

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING**

**Lincoln Center
1519 Water Street**

**October 13, 2015
6:00 P.M.**

Mayor Mike Wiza, Presiding

ROLL CALL: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow (6:02 p.m.).

ALSO

PRESENT: City Attorney Beveridge, C/T Ladick, City Clerk Moe, Director Ostrowski, Assessor Steve Shepro; Nate Enwald, Portage County Gazette; Sari Lesk, Stevens Point Journal; Larry Lee, WSAU.

2. Discussion and action relating to the repairs, occupancy eligibility and/or disposition of Edgewater Manor, 1450 Water Street, Stevens Point, WI.

Mayor Wiza thanked everyone for attending. He stated speaker time would be limited to three minutes. Mayor Wiza stated there were two options: 1) keep Edgewater under City control and fund the repairs, or 2) sell Edgewater with or without conditions.

Mary Meyer, 1450 Water Street, stated the most important decision is to approve a loan for Edgewater. She stated she is in favor of a \$1.5 million loan. Ms. Meyer suggested the formation of a Commission to provide suggestions for the repairs.

Sharon Snodgrass, 1450 Water Street, #116, stated Edgewater residents are a family. She stated a Neighborhood Watch Program has been implemented inside the building to watch over each other.

Donna Gallegos, 1450 Water Street #113, stated she recently moved to Edgewater from Parkdale Apartments due to a \$225.00 a month rent increase. She stated she does not need or expect luxury living at Edgewater.

Larry Sipiorski, 1217 Ridge Road, stated Edgewater was built for low-income seniors and there should be a balance between desires and needs of all citizens.

Mary Ann Laszewski, 1209 Wisconsin Street, stated Edgewater has a long history of self-sufficiency. She urged the City Council to keep and maintain this waterfront property for the public.

Kathy Dugan, 615 Sommers Street, reiterated the options before the Alderpersons. She asked what additional supply of senior housing could compete with Edgewater's location and rent.

Reid Rocheleau, 408 Cedar Street, stated the City has a sense of duty

and responsibility to the residents of Edgewater. He stated do what needs to be done for \$1.5 million.

Lori Giese, 1450 Water Street #413, stated there is no place like Edgewater and encouraged the Alderpersons to approve the loan.

Jim Hamilton, 1124 Soo Marie, stated he is in favor of selling Edgewater. He added the building can be sold with restrictions in place that would not affect the residents and it could be maintained as low-income senior housing.

Patricia Harry, 1450 Water Street #214, stated she was on a waiting list when she first applied to move into Edgewater. She stated she believes there will soon be another waiting list.

Joel Berens, 6886 O'Neil Road, stated in 2013 he was the contractor who inspected and assessed Edgewater. He stated they inspected Edgewater on the coldest day of the winter and found only 10 windows that had air leaks. Mr. Berens also stated the repair to the fascade would be similar to the usual fascade replacement. He asked City Council to make a decision based on facts.

Brenda Kocher, 1450 Water Street, stated no matter where anyone came from, everyone at Edgewater is a resident and family.

Henry Korger, Holiday Park, stated Edgewater will soon have a waiting list. He stated he hopes Edgewater is never sold and that the City will continue to do what is right for the residents of Edgewater.

Barb Jacob, 1616 Depot Street, asked if the City can't fix Edgewater for \$1.5 million, how can they place restrictions on potential buyers. She stated the residents of Edgewater pay taxes in the form of rent.

Cindy Piotrowski, 510 West Street, Director ADRC, stated she is an advocate for seniors and disabled citizens. She stated the State of Wisconsin is looking at placing more people back into the community than into assisting living facilities because of cost. Ms. Piotrowski stated moving for seniors is stressful.

Mildred Neville, 1709 Jefferson Street, stated Edgewater is an asset that should be kept. She added waterfront property is valuable and should be City owned and it can always be sold in the future. Ms. Neville asked what occurred to the property between the 2013 and the 2015 inspections.

Mayor Wiza called upon City Attorney Beveridge to advise Alderpersons with appropriate language for any motions.

City Attorney Beveridge stated any motion should include language directing staff with follow up, i.e., obtaining bids, quotes, RFPs, etc.

Ald. Patton asked how many upgrades have been done on Edgewater.

Director Ostrowski stated there were community room upgrades done in the early 2000s.

Ald. McComb **moved**, Ald. Van Stippen seconded, to direct City staff to do the work to secure a \$1.5 million general obligation loan for rehabilitation of Edgewater.

Ald. Patton asked what it would take to get an entire loan package with all the bids and quotes passed.

C/T Ladick stated to borrow the money would take a simple majority vote; to appropriate the funds would require a two-thirds majority vote.

Ald. Oberstadt suggested to amend the motion to include funding the repairs up to a specific dollar amount and not to exceed it. She stated if the quotes come in higher than the specified dollar amount, it would require City Council to vote again on this issue.

Mayor Wiza stated this was a valid point as the repairs have not been bid out and City staff has recommended repairs with a best estimate of \$1.7 million. He stated if the motion is to borrow \$1.5 million, and the bids are higher, there will be unfinished repairs.

Director Ostrowski stated he recommended hiring an architect to draw up plans to do the fascade, window replacement, parking lot repairs and P-tach units as an alternate bid. He added this would allow options for choosing what projects could be accomplished.

Mayor Wiza asked what repairs the staff recommended for \$1.7 million.

Director Ostrowski stated the \$1.7 million recommendation included repairs to the fascade, windows, parking lot, concrete work and P-tach units/AC units could also be considered.

Ald. Patton asked if all the safety issues would be addressed.

Director Ostrowski stated those would be the immediate repairs that would need to be looked at.

Ald. Patton stated if the occupancy rate drops, the City will still be obligated to pay the loan.

Director Ostrowski replied yes. He added the most critical repair is the fascade.

Ald. Patton asked if all the needed repairs could not be done for the \$1.5 million, at what dollar amount do we stop funding the repairs.

Ald. Morrow stated there are always risks and this will be a long-term project.

Ald. McComb asked City Attorney Beveridge recommendations for language to amend the original motion to pursue bids in order to obtain the correct dollar amount for the loan.

City Attorney Beveridge stated a motion to direct staff to put together an RFP for architectural services which would define a list of items to be repaired. He said bids cannot be obtained until an architect designs plans on what needs to be done.

Ald. Patton suggested a motion to direct staff to hire an architect first to find out what projects need to be done, then request bids and see what the total dollar amount would be for the rehab.

Ald. Van Stippen stated he was not in favor of changing the motion. He would like to authorize the \$1.5 million this evening. Ald. Van Stippen added it would be Candlewood's responsibility to assist the City Council to come up with a plan concerning projects and funding. He stated Candlewood has done an excellent job of managing Edgewater and has ideas what projects need to be done.

Ald. Kneebone stated she agrees with Ald. Van Stippen. She stated there needs to be certainty for the residents of Edgewater and the City needs to commit to either fund the project or sell Edgewater.

Ald. Oberstadt asked if this motion passes, will it allow the City to pursue other funding sources.

Mayor Wiza replied yes. He said the City would do anything in its power to secure any grants.

Ald. Doxtator stated he would rather see the City own the property outright, get the loan, quotes and move forward with the projects.

Ald. Patton asked how long would the entire process take.

Director Ostrowski stated a request for an RFP would take more time than a request for bids or quotes.

C/T Ladick stated adjustments will occur during the budget process and this would occur with the regular borrowing in the spring between February and March, and the money would be received by April.

Ald. Patton asked if RFPs could go out and an architect could be secured before then.

C/T Ladick stated yes. He said he would need a list of projects and a dollar amount when he starts to approach the banks.

Mayor Wiza stated if \$1.5 million is approved this evening and bids would come in higher, the difference would come out of the general fund or require additional borrowing.

C/T Ladick stated once the numbers are defined, a preliminary resolution would be voted on and then after the loan is secured a final resolution would be presented for a final vote.

Ald. Patton stated he would like to see a vote on funding this evening so there would not be any more delays.

Ald. Phillips stated more than \$1.5 million will be needed to renovate Edgewater and it is a money pit.

Ald. Slowinski stated the vote tonight to fund Edgewater means the City is committed to this project and will move forward.

Director Ostrowski reminded Alderpersons the current motion does not include any direction to staff to acquire either quotes or an RFP from an architect to prepare bid documents. He stated an RFP will take longer, or staff could contact three firms for quotes and bring those back to the Council sooner.

Ald. McComb **amended** her motion to direct staff to release an RFP.

Ald. Patton asked how the borrowing would affect the debt capacity.

C/T Ladick stated the \$1.5 million can be accommodated currently. He stated property values have increased and debt has been paid down, so overall the debt capacity has increased.

Ald. Patton asked how the grade separation combined with the Edgewater borrowing would affect debt capacity and loan repayments.

C/T Ladick stated the debt capacity looks good but the prospect of the general fund supporting Edgewater Manor in certain scenarios means we need to be prepared to accept the risks.

City Attorney Beveridge stated the City is required to get bids when constructing a building or roads and the scope of the project is clearly defined and comparable. He said with professional services such as architects, the City is not required to do an RFP. City Attorney Beveridge stated there is quite a bit of staff time involved in compiling an RFP and the delay can negatively affect a project.

Ald. McComb stated perhaps an RFP was not the better way to approach the project and requesting bids would be better.

Director Ostrowski said there would be specific items requested for bids that would be comparable from the different architects. He added it would not be an open ended

