updates concerning the final budget. He stated that these include the implementation of the new pay plan, an increase in the mill rate with early debt repayment, a reduction in the Redevelopment Authority Director's salary and personnel changes. C/T Ladick stated the contingency account will be fully funded.

Ald. Slowinski **moved**, Ald. Oberstadt seconded, to approve the resolution adopting the budget for the City of Stevens Point for the year 2017.

Call for the Vote: Ayes: Ald. Doxtator, Shorr, Ryan, Oberstadt, Johnson,
Slowinski, Kneebone, Dugan, McComb, Phillips, Morrow.
Nays: None. Motion adopted.

5. Resolution Appropriating Necessary Funds for the City of Stevens Point for 2017 and Levying the Tax Rate for the Year 2016.

Mayor Wiza stated this is the resolution that would authorize the spending and the levy



MINISTRY HEALTH CARE

November 11, 2016

NOV 16 2016

Mike Wiza, Mayor
Stevens Point City Hall
1515 Strongs Avenue
Stevens Point, WI 54481

Dear Mayor Wiza,

I am writing regarding the parking agreement between the City of Stevens Point and Ministry Health Care permitting the use of parking spaces at 933 Michigan Avenue in Stevens Point. Per the Enclosed Temporary Parking Access Agreement; under Section IV – Item B I am requesting an extension for parking lot use beyond the January 17, 2017 current expiration date. We anticipate the remaining phase of our ASD/ED project to last through October of 2017 at Ministry Saint Michael's Hospital and the extra parking spaces would help us in our planning also allowing us more space for our Patient population. We would like to request an extension until November of 2017 knowing that Section IV, Item C. will still apply for earlier termination if the City has other needs for the parking lot. You can contact my Assistant, Cheryl Filtz at 715-346-5016 to set up an appointment if you would like to discuss our request in more detail. We appreciate the work and collaboration we have received from the City of Stevens Point during our ongoing construction project to date.

Sincerely,

Cherrie Marti

Cherrie Marti
Chief Operating Officer
Ministry Saint Michael's Hospital

Cc: John Moe
Tom Schrader

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



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

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

March 24, 2016

Ministry Health Care
Attn: Ms. Cheryl Filtz
900 Illinois Avenue
Stevens Point, WI 54481

**RE: Extension of Temporary Parking Access Agreement dated May 23, 2014
City of Stevens Point and Ministry Health Care**

Dear Ms. Filtz:

Be advised that on February 8, 2016 the Common Council of the City of Stevens Point voted to approve extending the term of the Temporary Parking Access Agreement ("Agreement") between the City of Stevens Point and Ministry Health Care dated May 23, 2014, a copy of which is attached to this letter. Such extension shall terminate on January 17, 2017 unless extended in accordance with the terms of the Agreement.

If you have any questions, please contact me at (715) 346-1695.

Sincerely,

A handwritten signature in black ink that reads "Andrew Beveridge". The signature is written in a cursive, flowing style.

ANDREW LOGAN BEVERIDGE

ALB:blk
Enclosures

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

Mr. John V. Moe, Clerk
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(All w/ Enclosure)

TEMPORARY PARKING ACCESS AGREEMENT

THIS AGREEMENT, hereinafter the "Agreement", made and entered into this 23 day of May, 2014, by and between City of Stevens Point, a Wisconsin municipal corporation located at 1515 Strongs Avenue, Stevens Point, Wisconsin 54481 ("City"), Ministry Health Care, a Wisconsin non-stock corporation with local offices located at 900 Illinois Avenue, Stevens Point, Wisconsin 54481 ("Ministry"), and Ellis Stone, Inc., a Wisconsin domestic business located at 3201 Stanley Street, Stevens Point, Wisconsin 54481 ("Ellis").

WITNESSETH:

WHEREAS, Users seek authorization to utilize parking spaces at the Premises;

WHEREAS, City is willing to provide Users access to the Premises for parking purposes in exchange for Users' commitment to perform snow removal at the Premises during the term of the Agreement;

NOW THEREFORE, in consideration of the representations and mutual promises herein contained, City and Users agree as follows:

SECTION I - DEFINITIONS

- A. "Premises" means the parking lot area and associated parking spaces located at 933 Michigan Avenue, Stevens Point, Wisconsin 54481 which are north and west of the red line indicated on the attached Exhibit A.
- B. "Users" means Ministry and Ellis, collectively.

SECTION II - USERS' ACCESS TO PARKING AT THE PREMISES

- A. Users shall have exclusive use of approximately 110 parking spaces located within the Premises as identified in Section I(A) of this Agreement.
- B. Users shall not park any construction vehicles or heavy equipment at the premises.
- C. Users shall not place upon the premises any construction materials, debris, garbage, temporary structures, or any other materials or items other than passenger vehicles and light trucks.
- D. Participants and attendees of athletic events at Goerke Park and the K.B. Willett ice arena shall be allowed to park within the Premises during said events.

SECTION III – USERS’ UNDERTAKINGS

- A. Users shall be responsible for removing snow from the premises throughout the Term of this Agreement.
- B. Users’ obligations under this Section are triggered when two inches of snowfall occurs at the Premises and must be completed within 24 hours of such snowfall.

SECTION IV – SIGNAGE AND ENFORCEMENT

- A. Users may, at their option, install signage at the Premises to identify the parking spaces described in Section IIA of this Agreement as being reserved exclusively for Users.
- B. Users may, at their option, distribute stickers or other items to their employees to designate employee vehicles as being eligible to park at the Premises.
- C. Users shall be responsible for enforcement of the rights granted to them under this Agreement.

SECTION IV – TERM

- A. This Agreement shall be binding upon all undersigned parties for the period beginning June 2, 2014 and ending January 15, 2016 or when the on-site parking at 900 Illinois Avenue, Stevens Point, Wisconsin 54481 is no longer unavailable due to Ellis’ construction activities, whichever occurs sooner (“Term”).
- B. By mutual agreement of the undersigned parties, the Term may be extended beyond January 15, 2016.
- C. The City may, at its option, terminate this Agreement prior to the expiration of the Term. The City may terminate the Agreement no sooner than thirty (30) days after the City provides notice to the Users of City’s intent to terminate the Agreement. Such notice shall specify the date upon which the Agreement shall be terminated.

SECTION IV - FAILURE TO ENFORCE DOES NOT CONSTITUTE WAIVER

The failure of either party to enforce any of the provisions of this Agreement or to require performance of the other party of any of the provisions hereof shall not be construed to be a waiver of such provisions, nor shall it affect the validity of this Agreement or any part thereof, or the right of either party to thereafter enforce each and every provision.

Section V - ENTIRE AGREEMENT

The terms of this Agreement constitute the entire understanding between the parties hereto and no statement, condition, understanding, inducement or representation, oral or written, expressed or implied, which is not contained herein shall be binding or valid. This Agreement may only be amended or modified by mutual consent of the parties hereto in writing signed by both parties.

Section XII - NOTICE AND COMMUNICATIONS

All notices, requests and other communications required under this Agreement shall be in writing and shall be deemed to have been duly given upon the delivery or receipt thereof, as the case may be, if delivered personally or sent by registered mail as follows:

1. If the City, to:

Stevens Point City Clerk
1515 Strongs Avenue
Stevens Point, WI 54481

2. If Ministry, to:

Cherrie Pavelec-Marti
Vice President of Operations
Ministry Health Care
900 Illinois Avenue
Stevens Point, WI 54481

3. If Ellis, to:

James E. Anderson
3201 Stanley Street
P.O. Box 366
Stevens Point, WI 54481

Section XIII - SUCCESSORS AND ASSIGNS

City and Users each bind themselves, their partners, successors, heirs, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, heirs, assigns and legal representatives of such other party in regard to all covenants of this Agreement. Artist shall not assign, sublet, lease or transfer his/her interest in this Agreement without the written consent of the City. In no event shall any contractual relationship be created between any third party and the City.

IN WITNESS WHEREOF, the parties have duly executed this Agreement, or caused it to be duly executed, as of the 23rd day of May, 2014.

ELLIS:

By:  Paul P. Ross

Date: 5/23/14

MINISTRY:

By: Cherrie Pavellec-Marti

Date: 5-23-14

CITY OF STEVENS POINT

By: 
Andrew J. Halverson, Mayor

Date: 5/28/14

Attest: 
John V. Moe, City Clerk

Date: 5/28/14

REPORT OF CITY PLAN COMMISSION

December 5, 2016 – 6:00 PM

Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Brush, Commissioner Haines, Commissioner Hoppe, Commissioner Curless, and Commissioner Cooper.

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, City Attorney Beveridge, Alderperson Doxtator, Alderperson Shorr, Alderperson Oberstadt, Alderperson Johnson, Alderperson Dugan, Alderperson McComb, Alderperson Phillips, Nate Enwald, Jeff Humphrey, Fred Pionek, Brian Higgins, Emily Seidel, Samie Strasser, Reid Rocheleau, James Lundberg, Dan St Pierre, Polly Dalton, and Roger Hackler.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the November 7, 2016 meeting.
3. Public Hearing – Review of a conditional use permit for the purposes of operating a car and truck wrecking facility at 801 Francis Street (Parcel ID 2308-05-1012-26)
4. Action on the above.
5. Request from FORE Development and Investment Group for a conceptual project review to construct a retail development at 5423 US Highway 10, Town of Hull (County Parcel ID's 020240835-03.03 and 020240835-03.04).
6. Request from the City of Stevens Point to amend the 1998 intergovernmental agreement for growth and development on Highway 10 and Brilowski Road, between the Town of Hull and City of Stevens Point, specifically to reduce certain building, parking lot, and drive aisle setbacks.
7. Request from Point of Beginning, Inc. to remove/modify the 80% natural lot coverage requirement within Parkdale Subdivision, specifically an unaddressed parcel north of US Highway 10 and East of Badger Avenue (Parcel ID 2408-36-1200-02) and 1201 Badger Avenue (Parcel ID 2408-36-1200-01).
8. Request from Point of Beginning, Inc. for a site plan review of an office development at an unaddressed parcel north of US Highway 10 and East of Badger Avenue (Parcel ID 2408-36-1200-02).
9. Establishing/Modifying an easement for rail improvements at 5700 E.M. Copps Drive (Parcel IDs 2308-01-2100-03 and 2308-01-2100-05).
10. Request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel IDs 2308-01-2100-03 and 2308-01-2100-05).
11. Community Development Department Monthly Report for November 2016.

12. Adjourn.

1. Roll call.

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

Discussion and possible action on the following:

2. Report of the November 7, 2016 meeting.

Motion by Commissioner Cooper to approve the report of the November 7, 2016 Plan Commission meeting; seconded by Commissioner Brush.

Motion carried 7-0

3. Public Hearing – Review of a conditional use permit for the purposes of operating a car and truck wrecking facility at 801 Francis Street (Parcel ID 2308-05-1012-26)

Director Ostrowski summarized the review of a conditional use permit for the purposes of operating a car and truck wrecking facility at 801 Francis Street, noting that the renewal for this particular request would be coming up in December. He explained that conditional use permits often came up for review due to the Plan Commission and Common Council putting a timeline on them to make sure the uses on site met the conditions placed upon them. Director Ostrowski went on to explain that there had been an additional request in June to expand the use at Fred’s Towing to allow an automobile repair shop, at which time staff had recommended to hold or deny the use until they had a better understanding of all uses occurring on site. He stated that there had been recent concerns of expanding uses such as a portable toilet and indoor storage business, and that they needed to make sure they met conditions and requirements for those uses on-site. Given that staff had not received any updated information for the uses occurring on-site, which has increased the intensity on the site, staff recommend to deny the renewal until the property was brought back into compliance, at which time they could then reapply for a conditional use as a wrecking and towing facility. He added that if the owners wanted to pursue a permitted use such as an automobile repair business on its own, they would need to meet other zoning regulations.

Commissioner Curless asked if wrecking meant they were crushing cars, to which Director Ostrowski stated that they did not crush cars, but stored them on-site behind a fenced area.

Commissioner Curless asked whether they had to have a DNR permit in order to demolish cars.

Director Ostrowski confirmed that they would have to have additional permits outside the city, but that the facility was more for towing and storing. He explained that if a particular use was not within the zoning code, they looked at the next closest use in order to define it, in which this case the closest use for this property was wrecking and towing.

Commissioner Haines asked if it would remain a wrecking and towing business, to which Director Ostrowski confirmed that it would.

Commissioner Hoppe asked whether the extended uses would remain.

Director Ostrowski explained that they were recommending the denial of the renewal of the conditional use permit for the wrecking and towing facility, adding that they would have to provide detailed descriptions of what other uses were in order to potentially operate them on-site. He noted that they were currently occurring in violation of the zoning code because they were not meeting pertinent zoning regulations, and that the uses would need to cease regardless of approval or denial of the request.

Mayor Wiza declared the public hearing open.

Troy Herman (4429 County Rd J), new owner of the Fred's Towing business, stated that he did not operate a wrecking facility, only a towing company. He briefly explained that they did not salvage vehicles, only store them if they couldn't immediately be taken to an automotive shop. In addition to storing vehicles, they were also a certified automotive repair shop through O'Reilly Auto Parts, and a federal transportation company that moved different types of freight. Mr. Herman also cited several businesses without permits that were running similar operations and asked why they were being looked at so closely. He stated that he was trying to adhere to the Stevens Point guidelines and get an amendment to run a repair shop.

Reid Rocheleau (408 Cedar W St, Whiting) expressed frustration with the continued operation of the repair shop even though it had been previously denied six months prior, also noting the complaint from neighboring properties that the portable toilets were being cleaned on-site. Mr. Rocheleau requested that the Plan Commission uphold their initial denial, issue consequences when properties do not follow their conditional use or are not maintained, and make efforts to get the south side cleaned up.

Fred Pionek (3640 Sunset Dr N), owner of the building and property, stated that he had not initially applied for salvage use, but that it was given to them nonetheless, noting that they never once did any wrecking under his ownership of Fred's Towing. He stated that the heavy industrial zoning should be sufficient for the use.

Mayor Wiza declared the public hearing closed.

4. Action on the above.

Commissioner Curless asked who owned the building.

Fred Pionek (3640 Sunset Dr N) explained that Fred's Towing was under new ownership as of June 3rd, but that he still maintained ownership of the building and property itself, including allowing the renters of the portable toilets.

Commissioner Curless asked if the portable toilets were cleaned on-site, to which Mr. Pionek confirmed that they were, but were done so in a contained area.

Commissioner Curless asked if the new shop, Tee-Roy's Repair LLC, also did towing and repair work, to which there was confirmation that they also did both.

Commissioner Haines asked for clarification on the business start date and issuance of the first permit.

Fred Pionek (3640 Sunset Dr N) explained that the first permit was issued about ten years prior.

Mayor Wiza stated that Director Ostrowski could answer any clarifying questions if they were not directly for the applicant or owner.

Fred Pionek (3640 Sunset Dr N) reiterated his point that they did not do any wrecking and that they were being singled out.

Commissioner Haines asked when the first conditional use was permitted.

Director Ostrowski referenced page 29 of the staff report in regards to the existing conditional use for the property, noting that it was first issued roughly ten years prior and kept at 3-4 year intervals for renewal. He explained that they became aware of the expanding uses, to which then there had been a request to amend the conditional use.

Commissioner Haines asked if they had opened the business as a towing facility and whether a conditional use was issued after the fact.

Director Ostrowski stated it was a conditional use at the time of the opening of the facility.

Associate Planner Kearns summarized information stated in the Plan Commission meeting minutes of August 2004 where they were officially granted the conditional use permit for auto towing, wrecking, and storage of cars, boats, and campers on-site. The last time it was renewed and reviewed by staff was 2012.

Mayor Wiza asked what functions were not allowed in the current zoning based the conditional use request.

Director Ostrowski stated that the wrecking facility was not allowed as a permitted use, only a conditional use. He reiterated that due to not identifying towing operations within the zoning code, they went to the next closest use which was wrecking and towing. He added that if there is no close use, then it is prohibited.

Mayor Wiza asked what use Kent's Service Center & Towing fell under as they also operated a towing and automotive repair shop, as well as potentially storing vehicles.

Director Ostrowski stated that Kent's was under repair and towing, and noted the need to look at the zoning code to make sure uses were clearly defined. He also mentioned that the conditional use had been renewed for Fred's as a towing and wrecking facility since its initial determined use in 2004.

Mayor Wiza inquired about the other similar companies mentioned, to which Director Ostrowski mentioned that Johnson Towing had a similar use and operation.

Commissioner Haines asked if the facility would have to shut down if they denied the request by December 31st.

Director Ostrowski stated that they were currently operating illegally under a conditional use permit that they had not received an amendment for, and that they would have to come back into compliance and receive that conditional use, in addition to meeting certain zoning requirements for the repair shop. He noted that staff had still not received the information that was asked for in June detailing the uses occurring on the site which was needed in order to make a better determination with what needed to be adhered to for zoning regulations.

Mayor Wiza referenced to page 19 of the staff report and summarized the three requested items from June, specifically a site plan, landscaping plan, and detailed narrative describing all uses on the property. He asked if any of the items had been submitted by the applicant, to which Director Ostrowski confirmed that no items had been submitted.

Commissioner Hoppe asked for clarification between the uses since it seemed that Fred's Towing was operating under a towing and repair use while having a wrecking and towing conditional use.

Mayor Wiza stated that it was possible that it could be classified under a different use, but that it was hard to determine because they did not know what uses were going on at the property.

Commissioner Brush asked if there was an impact with having two separate owners, one which owned the business, and the other that owned the property.

Mayor Wiza stated that there wasn't really an impact, to which Director Ostrowski added that a conditional use followed the property, not the owner.

Commissioner Curless stated that the wrecking portion of the use was misleading because they did not operate a salvage yard. He cited additional properties with similar uses that had storage where the sites may be in worse conditions, also noting the facilities minimal impact to residences due to its location. He suggested giving the applicant additional time to submit the requested information as he saw nothing wrong with the facility with the exception of the portable toilets.

Mayor Wiza stated that providing the applicant with another extension to allow them to submit the requested items before the next Plan Commission would be in their purview.

Commissioner Curless asked if they could recommend that the portable toilets not be cleaned on-site.

Director Ostrowski stated that portable toilets were a separate use, and that conditions needed to be related to the existing conditional use. He reiterated the importance of obtaining a detailed description for the uses on the site so they could outline what needed to be adhered to.

Commissioner Curless asked what they would do with the vehicles if they were not allowed to store as a towing facility.

Mayor Wiza stated that storing of vehicles for a short period of time was not contrary to the zoning, to which Director Ostrowski confirmed.

Mayor Wiza stated that long term storage might be contrary to the zoning, to which Commissioner Curless asked what was considered long term.

Mayor Wiza stated that there may be vehicles being stored over winter, to which Commissioner Curless stated that some vehicles could not be removed according to police action.

Mayor Wiza stated that they would not count it against the facility if they were required to keep the vehicles on-site by law. He explained that the confusion was that they did not know what was going on at the facility, and that some uses may already be permitted, but they had no way of knowing without the requested information.

Commissioner Curless asked if they could request that they put up a solid seven-foot fence around the property that would screen uses.

Mayor Wiza stated that they could require it, but putting a fence up wouldn't change anything.

Director Ostrowski recommended one of two motions; deny the request as indicated for reasons within the staff report, or postpone a motion to allow the applicant to submit a detailed description of what is occurring on the property. From there, he explained, they could then make an appropriate determination on what would be required rather than trying to put conditions on the site without knowing its uses.

Motion by Commissioner Curless to postpone the request for a conditional use permit for the purposes of operating a car and truck wrecking facility at 801 Francis Street (Parcel ID 2308-05-1012-26) and to allow the applicant to submit additional information prior to the next Plan Commission meeting with the following conditions;

- 1. A site plan shall be submitted for review and approval by the Plan Commission showing parking, drive aisle and other pertinent zoning requirements.**
- 2. A landscaping plan shall be submitted for review and approval by the Plan Commission.**
- 3. A narrative describing all uses on the property and identifying the building or floor area used for each use shall accompany the site plan.**

seconded by Commissioner Haines.

Commissioner Brush stated the importance of a requiring a drainage plan for the site, as he had observed sizable puddles collecting along the long-term storage area after a heavy rainfall.

Commissioner Curless noted that the term wrecking within the use was causing confusion.

Motion by Commissioner Brush to amend the motion to include the requirement of a drainage plan. Motion failed for lack of a second.

Associate Planner Kearns asked for clarification in the event that the applicant submitted nothing within the timeline given, to which it was confirmed that the conditional use permit would be automatically denied.

Fred Pionek (3640 Sunset Dr N) clarified that the contents of the portable toilets were not dumped on site.

Mayor Wiza requested that all further information concerning uses be submitted in writing.

Reid Rocheleau (408 Cedar W St, Whiting) expressed his disappointment in not requiring a drainage plan, noting that if they were cleaning the portable toilets outside, that run-off would drain right into the ground. He was not in favor of giving the applicant an extension.

Motion carried 7-0

5. Request from FORE Development and Investment Group for a conceptual project review to construct a retail development at 5423 US Highway 10, Town of Hull (County Parcel ID's 020240835-03.03 and 020240835-03.04).

Director Ostrowski stated that the property in question related to Lynn's Greenhouses on Highway 10 and an adjacent residential home on the southwest corner of the property. He explained that the lot was currently one of the last remaining properties along that corridor within the Town of Hull. The developer was looking to remove the greenhouses and home on the property and create a retail center on the site. The retail center would consist of two units with an out lot on the northeast corner of the site. Unit one would consist of 18,800 square feet, with unit two consisting of 13,500 square feet, and the outlot consisting of 6,000 square feet. He explained that in order for the development to occur, they would need annexation, rezoning, and a site plan review. The item was up for conceptual review only to get initial thoughts and concerns, noting that staff had already provided its initial concerns that were outlined within the staff report in regards to parking, sidewalks, setbacks, landscaping, and access-ways between neighboring lots. Moving forward with the development would help straighten out jagged boundaries he added.

Commissioner Hoppe asked if the retail space would be divided into units, to which Director Ostrowski clarified that it would be two separate units, referencing a similar design at the neighboring Hancock Fabric & Goodwill building.

Commissioner Hoppe asked for the status of Hancock Fabrics, to which it was confirmed that it was still closed.

Commissioner Brush asked if the two units would be adjoining, to which it was confirmed that they would be.

Commissioner Haines inquired about landscaping for the east, west, and south areas, to which Director Ostrowski stated that they would have to meet appropriate landscaping setback requirements.

Aldersperson Kneebone pointed out that there seemed to be a lot of parking spaces and concrete surfaces according to the site plan. She requested that parking be reduced and greenspace be expanded.

Director Ostrowski stated that the uses would determine the parking requirements and configuration.

Commissioner Hoppe asked if there would be a traffic study as part of the site plan, to which it was confirmed that there would not be a study.

Commissioner Brush asked for more information on the landscape islands.

Director Ostrowski explained that the landscape islands were required for every twenty stalls, and that they were typically 9 by 18 feet with a tree and appropriate shrubbery.

Aldersperson Phillips (Tenth District) asked if the city had any concerns regarding contamination within the property due to the use of fertilizers and toxins on the property for many years.

Director Ostrowski stated that the City didn't have chain of title to the property, noting that they were not a responsible party just because the property was located within the municipal boundary.

Commissioner Curless expressed favor with the proposed development.

Commissioner Hoppe expressed concern over new construction when there were already empty buildings.

Aldersperson Kneebone shared concern over the empty buildings. She also suggested that they consider putting up covered bike parking.

Commissioner Brush asked for more elaboration regarding potential contamination on the property.

Mayor Wiza summarized why there could be contamination and stated that they would not be responsible if it did exist, to which Director Ostrowski added that typically the causer or new owner of the property would be the responsible party.

6. Request from the City of Stevens Point to amend the 1998 intergovernmental agreement for growth and development on Highway 10 and Brilowski Road, between the Town of Hull and City of Stevens Point, specifically to reduce certain building, parking lot, and drive aisle setbacks.

Director Ostrowski stated that since agenda items 6, 7, and 8 all went together, he would be discussing them all at once. He began by explaining that the City of Stevens Point had a 1998 intergovernmental agreement with the Town of Hull to identify the types of uses that were going to occur in the area, and what design requirements would have had to been met. He further explained that certain elements within the 1998 agreement reflected very closely with the city's B5 zoning classification in regards to use and setbacks. Since then the city has made minor modifications to the district over time so they were no longer consistent with one another. The main reason for the request was due in part by a development looking to take place within that project plan area, but that they had come across minor conflicts with the setback requirements. Director Ostrowski explained that the proposal called for the utilization of a 30-foot setback from Highway 10 whereas the intergovernmental agreement required a 40-foot setback from Highway 10. He asked that the city move forward with amending the highlighted sections within the staff report for the proposed setbacks. He noted that the Town of Hull would have to do the same. If they denied it, the city would have to abide by the appropriate setbacks established in the 1988 agreement which was set to expire in 2018. The main purpose for this request was to create conformity and avoid any confusion for projects.

Director Ostrowski summarized the request for lifting a restriction on a CSM at an unaddressed parcel north of US Highway 10 and East of Badger Avenue and 1201 Badger Avenue which is in a wellhead protection zone. He stated that a gas station has been approved in the past for part of the property as a conditional use that had a number of conditions. He explained that the city had performed an extraterritorial review in the Town of Hull during the early 2000s, in which they typically placed a restriction near a municipal wellhead area, specifically that a certain percentage of the lot should remain in its natural state. For this particular site, a restriction was placed on the CSM to keep 80% of the property in a natural state. When The Store gas station was placed, it took about 17% of the allowable percentage, leaving just 3% left for development. Due to this restriction, it leaves the rest of the area undevelopable. Lastly, he noted that lifting the restriction was at the sole discretion of the city for the protection of the municipal water supply, adding that they did not see a lot of fertilizers being used in that area that would have the potential to contaminate the ground water supply.

Director Ostrowski stated that Point of Beginning was looking to construct a new office building in the same area. The amendment to the agreement with the Town of Hull would initially allow a parking lot with appropriate setbacks to be placed, as well as allowing future expansion of the building, noting that the current 40-foot setback requirement would force the proposed building into the wetland area. He clearly stated that development would not occur in any of the mapped wetland areas, but rather on the identified upland area. There was also an additional area of 88,800 square feet for future development. However, he noted that the development could not occur due to the 80% restriction on the CSM, which is why it had been brought forth to be lifted. He further explained that the restriction could also be modified to indicate whether certain fertilizers could be used on the site and even if the restriction was lifted, the property was within a Wellhead Protection Zone B so there were already regulations in place to protect the municipal water supply. In addition, the proposed development would also need a site plan review since it was in the B5 district, as well as Point of Beginning being interested in purchasing the entire property to construct their office building and potentially having the rest of the 88,800 square feet north of the wetlands developed. He further explained that the private road north of the wetlands had been constructed for The Store gas station, but had been six feet too narrow to be a public road, so at this time it could only be used as a private street. Were the new development to occur, the private street could also be used as an access to connect back up to the main office building and parking area for employees or company vehicles, as well as a small parking lot with access off of Highway 10 which would require State authorization, and stated that the overall proposed layout fit well. In addition, they had indicated that they were wanting to keep most of the site as natural as possible instead of having manicured lawns. He detailed some of the renderings, and proposed materials of a masonry base and columns, glass, metal panels, making sure to note that metal panels were not allowed as a primary material with the intergovernmental agreement with the Town of Hull, so they would have to make minor modifications to the exterior materials facing Highway 10. They would also have a small storage shed on the property. Lastly, staff recommend approval to lift the restriction off of the CSM to allow the proposed development to occur, as well as approving the site plan and elevation review for Point of Beginning.

Commissioner Cooper asked if there had been any discussion with the Town of Hull regarding the requests, to which Director Ostrowski stated that they would be taking it to their Town Board the following month.

Commissioner Curless asked if the developer would maintain the private road from Badger Avenue.

Director Ostrowski confirmed that the developer would be maintaining the road which would be used as an access road for Point of Beginning, The Store gas station, and a potential development to the north. He noted that if a development was to come in for the area to the north, Plan Commission would have the ability to review that site plan based on the B5 zoning classification. He also explained that since the bypass was not moving forward, the State was going to look into protecting the Highway 10 corridor, adding that Windy Drive had been serving as a backage road for a number of businesses that didn't have direct access to Highway 10. While Windy Drive seemed to make for an appropriate extension to the east, he explained that they would have to go through wetlands in order expand the city eastward which he didn't see happening anytime soon.

Commissioner Hoppe asked if there would be enough of a setback for a turn lane into the proposed driveway for Point of Beginning off Highway 10, to which it was confirmed that there was already a turn lane closer to Badger Avenue and any extension would have to be up to the State, but that the setbacks would not be affected.

Commissioner Haines expressed concern over having a driveway come off Highway 10, noting potential safety issues, to which Mayor Wiza stated that perhaps it warranted lower speed limits.

Commissioner Haines asked if the development would prevent a frontage road for Highway 10.

Director Ostrowski stated that while it wouldn't prevent the State's ability to create a frontage road, they would have to take certain steps in order to gain the proper roadway width, noting again that pushing a road through the area would go through wetlands.

Mayor Wiza agreed and reiterated that running Windy Drive towards the east would encroach on wetlands.

Commissioner Haines stated that she did not see a need for it, to which Commissioner Hoppe added that it wouldn't be a heavily used parking area.

Commissioner Haines noted that there would still be a driveway off Highway 10, to which Commissioner Hoppe added that it wouldn't have the same type of traffic as the gas station.

Commissioner Curless asked if a frontage road could be put in once the building was there and still meet its setbacks.

Director Ostrowski explained that they would most likely do a backage road. Doing a frontage road would most likely not occur given what would have to happen in terms of taking everything out, noting additional concerns with the lack of depth from Highway 10 to a frontage road and getting appropriate stacking would also become difficult. That, he explained, is why Windy Drive worked a lot better, but again noted that it would go through wetlands if extended.

Commissioner Brush asked if it was possible take some highland and make it low if they were to have compensatory wetland.

Mayor Wiza stated that it was possible, but that it was not being discussed.

Commissioner Haines asked if there was a percentage proposed in terms of the CSM, to which Director Ostrowski stated that they were looking at 40% total.

Commissioner Hoppe asked if that percentage included the 17% from the gas station, and if it did, they would be looking at an additional 23%, to which Mayor Wiza confirmed that was roughly what was needed.

Commissioner Hoppe stated his preference in leaving as much natural vegetation as possible and reducing the CSM percentage only to the percent needed.

Mayor Wiza added that the advantage to the proposed development was that they were wanting to keep the rest of the area in a natural state, to which Commissioner Haines stated that wouldn't have to if they got rid of the CSM restriction.

Mayor Wiza stated that they would still have to go through review, with Director Ostrowski adding that there would already be additional protections with the Wellhead Protection Zone B and required design standards.

Mayor Wiza lastly added that the CSM would not supersede those rules and the Wellhead Protection Zone B.

Director Ostrowski explained that restriction was placed upon that CSM when the lots were in the Town of Hull. However, since it was annexed, it now had Wellhead Protection Zone B within the city which has certain requirements and regulations in place. Those regulations would always stay in place unless the protection zone was modified itself.

Commissioner Haines expressed concern over the language within the Groundwater Protection Overlay District B, specifically citing its leniency.

Mayor Wiza reminded the council that the agreement with the Town of Hull would expire at the end of 2018.

Aldersperson Kneebone stated that it would be ideal to see the Parkdale Park walking path on the site plan in order to determine how close it would be to the development as it was a heavily used park. She expressed feeling conflicted with the request due to wanting to keep the area natural, but also seeing the need for positive development. She also stated that she had not supported the gas station as a private citizen.

Reid Rocheleau (408 Cedar W St, Whiting) stated that if the council had concerns about the development, they could just reject it. He expressed his frustration with the request, stating that accepting the request to remove the 80% restriction would compromise the highway, wetlands, and council's credibility, as well as adding that there were other areas for development. Mr. Rocheleau asked who the developer was, to which Director Ostrowski stated that the developer would be the applicant, Point of Beginning.

Aldersperson Oberstadt (Fourth District) read a letter from one of her constituents which stated concerns over agenda items 7 and 8, specifically about potentially compromising the water quality, wildlife habitat, and land value. Lastly, the constituent cited further concern over fiscal responsibility with the city growing outward while trying to meet its infill goals.

Aldersperson Johnson (Fifth District) agreed with the points stated in the constituent's letter, reiterating potential negative environmental impact due to continued outward growth. While she stated her opposition to the request, she went over points that she would like considered were the request to go forward, specifically changing the location of the bio retention area to supplement the wetlands, and ensuring that there is a rigid landscaping plan to avoid planting invasive species that could pose a risk to the wetlands. She also stated that the driveway off of Highway 10 was ill advised.

Aldersperson Dugan (Eighth District) stated her opposition to the request. She went on to briefly summarize and explain the history of the agreement, and construction of the gas station. In addition, she stated that she was not convinced that there were enough protections in place for the municipal well system. Ms. Dugan also noted that Parkdale Park was not mentioned in any of the documents they had received and requested that additional natural trails be placed within the greenspace rather than developing it, as there were already empty lots not too far from the proposed location.

Director Ostrowski, in regards to the constituent's letter, clarified that they would not be removing wetlands with the proposed project and that they would be building on the upland area. In regards to cost, he explained any outward growth and extension of Windy Drive would be done and paid by the developers and the city would only provide standard police and fire service, but not maintain it.

Lastly, he added that any decision to relocate the development to another lot would have to be made by the developer or business owner.

Commissioner Haines wanted to clarify that agenda item 6 was requested to get setbacks to match existing ones.

Director Ostrowski and Mayor Wiza clarified that the proposed setbacks would be close to our existing, noting that the proposed setbacks were highlighted within the staff report, and that the request could be approved whether they moved forward with the development or not.

Motion by Commissioner Cooper to amend the 1998 intergovernmental agreement for growth and development on Highway 10 and Brilowski Road, between the Town of Hull and City of Stevens Point, specifically to reduce certain building, parking lot, and drive aisle setbacks outlined within the staff report; seconded by Commissioner Brush.

Motion carried 7-0

7. Request from Point of Beginning, Inc. to remove/modify the 80% natural lot coverage requirement within Parkdale Subdivision, specifically an unaddressed parcel north of US Highway 10 and East of Badger Avenue (Parcel ID 2408-36-1200-02) and 1201 Badger Avenue (Parcel ID 2408-36-1200-01).

Commissioner Haines expressed her opposition to the request.

Mayor Wiza stated that he understood the opposition and stated that valid concerns had been brought forth. He also reminded the council that the wetlands would still be protected under the Wellhead Protection Zone B and the requirements and regulations associated with it would have to be met regardless of what was done. He noted that the proposed development avoided constructing in the wetlands.

Commissioner Curless asked for clarification on the developable two acres north of Windy Drive located outside of the wetlands, and asked whether the area east of the proposed development was still in the Town of Hull and also wetlands.

Director Ostrowski stated that the parcel in question right now was for the proposed development. He stated that the Parkdale Park was currently owned by the city, and while there were wetlands on the property, it did not solely consist of wetlands, and that the ability to move east would be limited.

Commissioner Curless asked if the development would be surrounded by wetlands, to which Mayor Wiza confirmed that it would be.

Aldersperson Kneebone noted several concerns, specifically that the private road would generate a lot of traffic from employees and service vehicles, resulting in salt run-off from the roads, potentially affecting the wetland vegetation. Aldersperson Kneebone pointed out that they were not just looking at the direct impact of the building, but also indirect causes. She suggested that perhaps the empty storefronts in the area could be incentivized.

Commissioner Cooper asked whether there was a certain percentage in mind that the city would like to see.

Director Ostrowski explained that he had been advised that other CSMs had restrictions placed on them during extraterritorial lot splits for the Town of Hull for the purpose of protecting the ground water supply. An exact percentage, he stated, was hard to determine, but any site plan approval would need review due to it being in the B5 district. He stated that council could place additional restrictions and base their determination on the use instead. In addition, he explained that there would not be a lot of desirability for certain uses such as retail due to its low visibility, and that it was best suited for residential or office uses like Point of Beginning. He agreed with not wanting to exceed the area that was wetlands, but noted that the applicant had worked on a development that would fit in the area without impacting the wetlands directly. He made sure to note that Alderperson Kneebone had made a good point in regards to indirect consequences resulting from general maintenance and added that certain restrictions could be placed on the development to help alleviate some of those impacts.

Commissioner Curless stated that the developable area to the north looked developable, but that it would most likely be a destination use such as a dental or doctor's office.

Commissioner Brush asked if there was a point at which the private drive would have to be a maintained by the city.

Director Ostrowski stated that he didn't see a lot of development occurring in that area, nor did he see the city running a street through any wetlands to get to those developments as it didn't make much sense financially or environmentally. With this particular development, he explained, the city would not have any financial costs in terms of extending a road or utilities other than providing standard police, fire, and ambulance service. In regards to subdivisions, they needed to see if there was a sufficient tax base to support those developments due to the high costs of maintaining those roads. With this development being somewhat infill within the boundaries of the city, there were not a lot of costs associated with it. He agreed that there were a number of things that came into play when discussing the proposed development, but that there were ways in which they could modify the CSM to provide additional protections for the groundwater supply. He reminded the council that the city had approved a gas station in a Wellhead Protection Zone next to wetlands because appropriate conditions had been placed on the development at the time to make it more palatable for approval. Lastly, he added that the proposed development would be a cleaner, office type use, and discussions on whether the city wanted to continue to develop in that area would have to be had.

Commissioner Brush asked for clarification among the three requests, and asked whether it had anything to do with site plan approval.

Mayor Wiza confirmed that they could make the change to the CSM and not approve the site plan for the proposed development. They could also place additional restrictions on the site plan such as prohibiting road salts and keeping the natural vegetation in order to further protect the wetlands.

Director Ostrowski asked that if restrictions were requested, that they be placed on the CSM rather than the site plan as the site plan mainly dealt with access for Highway 10 and its congestion. He also suggested that council postpone the request if they were not comfortable placing restrictions immediately.

Mayor Wiza stated that it was in the council's purview to postpone action on the request and direct staff to provide recommendations.

Commissioner Hoppe agreed that more needed to be planned out in terms of roads and conditions, but that they also wanted to get a more accurate percent.

Mayor Wiza stated that staff had access to knowledgeable resources that could be used in order to provide recommendations.

Commissioner Curless asked if the project was buildable if they didn't remove the 80% restriction from the CSM.

Mayor Wiza confirmed that they could not build since 17% of that allowable 20% had been used by that gas station, leaving roughly 3% for the project.

Commissioner Curless asked how much of a percent was needed.

Director Ostrowski estimated that they would need 40% total. That would include the two acres to the north, but made sure to note that it really depended on future development as they did not have a proposal for that area yet.

Aldersperson Kneebone reminded the council that they were looking at two potential developments between the wetlands, not just the office building as the applicant may want to develop both parts.

Mayor Wiza reiterated that they did not have a proposal for that second northern part yet, and it was still just potential development.

Commissioner Brush asked for clarification on the area that they were focusing on in terms of removing the 80% natural lot coverage for the whole Parkdale subdivision.

Mayor Wiza clarified the perimeter of the subdivision.

Commissioner Brush asked if it was possible to prohibit development north of Windy Drive, to which Mayor Wiza confirmed that they could place that restriction.

Motion by Commissioner Hoppe to postpone action for the request from Point of Beginning, Inc. to remove/modify the 80% natural lot coverage requirement within Parkdale Subdivision, specifically an unaddressed parcel north of US Highway 10 and East of Badger Avenue (Parcel ID 2408-36-1200-02) and 1201 Badger Avenue (Parcel ID 2408-36-1200-01), and to direct staff to investigate and come up with recommendations for consideration at a future date; seconded by Commissioner Brush.

Motion carried 7-0

8. Request from Point of Beginning, Inc. for a site plan review of an office development at an unaddressed parcel north of US Highway 10 and East of Badger Avenue (Parcel ID 2408-36-1200-02).

Director Ostrowski stated that he would take any comments or challenges relating to the site plan in order to discuss them with the applicant, adding that he was still waiting on confirmation from the State on whether or not they would allow access off Highway 10.

Mayor Wiza informed the council that they could postpone action on the item, but if they could also provide feedback either then or over the next couple of days regarding their thoughts on the presentation.

Commissioner Haines asked if they were only making comments on the proposed development, not the potential development site to the north.

Mayor Wiza confirmed that they were looking for comments on the proposed development, but stated that the north area was still relevant and that they could take comments on it.

Motion by Alderperson Kneebone to postpone the site plan review of an office development at an unaddressed parcel north of US Highway 10 and East of Badger Avenue (Parcel ID 2408-36-1200-02); seconded by Commissioner Brush.

Motion carried 7-0

9. Establishing/Modifying an easement for rail improvements at 5700 E.M. Copps Drive (Parcel IDs 2308-01-2100-03 and 2308-01-2100-05).

Director Ostrowski stated that agenda items 9 and 10 went together, thus would be discussed at the same time. Recalling a previously approved site plan from Service Cold Storage to add an addition to the back of their building, he explained that they had run into an issue with the loading docks coming into a restricted 100-foot-wide area for rail improvements that was placed prior to the construction of Service Cold Storage. The restriction was part of a CSM for future rail improvements for the East Park Commerce Center in order to provide the appropriate siding tracks to service the entire park. That being the case, potential improvements to the building could jeopardize the installation of rail with the current proposed addition. The Director went on to summarize the siding track requirements outlined within the staff report and how they would be used to connect the East Park Commerce Center. He noted that the proposed expansion did not directly impact the main line siding as the track was already there, nor was it impacted by the identified parking area. That being the case, staff recommended to establish and modify an easement outlining the 100-foot setback area with Service Cold Storage which would have to be approved by Common Council. He noted that they had already modified their plans to have trucks come in at an angle to the loading docks, but that they were still within the 100-foot easement area. The future construction of a rail was still uncertain, and that they wouldn't know if it would be required, and if so, if areas of Service Cold Storage would have to be removed. In this instance, the city would maintain its 100-foot right-of-way while allowing improvements to be made by Service Cold Storage with the understanding that if they need to be removed, they are removed at the time in which they are given, and moved at Service Cold Storage's sole cost. He reported that Service Cold Storage did have a potential to run palettes through their main building, but the current setup and storage of goods prohibited them from currently doing that since storage may be kept for a year without moving it without incurring significant costs. One of the concerns staff mentioned in the staff report was if the city did need to have Service Cold Storage remove the loading dock area, it could potentially strain the relationship if moving became detrimental to the business. While there were current good relations between the city and current owner, he noted that relationships and ownership were subject to change. Lastly, he stated that staff had discussed these options with Service Cold Storage and that they had been willing to comply if the city needed them to move. He added that moving the siding track instead of the building, while an option, could prevent potential passenger rail in the future.

Mayor Wiza briefly summarized that they would be allowing the expansion on the building with the full understanding that they would be protecting their long-term interests as a community, such as the rail.

Commissioner Hoppe asked what would happen to the agreement if ownership were to change.

Director Ostrowski stated that the agreement would be attached to the property, with Mayor Wiza adding that he didn't see a large possibility of ownership change in the near future, and that it was possible that East Park Commerce Center wouldn't need rail.

Commissioner Curless didn't foresee an issue were the property to be sold, as the documents would be clear when purchasing.

Motion by Commissioner Curless to approve establishing/modifying an easement for rail improvements at 5700 E.M. Cops Drive (Parcel IDs 2308-01-2100-03 and 2308-01-2100-05); seconded by Commissioner Haines.

Motion carried 7-0

10. Request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Cops Drive (Parcel IDs 2308-01-2100-03 and 2308-01-2100-05).

Director Ostrowski recommended approving the request with the original conditions that were placed upon the original submittal minus the changes to the easement area, noting that the only difference submitted was modifying the loading docks to come in at an angle as opposed to coming straight in.

Roger Hackler (1025 Park St) stated that in regards to urban development, they should be constructing parking garages and looking at different construction.

Motion by Commissioner Haines approve the request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Cops Drive (Parcel IDs 2308-01-2100-03) and 2308-01-2100-05), with the following conditions;

1. The driveway leading to the new loading docks, along with the loading parking zones and any other staging areas to the north shall be hard surfaced with concrete or asphalt.
2. The applicant shall submit an updated site plan showing the hard-surfaced area to be reviewed and approved by the Community Development Department.
3. The parking and loading area shall be screened from the west which should be identified on the site plan/landscape plan.
4. A landscaping plan shall be submitted to be reviewed and approved by the community development department.
5. Allow staff to approve modifications to the plans.

seconded by Commissioner Brush.

Motion carried 7-0

11. Community Development Department Monthly Report for November 2016.

Director Ostrowski stated that it had been another fairly decent month with Cobblestone Hotel breaking ground and the construction of a new home. He compared year to date valuation of \$54 million with 2014, where it had a similar value with the construction of the \$32 million Skyward

facility. This year they had a lot more diversification in the number of projects, as opposed to one large project.

Mayor Wiza stated that he had looked into a question from the last meeting regarding how much of the year to date valuation was taxable, to which his findings had estimated \$30-\$40 million of the valuation was taxable.

Director Ostrowski noted that the Aspirus development made it difficult to estimate taxable revenue as hospitals were typically exempt, but clinic use was not.

Commissioner Haines requested that a line item for year-to-date permits be added to the report.

Commissioner Curless asked about the next Plan Commission meeting, to which it was confirmed that it would take place on Tuesday, January 3rd, 2017

Motion by Commissioner Cooper to accept and place on file the Community Development Department Monthly Report for November 2016; seconded by Commissioner Brush.

Motion carried 7-0

12. Adjourn.

Meeting adjourned at 8:04 PM

RESOLUTION

TOWN OF HULL INTERGOVERNMENTAL AGREEMENT COOPERATIVE PLANNING ON LAND ADJACENT TO HIGHWAY 10 EAST AND BRILOWSKI ROAD – AMENDMENT FOR SETBACKS

WHEREAS, the City of Stevens Point and the Town of Hull have engaged in cooperative planning on land adjacent to Highway 10 East and Brilowski Road; and

WHEREAS, this cooperative planning has resulted the Intergovernmental Agreement that is attached as Exhibit A of this Resolution; and

WHEREAS, the City of Stevens Point desires to amend the Intergovernmental Agreement to be more consistent with its Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED that the City of Stevens Point does hereby amend the Intergovernmental Agreement relating to Setbacks on page 2 of 7 of the Agreement to read as follows:

Setbacks Proposed

	Street/Front	Side*	Rear
Building	40' from Hwy 10 ROW 25' from other ROW	20' from residential 10' from commercial	20'
Parking lot, drive aisle, loading area	30' from Hwy 10 ROW 5' from other ROW	20' from residential 5' from commercial	20' from residential** 5' from commercial

*Side and rear setbacks are from property line.

** Rear setback shall be increased 5' for each story above 2 stories.

Approved: _____
Mike Wiza, Mayor

Attest: _____
John Moe, City Clerk

Dated: December 19, 2016
Adopted: December 19, 2016

Drafted by: Michael Ostrowski
Return to: City Clerk

Exhibit A

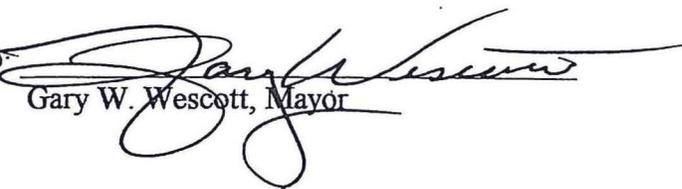
RESOLUTION

WHEREAS, the City of Stevens Point and the Town of Hull have engaged in cooperative planning on land adjacent to Highway 10 East and Brilowski Road; and

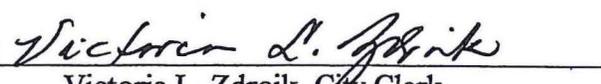
WHEREAS, this cooperative planning has resulted in the attached plan which identifies recommended land use and specific development standards for the area;

NOW, THEREFORE, BE IT RESOLVED that the City of Stevens Point does hereby adopt the attached Land Use Plan and Development Standards and that these be made a part of the Master Plan (Development Guide) to the city.

APPROVED:


Gary W. Wescott, Mayor

ATTEST:


Victoria L. Zdroik, City Clerk

DATED: November 16, 1998

ADOPTED: November 16, 1998

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF STEVENS POINT
AND THE TOWN OF HULL**

This agreement is entered into by the City of Stevens Point ('City') and the Town of Hull ('Town'). The purpose of the agreement is to set forth the terms and conditions to accomplish the following goals:

- ◆ Orderly, planned growth for the Town of Hull and City of Stevens Point
- ◆ The provision of cost-effective municipal services to support development
- ◆ Implementation of development standards and land use plans which will protect and enhance property values of adjacent properties

This agreement is entered into pursuant to 66.30 of the Wisconsin Statutes.

Article 1 Planning Area

The City and the Town agree that the area displayed in attachment 1 (Master Site-Plan for Shave/Olson Properties (map on page 4 of 7), herein referred to as 'Planning Area,' and described in attachment 2 (Legal Description), shall be the only area included in this agreement.

Article 2 Commercial and Residential Development only in City Limits

The parties agree commercial and/or residential development in the Planning Area shall only be allowed after the land has been annexed to the City. The Planning Area shall only be developed for residential or commercial purposes using municipal sewer and municipal water services from the City. The Town agrees to support annexation petitions submitted to the City for land in the Planning Area. The Town further agrees to support expansion of the City sewer service area to the Planning Area, in a manner consistent with State Statutes and the policies in the adopted Stevens Point Urban Area Sewer Service Plan.

Article 3 Adoption of Master Site-Plan

The City agrees to adopt the Master-Site Plan contained in attachment 1 and to apply those development standards to the lands shown in the Planning Area. City zoning regulations in the Planning Area shall be made in accordance with Attachment 1. The City further agrees to consider annexation of the lands within the Planning Area subject to consideration of adequacy of public facilities, phasing, and reasonable boundaries.

Article 4 Consistency Requirement With Approved Master Site-Plan

This intergovernmental agreement includes the adoption of a Master Site -Plan for the Planning Area that identifies the agreed upon land use, zoning, and development standards for those properties (attachment 1). Any development proposals submitted for consideration to Portage County, the Town of Hull, or the City of Stevens Point shall be consistent with this intergovernmental agreement with the Master Site-Plan. Any development proposals that are not consistent with these standards shall be denied by the governing body having jurisdiction over the proposal, by means of adopted zoning and subdivision review authority.

Article 5 Notification

The City agrees to notify the Town of all annexations and zone changes which affect the Planning Area. The Town agrees to notify the City of any changes to County Zoning or any other changes which affect the Planning Area.

Article 6 Amendments

This agreement may be amended by mutual consent of all parties hereto. The City agrees to notify the Town of any proposed changes to the Master Cite-Plan contained in attachment 1, or any changes which affect the Planning Area. The Town agrees to notify the City of any changes which affect the Planning Area.

Article 7 Duration

This agreement shall remain in force for a period of twenty (20) years from the time of adoption. Extension of this agreement shall be made only with the mutual consent of both the Town and the City.

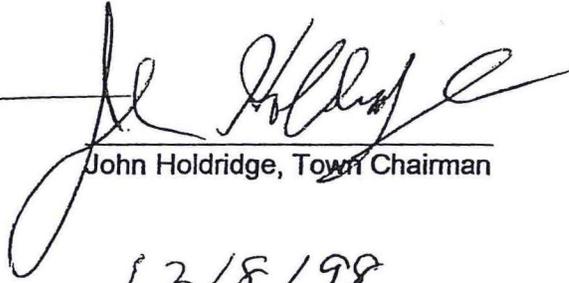
Article 8 Severability

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, then this entire agreement shall be found to be invalid and the parties shall use their best efforts to renegotiate a new agreement.

Signed



Gary Wescott, Mayor



John Holdridge, Town Chairman

11/17/98
Date

12/8/98
Date

MASTER SITE-PLAN SHAVE/OLSON PROPERTIES

Reviewed/Approved by:

<i>Site Development Committee for Shave/Olson Properties:</i>	3-04-98
<i>Town of Hull Board of Supervisors:</i>	3-25-98
<i>City of Stevens Point Plan Commission:</i>	4-06-98
<i>City of Stevens Point Common Council:</i>	4-20-98

NEIGHBORHOOD DEVELOPMENT STANDARDS

GENERAL PROVISIONS

APPLICABLE ORDINANCES - Upon annexation to the City of Stevens Point, development shall be subject to all applicable City Ordinances, except where different standards or requirements are specified herein.

PARKING LOTS - All areas used for parking and loading shall be hard surfaced with bituminous asphalt, concrete, or similar approved hard-surface materials. Crushed granite or crushed asphalt shall not be acceptable.

SIGNAGE - All signage shall comply with the requirements of the City of Stevens Point Sign Ordinance.

BRILOWSKI ROAD - No residential parcel shall have direct vehicular access to Brilowski Road.

EASTWOOD DRIVE - Eastwood Drive shall not be extended beyond its present southern terminus and shall be considered a permanent cul-de-sac.

OFFICIAL (STREET) MAP - The following area shall be added to the official (street) maps of the City of Stevens Point and the Town of Hull: 60 feet east of the centerline of Brilowski Road, extending from the north right-of-way of Highway 10 approximately 2,310 feet north to the south line of Eastwood Subdivision. A note shall also be added to the City's Official Map indicating that Eastwood Drive shall not be extended beyond its present southern terminus.

WETLANDS - Wetlands that are present on the property, as shown on the DNR's Wetland Inventory Maps (1992), shall be identified as natural areas to be preserved. Exact wetland boundaries shall be subject to change based on DNR or Army Corps of Engineers field investigations.

VARIANCES - Variances from the landscape and setback requirements may be approved by the City Common Council, with mutual agreement of the Hull Town Board, if it can be shown that the required landscaping or setback cannot be provided due to the unique nature of the site. Self imposed hardship shall not be a cause for granting a variance.

COMMERCIAL/OFFICE/MULTIFAMILY RESIDENTIAL DEVELOPMENT

Permitted and conditional commercial/office/multi-family residential uses shall be controlled by the City of Stevens Point B-5 Highway Commercial Zoning District, except as follows:

LANDSCAPING - Each B-5 parcel shall, at a minimum, provide the following required landscaping:

Continuous screening shall be located (1) where a B-5 parcel abuts an existing or planned residential use/zone and (2) where a B-5 parking lot, drive isle, or loading area abuts a public street right-of-way. *Continuous screening is defined as (1) landscape materials planted in at least 2 rows, with plant spacings as shown on the attached "approved plantings list" or (2) planting beds of varying widths, which provide the same number and density of plants shown on the "approved plantings list."* Other plants not included on the list may be used, if they are determined to be hardy. All bushes shall be at least 18 inches tall at the time of planting. At least 1 tree shall be planted every 40 feet.

Intermittent screening shall be located along the side and rear yards of all B-5 parcels, except where continuous screening is herein required. *Intermittent screening is defined as at least 1 tree planted every 50 feet.*

Where landscaping is required within a **clear vision triangle**, as defined in the City of Stevens Point Zoning Ordinance, such area shall be landscaped with plantings or visual barriers that will be less than 2 feet tall at maturity.

SETBACKS - The following setbacks shall be required:

SETBACKS			
	Street/Front	Side*	Rear*
Building	40' from ROW	20' from residential 10' from commercial	20'
Parking lot, drive isle, loading area	40' from Hwy. 10 ROW 20' from other ROW	20' from residential 10' from commercial	20' from residential** 10' from commercial

*Side and rear setbacks are from property line.

**Rear setback shall be increased 5' for each story above 2 stories.

HEIGHT LIMITATION - No structure shall exceed 4 stories in height, measured from the finished grade to the top of the highest floor. Utility penthouses, towers, or antennas may exceed this height limitation.

LOADING DOCKS - Shall not be located on the building facade facing the street right-of-way. Exceptions may be made if the loading dock is recessed at least 40' from the principal facade of the building.

GARBAGE STORAGE - Shall be located to the side or rear of the building (not on side of building facing right-of-way) and shall be screened by a permanent barrier of landscaping, walls, or berms at least 6 feet in height. Garbage storage in the rear yard shall be prohibited where abutting an existing or planned residential use/zone, when other alternatives exist.

OUTDOOR STORAGE - All outdoor storage of materials shall be screened by a permanent barrier at least 4 feet high or to the height of the material stored, whichever is greater. Outdoor areas which are used to display goods directly to customers for shopping, e.g., display and sales of spring landscape materials, are exempt from the screening requirement.

SIDEWALKS - All public streets in any B-5 zone shall include sidewalks of at least 5 feet in width, on both sides of the street.

LIGHTING - All lighting shall use cut-off fixtures. Light bulbs or lighting lenses shall not be directly visible from adjacent properties. Lighting shall not exceed 0.5 foot candles at the property line.

BUILDING MATERIALS - Any building exterior which faces a public street right-of-way must be constructed of brick, precast masonry material, stucco-like material, fluted or split-face block, wood siding, or the equivalent. The facade facing the right-of-way shall not be composed of metal siding or common face concrete block, except as an integral part of a design that is approved by the City Common Council.

TWO-FAMILY/DUPLEX RESIDENTIAL DEVELOPMENT

Permitted and conditional two-family residential development shall be controlled by the City of Stevens Point R-3 One and Two Family Residential Zoning District, except as follows:

SETBACKS - The following setbacks shall be required:

SETBACKS			
	Street/Front	Side*	Rear*
Building	25' from ROW	25' total 1 side not less than 12'	30'

*Side and rear setbacks are from property line.

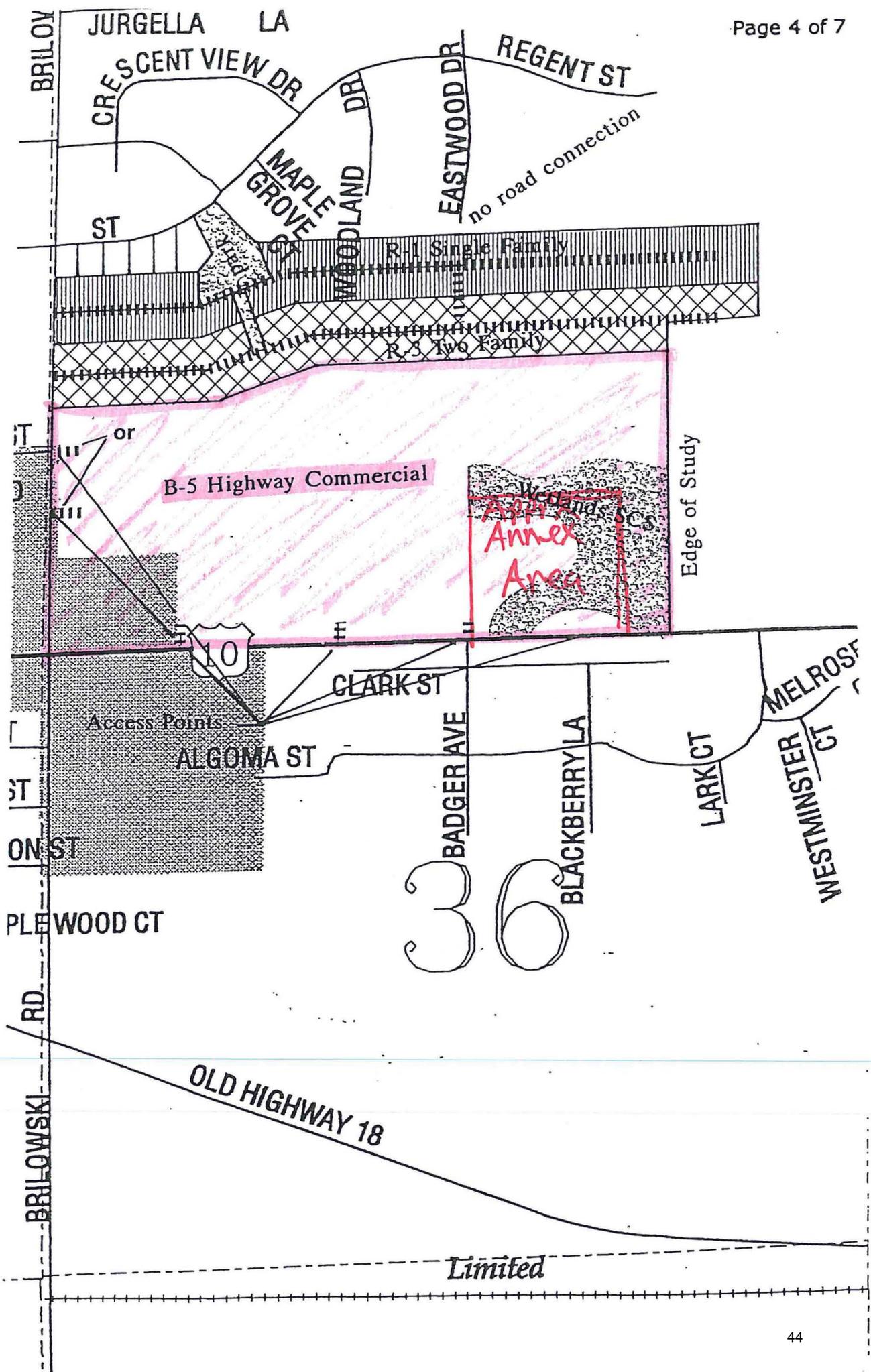
MINIMUM LOT SIZE - 15,000 Sq. Ft.

SUBURBAN SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Permitted and conditional single-family residential development shall be controlled by the City of Stevens Point R-1 Suburban Single-Family Residential Zoning District. No changes or additions to the requirements of the R-1 District are included herein.

REQUIRED ATTACHMENTS: (1) Site-Plan Map and (2) Approved Plantings List.

SITE-PLAN MAP SHAVE/OLSON PROPERTIES

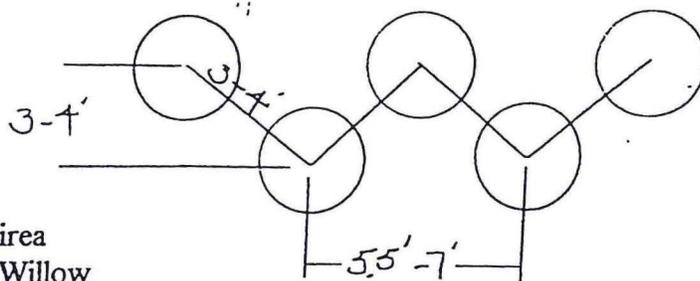


APPROVED PLANTINGS LIST

DECIDUOUS SHRUBS

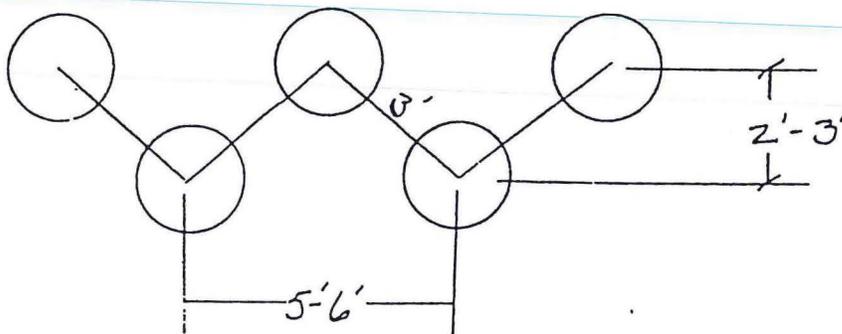
Medium Shrubs 5 - 8 feet tall; plant 3 - 4 apart

- | | |
|------------------------------|---------------------|
| American Filbert or Hazelnut | Bayberry |
| Chokecherry | Dogwood |
| Sand Cherry | Cotoneaster |
| Euonymous, winged | Forsythia |
| Lilac | Mockorange |
| Father Hugo Rose | Rugosa Rose |
| Prairie Rose | Vanhoutte Spirea |
| Viburnum | Dwarf Arctic Willow |
| Weigela | Winterberry |



Low Shrubs 2 - 5 feet tall; plant 3 feet apart

- | | |
|----------------------------|-------------------------------|
| Azalea | Bush Cinquefoil |
| Indiandcurrant Coralberry | Alpine Currant |
| Korean Barberry | Japanese Barberry |
| Redleaf Japanese Barberry | Dwarf Bushhoneysuckle |
| Chokeberry | Floweringalmond |
| Clavey's Dwarf Honeysuckle | Miniglobe Honeysuckle |
| Smooth Hydrangea | Annabelle Hydrangea |
| Snowhill Hydrangea | Golden Mockorange |
| Dwarf Common Ninebark | PJM Hybrid Rhododendron |
| Virginia-Rose | Running Serviceberry |
| Kalm's St. Johnswort | Snowberry |
| Bumalda Spirea | Grefsheim Spirea |
| Japanese White Spirea | Japanese Spirea Daphne Spiera |
| Snowmound Spirea | Fragrant Sumac |
| Gro-low Fragrant Sumac | Silver Creeping Willow |
| Compact European | Dwarf European |
| Cranberrybush | Cranberrybush |
| Virburnum | Viburnum |



EVERGREEN TREES

<u>Botanical Name</u>	<u>Common Name</u>	<u>Height In Feet</u>	<u>Spread In Feet</u>	<u>Salt Spray</u>
(Large - 40-100 Ft.)				
Abies concolor-*B	White Fir	50	20-30	S
Larix decidua	Larch			T
Picea glauca-DB	White Spruce	50	25	S
Picea glauca densata-DB	Blackhills White Spruce	40	25	
Picea pungena-DB	Colorado Spruce	40	20-25	T
Picea pungena glauca-D	Colorado Blue Spruce	40	20-25	T
Pinus nigra-DB	Austrian Pine	60	40-50	T
Pinus strobus-*NDB	Eastern White Pine	75	40-50	S
Pinus sylvestria-B	Scotch Pine	60	40-50	S
Pinus resinosa-DB	Red (Norway) Pine	60-70	40-50	S

(Medium 15-40 ft.)

Juniperus chiuensis-B	Pyramid Chinese Juniper	20	6-8	T
Juniperus virginiana-NDB	Redcedar	40	10-15	T
Taxus cuspidata capitata	Japanese Yew	15-20	6-8	S
Thuja occidentalia-EB	Eastern Arborvitae	40	8-10	S

T-Tolerant, M-Moderate tolerance, S-Sensitive

EVERGREEN SHRUBS

(Large - 5-10 Ft.)

Plant 4-5 feet apart

Juniperous chinensis pfitzeriana	Pfitzer Juniper	4-6	10-15	T
Juniperous sabina var.	Vonehron Savin Juniper	6-8	6-8	
Juniperous squamata meyeri	Meyer Singleseed Juniper	6	4-5	
Pinus Mugo Mughus-D	Mugho Pine	8-15	8-10	T
Taxus cupsidata. var.	Spreading Japanese Yew.	10	10-15	S
Taxus media hicksi	Hicks Anglojap Yew	6-8	4-5	S
Thuja occidentalis robusta	Ware Arborvitae	6-8		S

(Small - Under 5 ft.)

Plant 3-4 feet apart

Juniperous horizontalis	Prostrate Juniper	1/8-2/3	4-6	M
Juniperous chinensis pfitzeriana compacta-B	Compact Pfitzer Juniper	3-4	5-6	T
Juniperous chinensis sargentii	Sargent Juniper	2	5-6	T
Juniperous communis depressa	Oldfield Juniper	4	4-6	

Juniperous (glauca hetzi)	Hetz Juniper (Blue Pfitzer)	4-5	6-8	
Juniperus Horizontalis plumosa-B	Andorra Creeping Junior	1-1/2	4-5	
Juniperus horizontalis douglasi-B	Waukegan Creeping Juniper	1/2	4-5	
Juniperus procumbena	Japarden Juniper	1-2	5	
Juniperus sabina-B	Savin Juniper	4	4	
Juniperus virginiana kosteri-B	Koster Redcedar	3	6	
Taxus cuspidata nana	Dwarf Japanese Yew	3-4	4-5	
Taxus media browni	Browns Anglojap Yew	4-5	4-5	S
Taxus canadensis	Canada Yew	3	4-5	S
Taxus cuspidata var.	Cushion Yew	4-5	8	S
Thuja occidentalis globosa-B	Globe Arborvitae	5	5	S

T-Tolerant, M-Moderate tolerance, S-Sensitive

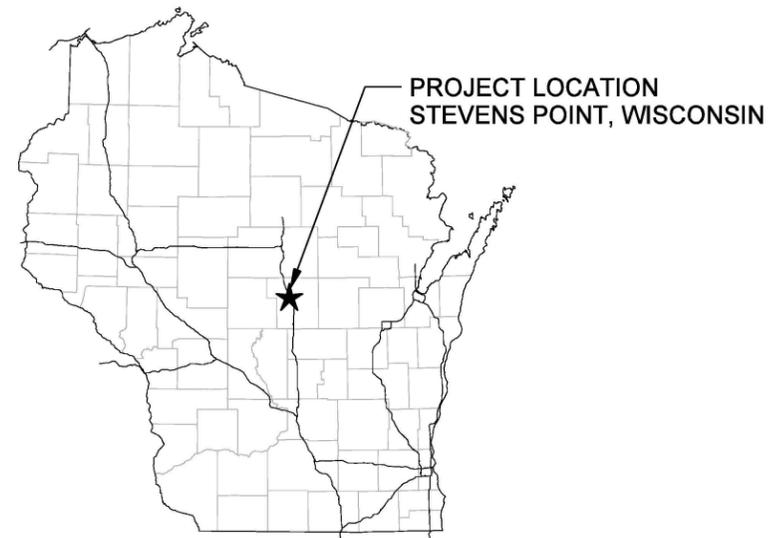
EDGE STUDY DESCRIPTION

That part of the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter of Section 25, that part of the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 36, all in Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin described as follows:

Commencing at the southwest corner of said Section 25; thence east along the south line of said Section 25 a distance of 33 feet to the east right of way line of Brilowski Road and the **point of beginning**; thence north along said right of way line to the southwest corner of Eastwood Subdivision; thence South 90 degrees 00 minutes 00 seconds East along the south line of said subdivision 1,278.11 feet; thence North 00 degrees 06 minutes 35 seconds West, 278.48 feet; thence North 89 degrees 30 minutes 04 seconds East, 1,315.09 feet to the northwest corner of said Southwest Quarter of the Southeast Quarter; thence east along the north line of said Southwest Quarter of the Southeast Quarter and the north line of the Southeast Quarter of the Southeast Quarter to the east line of the west one-half of said Southeast Quarter of the Southeast Quarter; thence south along said east line to the south line of the north 10 acres of the west one-half of said Southeast Quarter of the Southeast Quarter; thence west along said south line to the east line of said Southwest Quarter of the Southeast Quarter of said Section 25; thence south along said east line and the east line of the Northwest Quarter of the Northeast Quarter of said Section 36 to the north right of way line of U.S. Highway 10; thence west along said right of way line to the east right of way line of Amber Avenue; thence north along said right of way line to the north line of Lot One of Portage County Certified Survey Map #4128 as recorded in Volume 14 of 'Certified Surveys', pages 183 and 183A; thence west along said north line to the east right of way line of Brilowski Road; thence north along said right of way line to the point of beginning and there terminating.

Exhibit A

PRELIMINARY DRAWINGS THE CITY OF STEVENS POINT PROPOSED INDUSTRY BUSINESS PARK LEAD STEVENS POINT, WISCONSIN JULY 31, 2014



SCOPE OF WORK

WORK BY CN FORCES:
FURNISH AND INSTALL:
(1) No. 10 (136#) LH ML HTTO W/ELECTRIC LOCK
(1) No. 10 (136#) RH ML HTTO W/ELECTRIC LOCK
(2) DSP DERAILS, AND 237TF OF TRACK

WORK BY CONTRACTOR:
FURNISH AND INSTALL:
7140 TF 115# TRACK

SHEET INDEX

Sheet Title:	Drawing Number:	Sheet Number:
GENERAL Title Sheet	G01	01
TRACK		
Project Overview Sheet	R01	01
Plan & Profile STA -6+00 to 24+00	R02	02
Plan & Profile STA 24+00 to 54+00	R03	03
Plan & Profile STA 54+00 to 80+00	R04	04

STANDARD REFERENCE DRAWINGS

THE REFERENCE DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF: CN ENGINEERING SPECIFICATIONS FOR INDUSTRIAL TRACKS DATED 12, SEPTEMBER 2011 & CN ENGINEERING TRACK STANDARDS DATED JUNE, 2011.

FLOOD ZONE INFORMATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD. BASED UPON OUR INTERPRETATION OF THE PROPERTY LINES IN RELATION TO THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS SHOWN ON FEMA MAP NUMBER 55097C0220D DATED JULY 19, 2009 AND FEMA MAP NUMBER 55097C0250D DATED JULY 19, 2009. NO FLOOD STUDY WAS PERFORMED FOR THIS PROJECT.

FOR **CN** REVIEW



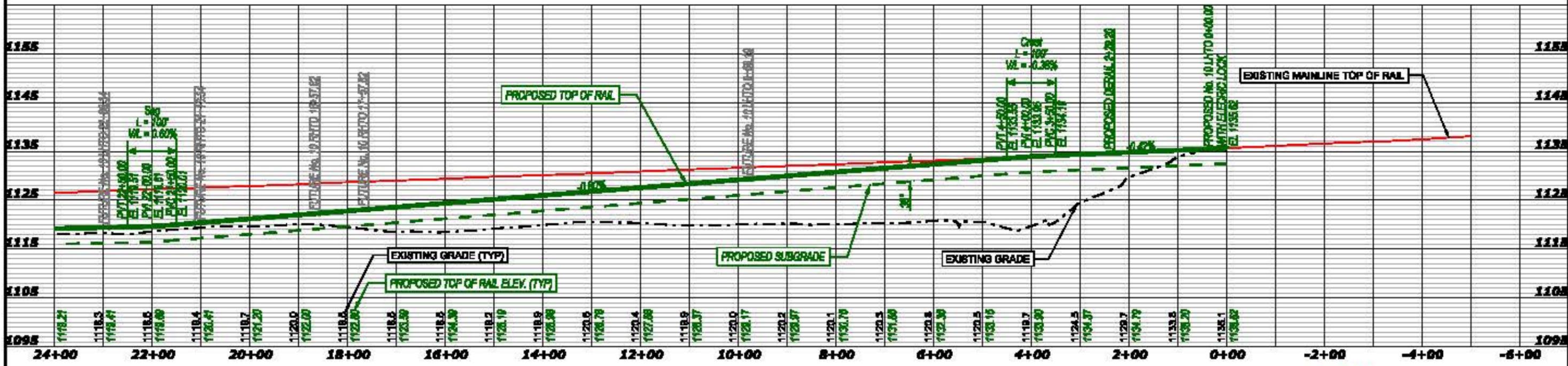
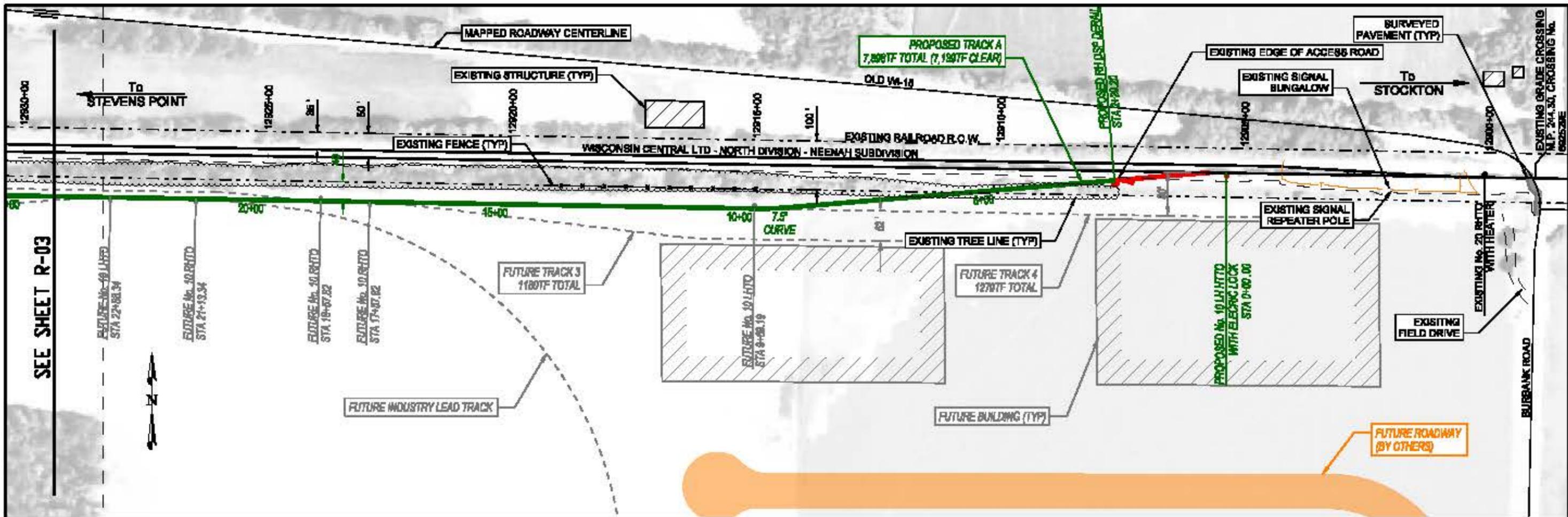
ISSUED FOR
REVIEW



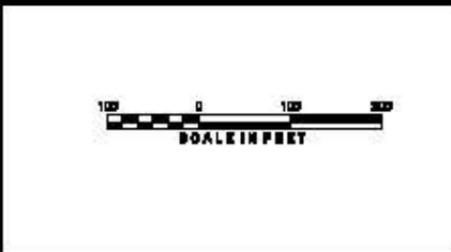
REV.	DATE	DRN.	REVISIONS DESCRIPTION	APPR.
1	11/7/14	JJC	CN COMMENTS	
2	5/1/15	JJC	CN COMMENTS	

APPROVED FOR CONST. BY	REV.#	LOCATION	TITLE
		STEVENS POINT, WI	TITLE SHEET
		DRN. AAS	TITLE SHEET
		DATE 07/31/2014	
		CHK'D JJC	
		DATE 07/31/2014	
		SCALE AS NOTED	
		PLOT	

PROJ.#	PROJ TITLE	SHEET
14STP	PROPOSED INDUSTRY BUSINESS PARK LEAD	50 G01 - 1 OF 5



VIA RAIL LOGISTICS, LLC
 550 W34326 Ridgeway Drive
 Dousman, Wisconsin 53118
 phone: 414.403.7582
 fax: 925.403.5394



LEGEND:

EXISTING MAIN TRACK	—
EXISTING SIDING SPUR TRACK	- - -
PROPOSED ON OWNED TRACK	— (Green)
PROPOSED INDUSTRY OWNED TRACK	— (Blue)
REMOVED TRACK	- - - (Red)
SHIFTED TRACK	- - - (Black)
FUTURE TRACK	- - - (Dashed)
RIGHT OF WAY	- - - (Dotted)
FIBER OPTIC	- - - (Dotted)
FENCE	- - - (Dotted)
OVERHEAD POWERLINE	— (with cross-ticks)
GASLINE	— (with cross-ticks)

REVISION	BY
DATE	DATE
11/20/14	MC
01/15	MC

APPROVALS:

DESIGNED BY	CHECKED BY
DRAWN BY	DATE
DATE	DATE

TRACKAGE TO SERVE THE CITY OF STEVENS POINT

OFFICE OF DESIGN & CONSTRUCTION

WISCONSIN CENTRAL LTD. NORTH DIVISION - NEENAH SUBDIVISION

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

Monday, December 12, 2016
Lincoln Center – 1519 Water Street
Stevens Point, WI 54481

MINUTES

PRESENT: Mayor Mike Wiza, Director of Public Works Scott Schatschneider, Comptroller/Treasurer (C/T) Corey Ladick and Tricia Church; **Alderspersons:** Garrett Ryan(3rd), Heidi Oberstadt(4th), Jeremy Slowinski(6th), Mary Kneebone(7th) and Mary McComb(9th).

ALSO PRESENT:

DIRECTORS: Tom Schrader – Parks and Recreation, Michael Ostrowski – Inspection and Development and Joel Lemke – Public Utilities and Transportation.

OTHER CITY STAFF MEMBERS: City Attorney Andrew Beveridge, City Clerk John Moe, Fire Chief Bob Finn and Police Chief Martin Skibba.

ALDERPERSONS: George Doxtator(1st), David Shorr(2nd), Meleesa Johnson(5th), Cathy Dugan(8th), Mike Phillips(10th) and Shaun Morrow(11th).

OTHERS PRESENT: Nate Enwald – Portage County Gazette, Carl Rasmussen – UWSP Facilities, Brentt Michalek – Mobilitie, Ray Pizybelille – 1877 Woodridge Circle, Custer, Eric Skille and Dennis Grubba – Sentry Insurance, Reid Rocheleau – 408 West Cedar Street, Whiting.

Mayor Mike Wiza called the Board of Public Works meeting to order at 6:00 p.m. The meeting was held on Monday, December 12, 2016 at the Lincoln Center located at 1519 Water Street in Stevens Point.

1. Consideration and possible action to accept the Director’s Report and place it on file.

Director Schatschneider reported that there is two public informational/involvement meetings scheduled. The first is for the Prentice Street Reconstruction Project scheduled for 7:00 p.m. on Wednesday, January 11th, 2017 at Pacelli High School. The second is for Stanley Street scheduled for 7:00 p.m. on Thursday, January 26th, 2017 at The Lincoln Center.

Aldersperson Slowinski moved 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 approve the request from WPS for underground utility easement for the installation of gas and electric services to the future Cobblestone Hotel Development.

Director Schatschneider explained the request from WPS.

Aldersperson McComb moved to approve the easement request; seconded by Aldersperson Kneebone.

Ayes all; nays none; motion carried.

3. Consideration and possible action to accept the Ordinance Amendments for Stop Signs for northbound and southbound traffic on Worth Court.

Director Schatschneider had nothing to add.

Aldersperson Slowinski moved to approve the Ordinance Amendments; seconded by Aldersperson Oberstadt.

Ayes all; nays none; motion carried.

4. Introduction and possible action for a fee structure pertaining to Right-of-Way Permits.

Director Schatschneider explained that this is an item that staff has debated for quite some time. He explained that we do quite a few permits per year and they take up a fair amount of staff time. He explained the three proposed fee structures as an introduction.

Aldersperson Slowinski asked if the fee amounts are based on an estimated amount of time used to complete them and/or if they were comparable to other municipalities. Director Schatschneider said they are comparable to other municipalities as well as the time we spend on them given the different types of work.

Mayor pointed out that if the committee feels up to it, we could go ahead and accept the Director's recommendation on fees.

Aldersperson McComb stated that she feels extremely comfortable accepting the recommendation and so moved to go forward with the fees for Right-of-Way Permits as presented; seconded by Aldersperson Oberstadt.

Ayes all; nays none; motion carried.

5. Presentation by Brentt Michalek of Mobilitie regarding locations of Cellular/Mobil Data Poles.

****Due to the length of the presentation, please visit our website to view the PowerPoint slides and follow along with the presentation.****

6. ADJOURNMENT: Mayor Mike Wiza adjourned the December 12, 2016 Board of Public Works Meeting at 6:43 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 810 of Section 9.06(a) of the Revised Municipal Code, **Stop Signs** is hereby **created** to read as follows:

9.06(a) 810. For northbound traffic on Worth Court before entering the intersection with E.M. Copps Drive.

SECTION II: That subsection 811 of Section 9.06(a) of the Revised Municipal Code, **Stop Signs** is hereby **created** to read as follows:

9.06(a) 811. For southbound traffic on Worth Court before entering the intersection with Clem's Way.

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

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
John Moe, City Clerk

Dated: December 1, 2016
Approved: December 19, 2016
Published: December 23, 2016

**CITY OF STEVENS POINT
PUBLIC PROTECTION COMMITTEE
Monday, December 12, 2016 – 6:46 P.M.
Lincoln Center – 1519 Water Street**

Present: Alderpersons: Johnson, Ryan, Dugan, McComb, Morrow

Also

Present: Mayor Wiza; City Attorney Beveridge; City Clerk Moe; Comptroller/Treasurer Ladick; Alderpersons Doxtator, Shorr, Slowinski and Kneebone; Directors Schrader and Ostrowski; Police Chief Skibba; Fire Chief Finn; Human Resource Manager Jakusz; Reid Rocheleau; Ray Przybelski; Andy Pech; Samantha Pech; Nate Enwald – Gazette

1. License List:

- A. New Operator's (Bartender's) Licenses.**
- B. Temporary Class "B" / "Class B" License (Picnic): Bill Cook Chapter – IWLA, P.O. Box 582, Stevens Point, for 53rd Annual Winter Jamboree on Saturday, February 4, 2017 on property at 4001 Patch Street along McDill Pond. Licensed operator on the premise: Tina Lechner. (Beer only)**
- C. "Class B" Combination Beer and Liquor License:**
 - i. Shree Narayan LLC, for 5110 Bar, 5110 Main Street, Stevens Point for license period beginning December 20, 2016.**
 - ii. Rockies Bar LLC, for Rockies Bar, 929 Main Street, Stevens Point for license period beginning December 31, 2016.**
- D. Class "B" Fermented Malt Beverage and "Class C" Wine License:**
 - i. Lemon Grass Noodle House LLC, for Lemon Grass Noodle House, 1137 Main Street, Stevens Point for license period beginning December 30, 2016.**
 - ii. Samantha L. Pech, for Watchman's Gone, 3324 Jefferson Street, Stevens Point for license period beginning January 9, 2017.**
- E. Pawnbroker/Secondhand Jewelry Dealer (Renewal):**
 - i. Grubba Jewelers Inc, 949 Main Street, Stevens Point, Mark and Charles Grubba, owners.**
 - ii. Point Title and Pawn Loans, 2625 Church Street, Stevens Point, Dan J. Spaulding, owner.**
 - iii. E-Ways Sales LLC, 3296 Church Street Suite F, Stevens Point, Jonathan Ruder, owner.**
- F. Taxicab Drivers Licenses.**

Police Chief Skibba stated all of the applicants meet the qualifications needed to hold the license. He noted that 929 Main Street was previously a tavern. The Chief said the Police Department does not have an issue with this license or the new license being requested at 3324 Jefferson Street.

Ald. Dugan asked if the taxicab drivers' licenses are for the new taxicab company.

Clerk Moe replied that is correct.

Ald. Morrow asked how many liquor licenses are available.

Clerk Moe said the City has one regular combination license and three reserve licenses.

Ald. McComb asked what type of establishment Watchman's Gone will be.

Andy Pech, 1909 East Avenue, said it will be a family style restaurant with the option of serving locally brewed beer and wine. He said there is no interest in serving liquor.

Ald. Kneebone asked about the hours of operation.

Mr. Pech said the hours are not set but it would not be later than 10:00 p.m.

Ald. Morrow **moved**, Ald. Ryan seconded, to approve the license list items 1.A. – F.

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

2. Request to Hold Event/Street Closings: Point Bock Run Inc. – Annual Point Bock Run on March 4, 2017. Requesting temporary road closures on sections of Water Street and West River Drive and parking restrictions on sections of Francis Street, Henrietta Street and Whiting Avenue.

Police Chief Skibba said this is an annual event and the Police Department does not have any issues with this request.

Ald. McComb asked that the residents along these streets are notified of their closure.

Ray Przybelski, President of Point Bock Run, said they notify all the homeowners along the route.

Ald. Morrow **moved**, Ald. Ryan seconded, to approve item 2 - request to hold the event and street closings for the Point Bock Run.

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

3. Brochure outlining the role, powers and responsibilities of an alderperson.

Ald. Johnson distributed a copy of the brochure with the changes highlighted. She thanked everyone that helped with the development of the document.

Ald. Dugan noted some capitalization errors of words such as "the", "an", and "of".

Ald. Morrow noted the phone numbers on the document will be changing shortly.

Ald. Johnson noted changes can be made in the future.

Ald. McComb said she likes the document but she thought it might be a good idea to have others review it.

Ald. Shorr suggested different wording for bullet #3 under, "What is the role of an alderperson". Possible wording could be "has power of making authority only in conjunction with other members of the Common Council".

Ald. Johnson replied possible better wording would be "has policy making authority only as a voting member of the Common Council".

Ald. Slowinski agrees there could be better wording for this item.

Ald. Shorr said he would like a different picture than the state capitol. He said a picture of city hall or Council chambers would be more appropriate.

Reid Rocheleau, 408 Cedar Street, voiced his concerns on why this item is on the agenda. He noted the alderpersons have a lot of authority and the public should be made aware of it in this document.

Ald. Johnson said the document was designed to help the alderpersons have conversations with constituents about the roles of an alderperson.

Ald. McComb **moved**, Ald. Morrow seconded, to approve the brochure with the editorial changes including getting a photo to replace the capitol, grammar changes and the addition of voting member of the Common Council. The new city telephone numbers will be updated when available.

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

4. Committee members' ideas for future agenda items. (Topics introduced under this item will not be discussed at this meeting.)

Ald. Dugan said a topic she would like for future discussion would be on the United Way's ALICE report.

5. Adjournment.

Adjournment at 7:17 p.m.

**FINANCE COMMITTEE
DECEMBER 12, 2016 AT 7:20 P.M.
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Ald. Doxtator, Kneebone, Shorr and Dugan

EXCUSED: Ald. Phillips

ALSO

PRESENT: C/T Ladick; City Attorney Beveridge; Clerk Moe; Directors Lemke, Schrader, Ostrowski; Ald. Slowinski, Morrow, Ryan, McComb, Johnson; Human Resource Manager Jakusz; Fire Chief Finn; Police Chief Skibba; Deputy C/T Freeberg

ITEM #1 – COMMITMENT OF FUNDS 250 (CELL TOWER FUND) AND 251 (ARTS CENTER FUND).

C/T Ladick stated that we are creating two new funds, the Cell Tower Fund and the Arts Center Fund. The Cell Tower Fund will be including revenues from the rental of cell tower space at Zenoff and Goerke Parks, which were originally put into the general fund. The intent for these revenues was to support those parks, so now by creating a separate fund for those, it will be easier to track that. The Arts Center fund is for the Riverfront Arts Center, which has been run through the Room Tax Fund, however, with 70% of the room tax now being under the Tourism Commission, it is going to be easier to break those two apart and the subsidy that the Tourism Commission approves for the Riverfront Arts Center will be put into the Arts Center Fund.

Motion made by Ald. Shorr, seconded by Ald. Dugan, to approve creating the new funds for the Cell Tower Fund and the Arts Center Fund and committing the funds as stated in the resolution.

Ayes: All Nays: None Motion carried.

ITEM #2 – WRITE-OFF OF UNCOLLECTIBLE PERSONAL PROPERTY TAXES AND ACCOUNTS RECEIVABLE.

C/T Ladick stated this is an annual process of comparing what we have on the books for receivables and what is and is not collectable. These uncollectible accounts are usually from bankruptcy, businesses that have closed and the owners cannot be located or the people we need to collect from have other court related issues and we would be too far down the list to be able to collect.

Motion made by Ald. Kneebone, seconded by Ald. Dugan, to approve the write-off list of uncollectible personal property taxes and accounts receivable in the amount of \$2,195.09.

Ayes: All Nays: None Motion carried.

ITEM #3 – 3RD QUARTER ROOM TAX REPORT.

C/T Ladick commented that even though the report is showing a negative, the fund had a surplus from previous years that is kept in savings, so it is not a negative balance but rather showing that more was spent this year compared to what was brought in for the current year.

Motion made by Ald. Dugan, seconded by Ald. Shorr, to approve the 3rd quarter room tax report and place it on file.

Ayes: All Nays: None Motion carried.

ITEM #4 – UPDATED CREDIT CARD POLICY.

C/T Ladick stated the auditors made a recommendation to add more detail to our current credit card policy. He stated one of the items was that policy should require that documentation contain the business purpose of the purchase, for better tracking and to ensure proper internal controls, to expand what purchases are not allowable and to add more detail to the review and approval of credit card

invoices. They stressed that even if someone is a department head, they still need oversight and internal controls, so we had to formalize and document that process, especially in his office. The City Clerk now has to approve the credit card purchases of the City Comptroller-Treasurer.

Ald. Dugan stated she is pleased to see this, Ald. Shorr agreed, stating that he has experience with how things can happen when proper procedures are not in place.

Ald. Shorr made a motion to approve the updated credit card policy. Motion died due to no second.

Ald. Kneebone questioned how this would affect the Police Department because the Police & Fire Commission has not had an opportunity to look at this and she believes that the Police & Fire Commission oversees the spending for the Police and Fire Departments. She believes this could adversely affect some law enforcement travel if they cannot put meals on the credit card.

C/T Ladick stated that the part of the policy regarding travel and meals is existing, it is not something that is being changed. He asked Deputy C/T Freeberg how long that has been in place and she responded by saying it has been in existence since the beginning of the credit card rollout.

C/T Ladick stated this has more to do with internal controls from a financial perspective, which really is an operation of Finance. The Police & Fire Commission is in charge of the operations of the Police & Fire Department, but the Finance Committee would be in charge of internal controls as far as the City checkbook. He also stated that if it is really a concern, he could talk to President Wescott to see if he has any problems with it, but he has not heard that there are any problems with it.

Police Chief Skibba stated he received a call late this afternoon from President Wescott who requested this get tabled so the Police & Fire Commission could review it as they have not seen this.

Ald. Kneebone asked if that would be an issue to postpone this until they have had a chance to look at it, does this have to be done tonight.

C/T Ladick questioned if it would be sufficient if he would discuss this with President Wescott and then this can go forward to Council with no recommendation from this meeting. He stated he is surprised because typically if there is an issue with Finance, the liaison or someone would have contacted him. This does not change the meals and mileage policy, so he is not sure what the concern would be.

Ald. Kneebone stated one of the Commissioners looks at all the spending that is done, so if this would adversely affect their oversight responsibility, they should be aware.

C/T Ladick stated this should help them with their oversight, such as documenting the purpose of the purchase, that sort of clarification should help them perform their statutory oversight responsibilities to audit all bills before they are paid by the City Treasurer.

Ald. Kneebone stated that she cannot imagine that there would be any issues because the more oversight over finances, the better, but since the President of the Police and Fire Commission has a concern about it, before the Council votes next Monday, she would like the C/T reach out to the Police and Fire Commission President. C/T Ladick agreed.

Ald. Johnson questioned if the credit limits that are set by the C/T are also discussed with the Department Head or if it is an arbitrary decision. C/T Ladick stated when a new card is issued, they all have a fairly standard limit unless they need to order equipment, etc. and then we will look at the limit. We have not had any issues with the credit card limits and we do make adjustments as they are needed.

Motion made by Ald. Doxtator, seconded by Ald. Kneebone, to table the updated credit card policy until next month so that Police & Fire Commission President Wescott can meet with the C/T and go over the policy.

Ayes: All

Nays: None

Motion carried.

ITEM #5 – APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. Dugan, seconded by Ald. Shorr, to approve the payment of claims in the amount of \$2,100,907.82.

Ayes: All

Nays: None

Motion carried.

Adjournment at 7:43 P.M.

RESOLUTION -

APPROVE COMMITMENT OF FUND BALANCES

WHEREAS, the Governmental Accounting Standards Board (GASB) has issued Statement No. 54, which specifies the terminology used for fund balance reporting on balance sheets of Governmental Funds, AND;

WHEREAS, the Finance Committee recommends that the current and future resources of the Cell Tower Fund, fund #250, be committed for purposes related to either Goerke Park or Zenoff Park AND;

WHEREAS, the Finance Committee recommends that the current and future resources of the Arts Center Fund, fund #251, be committed for purposes related to the Riverfront Arts Center;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Stevens Point does hereby approve the above recommendation of the Finance Committee.

Passed by the Common Council of the City of Stevens Point this 19th day of December, 2016.

Mayor

Attest:

City Clerk

Dated: 12-07-2016

Adopted: 12-19-2016

Published: TBD

PERSONNEL COMMITTEE MEETING
Monday, December 12, 2016 – 7:45 p.m.
Lincoln Center ~ 1519 Water Street

PRESENT: Chairman Slowinski; Alderpersons Morrow, Shorr, Johnson

EXCUSED: Alderperson Oberstadt

OTHERS

PRESENT: C/T Ladick; Attorney Beveridge; Clerk Moe; Alderperson(s) Ryan, Morrow, McComb, Doxtator, McComb, Kneebone, Dugan; Director(s) Lemke, Schatschneider, Schrader, Ostrowski; Chief Finn; Chief Skibba; Human Resource Manager Jakusz

Chairman Slowinski called the meeting to order.

1. Amendment to Administrative Policies 1.07 (Harassment), 3.01 (Standard Benefits – Minnesota Life Insurance and Temporary and Part-Time Employees) and 3.06 (Holidays)

Human Resource Manager Jakusz stated that she, the Mayor and City Attorney had a conference call with a contact from CVMIC regarding the Harassment Policy to discuss concerns raised by City Council last month. The City Attorney redrafted portions to address concerns raised.

Alderperson Johnson stated that she would have preferred these final revisions have been ~~stricken~~ **bolded** so that they would have been more easily discernable. She indicated she did locate them and felt they were appropriate and addressed the concerns raised.

Human Resource Manager Jakusz stated that the eligibility component had been changed for the Minnesota Life Insurance the City offers. The policy amendment (3.01) is to match that change.

The modifications to the policies relating to holiday pay (3.01 and 3.06) are to address issues where an employee may work a higher number of hours on a work day that a holiday falls on than their part-time percentage. For example, an employee whose part time percentage is 50% works 8 hours on Monday and 4 hours on Wednesday, Thursday and Friday. Under the current policy, when a holiday falls on a Monday they would be eligible for 4 hours of holiday pay; the policy revision would allow them 8 hours of holiday pay for holidays that fall on Monday's and 4 hours of holiday pay for holidays that fell on Wednesday's, Thursday's and Friday's.

Alderman Shorr moved to approve the amendments to Administrative Policy 1.07, 3.01 and 3.06; Alderman Morrow seconded. Ayes all, nays none. Motion carried.

Motion by Alderperson Johnson, second by Alderman Morrow to adjourn into closed session (7:50 p.m.) pursuant to Wisconsin State Statute 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:

Update date on bargaining with the Stevens Point Police Officer's Organization.

Roll call: Shorr, Johnson, Morrow, Slowinski
Ayes all, nays none. Motion carried.

Chief Skibba left the meeting.

Motion by Morrow, second by Johnson to reconvene into open session (7:58 p.m.).

Roll call: Shorr, Johnson, Morrow, Slowinski
Ayes all, nays none. Motion carried.

Motion by Alderman Shorr, second by Alderman Morrow to recommend ratification of the 2017-2018 Stevens Point Police Officers tentative agreement. Ayes all, nays none. Motion carried.

Adjournment – 8:00 p.m.



Police and Fire Commission

City of Stevens Point
1515 Strongs Avenue
Stevens Point WI 54481

Gary Wescott
President
(715) 346-1508

November 1, 2016
4:00 p.m.

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

Also Present: Police Chief Skibba, Fire Chief Finn, Police Officer Austin Lee, Police officer Kris Marchel, Brandi – Stevens Point City Times, Lee Ann Spoon – Records Bureau Supervisor

UWSP students (observing): Zachary Wirtz, Stuart Fetherston, McKenna Schaffer, Ben Murley, Austin Fischer

- 2. People to be heard and announcements**

President Wescott announced there will be an executive session at the December 6th meeting to review the evaluations of the police and fire chiefs. A special meeting will be held on December 8th to finalize the evaluations.

- 3. Update on Police Officer new hires**

Chief Skibba received three letters of retirement.

On Monday, November 7th Melvin Plummer and Ashley Hansen will be sworn in as probationary police officers.

- 4. Update on corporal promotional process**

Four officers are scheduled to interview on November 3rd. An eligibility list will be established for future openings.

- 5. Consideration of donation of exercise equipment to the Police Department**

Tracey Tauferner, Wellness Coordinator for the City, is seeking donations of exercise equipment on behalf of the Police Department. Once donations are secured, Chief Skibba will bring any items to the commission for approval.

6. Police Chief's Report

Chief Skibba reported:

October:

- Sgt. Rottier to present "good neighbor" policy at several UWSP meetings. Events to include on and off campus university students.
- Several meetings with UW student groups, increasing communication
- October 1st, Juvenile Diabetes Walk, Piffner, 1 contractual officer
- October 5th, Cancer Awareness, UWSP on Fourth Avenue
- October 6th – 7th, WIPEG meeting, Milwaukee, attended by Chief
- October 7th, Pacelli homecoming parade, auxiliary assisted
- October 15th, UWSP homecoming parade, officer working at Partners Pub
- October 20th, participated in discussion at UWSP student government association
- October 22nd, PODS Midnight Run, Jackson School, auxiliary assisted
- October 22nd, Make a different Day, Department members participated in raking leaves
- October 25th, Clinton visit, Patrol and IB assisted UWSP
- October 29th, Downtown Trick or Treat, auxiliary assisted
- October 31st, Halloween Community Trick or Treat, auxiliary assisted

October/November:

- Auxiliary is attending high school home football, hockey and baseball games
- Community Service Officers have assisted with parking enforcement at home games at Georke location

November:

- November 11th, Salvation Army Red Kettle kick off, patrol to attend
- November 18th, Christmas parade, auxiliary to assist
- November 24th, Turkey Trot, auxiliary to assist
- November 29th, SPASH hockey, auxiliary to assist

Commissioner Ostrowski moved, seconded by Commissioner Kirschling to approve the Police Chief's report for October 2016.

Ayes, all; nays, none. Motion carried.

7. Update on EMS/Oversight decision

This was not an open meeting so Chief Finn cannot report on the specifics of the meeting. The Chief feels the meeting was productive and within six months the tech team should be able to come up with a proposal.

8. Fire Chief's Report/EMS Report

Chief Finn reported:

- FF/PM Shane Westphal was nominated for and received the State Fire Educator of the year award at the annual State Fire Inspectors Conference. Chief Finn presented the nomination letter and Gemza, Davis, Egan and Shane's wife, Rebecca, attended the ceremony.
- The ISO evaluation was completed on October 11th. We find out in about 60 days if our insurance rating is better than the 3 it is now.

- The Citizens Academy was at the SPFD for search and rescue drills, hose lays, and fire attack strategies while wearing SCBA. They also went through the EVOC course at the Stevens Point Airport.
- Annual fit tests on all members were completed for our SCBA and N-95 masks.
- Officer promotional test interview sign up posted at Station 1.
- Explorer Scout meeting took place at Station 1. They reviewed first aid, CPR, bandaging and trauma assessments.
- All exterior window sills replaced at Station 1 due to deterioration.
- All apparatus had annual hydraulic pump tests, routine service, and aerial ladder tests done by Red Power Ranch
- Heat sensor stickers replaced on all ground ladders.
- Requested a bid for new or upgrade of Plymovent exhaust system at both stations with arrival of new ambulance and repairs to existing truck vents.
- SPFD and Plover FD raised the American flag at the start of the St. Bron's Marathon race.
- Working with UWSP EM on a door numbering system for all University buildings for better response to locations during emergencies.
- Attended UWSP girls' basketball breakfast at the University Center.
- Metro fire calls: (2). Total fire calls: 37.
- Training: Sent Lt. Aldrich and FF/PM Westphal to the WI Fire Inspectors and Public Education Conference in Wisconsin Dells; Blue Card Command; CAD training. Total training hours: 154.50.
- Public Education:
 - Fire Prevention Month
 - Held our annual Fire Safety Poster Contest. Selected 11 first and second grade winners to be picked up at school with a fire truck or ambulance. They arrived, and we took pictures with their winning entries, and then gave them a tour and fire safety talk. We then served them lunch of pizza and ice cream cake donated by local businesses. They were given trick or treat bags full of fire safety materials and transported back to their respective schools.
 - Attended UWSP safety fair and ran kids through fire safety smokehouse.
 - Delivered over 300 new Fire Safety Booklets to third graders in the Stevens Point School district.
 - Park Ridge and Almond Fire Departments used our fire safety house for their open houses.
 - After the trailer house fire at 1430 Torun Road, we went door to door offering to install our 10 year life smoke detectors and have 38 installs to do. As of today, we have done 20 installs and replaced 10 batteries.
 - We did numerous Friendly Fire Fighter programs, safety talks, tours and school visits during the month with hundreds of kids and adults. Can provide total numbers next month.
- Fire Inspections: Almost all primary inspections have been done for the year; still need to follow up with secondary inspections. Total inspections: 233.

EMS Activities Report:

- EMS training: Dr. Brandt conducted quarterly EMS run review for each of our crews.
- Rescue Task Force: Lieutenant Heibler and Captain Moody, along with Detective Zblewski and Deputy Wanta, conducted an RTF Train-the-Trainer course at North Central Technical Public Safety building in Merrill. The course was for Merrill Fire and Police Department and the Lincoln County Sheriff's Department.

- New ambulance: The new ambulance has been delivered and is being prepared to be put into service.
- Citizens Academy: On October 26th with EMS as the topic of the Citizens Academy, C-crew broke the group up into small work stations. The academy did hands-on scenarios using our equipment to treat patients. On October 15th, the Citizens Academy participated in an EVOC course where they drove a fire engine, an ambulance and a police squad at the Stevens Point Airport.

Commissioner Moore moved, seconded by Commissioner Ostrowski, to approve the Fire Chief's report for October 2016.

Ayes, all; nays, none. Motion carried.

9. Approval of Minutes

Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to approve the minutes of the October 4, 2016 meeting.

Ayes, all; nays, none. Motion carried.

10. Confirmation of Bills

Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to approve the confirmation of the October 2016 bills.

Ayes, all; nays, none. Motion carried.

11. Adjourn into closed session (approximately 4:30 p.m.) pursuant to Wisconsin Statute 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 police officer off probation interviews (2)

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

Ayes: Kirschling, Moore, Ostrowski, Wescott
Nays: None. Motion carried.

12. Reconvene into open session for possible action

Commissioner Moore moved, seconded by Commissioner Ostrowski, to reconvene into open session for possible action.

Ayes: Kirschling, Moore, Ostrowski, Wescott
Nays: None. Motion carried.

Commissioner Wescott moved, seconded by Commissioner Ostrowski, to approve Officer Austin Lee to regular status upon the successful completion of his probationary period.

Ayes, all; nays, none. Motion carried.

Commissioner Wescott moved, seconded by Commissioner Kirschling, to approve Officer Kris Marchel to regular status upon the successful completion of his probationary period.

Ayes, all; nays, none. Motion carried.

13. Adjournment

The meeting adjourned at 5:05 p.m.

MINUTES
Transportation Commission Meeting
December 1, 2016

Commissioners in attendance: Chairperson Nichole Lysne, Elbert Rackow, Karalyn Peterson, Ald. David Shorr, Fred Hopfensperger, Tom Bertram, Ald. Mary Kneebone

Excused: None

Others present: Jerry Gurgulak, Susan Lemke

Chairperson Nichole Lysne called the meeting of the Transportation Commission to order at 5:00 p.m.

1. Approval of the October 27, 2016 Transportation Commission minutes.

Tom Bertram moved to approve the minutes of the October 27, 2016 Transportation Commission meeting as presented. Fred Hopfensperger seconded. Ayes all; Nays none; Motion carried.

2. Request from the Family and Student Outreach Coordinator with Stevens Point Schools to consider fare reduction for program participants.

Mr. Jerry Gurgulak, the Family and Student Outreach Coordinator with Stevens Point Schools works with families and students who occasionally have an immediate need for transportation to get to work, school or medical appointments, but are unable to afford bus passes. Mr. Gurgulak was hopeful the Transportation Commission and Stevens Point Transit could assist him through a donation of bus passes. The passes would be distributed only after all other options for funding a bus pass have failed. Ald. Kneebone commented on the importance of working together for the benefit of the community. She stated that helping people get to work will allow them an opportunity to earn money and therefore the ability to afford a bus pass in the future. Ald. Shorr inquired as to the number of passes Mr. Gurgulak would need. Mr. Gurgulak thought ten (10) - adult and ten (10) - youth passes would be adequate. Fred Hopfensperger asked who would distribute the passes, in which Mr. Gurgulak replied, he would be responsible for distributing the passes and would periodically present information to the Commission regarding the number of passes distributed. Fred Hopfensperger suggested the Commission meet with Mr. Gurgulak quarterly to determine how the program is going and whether more passes are needed.

Karalyn Peterson asked how the budget would be affected if passes are donated to the program. Manager Lemke stated the budget could absorb the cost. Transit has a promotional budget which can be utilized for programs such as this, if needed. Tom Bertram stated the total value of the passes is \$396.00. The Commission concurred the amount seemed reasonable for such an important project.

Elbert Rackow made a motion to provide ten (10) - 25 ride, Youth punch passes, and ten (10)- 25 ride, Adult punch passes, for use in the Family and Student Outreach program for Stevens Point Public School District through March 31, 2017, to be re-evaluated at the March Transportation Commission meeting. Fred Hopfensperger seconded. Ayes all; Nays none: Motion carried.

3. October 2016 financial report.

Elbert Rackow moved to approve the October 2016 financial report. Karalyn Peterson seconded. Ayes all; Nays none; Motion carried.

4. Manager's Report:

- **Staff Update:** All positions have been filled and new staff are fully trained.
- **City/County Consolidated Services Update:** Manager Lemke informed the Commission that an email was received from the Aging and Disabilities Resource Director on November 22, 2016 stating the City County consolidated transportation program will not be presented to the County ADRC Board or the County Board of Supervisors until January 2017. Chairperson Nichole Lysne asked what

effect this will have on the potential consolidated service. Manager Lemke stated the County 85.21 budget is due in December and because the consolidated program has not been approved she anticipates all the County programs will be funded through the 85.21 program. Therefore all 2017 county levy, revenue sources, and 85.21 funds will be allocated as in previous years, (county funding county, and city funding city), which will eliminate the ability to leverage 2017 funding through grant sharing as a consolidated program.

Chairperson Lysne inquired as to the 5310 funding, and the fact that the deadline for that program was also missed. Manager Lemke verified there was an opportunity to apply for funding the Volunteer program through 5310, however the August deadline was missed.

Chairperson Lysne expressed concern as did other Commissioners regarding the delay in getting this information before the County Boards for consideration. Chairperson Lysne plans to submit an email to Mayor Wiza on behalf of the Transportation Commission to request that he discuss this issue with the County Executive.

5. Next meeting date.

January 5, 2017– 5:00 pm

6. Adjourn.

The meeting was adjourned at 6:23 p.m.

Board of Water and Sewerage Commissioners
Monday, December 12, 2016
12:00 P.M.
MINUTES

PRESENT: Paul Adamski, Carl Rasmussen, and Ray Schmidt

ALSO PRESENT: Joel Lemke, Gary Kuplic, Rob Molski, Mary Klesmith, Chris Lefebvre, Jaime Zdroik, and Eric Lynne and Ed Nevers of Donohue & Associates

EXCUSED ABSENCE: Mae Nachman and Anna Haines

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ADMINISTRATION

1. **Approval of minutes of the November 14, 2016 meeting.**

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the minutes of the November 14, 2016 Water & Sewerage Commission meeting.

Ayes all. Nays none. Motion carried.

2. **Notice of employee running for elected office.**

Joel explained that Pam Kruzicki is running for re-election for the Clerk/Treasurer position for the Town of Alban.

II. ACCOUNTING

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

WATER DEPARTMENT

Paul Adamski presented the statement of claims for the Water Utility for November. The balance as of November 1, 2016 was \$4,444,193.02; the bank deposits recorded in November 2016 were \$664,137.43. Checks issued November 2016 numbered 50630 through 50710 were in the amount of \$757,496.48. The net balance on hand November 30, 2016 was \$4,350,833.97.

WASTEWATER DEPARTMENT

Paul Adamski also presented the statement of claims for the Sewage Treatment Utility for November. The balance as of November 1, 2016 was \$6,793,369.76; the bank deposits recorded in November 2016 were \$278,608.32. Checks issued November 2016 numbered 32085 through 32136 were in the amount of \$519,853.85. The net balance on hand November 30, 2016 was \$6,552,124.23.

STORMWATER DEPARTMENT

Paul Adamski also presented the statement of claims for the Stormwater Utility for November. The balance as of November 1, 2016 was \$1,592,192.90. The bank deposits recorded in November 2016 were \$78,917.59. Checks issued November 2016 meeting numbered 1773 through 1793 were in the amount of \$135,305.89. The net balance on hand November 30, 2016 was \$1,535,804.60.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the department claims for the month of November 2016 as audited and read.

Ayes all. Nays none. Motion carried.

4. **Discussion and possible action on the 2017 Capital Operations & Maintenance Plan.**

This item was tabled until January's meeting.

III. WATER OPERATIONS

5. Discussion and possible action on proceeding with a simplified rate case.

Baker Tilly did a brief analysis of the water and wastewater rates. Baker Tilly recommends the water utility start a rate application in mid-2017 after the 2016 audit results are fully known and use 2018 as test year with the same recommendation for the sewer utility.

Joel recommends implementing a simplified rate case for the water utility of 3% through the Public Service Commission with a similar increase for the sewer utility which would go through the Commission.

Joel stated for January we could have an engagement letter from Baker Tilly and a scope of services from Donohue & Associates for the design phase of the Wastewater Treatment Facility Upgrade if the 2017 Capital Operations & Maintenance is approved.

Paul would like Baker Tilly to provide the Commissioners with a presentation regarding rates.

Paul questioned whether any grants were available for the WWTP Upgrade. Joel stated part of the agreement with Donohue & Associates is having one of their staff who specializes in procurement of grant dollars. Joel stated we can expect a minimum of at least \$750,000 in grants per phase.

Paul recommends voting on this next month. He would like to have Baker Tilly do a presentation on rates and the potential effects on rates, on a percentage basis, if the WWTP Upgrade is approved. He would also like staff to provide rate comparisons of surrounding communities.

Joel requested permission to proceed with the simplified rate case for the water utility and not file it until next month.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to apply for the simplified rate case to be filed after next month's Commission meeting.

Ayes all. Nays none. Motion carried.

6. Report on water distribution operations.

Gary stated the crew is working on maintenance, checking for frozen hydrants and services. Utility work on the Cobblestone Project is complete.

The water operation report was distributed and reviewed for the month of November. A total of 1024 valves have been operated in 2016.

7. Report on water supply operations.

Our pumpage in November was 126,023,000 gallons, an increase of 6,099,000 gallons of

water from November 2015.

8. **Discussion and possible action on Point of Beginning, Inc. to remove/modify the 80% natural lot coverage requirement within Parkdale Subdivision.**

Joel explained this item went to the Plan Commission, the Plan Commission did not act they asked staff to come back with a new restriction instead of completely lifting it.

Paul would like this item brought back once we know the new recommended restrictions.

IV. SEWAGE TREATMENT OPERATIONS

9. **Report on Collection System Maintenance.**

Rob stated everything is going good. They are currently working on flushing but will be working on televising now that the televising camera is back in service. They also did some maintenance on air release valves.

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

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

Chris stated all permit requirements were met. For the past two months they've produced over 100% of electricity used to operate the facility, so energy neutral past 2 months. They also produced 97% of heat required for the plant which is \$12,000 per month in energy savings.

B.O.D. (6 average ppm), Phosphorus (.627 average ppm) and Suspended Solid (8.59 average ppm) limits were met for the month of November 2016.

11. **Discussion and possible action on Wastewater Treatment Facility Upgrade Project 2017-2019.**

Eric Lynne of Donohue & Associates provided the Commission with a presentation.

In the presentation Eric covered our current liquid treatment process Class B and the problems with continuing that process; Unreliable biosolids outlets – Field limitations, competition for available fields, more stringent upcoming nutrient regulations. Risks of Continued Practice; Increased disposal restrictions (time/distance/costs) and potential permit violations.

Eric also covered the goals of the project; Maintain permit compliance, Improve public perception of biosolids reuse –dry product & Class A exceptional quality, utilize sustainable practices-increase HSW Program, consider future requirements, consider new techniques, consider facility reuse & maximize biogas production & utilization.

Current liquid process restrictions in regards to land application are; seasonal, groundwater (nitrates), erosion (land slope & cover), soil type, nutrient limitations, distance & setbacks & ordinances. With a Class A production there are none.

The current/existing liquid process requires approximately 650 truckloads per year. Dewatering to a cake product would require approximately 180 truckloads per year and would still be considered Class B and the Class A-dry to granular would only require approximately 34 truckloads per year.

All types of equipment were considered to get from a Class B biosolids to Class A, along with numerous scenarios. Pilot testing was also done to help research the best techniques/equipment to get to a Class A product.

Costs were evaluated for four different scenarios. The dried, Class A product has a higher initial cost then continuing with our current liquid process but still felt it was the better option because in years to come we will save money.

If the recommended, Class A dried biosolids & increase HSW Program with subsequent Struvite Phase II was approved in 2017 the design and major equipment procurement would be completed. 2018 would consist of the installation of Phase 1. 2019 could consist of the design of Phase II – Struvite System and 2020 would be the installation of Phase II.

Paul stated with the Class A product we get a better product, that creates huge amount of capacity for future growth of the community, helps the environment and could be done for no increase in inflation since the last WWTP upgrade back in 1992.

We could sell the end product and that revenue was not included in any of the project costs referenced in the presentation. Grant monies were also not included in these figures.

V. STORMWATER OPERATIONS

12. Report on Stormwater operations.

Rob stated they are working on cleaning catch basins and root cutting.

VI. DIRECTOR'S REPORT

13. Verbal Report.

Joel announced to the Commission that Gary Kuplic is retiring after January 6th. Joel thanked and congratulated Gary. Joel stated that Gary has been a great asset to the department over the years and that he will be missed.

The next Water & Sewerage Commission meeting will be on Monday, January 9, 2017 at noon.

VIII. ADJOURNMENT

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

MEETING ADJOURNED
1:21 pm

BOARD OF WATER AND SEWERAGE COMMISSIONERS

A handwritten signature in cursive script, reading "Carl Rasmussen". The signature is written in black ink and is positioned centrally on the page.

CARL RASMUSSEN, SECRETARY

Airport Commission
Monday, December 12, 2016
12:30 P.M.
MINUTES

PRESENT: Paul Adamski, Carl Rasmussen, and Ray Schmidt.

ALSO PRESENT: Joel Lemke, Mary Klesmith, Rob Molski, Chris Lefebvre, Gary Kuplic, Jaime Zdroik, and Eric Lynne of Donohue & Associates.

EXCUSED ABSENCE: Mae Nachman & Anna Haines

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I. ADMINISTRATION

1. Approval of minutes of the November 14, 2016 meeting.

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve the minutes of the November 14, 2016 Airport Commission meeting.

Ayes all. Nays none. Motion carried.

II. ACCOUNTING

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

AIRPORT

Paul Adamski also presented the statement of claims for the Airport for November. The balance as of November 1, 2016 was \$209,382.17. The bank deposits recorded in November 2016 were \$35,274.12. Checks issued in November 2016 numbered 1580 through 1589 were in the amount of \$48,239.17. The net balance on hand November 30, 2016 was \$196,417.12.

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve the department claims for the month of November 2016 as audited and read.

Ayes all. Nays none. Motion carried.

3. Discussion and possible action on the 2017 Capital Operations & Maintenance Plan.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve \$8,000 for improvements to the ¾ ton truck – plow, step bars and lights.

Ayes all. Nays none. Motion carried.

III. AIRPORT MANAGERS REPORT

4. Written report provided.

The monthly report for November was reviewed by the Commission.

5. Verbal report.

Nothing to report.

The next Airport Commission meeting will be on Monday, January 9, 2017 immediately following the Board of Water & Sewerage Commission meeting.

IV. ADJOURNMENT

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

MEETING ADJOURNED
1:23pm

AIRPORT COMMISSION

A handwritten signature in black ink, appearing to read "Carl Rasmussen". The signature is written in a cursive style with a large initial "C" and "R".

CARL RASMUSSEN, SECRETARY

MEETING MINUTES
BOARD OF PARK COMMISSIONERS
Wednesday, December 7, 2016

1. **Roll Call**
2. **Approval of the November 1, 2016 Minutes**
3. **Amend current Comprehensive Outdoor Recreation Plan**
4. **Approval 2017 Seasonal Pay Scale**
5. **Review survey questions for Comprehensive Outdoor Recreation Plan**
6. **Director's report**
7. **Adjournment**

1. **Roll Call**

Present: Freckmann, Hall, Kirsch, Ald. McComb, McDonald, Ald. Oberstadt. Okonek, Sorenson

Excused: Glodosky, Ald. Slowinski, Smith,

Also Present: Director Tom Schrader, Alyssa Baker, Patrick Jambo, Susan Zach, Amy Wiza, Brian Oberstadt

2. **Approval of the November 1, 2016 Minutes**

Motion by Ald. McComb, seconded by Hall, to approve the November 1, 2016 minutes and place them on file.

Ayes all; Nays none; Motion carried.

3. **Amend current Comprehensive Outdoor Recreation Plan**

Schrader explained that the group planning and fund raising for The Cultural Commons in Piffner Pioneer Park would like to apply for a Stewardship Grant from the WIDNR. In order to apply for the grant, this project or a similar project would need to be referenced in our Comprehensive Outdoor Park Plan. Our current plan doesn't reference such a project, so we would need to amend our current plan and add a reference of the project to the plan. We have in the past amended our plan to include projects that have come up after we approved the plan in order to apply and receive grant funds. He would recommend that we amend our current plan Section 7.2(O) Piffner/Pioneer Park, by adding #6 to state: Create a garden and education space within the park to serve as an interactive and dynamic educational experience for all people. This space should establish a natural point of beginning along the Wisconsin River, leading to a greater understanding of and connection to our community's past, present, and future multicultural heritage.

Freckman asked about the signage stating natural point.

Wiza/Zach both explained that this is the point along the river where the city started. The sign would work into it some information about the Menominee Indians and the first white settlers to the area.

Kirsch asked where Cultural Commons is actually located in the park.

Wiza responded just north of the lagoon.

Jambo asked how will it be funded and a completion date.

Wiza stated that the group has done a feasibility study and has started some of the fund raising. They are hoping the grant would play a major part in helping to fund the project. They don't really have a completion date yet, the project will be divided into three phases. Most of the project could be completed in the next three years.

Ald. Oberstadt said the project is in her district and thought it was a beautiful project for the park.

Motion by Sorensen, seconded by Ald. Oberstadt, to amend the current Comprehensive Outdoor Recreation Plan to amend our current plan Section 7.2(O) Pfiffner/Pioneer Park, by adding #6 to state: Create a garden and education space within the park to serve as an interactive and dynamic educational experience for all people. This space should establish a natural point of beginning along the Wisconsin River, leading to a greater understanding of and connection to our community's past, present, and future multicultural heritage.

Ayes all; Nays none; Motion carried.

4. Adoption of 2017 Seasonal Pay Scale

Schrader stated that this item has been pulled from the agenda. The Finance Committee has recommended seasonal wages would be raised annually equal to the cost of living. Schrader did say that the Commission may want to look at this recommendation next year, in that the cost of living this year was .68%. So seasonal starting wages went up a nickel, \$9.25 to \$9.30. At this rate we will continue to fall behind other businesses as it relates to starting wages.

Sorenson asked if this low wage would cause a problem with hiring this year.

Schrader stated we will have to see.

5. Review survey questions for Comprehensive Outdoor Recreation Plan

Schrader highlighted the changes recommended by Commission members to the survey since our last meeting.

Sorenson thought we could eliminate cricket and maybe add lacrosse in section 1(4).

Ald. McComb thought we should add a third option under gender.

Ald. Oberstadt thought maybe we could add prefer not to answer.

Commissioners agreed to look into this question more at the next review of the survey.

Jambo asked how the survey would be distributed, especially among university students.

Schrader stated that in the past we randomly mailed the survey to about 30 people in each district in the city that had voted in recent elections. In addition to that we would use social media and public meetings to gather information. We would not be using telephone surveys because of the cost associated with it.

Sorenson thought we could contact UWSP relations and see if there was a way they could distribute the survey electronically to the students.

6. Director's report

Director Schrader reported:

- Started on making the outdoor skating rinks at Goerke, Iverson, Emerson, McKinley and possibly at Bannach
- Started hauling snow to Iverson for the sledding and toboggan runs
- In the process of hiring the seasonal staff for the Winter Sports Areas
- The Prime Water Anglers finished installing all the piers for this year in the lagoon. They will install the last one next summer
- Handed out copies of the Forester's year-end report

7. Adjournment

Motion by Ald. Oberstadt, seconded by Hall, to adjourn the meeting at 7:00 p.m.

Ayes all; Nays none; Motion carried.

SMONGESKI HEALTH FUND ANNUAL MEETING
Tuesday, December 6, 2016 – 3:00 P.M.
County Conference Room D – 1516 Church Street

PRESENT: Marge Molski, Bill Zimdars, Gary Garske, (Portage County Health Officer)

EXCUSED: Craig Gerlach (Superintendent SPAPS), Larry Theiss (Principal-Pacelli Catholic High School).

ALSO

PRESENT: City Clerk Moe, Gregg Henning (Financial Consultant Anchor Bank).

1. FINANCIAL REPORT

Gregg Henning provided an overview of the Fund since 2010. He stated that he has managed the Fund since August 2010 which had a balance of \$120,000 and as of December 2, 2016, the balance is \$132,184. He added this is roughly \$12,000+/- over the base of \$120,000.

Mr. Henning stated that ideally there is a 60%-40% mix of bond-stock ratio for the Fund. He added that 2016 has been a difficult bond year with fluctuating stocks.

Clerk Moe asked what would be a comfortable level for funding programs.

Mr. Henning stated an allocation of between \$5,000 to \$8,000 would be appropriate to fund the various programs.

Marge Molski questioned why there were no sealants directly payable to dentists.

Clerk Moe reported the sealants are covered through the Healthy Smiles Program and there were no costs associated with a specific dentist.

2. REVIEW OF PROGRAM ACTIVITY FOR THE YEAR

Clerk Moe reviewed the program history and stated there had been a decline in vitamin and toothbrush distributions. He added the switch from gummy vitamins to multivitamins did offer a significant cost savings to the program.

Clerk Moe reported the Healthy Smiles Program was expanded last year to include students up to age 14 which targeted second year permanent molars. He also reported there were no eyeglass requests.

3. FUNDING FOR 2016-2017 PROGRAMS

Clerk Moe recommended maintaining the Healthy Smiles funding at \$4,500 and \$1,000 for the Clerk's Office.

Marge Molski **moved**, Bill Zimdars **seconded**, to keep the funding the same as the 2015-2016 year at \$4,500 for the Healthy Smiles Program and \$1,000 for the Clerk's office.

Call for the Vote: Ayes: Marge Molski, Bill Zimdars, Gary Garske.
 Nays: None. Motion adopted.

4. ADJOURNMENT

The meeting was adjourned at 3:17 p.m.

JOINT MUNICIPAL COURT OVERSIGHT COMMITTEE MEETING

November 21, 2016 - 3:00 P.M.

PRESENT: Mayor Mike Wiza, Alderperson Mary McComb, Alderperson Shaun Morrow, Plover Village President Tom Davies, and Plover Village Trustee Andrew Timm

ALSO PRESENT: Judge McKenna, Captain Gary Widder, Chief Dan Ault, Chief Marty Skibba, Comptroller/Treasurer Corey Ladick, Plover Administrator Dan Mahoney, City Attorney Andrew Beveridge, Jesse Olberg, Kari Jozwiak and Kelley Pazdernik

1. Roll Call

Quorum present.

2. Review of the Joint Municipal Court Administrative Report for 2016 by Judge McKenna.

The Joint Municipal Court Administrative Report was reviewed by Judge McKenna. Operationally the court is doing quite well.

Court Security is an issue, discussion followed with a recommendation to the Police Chief to explore the option of having a volunteer auxiliary officer with a portable wand at intake. They would be needed one to three hours on the first three Thursdays of each month. A spare portable radio can also be used from the Police Department.

Judge McKenna publicly thanked Kari Jozwiak for all her work, she does a terrific job.

Motion made by Andrew Timm seconded by Tom Davies to approve the report and place on file.

Ayes all, nays none. Motion carried.

3. Discussion and possible action on the 2017 budget.

C/T Ladick reviewed the budget for 2017. Changes include the salaries for the Judge and Municipal Court Clerk, \$1000.00 in overtime line added, overtime wages for the Municipal Court Clerk are not FLSA exempt. Contracted software and maintenance, the court will be using a different system from the state. The budget has increased roughly from \$108,000 TO \$119,000. As the court has become better established we are seeing the court revenue increase, reimbursing the initial capital investments.

Motion made by Tom Davies seconded by Shaun Morrow to approve the budget.

Ayes all, nays none. Motion carried.

4. Adjournment

The meeting adjourned at 3:31p.m.

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



Mike Wiza
Mayor
mwiza@stevenspoint.com
715-346-1570

RESOLUTION

WHEREAS, the Dakota Access Pipeline (DAPL), a \$3.78 billion project, is proposed to run across or under 209 rivers, creeks, and tributaries, including the Missouri River, a drinking water source for 17 million people; and would carry as many as 570,000 barrels of fracked crude oil per day; and

WHEREAS, the United States is among the leading contributors of greenhouse gas emissions and consume the most fossil fuel energy per capita in the world as there are global efforts to gain independence from fossil fuels; and

WHEREAS, the DAPL is proposed to run through recognized cultural resources sacred to the Standing Rock Sioux Tribe, including ancestral burial grounds, and archaeological surveys are not adequately reported; and

WHEREAS: despite insufficient tribal consultation and strong opposition from most Tribal nations, farmers, lawyers, and scientists, on July, 2016 the U.S. Army Corps of Engineers issued a permit allowing construction of DAPL to move forward; and

WHEREAS, the National Lawyers Guild recognizes security forces have used excessive force on Native American water protectors and their supporters with attack dogs, rubber bullets, lead filled "beanbags," Taser guns, water cannons in subfreezing temperatures, explosive tear gas grenades, and pepper spray; and

WHEREAS, these characteristics do not align with the City of Stevens Points ethics as an Eco municipality and many citizens of the city have shown strong opposition to the level of environmental risks and perpetuation of systematic oppression of indigenous people that accompany the construction of the DAPL; and

NOW THEREFORE IT BE RESOLVED that the Stevens Point Common Council will actively oppose the construction of the Dakota Access Pipeline through the sacred grounds of the Standing Rock Sioux Nation by directing its citizens to the resources necessary to be an empowered supporter of the indigenous opposition whenever possible.

APPROVED: _____

ATTEST: _____

Dated: 12-19-16
Adopted: 12-19-16

COMPTROLLER-TREASURER REPORT
for the period ending October 31, 2016

	Bal October 1, 2016	Receipts	Disbursements	Bal October 31, 2016
GENERAL OPERATING CASH	\$1,010,349.73	\$2,358,072.58	\$2,412,169.40	\$956,252.91
WATER & SEWER (CASH & INVEST) (includes airport, transit , stormwater)	\$14,244,021.62	\$2,765,994.90	\$3,224,373.00	\$13,785,643.52

INVESTMENTS	Bal October 1, 2016	TRANSFER IN	TRANSFER OUT	Bal October 31, 2016
GENERAL	\$24,901,595.27	\$393,208.86	\$361,455.03	\$24,933,349.10
SPECIAL REVENUE	\$640,865.38	\$0.00	\$0.00	\$640,865.38
DEBT SERVICE	\$76,195.20	\$0.00	\$0.00	\$76,195.20
CAPITAL PROJECTS	\$7,273,285.85	\$303.60	\$0.00	\$7,273,589.45
ENTERPRISE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$2,923,811.40	<u>\$0.00</u>	<u>\$0.00</u>	\$2,923,811.40
TOTALS	<u>\$35,815,753.10</u>	<u>\$393,512.46</u>	<u>\$361,455.03</u>	<u>\$35,847,810.53</u>

EXPENDITURES:	BUDGET	YTD	%	REVENUES	BUDGET	YTD	%
GENERAL GOVT	\$3,463,009.00	\$2,532,815.24	73.14%	GENERAL	\$22,182,082.00	\$18,110,150.91	81.64%
POLICE	\$5,192,699.00	\$4,190,648.12	80.70%				
FIRE	\$4,909,019.00	\$3,821,092.00	77.84%				
PUBLIC WORKS	\$5,707,540.00	\$4,101,403.46	71.86%				
PARK & REC	\$1,753,730.00	\$1,472,353.36	83.96%				
CAPITAL PROJECTS	\$750,300.00	\$476,178.70	63.47%				
DEBT SERVICE	\$5,890,657.00	\$5,678,050.53	96.39%				
YTD TARGET	83.33%						

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



Mike Wiza
Mayor
mwiza@stevenspoint.com
715-346-1570

December 13, 2016

Members of the Common Council
Stevens Point, Wisconsin

The following appointments are recommended for your consideration.

Board of Water and Sewage Commissioners

Reappoint Mae Nachman – 1515 Pine Street – Expires 9/30/2021

Redevelopment Authority

Appoint Eric Kunding – 532 Meadow Street – expires 12/31/21

Your confirmation of these appointments would be appreciated.

A handwritten signature in black ink, appearing to read "Mike Wiza".

Mike Wiza, Mayor
City of Stevens Point

Kelley Pazdernik

From: Michael Ostrowski
Sent: Thursday, December 01, 2016 10:58 AM
To: Kelley Pazdernik
Cc: Mike Wiza; Eric Kundinger
Subject: Redevelopment Authority - Appointment

Hi Kelley:

Please place the following individual on the Council agenda in December for appointment to the Redevelopment Authority. He will replace Marge Molski.

Thank you,

Eric Kundinger

Business Banking Representative/ Credit Analyst
Electronic Products Coordinator
River Cities Bank

Home Address: 532 Meadow Street, Stevens Point, WI 54481

- **School:** 2012 graduate from UW-SP with Business Management Degree and entrepreneurship concentration
- **Profession:** Commercial lender and Electronic Products coordinator with River Cities Bank. I have worked at the bank now for 4 years since I graduated in which I originally started as a credit analyst. I moved to the developed Electronic Products Coordinator role about 3 years ago and since to commercial lending in the Stevens Point area. These experiences have involved a lot of small business contact in all of our communities that we service.
- **Community Involvement:** As I realized it was going to be very difficult to move away from the area I wanted to make sure I was more involved in the community. I have been a member of Ignite Leadership Network of Portage County since 2012 and at the moment I serve as the co-chair of the community committee for Ignite along with their Advisory Board. Also, I work with Big Brothers Big Sisters in which I have had a little for the past year. Lastly, I am part of one of the local BNI groups which really puts me in touch with a lot of small business leaders from the area.
- **Board Experience:** In 2013 I served on the finance committee for United Way and as mentioned previously I am the co-chair of the Ignite community committee and on their advisory board. I also served on the Online Banking Committee for our bank processor in 2015 which is comprised of about 80 banks nationwide. This next year I will be the chair of the committee in which we have quarterly forums solely focused on banking technology as it continually evolves.

As my time has increased in the Stevens Point area the more I become passionate about pushing it forward for generations to come as what we have here is truly special. I believe my past and current experiences makes me a good fit for the Redevelopment Authority along with my passion for this community to succeed.