

**City of Stevens Point  
REGULAR COUNCIL MEETING**

**Council Chambers  
County-City Building**

**January 21, 2013  
7:00 P.M.**

**Mayor Andrew J. Halverson, presiding**

**Roll Call:** Ald. Beveridge, Suomi, O'Meara, M. Stroik, Slowinski, Trzebiatowski,  
Patton, R. Stroik, Philips, Moore  
Excused: Ald. Wiza

**Also Present:** City Atty. Molepske, Clerk Moe, C/T Schlice, Directors Schatschneider,  
Schrader, Ostrowski, Lemke, Assessor Siebers, Emergency Mgt. Director  
McGinty, Police Chief Ruder, Fire Chief Kujawa, Asst. to the  
Mayor Pazdernik, Kevin Lu-Stevens Point Journal, Matt Brown-Portage  
County Gazette, Brandi Makuski-Stevens Point City Times.

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

Mayor Halverson acknowledged Martin Luther King Jr. Day with a moment of silence. He also recognized the second inauguration of President Obama.

**3. Consideration and possible action of the minutes of the Common Council meeting of December 17, 2012 and the Special Common Council meeting of December 19, 2012.**

Ald. R. Stroik **moved**, Ald. Moore seconded to approve the minutes and actions of the Common Council meeting of December 17, 2012 and the Special Common Council meeting of December 19, 2012.

Roll Call: Ayes: All  
Nays: None. Motion carried.

**4. \*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.**

Colin S. Hanson, 5206 Fuller Street, Weston, WI  
Item #5 – Persons who wish to address the Mayor and Council.

Barb Jacob, 1616 Depot St., Apt. A, Stevens Point, WI  
Item #5 – Persons who wish to address the Mayor and Council.

Ald. Moore, 2<sup>nd</sup> District  
Item #5 – Persons who wish to address the Mayor and Council.

Clerk John Moe

Item #5 – Persons who wish to address the Mayor and Council.

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

Colin S. Hanson, 5206 Fuller Street, Weston, WI spoke on behalf of an organization called "A Walk in Their Shoes", a group of teachers working to bring history to the community. Mr. Hanson introduced the book "The Boy Who Harnessed the Wind". He announced that the young man in this book, William Kamkwamba, will be speaking at Sentry and UWSP free of charge to the public.

Barb Jacob, 1616 Depot St., Stevens Point, announced her candidacy for District 9 Alderperson. She also discussed funds in the amount of \$15,000 raised over last summer for playground equipment for Veterans Memorial Park which will be installed in April, 2013.

Ald. Moore wanted to inform the public and Council as Chairman of the Personnel Committee that it would be an appropriate time to have conversations about the City Assessor position. He will be putting the item on the agenda for discussion at next month's Personnel Committee meeting.

Clerk Moe reminded those present about the upcoming February primary for the Supreme Court. He explained absentee ballots will be mailed out shortly to those on the permanent absentee ballots list and in-person absentee voting will begin on February 4<sup>th</sup>.

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

**6. Mayoral Veto of the Alternate FICA Plan.**

Mayor Halverson discussed the official correspondence under the law that was given to Clerk Moe which references the Mayor's reasoning for vetoing the action relating to the alternate FICA plan. He explained that under the law, it is necessary to place the item on the Common Council agenda for consideration.

Ald. R. Stroik asked C/T Schlice to summarize what his investigation showed and how this will not affect the class of individuals being depicted and also why the veto by Mayor Halverson.

C/T Schlice said he was skeptical about the program. The main items he learned is that to qualify for the disability, a person would have to be 100% disabled for 12 months or at least anticipate to be disabled for 12 months. He said there must be sufficient work credits and 60% of the Parks Department seasonal workers do not get credits. Also, if work can be performed by an individual, they would not qualify for disability income. C/T Schlice said that 65% of individuals do not qualify for the program immediately. They need to go through a set of appeals. He explained that \$20,000 in a \$24 million budget is not a lot; however, when \$20,000 needs to be cut from the budget,

it is hard to do. Overall, C/T Schlice said an individual will not gain based on the information he found.

Ald. R. Stroik **moved**, Ald. Phillips seconded, to override the mayoral veto on the Alternate FICA Plan.

Ald. Phillips mentioned that in 10 years, \$20,000 would become \$200,000 which could buy a lot of park equipment and run sports programs. He stated that the City needs to take advantage of every opportunity it has to save money for the taxpayers and this is money we don't have to spend.

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

Mayoral veto is upheld.

**7. Boys and Girls Club request for future use of space in current Mid-State building.**

Kevin Quevillon, Executive Director, of the Boys & Girls Club of Portage County, presented the Teen Center Project to the Council which would create a positive place for teens. They would like to relocate the Teen Center to the MSTC site, which is closer to PJ Jacobs Junior High School. The current location is in downtown Stevens Point and is a small facility to impact the number of teens wanting to use the facility. Mr. Quevillon believes that more teens could be served by a bigger facility and a wider variety of programs could be offered.

Tom Mudrovich, Mudrovich Architects, presented building plans and informed the Council of the ideas developed by the Boys & Girls Club for use of the MSTC space. Mr. Mudrovich explained taking a portion of the southern wing and combining it with a portion of the gymnasium of the Parks & Recreation area linking the two buildings together. He discussed the concept of controlled entries into the Boys & Girls Club and the use the existing courtyard of trees as an outdoor activity area. Mr. Mudrovich said the building plan sketch is intended to show the amount of space the club would like to get from the existing building and the scope of the intended project.

Ald. Slowinski questioned which parts of the building plans were the Parks & Recreation building, the Mid-State building, and what part would be the addition to bring the buildings together.

Mr. Mudrovich explained the process of configuring the buildings together since they are at different elevations.

Ald. Suomi asked Mr. Mudrovich about the square footage of the space.

Mr. Mudrovich said the south wing is about 6,800 square feet.

Ald. Trzebiatowski discussed a concern with the City's Community Access Television, or CA3, being in this site and how a move would affect this department.

Mayor Halverson said it will not be moved as part of the Boys & Girls Club project.

Mr. Quevillon said this approach does not displace the Parks and Recreation Department. He believes the preliminary design is a win-win for all parties involved as a project that will benefit the community.

Ald. Suomi asked if the fundraiser includes enhancing the gymnasium.

Mr. Quevillon said yes and they plan on doing significant fund raising to make this project happen. He stated the gymnasium lacks adequate facilities for bathrooms, lockers, showers and his hope is that it can be incorporated into what is added.

Ald. M. Stroik asked about the security measures that will be taken.

Mr. Quevillon mentioned the front entrance is very important space and a lot of thought will go into designing it as it will need to be controlled and secure. He said that anyone that comes into the facility, with the exception of parents picking up children, will be subject to a background check which includes staff and volunteers.

Ald. M. Stroik asked how an adult basketball league would be kept separate from a youth league.

Mr. Quevillon said that would have to be worked out with the City Parks Director.

Mr. Mudrovich stated that there will be other connecting entrances and there will be no need to circulate through this facility.

Ald. Phillips discussed some remodeling of a bathroom should the city move into part of the Mid-State building. He is also concerned about separation of utilities.

Mr. Quevillon said those details would need to be worked out in a contractual agreement with the City and a Lease Agreement with the City would probably be the next step.

Mr. Mudrovich also mentioned the building having a sprinkler system. He said code research was performed and as long as there are fire walls, a sprinkler system could be avoided.

Ald. Trzebiatowski questioned if there has been input from Community Access Television regarding a future move.

Mayor Halverson said in terms of CA3, it will not be moved as part of the Boys & Girls Club project. The RFP for architectural services will be released soon to help the City facilitate potential future planning for the remaining square footage of the building. He said at this point, it is too early to tell if the equipment would be moved into a different room. Mayor Halverson said he is supportive of this project. The only exception being

the 925 square foot music storage room and art room, which are contingent upon the City's architectural plans on what remains of the building.

Mayor Halverson addressed Ald. Phillips' concerns regarding the bathrooms in which he said there are significant and large bathrooms on both of the wings which would exceed what is in City Hall.

Ald. Phillips commented that the City's current facilities are inadequate so to say that these bathrooms are better is not saying too much.

Ald. Moore said he is in agreement to work with the Boys & Girls Club, but wants to determine what the City's needs are first.

Ald. Slowinski echoed Ald. Moore's comments and supports the Boys and Girls Club to move forward with their building plans. However, until the decision of what is going to be done with the Mid-State building is made, he is hesitant.

Ald. Suomi feels the proposal is excellent and she does not want to see the organization held up. She called on Mayor Halverson to clarify the process of the request for proposals for the remainder of the building and wants to know when the decision will be made.

Mayor Halverson said from the City's perspective, a decision cannot be made until the review of the building comes back from an architect as to how the building would function for the City. He said the RFPs will be released soon. He also stated that currently the City occupies 21,000 square feet and a move to the Mid-State building would give the City nearly 30,000 square feet. Mayor Halverson said it is a question of how much of the building will be exchanged between the City and the Boys & Girls Club.

Director Ostrowski said it would be about August before something could be approved by Common Council.

Mayor Halverson said we do not want to dislocate the Boys & Girls Club but rather enter into a lengthy lease agreement. He said the remaining 29,000 square feet could have a variety of uses and could be modified if the City does not occupy the space. The City could then lease the space. Mayor Halverson noted that the City owns 27% of the County-City Building which would need to be compensated for by the County. He said that 30,000 square feet, even with growth allowance, would be a large building that the City would not initially fill.

Mr. Quevillon introduced Mark Olinyk, one of the Board of Directors of the Boys & Girls Club, to address the Council.

Mr. Olinyk spoke to the Council about his positive experience with the Boys & Girls Club while growing up and what an asset the club is to a community.

Mr. Quevillon said he has been trying to get the basics set and other issues can be worked out at a later time.

Ald. Patton asked how long the Boys & Girls Club can wait with the project.

Mr. Quevillon said he would like to get going on the fundraising and have supporters on board.

Ald. O'Meara said the area of concern, whether it is used by the City or the Boys & Girls Club, would not change either of the plans. He said if we proceed now, there is enough space for City Hall and the Boys and Girls Club and he would encourage moving forward on the project.

Ald. Slowinski clarified his concerns that if the City does not move forward with going into the Mid-State building, what are the other options. He questioned if the City would be locked into to keeping the building.

Mayor Halverson said it could be made into a zero lot line scenario where the southern end of the middle wing would end. He said the City would likely retain ownership of the real estate that would be occupied by the Boys & Girls Club and they would have exclusive use based upon a lease arrangement. Mayor Halverson stated the City could dispose of the real estate to the north, which is 29,000 square feet, which could service a large organization. However, he noted the parking problem for Willett Arena as well as Goerke Park which could conflict with the Mid-State building. Mayor Halverson said, however, all of these things are workable and we need to move forward with an analysis. He said City Hall has been in its present location for a long time but relocating it is an opportunity that needs to be reviewed. Mayor Halverson expressed concern with the layout of the Police Department, but aside from that, the layout of the other offices would be geometrically simple. He said the Clerk's office, Inspection/Community Development and the Assessor's office could easily be built with what is already there. He stated that this consideration speaks to the social justice needs of the community and he would like to see a stance taken to authorize Mayor Halverson and the City Attorney to enter into lease agreements with the Boys & Girls Club. He said these agreements would be brought back to Plan Commission and Council for approval. Mayor Halverson said it would be appropriate at this juncture.

Ald. Phillips said he firmly believes there are too many unknowns. He feels all of the City departments, including the Parks Department, should be under one roof and he is not in favor for making any decisions at this time until it is known how the City is going to proceed.

Ald. Beveridge likes the design of project and it excited about it. He said there is likely to be a small variance on the edges of the north side of the project being proposed that could change in terms of what the City's needs are once it is reviewed. Ald. Beveridge questioned if the Boys & Girls Club could begin fundraising without a definite answer from the Council regarding what can be offered.

Mr. Quevillon said he could not speak on behalf of the Board on the matter.

Fritz Schierl, President of the Board of Directors of the Boys & Girls Club, said a firm commitment would be needed in order for the Club to move forward with any fund raising.

Ald. O'Meara **moved**, seconded by Ald. Suomi to authorize Mayor Halverson to continue to cooperate with the Boys & Girls Club to facilitate their plans and the City's Plans.

Ald. R. Stroik said he would like the motion to also include the City Attorney be involved.

Ald. O'Meara said he assumed the City Attorney would be involved.

Ald. Moore wanted clarification on the motion. He said we need to understand what the Boys & Girls Club will be getting before it is voted on.

Mayor Halverson said it would allow he and the City Attorney to open up more dialog with the Boys & Girls Club with draft agreements, with talk about durations of leases, utilities, concerns of access. Mayor Halverson said however, there is no authority to sign a lease, or approve a project without it coming back to Common Council; nor would it give them the ability to approve a project. He said this would be fine-tuning their plans, as well as the City's plans.

Ald. O'Meara said this motion would authorize City Administration and the Boys & Girls Club to start working toward the final proposal to go to the Plan Commission and eventually to Common Council.

Ald. Phillips said as soon as conditions are put on a building, it ends up being a mess.

Ald. R. Stroik said to remember this building sits right in an area of Goerke Park and he thinks the City would have a hard time selling the building to a private developer. He feels this is a fit as all the events coincide with the youth and Council should move forward. Ald. R. Stroik said he also feels this is advisory so the Boys & Girls Club can move forward.

Ald. Beveridge feels the social value of the project by the Boys & Girls Club out-weighs any potential diminishment of the value the remainder of the property would have for the City if it were put on the real estate market.

Ald. Patton thinks that since the plan has to come back to Plan Commission and Council, it would be a good idea to let the Boys & Girls Club move forward.

Call for the Vote:   Ayes: Majority.  
                          Nays: Minority.   Motion carried.

**8. Minutes and actions of the Plan Commission meeting of January 7, 2013.**

Ald. Beveridge **moved**, Ald. Moore seconded, to approve the minutes and actions of the Plan Commission meeting of January 7, 2013.

Roll Call: Ayes: All  
Nays: None. Motion carried.

**9. Public Hearing – Conditional Use - 2617 Water Street – constructing an addition between their existing structure.**

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

**10. Resolution on the above.**

Ald. Moore **moved**, Ald. Phillips seconded, to approve the resolution for Conditional Use – 2617 Water Street – constructing an addition between their existing structure.

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

**11. Public Hearing – Conditional Use – 1225 Second Street – increasing the number of occupants living in second floor apartment units.**

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

**12. Resolution on the above.**

Ald. Slowinski **moved**, Ald. Beveridge seconded, to approve the resolution for Conditional Use – 1225 Second Street – increasing the number of occupants living in second floor apartment units.

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

**13. Public Hearing – Zoning – rezone the property known as the East Park Commerce Center, consisting of approximately 762 acres, 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 from “M-1” Light Industrial District, “M-2” Heavy Industrial District and “R-LD” Low Density Residence to “PID” Planned Industrial Development District.**

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

**14. Ordinance Amendment on the above.**

Ald. Slowinski questioned the reason for the change to Planned Industrial Development for the districts listed.

Mayor Halverson said there was concern when the property was initially zoned that the Plan Commission and Council wanted the ability to review the potential projects more specifically and this allows the flexibility to be able to do it as they can be reviewed on a case by case basis. He said it also gives flexibility based on adjacent land uses, specifically the 40 acre subdivision, to allow for greater setbacks and added screening to insulate any impact with industrial uses that are to the east of that subdivision. Mayor Halverson this is also a follow-through with the Town of Plover to give them a comfort level that those residents will be insulated from industrial uses. He stated that this is a Planned Industrial Development so there will be a great deal of allowed uses but they will be reviewed on a case by case basis.

Ald. Trzebiatowski questioned the projects in this area if it is found to be a habitat for a certain butterfly.

Mayor Halverson said Ald. Trzebiatowski is referencing the Karner Blue Butterfly, which is an endangered species, and there is a small portion of this particular area that potentially has these butterflies as their habitat. He said these areas are along the railroad right-of-way and in small areas along the road right-of-way along Burbank Road and some of County Road HH.

Ald. Trzebiatowski questioned future plans to carve out and protect those areas.

Mayor Halverson said we would be able to mitigate disruption of the habitat based on the action plan approved via the Department of Natural Resources.

Ald. Slowinski **moved**, Ald. O'Meara seconded to approve the ordinance amendment to rezone the property known as the East Park Commerce Center, consisting of approximately 762 acres, 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 from "M-1" Light Industrial District, "M-2" Heavy Industrial District and "R-LD" Low Density Residence to "PID" Planned Industrial Development District.

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

**15. Public Hearing – Conditional Use – 1450 Water Street - increase the number of allowed occupants.**

Mildred Neville, 1709 Jefferson, questioned if this is really increasing the number of occupants.

Mayor Halverson said the stipulations relate to specific HUD regulations that were in place at the time the building was created. He asked Director Ostrowski to speak more specifically about the matter.

Director Ostrowski said because it was a HUD property, under the zoning code, it would be allowed to have either 81 single occupants or 81 husband and wife occupants, not 81 boyfriend and girlfriends or 81 brother and sister combinations. It would have to be a husband and wife or 81 individual occupants being one per bedroom. He said this increase would allow for two unrelated individuals per unit.

Mayor Halverson declared the public hearing closed.

#### **16. Resolution on the above.**

Ald. R. Stroik questioned that since the decision with Edgewater Manor is still in limbo, why would Council move on this conditional use when it is not known what the next use of the building will be and why wouldn't action be postponed.

Mayor Halverson said the Community Development Authority would want approval of this conditional use to entertain deliberations as to what it would like to do with the property. He said this change is a relevant in terms of the CDA considering holding on to the property, selling the property or obtaining sealed bids on the property. Mayor Halverson stated this gives the CDA more flexibility with marketing property or holding on to the property.

Ald. R. Stroik said that even if it is decided not to sell the property, this conditional use would be granted to the City so that unrelated parties can rent.

Mayor Halverson said that is correct.

Ald. R. Stroik **moved**, seconded by Ald. Trzebiatowski to approve the resolution for Conditional Use – 1450 Water Street - increase the number of allowed occupants.

Ald. Suomi questioned doubling the occupancy from a safety perspective.

Mayor Halverson said there are already two people in the units but the specific language was for husband and wife. He said this would open up the flexibility of occupants in the units.

Director Ostrowski said the issue falls with the current zoning and the parking arrangement. He said the occupancy is fine.

Ald. Slowinski questioned the adequacy of the parking.

Director Ostrowski said any increase in occupancy at this site would be allowed to continue the 81 individuals, or husband and wife, with 48 parking spaces that had been grandfathered in; however, any increase in occupancy such as a brother/sister would

need to find space. He said there are more parking spaces in the municipal lots to the north of the building.

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

**17. Minutes and actions of the Public Protection Committee meeting of January 14, 2013 and the minutes of the Special Public Protection Committee meeting of December 19, 2012.**

Ald. R. Stroik **moved**, with the exception of pulling item #2C from the January 14, 2013 minutes, Ald. Trzebiatowski seconded, to approve the Minutes and actions of the Public Protection Committee meeting of January 14, 2013 and the minutes of the Special Public Protection Committee meeting of December 19, 2012.

Roll Call: Ayes: All  
Nays: None. Motion carried.

Ald. R. Stroik said at January 14, 2013 Public Protection Committee meeting it was decided not to close streets for the Ciclovía Event. He said however, after the meeting, it was decided by the Police Department that it would not be an issue to close Crosby Avenue between Portage Street and the north of the bank during this event.

Ald. R. Stroik **moved**, Ald. O'Meara seconded, to approve the Ciclovía Event with the street closure of Crosby Avenue between Portage Street and north of the bank.

Roll Call: Ayes: All  
Nays: None. Motion carried.

**18. Minutes and actions of the Finance Committee meeting of January 14, 2013.**

Barb Jacobs, 1616 Depot Street, Stevens Point, WI said she did not think it would be a good idea adding any more properties to the TID at this time.

Mary Ann Laszewski, 1209 Wisconsin Street, Stevens Point, WI said she does not believe the City should spend the money to hire a consultant to review expansion of TID 6. She said if private parties are buying properties, there is no reason to put the properties into a TID.

Mildred Neville, 1709 Jefferson Street, Stevens Point, WI does not think it is responsible to approve a TID 6 and spend \$9,500 to hire Ehlers.

Bob Larson, 3283 Lindbergh Avenue, Stevens Point, WI spoke about his disappointment with the decision and the price of the sale of Edgewater Manor to the Seramur family. He also spoke regarding the recording of closed sessions.

Ald. Slowinski questioned why the Vetter property was being put into the TID since it has been purchased.

Mayor Halverson said because a property is purchased does not mean it can be brought up to its highest and best use. He said that is what a TID District would be able to provide and it would maximize the potential of the building and the investment of the property owner. Mayor Halverson said improvements would also attract tenants for the property owner. He said the potential for a large project and the flexibility to have those incentives would bring the Vetter facility back to life would be advantageous. He also stated that since the assessment on the building is low, any appreciation in value would be captured and turned back into the facility.

Ald. Slowinski mentioned that TID 6 is in the red right now and he understands including Edgewater and potentially other properties into the TID District to help bring the TID back into the black. He supports the amendment to the TID.

Ald. R. Stroik **moved**, with the exception of pulling Item #2, Ald. Suomi seconded, to approve the Minutes and actions of the Finance Committee meeting of January 14, 2013.

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

Ald. Beveridge said taking action to hire Ehler's for the amendment does not automatically lock the City into a particular amendment or inclusion of property into the TID. He said it simply initiates the process of examining what will or what will not be included. Ald. Beveridge said it would ultimately come before the Council for approval.

Ald. Suomi wanted clarification if the expansion meets required guidelines and also questioned the amount of amendments that have already been made to this TID.

Mayor Halverson said there are four amendments allowed over the life of a TID District and this would be number 3.

Ald. Suomi asked for elaboration on the expansion of the TID meeting guidelines.

Mayor Halverson said it would but there is also additional review by the Joint Review Board to address those concerns which is the timeline referenced by Ald. Beveridge within the Finance Committee. He said this only starts the process for a potential amendment.

Ald. Suomi questioned the debt of TID 6.

C/T Schlice said approximately \$600,000 was levied and there is no increment in TID 6 right now, it is upside down. He said a couple of properties decreased in value and there are not increments of the entire debt service less than the tax revenues going to

the levy. However, he said those levies will be reimbursed to the taxpayer at the end of the district with interest which is generally at 5%. He explained sometimes TIDs are in the red for a number of years until there is development.

Ald. R. Stroik said it will cost \$9,500 for the analysis and he reminded the Alderpersons that 4 changes are allowed in a TID. He also stated that there are 21 years left in this TID and that gives the City one amendment for the next 20 plus years, which he said was a dangerous position. Ald. R. Stroik also mentioned other improvements which would need to happen with extending TID 6 such as street improvements, if the City is going to develop 10 acres along the river as a manufacturing type site. He said that should be proposed as its own TID so each project can be seen on its own merit. Ald. R. Stroik said to continue to expand the boundaries of TID 6 is short-sighted and he is confident with the proper methods, TID 6 will be successful in the next 21 years. He also said that if a strong case can be presented that Edgewater Manor and the Vetter site should be included in TID 6, then its own TID should be created. Ald. R. Stroik stated there is no rush to put these sites into TID 6 and be left with only one opportunity to change the boundaries over the next 20 plus years.

Ald. Moore said he feels the same as Ald. R. Stroik on the issue and wonders the reasoning for tampering with existing TID 6 which has some prime property within its boundaries. He stated some time should be given for the District to mature and having only one amendment change left for the next 21 years would be a short-sighted, irresponsible decision and he will not be in support of it. Ald. Moore also questioned why the sites are not being considered for its own TID if that is what is needed. He said he sees no reason to join the two.

Ald. Trzebiatowski said he is in agreement with Ald. R. Stroik and Ald. Moore's statements. He thinks the area is depressed and there are numerous vacant lots along Water Street. Ald. Trzebiatowski said there is potential and the need for improvement; however, only having one amendment left to TID 6 would be restrictive.

Ald. Phillips asked if the map of the TID extension could be squared off to better understand where the TID lines are.

Mayor Halverson said that would be determined at a later date as the boundaries are defined. He then addressed Ald. Moore's question about why do it this way, and not a stand-alone TID. He said it is because it is long term and financially advantageous position for the City to take specifically to the fact that TID 6 right now is the most vulnerable TID. He said an appropriate route would be to encourage investment and revitalization of troubled areas such as a larger scale residential development with Edgewater or an old industrial site to recoup some value. Mayor Halverson said there are two elements that challenge the downtown district. The first one being that there is not a lot of land to generate increment and this district is surrounded by residential properties. He said TIDs 5 and 7 are in good shape with TID 8 being a bit challenged but will do well and TID 9 will probably be the most successful TID. However, he said TID 6 is a problem and as sites with a low value are brought into the TID that have the potential of having a high value, the debt service will be offset. Mayor Halverson expressed the opportunity for an amendment to bring in successful projects to help

accelerate increment generation in a challenged TID would be the appropriate long term answer for financial success of TID 6 as opposed to creating a separate TID. He said a smaller TID of these properties would probably be successful but it could benefit a greatly challenged TID as it stands today and he feels it is the right move and would justify the taxpayers given the current financial condition of TID 6. Mayor Halverson also stated that it isn't just the mall property, but also the commercial property values that have been stagnant. He said the short and long term solutions would be an amendment as opposed to a free-standing district.

Ald. Slowinski **moved**, Ald. Suomi seconded, to authorize to hire Ehler's to amend TID 6.

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

**19. A Resolution Authorizing and Providing for the Sale and Issuance of \$3,250,000 Obligation Promissory Notes, Series 2013A, and All Related Details.**

Ald. Beveridge **moved**, Ald. Suomi seconded, to approve the Resolution Authorizing and Providing for the Sale and Issuance of \$3,250,000 Obligation Promissory Notes, Series 2013A, and All Related Details.

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

**20. Agreement for Assessment Maintenance Service with James Siebers.**

Ald. O'Meara **moved**, Ald. R. Stroik seconded, to approve the Agreement for Assessment Maintenance Service with James Siebers.

Mayor Halverson said that Ald. Moore will be placing further conversation regarding the Assessor's office on the February Personnel Committee agenda.

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

**21. Minutes and actions of the Board of Public Works meeting of January 14, 2013.**

Daniel Mielke, 2550 County Road II, Rudolph, WI spoke on behalf of the Farmers Market Association. Mr. Mielke said the Stevens Point Farmers Market has become popular which has drawn a problem with the original 60 mile radius of the City in which produce must be grown. He is concerned about keeping the "Buy Local, Buy Fresh" concept that protects the local farmers that support the Stevens Point area. Mr. Mielke is requesting that the radius be reduced to a 30 miles which covers the Marshfield, Wausau, Waupaca, Hancock and Port Edwards areas.

Ald. R. Stroik **moved**, Ald. M. Stroik seconded, to approve the Minutes and actions of the Board of Public Works meeting of January 14, 2013.

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

**22. Ordinance Amendment – Licenses and Permits - Licenses and Permits for the Public Square – Farmer’s Market and Vending Area (Sec. 12.02 of the RMC).**

Ald. Moore **moved**, Ald. Beveridge seconded, to approve the Ordinance Amendment – Licenses and Permits - Licenses and Permits for the Public Square – Farmer’s Market and Vending Area (Sec. 12.02 of the RMC).

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

**23. Minutes and actions of the Personnel meeting of January 14, 2013 and the Special Personnel meeting of January 11, 2013.**

Ald. Moore **moved**, Ald. Slowinski seconded to approve the Minutes and actions of the Personnel meeting of January 14, 2013 and the Special Personnel meeting of January 11, 2013.

Call for the Vote: Ayes: Majority.  
Nays: Minority. Motion carried.

**24. Minutes and actions of the Board of Water & Sewerage Commissioners meeting of January 14, 2013.**

Ald. M. Stroik **moved**, Ald. Suomi seconded, to approve the Minutes and actions of the Board of Water & Sewerage Commissioners meeting of January 14, 2013.

Ald. Slowinski said he took an opportunity to tour the Waste Water Plant and was impressed with the way it is operated.

Mayor Halverson commented it is one of the highest science based and technical processes of the City.

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

**25. Resolutions – Amendments to Health Reimbursement Arrangement Plan for Water & Sewer Departments.**

Ald. R. Stroik **moved**, Ald. Beveridge seconded, to approve the Resolutions – Amendments to Health Reimbursement Arrangement Plan for Water & Sewer Departments.

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

**26. Minutes and actions of the Police and Fire Commission meeting of January 8, 2013 and the Special Police and Fire Commission meetings of December 11 and December 13, 2012.**

Ald. M. Stroik **moved**, Ald. Phillips seconded, to approve the Minutes and actions of the Police and Fire Commission meeting of January 8, 2013 and the Special Police and Fire Commission meetings of December 11 and December 13, 2012.

Ald. Phillips questioned the status of the joint dispatch.

Mayor Halverson said the County Executive invited the City to form a joint dispatch center with the County. He said an internal working group was formulated consisting of himself, the Comptroller/Treasurer, the Police Chief and the Emergency Management Director. Mayor Halverson said they reviewed the offer, operations, financial and government concerns. He said he composed a letter back to the County Executive asking very specific questions. Mayor Halverson said he has received a response to his questions which will be discussed at the Police and Fire Commission meeting on January 22, 2013. He stated at that meeting the pros and cons of a joint dispatch will be discussed along with financial concerns and challenges in terms of the levy transfer capacity which would be required by the State and by law. He said there is no ability for the City to enter into a different type of contract for providing that service under the law because we already provide it for ourselves. Mayor Halverson said the levy transfer analysis is going to take some time because it has major impacts. He also stated that there is concern of protocol and dealing with those concerns and informed the Council that more dialogue will be forthcoming in February.

Call for the Vote: Ayes: Majority.  
Nays: Minority. Motion carried.

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

Ald. Moore **moved**, Ald. Suomi seconded, to approve the Statutory Monthly Financial Report of the Comptroller-Treasurer.

Call for the Vote: Ayes: Majority.  
Nays: Minority. Motion carried.

**28. Adjournment.**

The meeting adjourned at 9:15 p.m.