

**City of Stevens Point
SPECIAL COMMON COUNCIL**

**Lincoln Center
1519 Water Street**

**April 8, 2013
5:30 P.M.**

Mayor Andrew Halverson, Presiding

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

Also

Present: C/T Schlice; City Attorney Molepske; Clerk Moe; Directors McGinty, Ostrowski, Schatschneider, Schrader, and Lemke; Cathy Dugan; MaryAnn Laszewski; Barb Jacob; Scott Steuck; Todd Neunfeldt; George Doxtator, Tom Zenner, Sarah Wallace; Tricia Church; Brandi Makaski.

2. Resolution appropriating to the Community Development Authority of the City of Stevens Point funds in the amount of \$1,700,000 from note issued for purposes provided therein under restrictive conditions, i.e. Joint Agreement.

Mayor Halverson noted that the City just received an award letter for a matching grant in the amount of \$178,500 to assist with the environmental remediation activities within the downtown. It requires a 70 percent match which the appropriation of these funds would cover.

Ald. Wiza asked why the Council is taking this up since it was rejected it at its last meeting.

Mayor Halverson said this is a separate meeting and that we need to move on with the project. He asked the City Attorney to discuss the procedural question.

City Attorney Molepske said it is his opinion that although this appropriation was considered previously, it can be considered again.

Ald. Wiza asked if this had passed last month could it be taken up again.

City Attorney Molepske replied that it could as long as no commitments were made.

Ald. Trzebiatowski asked how the City could have appropriated funds last month when it did not pass with a two-thirds majority.

City Attorney Molepske replied that temporary borrowing does not need a two-thirds vote under the statutes.

Mayor Halverson summarized by saying that last month the Council authorized the sale of the notes, the note was sold and the money is now in a fund, and now the Council must have a two-thirds majority to spend the funds.

Ald. Slowinski asked if the resolution fails tonight if the Council can come back and appropriate a certain amount of funding for the remediation and the remaining would be used to pay off the note or used for the project.

City Attorney Molepske replied that they could.

Ald. Suomi asked if the City needs to be more specific as to what the project is.

City Attorney Molepske replied that if the Council wished to be more restrictive in the allocation of funds than they can do so by amending the resolution.

C/T Schlice noted the City has two years to expend the money but we also need to spend at least 25 percent in a year. He also said the money is held by the City and will not be sent to the CDA. All the bills will come through the regular claims process.

Ald. Wiza said as he reads the Resolution, that once the Council appropriates the funds, the CDA decides what to spend it on within the Mall project. The Council will see the bills but will not have any say as to how the funds are used.

City Attorney Molepske replied that he is probably correct as the CDA's function is to carry out the project to completion. If this is a concern, the Council could change the wording of the resolution or the amount.

Ald. Phillips asked what affect the potential sale of the Edgewater Manor may have on this.

22:00 Mayor Halverson said the \$1.7 million would be spent only on the mall project. If this agreement is authorized, the CDA and Council collectively would have to decide what to do with the building.

Director Ostrowski said the grant is to be used for environmental assessment and environmental remediation on the mall site. Specifically three locations: the Dun-Rite dry cleaner site, Normington dry cleaner site and the vapor intrusion system under the Mid-State building. The grant requires a 70 percent match. The grant is for \$178,500. He noted that some of the environmental work would also be done with the parking lot project. He noted that the former Dun-Rite dry cleaner site calls for the removal of 525 cubic yards of dirt and that it will have to be filled back in and re-graded as part of the parking lot project. There may be some additional costs if we do not approve the parking lot in conjunction with these environmental projects.

Mayor Halverson does not want the projects split up because the parking lot is needed to help the sale/transfer of the Dunham property. The City will also have three paving projects going on in the area and doing them all at once will increase the City's savings. The parking lot would also help with the displaced parking spots when the western half of the Shopko parking lot is redone. The prices are very competitive right now for these types of construction projects.

Ald. R. Stroik asked if the City could drop the amount of the \$1.7 million by the amount of the grant which is \$178,500 without any harm.

C/T Schlice said it depends on the timing of the contract and when the grant funding arrives. The grant and money that is left over from the remediation could be used to reduce the bond principal next year.

Ald. R. Stroik said they could also come back to the Council if there is a timing problem.

He also commented by saying he is glad to see Edgewater is in the agreement and giving the Council a vote. This way the Council has the opportunity to have a say in the outcome of Edgewater Manor. He said that had Seramur not asked for TID assistance, the Community Development Authority could have sold it. As it is, the City keeps possession of it and can make sure the citizens that live there are protected going forward.

Ald. R. Stroik **moved**, Slowinski seconded, to approve the resolution appropriating the funds in the amount of \$1,521,500 for the purposes provided therein to the CDA with the conditions as stated.

Ald. Slowinski said that he does not agree with how the whole Mall project was done. He feels the City moved too fast and could have saved some money, but that is behind us now. He believes it's time to finish this project.

Ald. Wiza asked when the CDA meets to approve this.

Mayor Halverson said the meeting has not yet been scheduled.

Ald. Wiza asked what would happen if the CDA does not accepted the new amount.

Mayor Halverson replied, funds do not get appropriated.

Ald. Beveridge asked when the grant funds would be made available.

Dir. Ostrowski said the grant would be made available after the funds have been expended. Once that has happened we will submit a reimbursement request which usually has a quick turnaround.

Ald. Wiza thanked Dir. Ostrowski and his staff for their work on getting the grant.

Call for the Vote:

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

Mayor Halverson recessed the Council meeting at 6:07 p.m. until such time as the Standing Committees finished their business.

Mayor Halverson called the Council back into session at 7:58 p.m.

3. Motion to enter into closed session (approximately 5:35 p.m.) pursuant to section 19.85(1)(e) Wis. Stats., for the deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically relating to the following matters:

a) Warehouse development in the Portage County Business Park.

b) Negotiating the sale, transfer, and/or lease/rental of the following public properties:

- i. Mid-State Technical College (Goerke Park site), 933 Michigan Avenue**
- ii. Current City Hall, 1515 Strongs Avenue**
- iii. Portage County Library, 1001 Main Street**
- iv. Lincoln Center, 1519 Water Street**

c) Agreement with Boys & Girls Club.

d) Joint Dispatch Agreement with Portage County.

Ald. Beveridge **moved**, O'Meara seconded to enter into closed session.

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

4. Reconvene into open session (approximately 5:55 p.m.) for possible action on the following:

a) Warehouse development in the Portage County Business Park.

b) Negotiating the sale, transfer, and/or lease/rental of the following public properties:

- i. Mid-State Technical College (Goerke Park site), 933 Michigan Avenue**
- ii. Current City Hall, 1515 Strongs Avenue**
- iii. Portage County Library, 1001 Main Street**
- iv. Lincoln Center, 1519 Water Street**

c) Agreement with Boys & Girls Club.

d) Joint Dispatch Agreement with Portage County.

The Council reconvened into open session at 9:08 p.m.

Mayor Halverson noted that no action is necessary for item 4.a. and moved to item 4.b.

Ald. Wiza **moved**, Ald. Slowinski seconded, to authorize the Mayor to enter into negotiations for the possible transfer of the aforementioned buildings.

Ayes, all; nays, none; motion adopted.

Mayor Halverson said no action was necessary on item 4.c. and moved on to item 4.d.

Ald. O'Meara **moved**, Patton seconded, to authorize the Mayor to negotiate with Portage County on the Joint Dispatch Agreement.

Ayes, all; nays, none; motion adopted.

5. Adjournment.

Meeting adjourned at 9:10 p.m.