

Clerk Moe stated in the past this was a verbal application, where the candidate came before the City Council. Applicants will now complete the Declaration of Candidacy application which also provides basic information and outlines legal aspects of the position.

Ald. Wiza asked if the candidates are given the requirements of candidacy.

Clerk Moe replied yes.

Ald. Wiza asked if this process is similar to what was used when the 5th District vacancy was filled.

Clerk Moe replied yes this is basically following the same process that has been used to fill the last two aldermanic district vacancies.

Ald. Wiza **moved**, to accept the process for filling the vacancy as presented. He then asked for clarification regarding the term of the appointment. Ald. Wiza said he believed the term of the last appointment was only until the next April election.

Clerk Moe stated one option would be to determine if the position could be appointed until the next election and then have a special election in the 2nd District to coincide with the other aldermanic races that would take place in April. The other option would be to appoint someone to fill the remainder of the term, which would be through April of 2016.

Clerk Moe said next issue is the election process conducted by the Council. The appointee would need to have a majority of the Council's vote. He said the information provided to the Council lays out the election process that has been used in the past to fill a vacancy.

Ald. Wiza **moved**, Ald. Trzebiatowski seconded, to accept this process for the election with the term of office being until the April 2015 election.

Ald. Phillips asked about flipping a coin in the instances of a tie as he thought it would be most fair.

Ald. Wiza replied that this could be an option but that the Mayor is a voting member of the body.

Clerk Moe said that this is why the election process gives Council members the opportunity to vote twice and if there continues to be a deadlock the Mayor then would cast the deciding vote.

Ald. Moore stated the forum should only allow people from the district to provide questions. He also said the questions should be submitted in written form and be read by the Mayor.

Ald. Moore **moved**, Ald. O'Meara seconded, to amend the motion to have written questions only submitted from residents who live in the district and these would be read to the candidates by the Mayor.

Ald. R. Stroik said that any member of the public should be able to speak about a candidate or ask a question. He stated it is wrong to think that only people in that district should be able to speak. He is not in favor of the motion.

Mayor Halverson clarified the motion stating written questions would be submitted from residents who live in District 2 and would be read to the candidates.

Ald. Moore and Ald. O'Meara both replied yes.

Ald. O'Meara stated he felt it was important the questions be written out and read by the Mayor. He hoped that the Mayor would serve as a filter should any slanderous or unsubstantiated comments occur. He believes that it would work like the League of Women Voters forums where the public would submit written questions to be asked of the candidates and the Mayor or designee would review the questions to ensure appropriateness.

Ald. R. Stroik clarified that questions for the candidates would be submitted during the Common Council meeting and would not have to be submitted to the Clerk in advance.

Ald. O'Meara replied yes.

Clerk Moe asked how Council would determine if a particular individual was from the district.

Ald. Moore withdrew his amendment.

Ald. Trzebiatowski noted that it has been advertized that interested people should submit a resume and a letter of intent. If someone announces their intent to run at the Council meeting would they also have to provide that information at that time.

Clerk Moe stated a candidate interested in running for the aldermanic seat should have their documents ready the Wednesday prior to the meeting if it is to be included in the Council packet mailing. If the candidate cannot do this, the information would be forwarded to Council members as quickly as possible once it is received. If a candidate comes to the Council meeting to apply, they should either have enough copies of their information for the Council members or he can make copies. Clerk Moe stated candidates only need to fill out the Declaration of Candidacy form and anything else is up to them to provide the Council so alderpersons have enough information to make a strong decision.

Mayor Halverson stated the motion before the Council is to approve the process as presented with the spring election determining the individual's time as alderperson and the Clerk will take steps to insure that the election can then proceed.

Ald. R. Stroik stated that this would be to fill the office until the spring of 2015, and then there would be a one year term after the 2015 election.

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

4. Discussion and possible action on the most recent offer from Portage County regarding the lease for 1001 Main Street, a/k/a the Portage County Public Library.

Mayor Halverson stated correspondence was forwarded to the City Attorney and asked if there was any information that needed to be added though it seemed to be self explanatory.

Ald. Phillips asked about the cost of repairs.

Mayor Halverson stated it would be just under \$600,000.

Ald. Phillips asked when the repairs needed to be done.

Mayor Halverson stated there were some needs that were significantly more pressing such as HVAC and air handlers. There were other repairs, over a 10-year period that would need to be addressed. The total investment would be approximately \$600,000.

Ald. R. Stroik said if he understood the correspondence, the City would still be in the rental business and in 10-years would still need to address the next capital improvement. He said location aside, this is not what the City should be involved in and ownership should be transitioned over to the County. He has great concerns over what will be the next big capital project. Ald. R. Stroik stated he was inclined to reject the offer.

Ald. Trzebiatowski stated he concurred with Ald. R. Stroik. He is not happy with this current situation and felt we should be protecting the City's interests.

Ald. Moore asked what were the previously agreed upon repairs.

Mayor Halverson stated that when it came to the phrase "previously agreed upon", the list that was referenced was never officially agreed upon by the Common Council in terms of the Common Council's understanding and acceptance of those repairs. He said it was a list that was collectively created by the then City Engineer, Alex Saunders, along with the County Facilities who walked through the building together and examined the most obvious issues. He said the problems that existed then are essentially the same problems that exist now.

C/T Ladick stated the list of concerns include masonry and concrete work for \$25,000, concrete, sidewalk and the Main Street entrance for \$4,000 which was just completed, roof repairs for \$129,900, boiler replacement \$68,000, chiller replacement \$114,000, air handling system \$7,800, temperature control system \$120,000, window replacement \$55,000 and lighting upgrade \$33,000 for a total of \$556,800.

Ald. Moore felt that \$3,500 per repair was a fair number and wanted to know the County's logic behind the drop down to the \$2,000.

C/T Ladick clarified that it started at \$2,000 in 1992, escalated to \$2,500 in 1997, \$3,000 in 2002 and \$3,500 in 2007. The concept was that the copayment increased \$500.00 every 5 years. C/T Ladick stated that following this logic, \$5,000 is more appropriate factoring in inflation.

Ald. Patton stated he was concerned that in ten years, this conversation would occur again. He also raised concern that the County will no longer have full time maintenance on staff at this building.

Ald. Trzebiatowski stated a portion of these upgrades are cost-savings. He questioned to what extent the City is going to have to provide these upgrades.

Mayor Halverson stated if the County is willing to pay for capital expenditures that produce a direct operational savings, it would be good. The County should have every right to make the upgrade to the building. He said if the County is willing to make \$556,800 in upgrades, then they would receive the operational efficiencies in the improvements and the City would be comfortable with that. Mayor Halverson said the simplicity of the agreement, the practicality that the County would pay for the capital improvements is a very good offer and he would like to see this approved.

Ald. R. Stroik stated that one of the first options the City offered the County was to take over ownership of the building for an additional \$100,000. He said even more simplistic was the original offer for the City to relinquish ownership.

Mayor Halverson agreed, stating that was probably the best solution for everyone involved.

Ald. R. Stroik asked if there was a way to let the County know the original offer was a better offer for all taxpayers than what is currently offered.

Ald. Wiza stated the County does not own any other library buildings and prefers that relationship as it does not want to set a precedent with the other branch offices. He said that a downtown library is an asset to the City. Ald. Wiza stated looking at other projects that have enhanced the downtown, this would be one of those projects and he would like to see the City renegotiate the copayment up to \$3,500 with a 10-year lease.

Ald. Trzebiatowski asked about the foundation.

Mayor Halverson stated that was the \$25,000 that was referenced earlier.

Ald. Trzebiatowski asked if this is solid and stable.

Mayor Halverson stated yes.

Ald. O'Meara stated that he also supports raising the copayment to \$3,500.

Ald. Patton said future consideration needs to be given to what the building will cost and need in ten years.

Ald. O'Meara stated the library's impact is more than economic, it is also cultural and social. He said library downtown has the most access to public transportation and allows everyone access to books and knowledge.

Ald. Patton stated there will always be a library somewhere in the City and the City needs to look at the whole picture.

Mayor Halverson stated the simplicity of the county argument makes sense, the \$600,000 is appropriate. He went on to clarify that he agrees with Ald. O'Meara about the socioeconomic and social justice perspective of a downtown library. He added a negative aspect of moving the library out of the downtown area would be the lost synergy that currently exists between the library, the Children's Museum and other educational opportunities for downtown.

C/T Ladick stated this offer is really the first serious offer that has been received from the County and is definitely an encouraging step in the right direction. He reminded members there is not a dedicated facilities person/department at the City. He stated the closest person that we had to that was the City Engineer and that position has been eliminated. C/T Ladick stated this creates complexity because we do not have the staff to focus on facility issues. He stated that County ownership of the library would be best for everyone.

Ald. Moore stated he agrees with the Comptroller but states the timing is wrong. He believes the City should keep this asset.

Ald. O'Meara moved, Ald. Moore seconded, to accept the lease as proposed including the reference to the list of agreed upon improvements and raise the threshold for repairs to \$3,500.00.

City Attorney Beveridge said the question that needs to be addressed is that ten years from now there is a chance the City could take possession of this building. He believes the Council should address who has a say in the nature of the actual capital repairs, whether it's the City, the Council, a committee or staff.

Ald. Phillips asked who is going to maintain the building. He believes the County should be responsible for the maintenance of the building or they are liable for the damages.

Ald. R. Stroik stated he would not be in favor of this because it would not be the best solution for both parties. He suggested counter offering with the City's original offer or ask for a joint meeting of the City Council and/or a negotiation team from the County to iron it out.

Mayor Halverson stated one option would be to present to the Library Negotiations Committee the options and hear the concerns in an open session.

Ald. Phillips stated he would like to sit down and discuss several concerns including the library and City-County buildings.

Jim Gifford, County Board Supervisor, said the purpose of the letter was to put this concept, with some modification, would seem reasonable to the City. He said if they want to negotiate on these other items the Library Committee could be dissolved and they can deal with the Space and Properties Committee because the Library Committee has no authority to negotiate these other items.

Ald. Wiza stated that the County Library Negotiation Committee does not have authority to act on proposals; decisions are made at the County Board level.

Mayor Halverson said he has the authority to appoint special committees. He would be happy to appoint three alderpersons to join him, the Comptroller-Treasurer and the City Attorney to be the City's Library Negotiating Committee.

Ald. O'Meara restated the motion: To adopt the proposal that was sent to the City by Corporate Council on September 15, 2014 with the following counters: that the list of approved improvements be referenced in the agreement and attached and that the repair and the maintenance limit be raised to \$3,500.

Clerk Moe asked if the creation of the subcommittee would be part of the motion.

Ald. O'Meara stated he was clarifying his motion that was on the floor and the subcommittee would be a subsequent motion.

Mayor Halverson said it would be at his discretion to create the subcommittee.

Ald. R. Stroik strongly reiterated to vote this motion down as it favors a lease agreement. He would like to see the motion withdrawn or voted down.

Jim Gifford stated he liked the idea of including the list of things but to remove the dollar amounts as those were created two years ago.

Ald. Patton stated that with this motion it seems like the City would be accepting the County's proposal with modifications.

Ald. Slowinski stated he would not support this motion, as he thinks it would be better to meet together as a group and negotiate.

Ald. Wiza reminded Council members that this has already been negotiated for years.

Ald. Doxtator said he would vote for the motion as it is an investment in a downtown asset.

Ald. Phillips said the library will still be there even if the Council votes down this motion.

Call for the Vote: Ayes: Ald. Doxtator, O'Meara, Wiza, Trzebiatowski, Moore.
Nays: Ald. M. Stroik, Slowinski, Patton, R. Stroik, Phillips. Tie vote.
Mayor Halverson voted Aye. Motion carried.

- 5. Motion to enter into closed session (approximately 6:15 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, relating to the following:**

Developing guidelines for negotiating the City's potential purchase of the property located at 172 W. Clark Street, Stevens Point, WI 54481 for incorporation into Mead Park.

Ald. Moore moved, Ald. Wiza seconded, to move into closed session.

Call for the Vote: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski,

Slowinski, M. Stroik, Wiza, O'Meara, Doxtator.
Nays: None. Motion carried.

6. Adjournment.

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