

**CITY OF STEVENS POINT
SPECIAL COUNCIL MEETING**

**Lincoln Center
Multipurpose Room
1519 Water Street**

**August 7, 2017
5:00 P.M.**

Mayor Mike Wiza, Presiding

PRESENT: Ald. Jennings, Shorr, Nebel, Oberstadt, Johnson, Slowinski (5:05 p.m.)
Kneebone, Dugan, McComb, Phillips, Morrow.

OTHERS

PRESENT: Attorney Beveridge, Clerk Moe, C/T Ladick, Fire Chief Finn, Dir.
Beduhn, Dir. Lemke, Dir. Ostrowski, Marc Buttera, David James, Bill
Schofield, Ismalia Odogba, Christine Koeller, Anton Anday, Tom Davies,
Gene Kemmeter – PC Gazette, Human Resource Manager Jakusz.

2. Actions of the Personnel Committee meeting of August 7, 2017.

1. Request to create a full-time Building Inspection Superintendent position and eliminate a part-time Building Inspector position.

Mayor Wiza said the part-time Building Inspector Jim Zepp is retiring and the department is looking at making the position full-time. He said the change is fully funded within the department.

Ald. Morrow **moved**, Ald. Johnson seconded, to approve actions of the Personnel Committee meeting of August 7, 2017.

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

3. Approval of a Development Agreement with Big Thinker, LLC for the construction of a brewery and related improvements on a parcel in East Park Commerce Center.

Dir. Ostrowski discussed the principals of the Development Agreement. The City would provide the developer with: 20 acres of land, a \$500,000 grant for improvements, as well as the utilities for the building. Big Thinker, LLC would guarantee: a minimum tax payment that was outlined in "Exhibit C", construction of a brewery within two years with a minimum value of \$2 million. He said the City would have to buy a 40 acre parcel and would be looking at building something else on the other part of the parcel.

Ald. Johnson asked if the \$2 million is the overall amount or if there would be other costs that would be incurred. She asked for the breakdown of the \$2 million.

Dir. Ostrowski said the minimum investment would be for the initial construction. He discussed the possible layout of this area as well as the access off of Venture Drive.

Ald. Nebel asked about the number of acres that the City would give to the developer.

Dir. Ostrowski discussed how they have to take down the land in certain increments due to the irrigation on the property. The City would buy a 60 acre piece of property. 20 acres would be used for Big Thinker LLC and 40 would be used for future development.

Ald. Oberstadt **moved**, Ald. Johnson seconded, to approve the Development Agreement with Big Thinker, LLC.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Dugan, Kneebone, Slowinski, Johnson, Oberstadt, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

4. Resolution – Repeal Commitment of Resources in the Whitetail Subdivision Construction Capital Projects Fund.

C/T Ladick discussed the five different classifications for Fund Balance. He said the Whitetail Subdivision funds can only be used for construction in the Whitetail Subdivision. He wants to pull the restriction so the funds could be used elsewhere. C/T Ladick said the discussion of what the funds can be used for would be discussed later, they were just voting on the option to remove the restriction.

Ald. Johnson asked if there was any maintenance required in the Whitetail Subdivision.

C/T Ladick said they planned on handling those situations through the regular capital budget.

Ald. McComb asked how much money is in the fund.

C/T Ladick replied it is \$1.79 million, which are proceeds from the sale of lots in the subdivision.

Ald. Morrow verified that all the lots are sold, and it is completely built up.

Ald. Phillips **moved**, Ald. Nebel seconded, to approve the resolution to repeal commitment of resources to the Whitetail Subdivision.

Ald. Johnson asked where the funds would be placed until the Council determines their use.

C/T Ladick said the Council would have until the end of the year to do something with the funds. At the end of the year, it would go to Unassigned Fund Balance, the money could then be used for anything.

Call for the Vote: Ayes: Ald. Jennings, Shorr, Nebel, Oberstadt, Johnson, Slowinski, Kneebone, Dugan, McComb, Phillips, Morrow.

Nays: None. Motion adopted.

5. Actions of the Plan Commission meeting of July 24, 2017.

3. Exercising option(s) to purchase 5950 US Highway 10 and surrounding property which totals approximately 64 acres (County Parcel ID's 020240836-01.02, 020240825-16.02, and 020240825-16.03).

Dir. Ostrowski said this is to acknowledge the recommendation from the Plan Commission meeting of July 24, 2017 to purchase these properties.

Mayor Wiza reiterated that this would only be to acknowledge the recommendation, it is not to purchase the property.

Ald. Phillips **moved**, Ald. Morrow seconded, moved approval of the actions of the Plan Commission meeting of July 24, 2017.

Ald. Jennings said she is concerned with how little has been disclosed to the public regarding this purchase.

Ald. Slowinski asked why the City is approving the actions if they still have a lot to discuss.

Mayor Wiza explained the statutory requirement requiring the Plan Commission to give a recommendation to the Common Council.

Ald. Johnson noted that Commissioner Curless did vote against the purchasing the property.

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

6. Adjourn into closed session (approximately 5:15 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (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) on the following:

a) Negotiating the potential purchase and/or exercising the options to purchase of 5950 US Highway 10 and surrounding property which totals approximately 64 acres (County Parcel ID's 020240836-01.02, 020240825-16.02, and 020240825-16.03).

Mayor Wiza said the Council would only need to go into closed session if they wanted to discuss the purchase price. The Council does not have to go into closed session.

Dir. Ostrowski said the original purchase price was \$345,000 for the 53 acres, \$275,000 for the home and 10 acres for a total of \$620,000. After doing the soil testing, the ground water ranges from 2 – 4 feet in the majority of the property. In order to develop the land there would need to have fill brought in, or the houses could not have basements. After the soil test results the seller lowered the price on the 53 acres to \$320,000, and the home to \$275,000, for a total of \$595,000.

Mayor Wiza asked if anyone wanted to go into closed session to discuss the price.

As no one wanted to go into closed session, the Mayor moved to item 7.

7. Reconvene into open session for possible action on the above.

Ald. McComb said the housing study recommended building houses in the \$120,000 - \$150,000 range, as well as improving the housing in the center of town. She found the City already owns over 300 acres of property, including park land. Ald. McComb was wondering how much of the already owned land could be developed. Ald. McComb was concerned with the water tables and recent flooding that happened on the north side. She does not want what happened on the north side to happen in the new area.

Mayor Wiza said the flooding on the north side had nothing to do with the water table. He also said Dir. Ostrowski and his office are keeping track of which lots are buildable.

Ald. Jennings was not sure of the reasoning for the urban expanse due to leveling growth in the City. She does not think this is a good piece of property to build on. She also pointed out that it is a false claim that the City cannot grow if it does not get this property. She also mentioned if you drain wetlands you are going to affect other wetlands.

Ald. Dugan said this land would be difficult to develop due to it flowing to the Plover River. She said the water flows from east to west, so it would be pulling the runoff water from farms to the east.

Ald. Dugan said it would be best not to impact this piece of land and leave it for filtration.

Mayor Wiza wanted to make sure it was clear that the City is not going to be developing on this property yet. It would be up to the Council on what happens to the land.

Ald. Morrow said the City would be foolish not to purchase this land. His worry is if we do not buy it, someone else will and develop it. He also said that the City needs to make sure there are enough housing options.

Mayor Wiza clarified that the City has no indication that the Town of Hull is planning a development on this property.

Ald. Johnson feels this land would be a prime conservancy area and suggested doing a national heritage inventory on the property. She said she would not support it being used for development.

Mayor Wiza reiterated that as of right now this is not for development. This is on the agenda so then the City can purchase it and have control of what happens to it in the future.

Ald. Kneebone said from an urban planning prospective it would make sense for the City to control its borders and destiny. She is concerned how future development is going to affect the property values as well as the businesses in this area.

Ald. Nebel asked if the City is are looking at controlling the borders, why does the Council just purchase the larger piece of property and not the parcel with the house on it. She suggested using the money from the Whitetail subdivision and build a conservancy.

Mayor Wiza said if the City purchased both pieces of property, the taxes for the house would go to the city. He said the Council could do whatever they wanted with the house. Mayor Wiza suggested to purchase all of the land rather than part of it.

Ald. Oberstadt thought this piece of property is due for some development or conservancy; however, the City has to own it to determine what happens with it.

Ald. Slowinski said he does not like the price, but he is in favor of this purchase due to being able to control what happens to the land. He is not in favor of making it into a park.

Ald. Phillips **moved**, Ald. Morrow seconded to make the purchase all of the property for \$595,000.

Ald. Jennings asked what is the tipping point for when another fire station would need to be built.

Chief Finn said any development on the east side of town would raise the discussion of a third fire house. He said the purchase of this property would not mean they need a fire house out there, it is dependent on what is done with the property.

Ald. Slowinski asked what it would cost the City to develop the land?

Mayor Wiza said because that is not in the picture as of yet, it is hard to say what the cost would be.

Dir. Ostrowski said it would be difficult to determine what the costs would be for development without knowing what type of development. Homes without basements will sell \$20,000 – \$25,000 less than homes with basements. He also said there is no development pattern for this area. Dir. Ostrowski said to look at it as expanding boundaries rather than development. He also said the soil is moving and you can see

that in the house. He said the soil is not prime soil for development. He said the piece of land with the house is the most valuable piece of land because it is near Highway 10. If the City were to purchase this in the future as an annex, they would be paying a lot more for it.

Ald. Slowinski asked if the City Assessor could say what the value of the house is as it stands now.

Assessor Shepro said the value amount is fair for this piece of property.

Ald. Kneebone said the highest and best use of property is not always development.

Ald. Johnson agreed this is an inexpensive price for land. She said it was unfair to compare this land to Old Highway 18.

Call for the Vote: Ayes: Ald. Morrow, Phillips, Slowinski, Johnson, Oberstadt, Nebel, Shorr.
Nays: McComb, Dugan, Kneebone, Jennings. Motion adopted.

8. Adjournment

Adjourned at 5:51 p.m.