

**City of Stevens Point
REGULAR COUNCIL MEETING**

Council Chambers
County-City Building
1516 Church St.

February 16, 2015
7:00 P.M.

Mayor Gary Wescott, presiding

Roll Call: Ald. Doxtator, Walther, O'Meara, Wiza, M. Stroik, Slowinski,
Trzebiatowski, Patton, R. Stroik, Phillips, Moore.

Also

Present: City Clerk Moe, Attorney Beveridge, C/T Ladick; Directors Schatschneider,
Ostrowski, Lemke, Schrader, Chief Finn, Assistant Chief Skibba, Lisa Jakusz,
Human Resource Manager, Kelley Pazdernik, Mayoral Assistant, Nate Enwald,
Portage County Gazette, Brandi Makuski, City Times.

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

Mayor Wescott introduced the new Stevens Point Poet Laureate, John Gadbois. He stated he would reserve further remarks under agenda item #7.

City Clerk John Moe stated voting begins February 17, 2015 at 7 a.m. and ends at 8 p.m. He encouraged citizens to vote. Clerk Moe stated that there were aldermanic races in districts 5, 9 and 11 as well as the mayoral race.

3. *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.

No one wished to address the Mayor and Council.

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

Sal Cuomo, 2141 California Avenue, stated he was running for Alderperson in the 7th District. He provided a brief personal and professional history. Mr. Cuomo expressed his thanks to Ald. Trzebiatowski for his years of service. He added that a need in his district is additional lighting in and around the schools and neighborhoods.

Ald. Wiza encouraged everyone to vote on Election Day. He invited everyone to the election night celebration at Rookies.

5. Presentation on the Waste Water Treatment Plant improvements and capital improvement plans.

Dir. Joel Lemke and Superintendent LeFebvre provided a presentation on improvements to the Waste Water Treatment Facilities from 2002 through the present. He stated the utility

serves 27,500 citizens and produces 98% of its own electricity. Supt. LeFebvre said future challenges would include changes to phosphorous regulations, struvite build up in digesters and pipes, biosolid management, well head protection concerns and anaerobic digestion capacity. He added with the capital improvement plan, the utility is looking at getting rid of the waste for free or selling it as a nutrient fertilizer. He added that a proactive approach is required to be cost effective.

Consideration and Possible Action on the Following:

6. Consideration and possible action of the minutes of the Regular Common Council meeting of January 19, 2015.

Ald. O'Meara **moved**, Ald. Slowinski seconded, to approve the action and minutes of the regular Common Council meeting of January 19, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

***7. Resolution opposing proposed state budget cuts to the University of Wisconsin - Stevens Point.**

Kathy Dugan, 615 Sommers, stated the proposed State budget would eviscerate the UW System. She stated well informed and educated citizens are better participants and leaders. Ms. Dugan said the budget cuts would destroy the UW System.

Ald. O'Meara **moved**, Ald. Wiza seconded, to approve the resolution opposing the proposed State budget cuts to UW – Stevens Point.

Mayor Wescott said if Wisconsin is to compete globally, investing in education will be critical. He added that the budget cuts will have a drastic impact to UWSP as well as communities throughout the State of Wisconsin.

Call for the Vote: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik Wiza, O'Meara, Walther, Doxtator.
Nays: None. Motion adopted.

8. Minutes and actions of the Plan Commission meeting of February 2, 2015.

Ald. Moore **moved**, Ald. Phillips seconded, to approve the minutes and actions of the Plan Commission meeting of February 2, 2015.

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

9. Public Hearing – Conditional Use Permit – Request from Storage Unlimited LLC, for the purposes of operating an indoor storage facility at 3256 Church Street (Parcel ID 2308-04-2008-34).

Mayor Wescott declared the public hearing open.

J.D. Mandville, 411 Linwood, Park Ridge stated he had mixed feelings about this request. He stated these buildings are functionally obsolete because of their size

and limits them to grocery stores or warehouses, unless the building can be sub-divided.

Mary McComb, 2100 Elk Street, said she understood the seller's frustration. She stated she felt the Plan Commission made a good decision and asked the City to keep its options open and plan for the long-term.

Jamie White, 620 7th Street, Plover, represented the potential buyers of the property. Ms. White stated the more desirable locations are in residential neighborhoods and these customers look at location and safety. She said the warehouse would need upgrades to make it appear new.

Reid Roschleau, 408 Cedar Street, expressed concern as he did not want to see trucks coming and going on Water Street. He suggested that requirements or conditions be established for purchasing this warehouse which would enhance and contribute to the neighborhood.

Kathy Dugan, 615 Sommers, stated the City needs to be proactive and decide how this type of property should be developed.

Chris Winter, Appleton, said he was the listing broker for the property and is in favor of the conditional use permit for the storage facility. He respectfully disagrees with Dir. Ostrowski's opinion. Mr. Winter presented the positive aspects of allowing this request, which would be a growing tax base and rising assessments. He added that a renovated warehouse combined with Kwik Trip will increase and enhance the neighborhood as well as foot traffic.

Steve Winter, Appleton, owner of the building, stated he has split numerous other buildings very successfully. He added this would be a great buffer use for the neighborhood and asked the permit be granted

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

10. Resolution on the above.

Dir. Ostrowski stated a concern identified was the economic impact to the area as this has been identified as a redevelopment corridor. He said a main concern with a storage unit going into this facility is the limited intensity of its use and that it would impede development of the area. Dir. Ostrowski said if the building was altered for use as a warehouse 40 to 50 parking spaces would be sufficient. He went on to state that if a portion of the property was sold and redeveloped and the storage business moved out of the warehouse, the 40 to 50 parking spaces would not be sufficient for any retail business. Dir. Ostrowski said this was the reason for recommending denial of the request.

Ald. Moore asked what the value of the building would be if it was changed to a storage facility, not combined with Kwik Trip addition.

Dr. Ostrowski replied that it would be approximately \$2,000,000 for the entire property, which would include Kwik Trip.

Ald. Moore asked what the future assessment would be.

City Attorney Beveridge stated under the conditional use ordinance, the potential assessed value of the property, if the permit is granted, cannot be one of the factors listed for consideration.

Ald. R. Stroik stated he did not think these two developments need to go hand-in-hand. He said to allow Kwik Trip to be built and see what occurs afterward with the traffic and community interest.

Ald. R. Stroik **moved**, Ald. O'Meara seconded, to deny the conditional use permit.

Ald. Wiza asked what other interest has been generated for the site.

Dir. Ostrowski stated there is an institution in the City that has expressed office use of this site.

Call for the Vote: Ayes: Ald. Walther, O'Meara, Wiza, Patton, R. Stroik, Phillips, Moore.
Nays: Ald. Doxtator, M. Stroik, Slowinski, Trzebiatowski. Motion adopted.

11. Minutes and actions of the Public Protection Committee meeting of February 9, 2015.

Ald. Slowinski **moved**, Ald. M. Stroik seconded, to approve the minutes and actions of the Public Protection Committee meeting of February 9, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

12. Minutes and actions of the Personnel Committee meeting of February 9, 2015.

Ald. Moore **moved**, Ald. Phillips seconded, to approve the minutes and actions of the Personnel Committee meeting of February 9, 2015.

Call for the Vote: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Walther, Doxtator.
Nays: None. Motion adopted.

13. Minutes and actions of the Board of Public Works meeting of February 9, 2015.

Ald. R. Stroik **moved**, Ald. Moore seconded, to approve the minutes and actions of the Board of Public Works meeting of February 9, 2015.

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

14. Minutes and actions of the Finance Committee meeting of February 9, 2015.

Ald. Patton **moved**, Ald. Walther seconded, to approve the minutes and actions of the Finance Committee meeting of February 9, 2015.

Call for the Vote: Ayes: Ald. Doxtator, Walther, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Patton, R. Stroik, Phillips, Moore.
Nays: None. Motion adopted.

15. Resolution Authorizing and Providing for the Sale and Issuance of \$1,750,000 General Obligation Promissory Notes, Series 2015A, and All Related Details.

Barb Jacob, 1616 Depot Street, asked the City Council to step back and reconsider scaling back some of the projects. She asked if it is all necessary. Ms. Jacob said if this is approved, the City debt would be \$52,450,000.

Ald. Wiza commended C/T Ladick for securing a 1.98% interest rate.

Ald. Wiza **moved**, Ald. Moore seconded, to approve the general obligation promissory note of \$1,750,000.

Ald. O'Meara stated there would be municipal vehicle purchases and asked if the expected life of the vehicles would be longer than what the borrowing time would be on the note.

C/T Ladick stated the dump truck life expectancy would be approximately 20 years. He stated police cars operate 24/7 and the expectancy rate is actually 2 to 3 years use before trade-in.

Ald. O'Meara stated he would prefer not to borrow money for longer than the asset being purchased. He asked how much was designated for police car purchases.

C/T Ladick replied the portion for police cars would be \$295,000. He said to keep in mind that the city is restricted on the operational side by levy limits, but not on the debt service side. C/T Ladick stated that ideally police car purchases would come out of operational and not out of capital expenses. He asked the Council for suggestions on how to come up with several hundred thousand dollars from the operating budget.

Call for the Vote: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Walther, Doxtator.

Nays: None. Motion adopted.

16. Amendment to the Development Agreement with Ki Properties, LLC and Ki Mobility, LLC.

Dir. Ostrowski stated this should be the final agreement as written and he asked that flexibility be given to allow for any minor legal changes that may come up.

Ald. Slowinski **moved**, Ald. Wiza seconded, to approve the amended development agreement with Ki Properties, LLC and Ki Mobility, LLC and to make minor changes as necessary.

Call for the Vote: Ayes: Ald. Doxtator, Walther, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Patton, R. Stroik, Phillips, Moore.

Nays: None. Motion adopted.

17. Minutes and actions of the Board of Water and Sewerage Commissioners meeting of February 9, 2015.

Ald. Slowinski **moved**, Ald. M. Stroik seconded, to approve the minutes and actions of the Board of Water and Sewerage Commissioners meeting of February 9, 2015.

Ald. Wiza questioned item #12, as to why the Airport Commission reports to the Board of Water and Sewerage.

Dir. Lemke stated in 2013 there was an attempt to create a separate Airport Commission. He said this is still an advisory Commission, but discussions have occurred on the feasibility of creating this as a full Commission or keeping it an Advisory Commission.

Ald. Wiza asked if this would be more appropriate under the Transportation Commission.

Call for the Vote: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Walther, Doxtator.
Nays: None. Motion adopted.

18. Ordinance Amendment – Changing the credit eligibility limit for storm water utility charges (Section 13.17(1)3) of the RMC).

City Attorney Beverage stated on page 2 of the document, the "24%" would need to be adjusted to "50%" and the "12%" would need to be changed to "25%." He recommended the motion include this amendment.

Ald. Wiza **moved**, Ald. O'Meara seconded, to approve the Ordinance Amendment and to incorporate the above noted changes as described by Attorney Beveridge with the credit eligibility limit for storm water utility charges.

Call for the Vote: Ayes: Ald. Doxtator, Walther, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Patton, R. Stroik, Phillips, Moore.
Nays: None. Motion adopted.

19. Minutes and actions of the Police and Fire Commission meeting of January 6, 2015.

Ald. Patton **moved**, Ald. Doxtator seconded, to approve the minutes and actions of the Police and Fire Commission meeting of January 6, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

20. Minutes and actions of the Board of Park Commissioners meeting of February 4, 2015.

Ald. O'Meara **moved**, Ald. Doxtator seconded, to approve the minutes and actions of the Board of Park Commissioners meeting of February 4, 2015.

Ald. Doxtator asked Dir. Schrader to clarify the park projects and associated costs.

Dir. Schrader stated due to the entire replacement of bathrooms and playground equipment at Pfiffner Park, it would be logical to do the entire Pfiffner Park project this year and Kozickowski Park equipment next year. Both parks have equipment that is over 20 years old.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

21. Minutes and actions of the Transportation Commission meeting of January 22, 2015.

Ald. Slowinski **moved**, Ald. M. Stroik seconded, to approve the minutes and actions of the Transportation Commission meeting of January 22, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

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

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

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

**23. Mayoral Appointments:
Board of Appeals
Poet Laureate**

Ald. Wiza thanked the Mayor for including background information on the individuals being appointed to various boards and commissions.

Ald. Wiza **moved**, Ald. Moore seconded, to approve the Mayoral appointments for Board of Appeals and Poet Laureate.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

24. Adjourn into closed session (approximately 8:00 P.M.) pursuant to Wisconsin Statutes 19.85(1)(g) (Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved)on the following:

- A. The issuance of a jurisdictional offer pursuant to Wis. Stats. 32.05 for the acquisition of a portion of the property located at 104 Second Street North, Stevens Point, WI 54481.**

Ald. Moore **moved**, Ald. Patton seconded, to approve to adjourn into closed session at 8:30 p.m.

Call for the Vote: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Walther, Doxtator.
Nays: None. Motion adopted.

25. Reconvene into Open Session (approximately 8:20 P.M.) for possible action on the above referenced closed session item.

No action was taken.

26. Adjournment.

The meeting was adjourned at 9:05 p.m.

