

**City of Stevens Point
REGULAR COUNCIL MEETING**

**Council Chambers
County-City Building**

**February 18, 2013
7:00 P.M.**

Mayor Andrew J. Halverson, presiding

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

Also Present: City Atty. Molepske, Clerk Moe, C/T Schlice, Directors Schatschneider,
Schrader, Ostrowski, Lemke, 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 shared with Council the situation that has developed with the State relating to Skyward. He said the Department of Administration issued an intent to authorize a contract with Infinite Campus, which is a student information software company based out of Minnesota. He asked members of the public to communicate with Governor Walker and the State Superintendent of Public Instruction, Mr. Evers, to express their dissatisfaction for how this process has unfolded.

3. Consideration and possible action of the minutes of the Common Council meeting of January 21, 2013.

Ald. O'Meara **moved**, Ald. R. Stroik seconded to approve the minutes and actions of the Common Council meeting of January 21, 2013.

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.

Gerry Hutnik, 5475 Woodland Street, Stevens Point, WI
Item #5 – Persons who wish to address the Mayor and Council.

Samuel Levin, 1600 Sherman Avenue, Stevens Point, WI
Item #5 – Persons who wish to address the Mayor and Council.
Item #6 – Community Development Department's 2012 Annual Report

Dave Suchon, 540 Second Street N., Stevens Point, WI 54481
Item #5 – Persons who wish to address the Mayor and Council.
Item #9 – Finance Committee meeting of February 11, 2013.

Reid Rocheleau, 408 Cedar Street W., Stevens Point, WI 54481
Item #5 – Persons who wish to address the Mayor and Council.
Item #9 – Finance Committee meeting of February 11, 2013.

Mary Ann Laszewski, 1209 Wisconsin Street, Stevens Point, WI 54481
Item #5 – Persons who wish to address the Mayor and Council.
Item #9 – Finance Committee meeting of February 11, 2013.

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

Mary Ann Laszewski, 1209 Wisconsin Street, requested that Council postpone borrowing \$1.7 million for the Dunham parking lot and possibly increase the borrowing to \$3 million in order to retain ownership of Edgewater Manor. She expressed concern that private ownership of this facility would result in higher rents for senior citizens.

Dave Suchon, 540 Second Street N., spoke regarding taking care of the elderly in the community and save Edgewater Manor.

Reid Rocheleau, 408 Cedar W., concurred with the previous speakers and spoke against the borrowing of \$1.7 million.

Samuel Levin, 1600 Sherman Avenue, spoke on behalf of allowing public comments at CDA meetings.

Gerry Hutnik, 5475 Woodland Street, spoke against private development of Edgewater Manor.

Clerk Moe reminded everyone to vote at the Spring Primary on February 19th.

Consideration and Possible Action on the Following:

6. Community Development Department's 2012 Annual Report.

Director Ostrowski presented the 2012 Annual Report. His report included five different divisions which were listed as follows: Economic Development, Planning & Zoning, Historic Preservation, Permits & Inspections and Property Maintenance. A copy of Director Ostrowski's full report is on file in the City Clerk's Office.

Ald. Wiza asked Director Ostrowski if the City pulled permits for the new transit facility that was recently built on Week Street.

Director Ostrowski indicated that permits were pulled for the work, but a permit fee was not charged and no revenue was obtained from the permits.

Ald. Wiza also asked Director Ostrowski if the values listed under the "Permit & Inspections" column, included construction and whether or not the taxpayer money used to construct the municipal transit facility was included in the numbers provided in the report.

Director Ostrowski estimated there is approximately \$4 million with the transit facility, and probably another \$4 million of non-taxable.

Ald. Wiza asked if that is a record.

Director Ostrowski said other years did not list every project and to go through them would be time consuming.

Samuel Levin, 1600 Sherman Avenue, asked if there has been any interest from retailers to replace the former Copps grocery store on the south side of town. He also questioned the need for the study done on public housing as indicated in the Director's report.

7. Minutes and actions of the Plan Commission meeting of February 4, 2013.

Ald. Moore **moved**, Ald. Patton seconded, to approve the Minutes and actions of the Plan Commission meeting of February 4, 2013.

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

8. Minutes and actions of the Public Protection Committee meeting of February 11, 2013.

Ald. R. Stroik **moved**, Ald. Slowinski seconded, to approve the Minutes and actions of the Public Protection Committee meeting of February 11, 2013.

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

Ald. Wiza **moved**, Ald. Beveridge seconded, to pull agenda item #2 for further discussion.

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

Ald. Wiza said he was mistaken on the item he requested to pull.

Ald. R. Stroik **moved**, Ald. O'Meara seconded, to approve agenda item #2 of the Minutes and actions of the Public Protection Committee meeting of February 11, 2013.

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

9. Minutes and actions of the Finance Committee meeting of February 11, 2013.

Dave Suchon, 540 Second Street N, briefly spoke regarding the opening and closing of businesses in the City and the borrowing of money.

Reid Rocheleau, 408 Cedar W, spoke against borrowing \$1.7 million and building a parking lot downtown.

Mary Ann Laszewski, 1209 Wisconsin, spoke in favor of borrowing money for Edgewater Manor and the Fox Theater and against building a parking lot downtown in the immediate future.

Ald. Wiza **moved**, with the exception of pulling item #2 for further discussion, Ald. Suomi seconded, to approve the Minutes and actions of the Finance Committee meeting of February 11, 2013.

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

Ald. Wiza asked if there is a better estimate as to what the remediation will cost.

Director Ostrowski said in the Finance Committee packet there was an estimate by AECOM of a total of \$720,000.

Ald. Wiza asked how this figure is different from the amount estimated prior to the referendum.

Director Ostrowski said these estimates did not occur until after the referendum. He said they occurred in April of that year.

Ald. Wiza reiterated that it was known there was contamination on the site, but the cost was not anticipated in the referendum.

Director Ostrowski said the City did not include any borrowing for environmental cost because the exact levels were not known at the time.

Ald. Wiza said his issue is that it was known there was contamination and it was not considered a priority. He said the City and the administration was authorized through the referendum to spend nearly \$6 million and at that time the estimates were known when they were presented to the public. He spoke about the public hearings that were held regarding the mall and the opinions of the public on the matter. Ald. Wiza said that the City is almost into \$10 million of borrowing with the taxpayers and he expressed concern with taking the property value of the site off the tax rolls. He stated that as a taxpayer, he will not see a return on the property in his lifetime and no

revenues are being generated through taxes. He also questioned whether or not a developer would want a parking lot should the \$1.7 million in borrowing be approved. Ald. Wiza does not want to construct a parking lot until it is needed; however, the remediation is needed but he does not feel the City should borrow to pay for it. He reiterated that he said "no" back then and he is saying "no" again.

Ald. Moore said he understands that remediation needs to be done and he questioned if only the money for the remediation could be borrowed.

Director Ostrowski said they could follow through on the remediation and regular construction of the buildings and the parking lot area could be put on hold. He said the reason the last development fell through was because of parking. There are about 50 parking stalls north of the Dunham's building and any use in that building is going to need more parking. Director Ostrowski expressed the lack of parking in the downtown area and the need to alleviate the parking in the Shopko lot. He said that more parking needs to be created in order to spur development in the Dunham's building and the Fox Theater.

Ald. R. Stroik questioned the urgency on the matter and whether or not it will hold up the Mid-State building construction.

Director Ostrowski said that Mid-State's bid packages are being released and the remediation needs to be done. He said if the remediation and reconstruction can be done simultaneously, it will save money but if we don't do the remediation with the reconstruction, we will go into the school ripping up new floorings and new walls to put in the system. Director Ostrowski said there is also contamination northwest of the Fox Theater which was the site of the former Dun-Rite Cleaners building. He said that remediation would be at the same time the parking lot would be constructed. In addition, he said that Mid-State will be reconstructing a portion of their parking lot on the northwest corner, site of the former Normington Dry Cleaners, which is identified as the source causing the vapor issues in the Mid-State building via its migration pattern to the south. Director Ostrowski said the issue is to get it done now so it can be done at the same time with the Mid-State building. He also stated that money can be saved as the Shopko parking lot will be repaved and the projects can be done at the same time. He informed the Council that the City is applying for additional grants in the amount of \$170,000 for environmental assessment funds that can be funneled back into the project to offset some of the borrowing. Director Ostrowski said the turn-around time on the grant is about 5 weeks.

Ald. R. Stroik said it sounds like it is fairly urgent and the parking lot would not be built until May or June. He questioned if the remediation could be funded out of contingency and hold off on building the parking lot to give the Fox Theater Committee a chance to come forward with their thoughts. Ald. R. Stroik then went back to discussing the Edgewater Manor. He discussed units not being shown when requested, and he questioned if the remediation can be done along with putting together a more encompassing plan.

Mayor Halverson questioned Director Ostrowski if there has been any reports of Edgewater Manor units not being shown by management when requested.

Director Ostrowski said he has never been made aware of the fact that an apartment has not been shown. He said there is not always a manager on site at that location, and if there is an incident when a showing is not made, he wants to be informed.

Ald. O'Meara said he appreciates the debate about the Edgewater Manor but feels it is a separate issue from the downtown borrowing. He feels there is consensus that as a municipality, we are obligated to clean up the contamination. He stated that at one point or another, the parking lot will need to be built and understands being hesitant on the matter. Ald. O'Meara expressed that the Edgewater Manor project will have to stand on its own merits and be kept separate from the downtown project.

Ald. Phillips said that when the referendum was introduced, 3 districts in the City voted against mall: District 4, District 7 and District 10. He said this was due to the fact that it was going to be a money pit and he questioned why the taxpayers should be burdened every time the administration falls short of a sale. Ald. Phillips stated now is the time to say enough is enough but if it is necessary to do the remediation, it should be done. He said however, it is not necessary to do the parking lot. He mentioned selling City property to raise money and expressed he cannot in good conscience vote for this proposal and stated it is time for administration to come up with a different plan that can be sold to the people he represents.

Ald. Moore questioned C/T Schlice if the City will get a better interest rate if the Council goes forward and borrows enough to pay for remediation at this time and separates the rest of it.

C/T Schlice said at this point it wouldn't make a difference.

Ald. Wiza asked how much is left in the initial referendum of the \$5.985 million for the mall project.

Director Ostrowski said \$400,000 but that does not include the construction that is left.

Mayor Halverson said those charges are accrued and that will zero out the borrowing.

Ald. Wiza questioned if the work is already done.

Director Ostrowski said it is being worked on right now.

Ald. Wiza said the City would need to borrow the \$720,000 or find it from somewhere else. He also questioned having a finite amount of money that the City can borrow.

Mayor Halverson said the bond rating is not affected until after 60% of debt capacity is reached and the City's current debt capacity has an additional \$14 to \$16 million available.

Ald. Wiza said he would argue that while they are separate projects, it does relate to the Edgewater property because there is only so much money that can be borrowed and only so much the Council feels comfortable borrowing. Ald. Wiza indicated he would rather borrow money for the Edgewater project than sink more money into the mall project. He said the money for the remediation should be found from existing projects.

Ald. Beveridge agreed with Ald. O'Meara's comments in which he stated at the Finance Committee meeting that the remediation is a public health issue. He said the vapor does have potential to get into the Mid-State building and some of these chemicals are dangerous. Ald. Beveridge said the mediation is something the City is obligated to do whether the money is borrowed or not. He also mentioned that there are opportunity costs to waiting to construct the parking lot and interest rates are at historic lows right now. He stated money can be saved by paving the lot at the same time the Shopko lot is paved because the equipment is already on site. Ald. Beveridge said a parking area is needed to attract buyers to the Dunham building and other businesses such as the Children's Museum and potential re-development of the Fox Theater. He also mentioned the site plans that came out of the community listening sessions about mall, there was no doubt that area was going to be developed for something. It was his recollection that the initial borrowing was enough to purchase the property and to get Mid-State into the property. He stated there was not money in that package for Phase 2 of the project, in which part of the mall was demolished. Ald. Beveridge stated the choice to do nothing has consequences and it could end up costing more money if it is done later.

Ald. O'Meara said talk of doing nothing and leaving a slab of gravel in the middle of downtown is not an option due to erosion control issues. He stated at some point there is going to be parking there.

Ald. O'Meara **moved**, seconded by Ald. Beveridge, to approve borrowing as authorized by the Finance Committee.

Ald. R. Stroik asked C/T Schlice if the money could be taken out of contingency until there is a more definitive plan in 30 to 45 days.

C/T Schlice said that would be a prerogative of the Council, yes. He said you could borrow from yourself and repay it either with a borrowing or future TID increments and there are a number of ways it could be handled.

Ald. R. Stroik asked about when the proposals for the sealed bids for the Edgewater Manor are due.

Director Ostrowski said the RFPs for Edgewater Manor were released and they are due in 60 days, or around mid-April at which time the proposals would be reviewed and it will be decided how to proceed. He said it was also stated that any and all proposals can be rejected if the City does not find a proposal that is advantageous.

Ald. R. Stroik asked if at that time, the Council will be made a part of those decisions or who will be making the decision on the proposals.

Director Ostrowski it will be the CDA because it is a CDA building. He said if there are any tax incremental financing requests, it would go to the Council.

Ald. R. Stroik said if the deadline is around April 16th, conceivably a parking lot could still be approved in May and by the 4th of July have a parking lot.

Director Ostrowski said it would still have to be run through Historic Preservation and through the Plan Commission to be sure that the design is correct. He said it would probably be August or September before a parking lot could be there.

Ald. R. Stroik stated he is generally supportive of what needs to be done downtown. He thinks Edgewater Manor is a part of the issue at hand because \$9,500 was approved last month to determine TID boundaries and whether or not it should be put into a TID. Ald. R. Stroik expressed that he does not want to sell the Edgewater Manor for a short term gain and a long term problem. He questioned Director Ostrowski's prior verbiage of a \$1.3 million investment could make money on the Edgewater.

Director Ostrowski said it would probably be more like \$1.6 million that would need to be spent and in the beginning years, money will be lost. He said if the building can fill up with occupants, money can be made. Director Ostrowski also questioned the restriction of the building remaining for the elderly and the restriction being lifted to fill the building. He asked if the CDA belongs in market rate housing projects because then it is not subsidized and it's not elderly.

Ald. R. Stroik stated that Edgewater Manor is on the side of a river in which you cannot get a boat under the bridge and the water cannot be used for recreation. He said the seniors enjoy being on the docks, feeding the ducks, enjoy the scenic river and have a path to walk.

Director Ostrowski said it is not being turned into market rate housing.

Ald. R. Stroik said but if Edgewater Manor is turned private, that is what is going to happen and like it or not, any private developer will look at the bottom dollar versus the market in which Edgewater was built. He stated HUD funding was not renewed and we should not turn a blind eye to it and he reiterated Edgewater is a part of the overall funding. Ald. R. Stroik would like to take some time to review the matters at hand before deciding how much to borrow. He expressed he will be voting no for the motion on the table.

Mayor Halverson clarified the HUD contract was not authorized in 2009 not under a predecessor, but under him. He stated Executive Director Jim Hamilton's, recommendation was to sell the property and put the proceeds into the housing trust fund. He said a community this size cannot spend \$2 million to get the building up to speed so it is marketable and rely on the general tax rate as the equalizer to subsidize the building.

Mayor Halverson was interrupted by Reid Rocheleau calling for point of order.

Mayor Halverson told Mr. Rocheleau to be silent or he would be escorted out.

Mr. Rocheleau was then asked to leave.

Mayor Halverson went on to say the reason those were not reauthorized is specifically because it was not advantageous for the CDA to ultimately enter into that arrangement any more. Mayor Halverson said if this Council wants to borrow \$2 million directly on the City's tax base to subsidize a public housing project, he will support it all day long but financially, that is not where the City needs to be. Mayor Halverson said that is a dangerous endeavor that has never been embarked on as a community this size when it comes to public housing. He stated Edgewater Manor is not a part of this conversation. Mayor Halverson said the \$1.7 million is what is needed to finish the mall project which has plagued the City for the last 30 years. He answered Ald. Phillips question as to why the City taxpayers have to pay for it because there is no way around it. He explained that the City entered into a 5 way agreement with the mall and there is no other way to go besides the City's tax base to take care of the matter. He stated the City could have walked away from it, but it would have left us a vacant hole in our downtown. Mayor Halverson said Mid-State, a non-taxable entity, was chosen to be a part of the solution because it has 575 full time students, 50 full time staff members and a 3,000 total student count. He stated that traffic generation is what will drive increased property value in the downtown. Mayor Halverson explained we can piggy-back on the bid that is a part of the Mid-State parking lot project and the western half of the Shopko parking lot will be rebuilt this year and this can be a project that flows with it. He stated we should get the lowest cost for our money, borrow it and not use the fund balance. If there is a finished parking lot around the Dunham's building, the price probably just went up, which will offset borrowing. He said if the Council wants an intergovernmental agreement between the City and the CDA to ensure the money flows back, the City Attorney can write it up. Mayor Halverson said the whole idea is now is the time to finish it and he asks the Council to authorize the full \$1.7 million to finish and clean up the project and get it developable.

Ald. Slowinski expressed concern with the Fox Theater in that during the referendum there were suggestions made that the City would assist with the repairing of the stage. He asked for clarification of the status.

Mayor Halverson stated right now they are not looking at expanding the building. He said whether or not the City contributes financially to the Fox Theater is up to the Council to decide but it is too early in the process to make that decision. Mayor Halverson thinks the City should help them pursue historic tax credits and try to make the project a reality.

Ald. Beveridge commented about the erosion control being significant. He asked if this borrowing would make it impossible for the City to borrow money sufficient to renovate Edgewater and if we were to borrow to renovate Edgewater, would that borrowing need to be in a separate financial instrument from this borrowing.

C/T Schlice said whether it is separate or not would depend on the time frame for the borrowing. This type of borrowing that includes environmental issues cannot exceed 10 years. He said, however, if the Council wanted to include the Edgewater and take it out the 20 years, the payments would be less but interest would be more. C/T Schlice said depending upon what the dollar amount is, it can be structured in different ways.

Director Ostrowski stated the Edgewater projections were for 20 years.

Ald. Trzebiatowski questioned the pollution under the floors of the Mid-State building which he understood was coming from the old WPS site that was migrating from the northwest coming in towards the Mid-State building and under the parking lot. He questioned if there was any fiscal recourse with WPS for the remediation.

Mayor Halverson said there are two situations that exist. We have an offset exemption letter from WPS for any contributing environmental contamination that has flowed onto that site from the old coal gasification site Ald. Trzebiatowski referenced. The point of origin of the contamination is from the old Normington Dry Cleaners' site which is about where the JCPenney parking lot and Water Street are currently located. This contamination has migrated under what will become the new Mid-State building and this is the main concern for the vapor extraction given the concentration levels of that particular contaminant. He also stated the contaminants on that site are more hazardous from the WPS site but they are in a lower concentration. The borings from the coal gasification site are less of a concern and WPS is completely responsible for that contamination.

Ald. Trzebiatowski asked if we remediate this property, wouldn't it be wise to take care of both contaminations at the same time.

Mayor Halverson said the concentrations of the chemicals that exist with the WPS site are probably not at actionable level. He called on Mr. Senfelds from AECOM to discuss the concentrations of the different types of chemicals, points of origin, how they got there and how they are treated.

Dave Senfelds from AECOM verified there are two contamination sources with the first one being the old WPS site and the second being the old dry cleaner site contamination. He explained the two different sources, one in which WPS is responsible for cleaning up. Mr. Senfelds further explained there are contaminants from the WPS site underneath the mall due to travel of the groundwater. He said, however, the contaminants of concern which are the heavy petroleum compounds do not emit the same vapor characteristics that dry cleaning chemicals do. Mr. Senfelds indicated that years ago, WPS did a remediation and now they are under a long term groundwater monitoring program under the direction of the EPA. However, WPS is not at the point yet where they can get a regulatory case closure on the site. He stated that we are just in the early stages of dealing with this contamination in terms of starting to investigate and determine the issues. He continued by saying there has been enough investigation done to determine that the contamination under the mall needs active remediation to reduce the vapor levels in the sub-slab so it will not be a risk to people who inhabit the Mid-State building. Mr. Senfelds explained the rest of the work in terms of the

groundwater contamination that is associated with the soil contamination underneath the roadway which is something that will need to be dealt with over the long term.

Mayor Halverson reiterated the motion was to approve the actions of the Finance Committee which were authorizing the \$1.7 million.

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

10. Minutes and actions of the Board of Public Works meeting of February 11, 2013.

Ald. O'Meara **moved**, Ald. Beveridge seconded, to approve the Minutes and actions of the Board of Public Works meeting of February 11, 2013.

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

11. WisDOT State / Municipal Agreement – regarding design and fees associated with the I39/North Reserve Street Project.

Ald. O'Meara stated he is abstaining on this agenda item.

Ald. Moore **moved**, Ald. Suomi seconded to approve the WisDOT State / Municipal Agreement – regarding design and fees associated with the I39/North Reserve Street Project.

Ald. Wiza asked if Director Schatschneider could give a brief explanation of the agenda item.

Director Schatschneider explained that in 2014 the Department of Transportation will be replacing the two overpasses on I-39 that currently go over North Reserve Street. He informed the Council that the City had been approached by the DOT if the City wanted to do improvements that could be piggy-backed on the DOT as far as the construction project. Director Schatschneider feels it is a good opportunity to reconstruct North Reserve Street from where the curb and gutter section currently terminates on North Reserve Street and construct bike lanes and a 10' pedestrian trail with curb/gutter and lighting out to Bluebell Lane which would also encompass the Eagle Summit subdivision. He expressed this would be an opportunity to build a facility while the contractors are there and what is being proposed to Council are the design fees of approximately \$290,000. He said the City's portion of the \$290,000 would be \$20,000 with the total construction estimated at \$4.3 million and the City's estimated construction cost would be \$400,000 for 2014.

Ald. Moore questioned the project going further out to Dubai Avenue.

Director Schatschneider said he has not had a chance to review those numbers yet as to what the additional cost would be. He said right now the DOT is looking for a commitment as far as the design phase so they can get the project started.

Ald. Moore asked if it needs to be added as an option to put both designs in the plan to point out the differences.

Director Schatschneider said they could work with a consultant and run the numbers to get what the cost would be out to Dubai Avenue. He said he could report back at the March Board of Public Works Committee meeting.

Mayor Halverson said Council will get an estimate.

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

12. Minutes and actions of the Personnel meeting of February 11, 2013.

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

Ald. Wiza asked for clarification of the minutes in which Ald. O'Meara made a motion to amend and Mayor Halverson then clarified Ald. O'Meara's amendment to include the following from City staff and one of them is to visit with the remaining staff of the Assessor's office to get a feel of how things are going without a full time Assessor. He questioned which City staff are meeting with those people.

Mayor Halverson stated it would be Ms. Jakusz and himself.

Ald. Wiza asked if this had been already done.

Mayor Halverson said they have not met with the Assessor's office staff yet. He indicated he spent a long time meeting with the contract Assessor, Jim Siebers, to get his perspective on the meeting and other ideas. Mayor Halverson indicated that Mr. Siebers shared several reflections he had on potential structures. He said they will not meet for as long as possible to give staff time under this structure before they ask them for their prospective.

Ald. Wiza expressed concern in regard to questioning of City staff and suggested the contract assessor give the report. He indicated that if his job were on the line, and he was asked by the administration, he would say that everything was fine even when it's not.

Mayor Halverson said the working relationship with staff in City Hall is that we tend to be fairly frank with each other. He stated when that is done, it is expected that objective responses will be given back. Mayor Halverson said he expects staff to be thoroughly

honest and if they say it's not working and it is the worst thing we have ever seen, we will take that advisement and let Council know that is what staff indicated. He also indicated that the structure in the Assessor's Office probably cannot be thoroughly evaluated until the process has gone through one assessment cycle in a contract environment. Mayor Halverson said it will be stretched out as long as possible to get an accurate conversation from the two employees in the Assessor's office and it will be reported back to the Personnel Committee.

Ald. Wiza asked the City Attorney if it would be appropriate to authorize the contracted assessor to give a report on how he feels the office is functioning without a full time assessor.

City Attorney said that particular item should be amended to include that.

Ald. Wiza **moved**, Ald. Trzebiatowski seconded, that Council also authorize the contracted assessor to discuss with remaining staff in the Assessor's office to get a feel of how things are going without a full time assessor and report back directly to Council.

Mayor Halverson also added that the contract assessor would be joining in via conference call at the next Personnel Committee.

Ald. O'Meara said that he does not like having someone who is under contract with the City give a report due to the fact that he is being put in a bad spot and he would prefer not to do that to any colleague.

Mayor Halverson indicated that a vote will be taken on the amendment which was presented by Ald. Wiza which changes the outcome of Agenda item 1 of the Personnel Committee meeting.

Ald. Beveridge commented on clarification of the amendment which is to have the report come just from the contract assessor or in addition.

Ald. Wiza said it is in addition. He said he was uncomfortable with just having city staff report. He would like an objective opinion in addition to city staff. Ald. Wiza would like the contracted assessor to report as well.

Roll Call: Ayes: Majority.
Nays: Minority. Motion carried.

Mayor Halverson stated that is added to the minutes and actions of the Personnel Committee meeting. He then called for a vote on the meeting as a whole.

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

13. Minutes and actions of the Board of Water & Sewerage Commissioners meeting of February 11, 2013.

Ald. O'Meara **moved**, Ald. Beveridge seconded, to approve Minutes and actions of the Board of Water & Sewerage Commissioners meeting of February 11, 2013.

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

*** 14. Authorization to submit Requests For Proposals, and to award a qualifications based contract to an engineering firm to assist the Wastewater Dept. in submitting a Focus on Energy grant for biogas and energy efficiency improvements.**

Mayor Halverson explained this was a late addition to the Agenda due to the timeliness of the grant program. He mentioned a memo given to the Council from Director Lemke explaining the grant and what it will be used for.

Ald. O'Meara said sewage treatment is probably the biggest energy user of anything the City has and he feels it is incumbent upon the Council to make the process as efficient as possible.

Ald. O'Meara **moved**, Ald. Beveridge seconded to approve Authorization to submit Requests for Proposals, and to award a qualifications based contract to an engineering firm to assist the Wastewater Dept. in submitting a Focus on Energy grant for biogas and energy efficiency improvements.

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

15. Minutes and actions of the Police and Fire Commission meeting of February 5, 2013 and the Special Police and Fire Commission meeting of January 22, 2013.

Ald. Wiza **moved**, Ald. R. Stroik seconded, to approve the Minutes and actions of the Police and Fire Commission meeting of February 5, 2013 and the Special Police and Fire Commission meeting of January 22, 2013.

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

16. Minutes and actions of the Board of Park Commissioners meeting of February 6, 2013.

Ald. Slowinski **moved**, Ald. O'Meara seconded, to approve the Minutes and actions of the Board of Park Commissioners meeting of February 6, 2013.

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

17. Minutes and actions of the Transportation Commission meeting of January 24, 2013.

Ald. Patton **moved**, Ald. Wiza seconded to approve the Minutes and actions of the Transportation Commission meeting of January 24, 2013.

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

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

Ald. Moore **moved**, Ald. Wiza second to accept the Statutory Monthly Financial Report of the Comptroller-Treasurer and place it on file.

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

19. Adjourn into closed session pursuant to Wisconsin State Statutes 19.85(1)(e) for the purpose of deliberating and developing a negotiation strategy for the purchase of a public property, namely the Emerson School site from the School District.

Ald. O'Meara **moved**, Ald. Patton seconded, to enter into closed session at 8:53 p.m.

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

Adjournment.

The meeting adjourned at 9:28 p.m.