

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

**Lincoln Center
1519 Water Street**

**September 24, 2012
6:45 P.M.**

Mayor Halverson, Presiding

Roll Call: Alderpersons Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Patton, R. Stroik, Phillips and Moore.

Also

Present: City Attorney Molepske; C/T Schlice; Clerk Moe, Directors Ostrowski; Deputy C/T Freeberg; Kyle Kearns; Gary Curless; Anna Haines; Brandi Makuski; Brian Kowalski; Matthew Brown; Joe Senn; Barbara Gifford; Corey Ladick; Mary Ann Laszewski; Cathy Dugan; Larry Lee.

Mayor Halverson recessed the meeting until after the Finance Committee.

Mayor Halverson called the meeting back to order at 6:49 p.m.

Discussion and possible action on the following:

2. Actions of the special Plan Commission meeting of September 24, 2012.

Ald. Moore **moved**, Ald. O'Meara seconded, to approve the actions of the special Plan Commission meeting of September 24, 2012.

Ald. Wiza asked if we had any input from the Towns of Hull, Stockton or Plover.

Mayor Halverson said no.

Ald. Wiza asked if it was solicited.

Mayor Halverson replied no as this is part of our comprehensive plan.

Call for the vote:

Roll Call: Ayes: Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi and Beveridge.
Nays: None. Motion adopted.

3. Actions of the special Finance Committee meeting of September 24, 2012.

Ald. O'Meara **moved**, Ald. M. Stroik seconded, to approve the actions of the special Finance Committee meeting of September 24, 2012.

Ald. Wiza asked why this could not wait until next week.

Mayor Halverson said the City has been working with the landowners for several months and realized that the time-line is very tight in order to make the certification process. The Council will need to take

up the annexation and zoning in October and the landowners want the City to act on the option prior to them submitting the petition for annexation to the state. The state needs a minimum of 20 days to review the request. The closest day the City could submit the annexation application is tomorrow.

Ald. Wiza asked if the annexation goes through, when would the land be placed on the tax rolls.

Mayor Halverson replied 2014.

Ald. Wiza wished the Council would have had more time to review the documents.

Mayor Halverson noted that with the AECOM contract it is the landowners that will cover the costs even though the City is signing the contract. Once the TID is created the City will have a financial instrument to do other things for the site and that will come before the Finance Committee shortly.

Ald. Wiza asked when is the next certification deadline.

Director Ostrowski said next year.

Ald. Wiza asked for clarification that it would be the Council would have control over the property and not the Community Development Authority.

Mayor Halverson said that is correct. The options to purchase are with the City of Stevens Point.

Ald. Trzebiatowski asked that the motion for item two in the special Finance meeting be read.

C/T Schlice said the motion was to authorize the execution of the agreements with AECOM and landowners and authorize advance payment of the contract amount with full reimbursement by the landowners with contract not to exceed \$105,000 and authorize minor adjustments in legal language.

Call for the Vote:

Roll Call: Ayes: Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Patton, R. Stroik, Phillips and Moore.
Nays: None. Motion adopted.

4. Approval and authorization to execute options to purchase certain real estate for development purposes, located in the towns of Hull, Stockton, and Plover, lying north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road, to be known as East Park Commerce Center. Such land consists of approximately 762 acres.

Ald. Patton **moved**, Ald. Moore seconded, approval and authorization to execute options to purchase certain real estate for development purposes, located in the towns of Hull, Stockton, and Plover, lying north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road, to be known as East Park Commerce Center. Such land consists of approximately 762 acres.

Ald. Beveridge asked when Mayor Halverson anticipates being able to see the effectiveness of the WEDC in helping the City market the land.

Mayor Halverson said what he expects in terms of marketing is an increase in marketing in the nation but also that this site will be one highlighted during trade missions.

Ald. Beveridge felt the Council was given a very short amount of time to review the documents and wanted to know why the Council was not brought into the process earlier.

Mayor Halverson said the Council was made aware of the submission as a site for certification. The Council was made aware that it passed Phase One of the review. This track of land has been slated for industrial manufacturing development since the 2006 comprehensive plan. This is obviously large in scale but in terms of planning, in essence, this Common Council has been acting for the last several years preparing for this with the installation of the sewer interceptors, sizing our water system correctly, building Well 11, and finishing the master plan for the wastewater treatment plant. Every one of the decisions the Common Council made leads to this.

Ald. Beveridge raised concern over the endangered species review as many species are migratory. He would like the City to strongly consider taking up Professor Hall and others offer to provide free services to inspect the land.

Ald. Wiza does not feel the annexation is a big deal at this point. However, he does have a concern about what happens after the annexation. He would like the City to develop a master plan for this area.

Ald. Wiza **moved**, Ald. Suomi seconded, to amend the motion to include that upon annexation the City commission a compressive plan to determine future use.

Ald. Patton noted that if the City restricts this too much then people will constantly be asking for variances.

Ald. Trzebiatowski said this is a natural progression to discussions the City had last year and it is nice to see something happening with this land that hopefully will bring good paying jobs to the area.

Ald. Wiza said that after receiving the information from the land survey the City can better lay out what types of use is most appropriate.

Mayor Halverson noted that the more flexibility the City has will mean it can modify the site based on the needs of businesses.

Ald. R. Stroik feels that it is important to be flexible. If a large business wants to come in then you don't have major expenses if you build it as you go.

Ald. Moore does not think the Council needs additional restrictions on the land.

Ald. Beveridge said the Council will still have control as to rezoning, Conditional Use permits, application of TID funds, and to convey the options on the land. The Council will have other opportunities to review this in the future.

Call for the vote on the amendment:

Ayes: Minority.
Nays: Majority. Motion fails.

Call for the Vote on the motion:

Roll Call: Ayes: Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi and Beveridge.
Nays: None. Motion adopted.

5. Approval and authorization to execute agreements with AECOM and/or landowners for environmental, engineering, and related services for the Certified Site Program.

Ald. O'Meara **moved**, Ald. Patton seconded, approval and authorization to execute agreements with AECOM and landowners for environmental, engineering, and related services for the Certified Site Program.

Ald. Wiza stated that he is going to vote against this because he received the document about an hour before the meeting.

Ald. Phillips asked if there was any participation by the DOT.

Mayor Halverson said not presently; however, the City will be looking at transportation assistance through grants in the future.

Ald. Suomi asked about access to the AECOM study results.

Mayor Halverson said it should be completed by October 31 and he and the Community Development and Engineering department will have a copy.

Roll Call: Ayes: Beveridge, Suomi, O'Meara, M. Stroik, Slowinski, Trzebiatowski,
Patton, R. Stroik, Phillips and Moore.
Nays: Wiza. Motion adopted.

6. Adjournment.

Adjourned at 7:20 p.m.