

**FINANCE COMMITTEE
NOVEMBER 12, 2018 AT 7:03 P.M.
POLICE DEPARTMENT – 933 MICHIGAN AVENUE**

PRESENT: Ald. Phillips, Slowinski, Shorr, Morrow, and Johnson

ALSO

PRESENT: C/T Ladick; Mayor Wiza; City Clerk Piotrowski; Director Schrader, Ostrowski, Lemke, Beduhn; Fire Chief Finn; Police Chief Skibba; Deputy C/T Freeberg; Human Resource Manager Jakusz; Ald. Kneebone, McComb, Oberstadt, Dugan, Jennings, and Nebel; Trevor Roark; Mary Ann Laszewski; Brandi Makuski

ITEM #1 – PUBLIC COMMENTS ON, AND CONSIDERATION OF, THE PROPOSED 2019 BUDGET.

Ald. Nebel questioned if there was a resolution for funding the drug officer for next year. Mayor Wiza stated the Chief withdrew the request. Police Chief Skibba stated that they understood that at the time it was discussed, it was based on whether there was funding for it. They realized it would have a critical and substantial impact on the whole budget for all the departments. They were advised by the Police & Fire Commission to work with the Mayor and Treasurer's Office as 2019 progresses to see whether or not funding is available to start the position at some point in 2019. If the funding does not present itself in 2019, the original plan that was presented to the Council will be followed and the position will be a priority in 2020.

Ald. Johnson stated she would like to see a joint Personnel and Finance meeting held in the future to work out issues such reclassifications, position requests, etc. She believes this will resolve the misalignment of the requests with the misalignment of what our finances are.

Ald. Phillips stated that he is against the 3.25% increase across the board. He stated he believes the cost of living is 2-2.1% and questioned why we are going to 3.25%. He estimated the cost of this will be \$188,000 and to drop it down to 2%, it would be \$107,000. He would like to see each employee receive the same flat fee amount, to make it fair, and with the savings we could possibly fund the drug officer next year or pay a little more on the debt.

Ald. Shorr stated that they did indicate that raising salaries for City staff was a priority and the general reasons were strong. He stated that in looking back at his notes from a past meeting, we have been significantly under the inflation rate so we do need to do some catch up.

Ald. Johnson referred to the last few years CPI rates and the monthly rates for 2018, stating that with the variation from month to month, it is hard to get an average. A 3.25% rate, captured with the inflation rate right now, is in the ballpark.

Ald. Morrow and Ald. Slowinski echoed Ald. Shorr's comments and want to see the increases across the board and the integrity of the pay plan intact.

Ald. McComb stated she is the chair of the Personnel Committee and spent many Monday morning meetings with the Mayor and department heads, talking together about a plan for moving forward with our staffing. She stated that it was chilling to hear how we are falling behind and we do not want to lose any more people. She fully supports the cost of living adjustment of 3.25%. She also stated that she was impressed with the way people sat down and worked together, even though it was not always easy and pleasant, but people really hashed it out.

Ald. Phillips stated he was inaccurate with his earlier figure for what the 3.25% will cost, it is actually \$222,000.

Mayor Wiza reminded everyone that the final budget approval is next Monday.

ITEM #2 – ORDINANCE AMENDMENT – ANIMAL CARE AND LICENSES – AMENDMENT TO RMC 14.14 (LICENSES), CHANGE TO DOG LICENSE FEES.

C/T Ladick stated that the County is raising their portion of the dog license fees by an additional \$4, making the dog license fees for a spayed/neutered dog \$12.00, unsprayed/unneutered dog will be \$22. This amount does include the City's fee, which will stay the same at \$2 per license, and the rest of the money goes to the County. He also stated that the County is changing the multiple dog license fee, for up to 12 dogs, to a flat fee. The County fee is now going to be \$75 and our fee will be \$10, making it a total of \$85.

Mayor Wiza questioned cat licensing and if the fees would change for those. C/T Ladick stated cats are only required to be licensed in the City.

Mayor Wiza stated that the money collected does go for the County and City support of the Humane Society of Portage County.

C/T Ladick stated that the County contracts with the Humane Society and with the expected additional money, they have hired another Humane Officer, which increases the staff from 3 to 4.

Ald. Phillips questioned what our contribution is going to be for the Humane Society. C/T Ladick replied approximately \$74,000-\$75,000/year, which is for the City's participation in the animal control program.

Ald. Oberstadt wanted to remind the public that the licenses are annual licenses; therefore needing to be re-licensed every year.

Ald. Johnson questioned why the Police Department responds to animal calls and asks what the hours of the Humane Society are. Mayor Wiza replied that they do operate 24/7, but that there has been some issues with response times so he is hoping that by adding the additional officer, that will help.

Motion made by Ald. Slowinski, seconded by Ald. Morrow, to approve the ordinance amendment for the animal care and licenses, RMC 14.14, by changing the dog license fee as discussed.

Ayes: All Nays: None Motion carried.

ITEM #3 – ADJUSTMENT OF THE PRICE FOR CEMETERY PLOTS AT FOREST CEMETERY.

C/T Ladick stated the last time they looked at prices at the Forest Cemetery was five years ago. In checking the current prices of other cemeteries in the area, it has been found that the going rate is \$700, so we are proposing to increase it from \$500 to \$700. He also stated that we are going to be mowing that cemetery and taking care of that cemetery in perpetuity, forever, so building up the perpetual care fund would be beneficial.

Motion made by Ald. Shorr, seconded by Ald. Johnson, to adjust the price of the cemetery plots at Forest Cemetery from \$500 to \$700.

Ayes: All Nays: None Motion carried.

ITEM #4 – RESOLUTION REAUTHORIZING WORKER'S COMPENSATION SELF-INSURANCE FOR THE THREE YEAR PERIOD OF 2019-2021.

C/T Ladick stated approximately three years ago, the worker's compensation program was changed to be self-insured so instead of paying premiums to an insurance company, we put that money aside, in a separate fund and use it to pay claims. Overall, it has worked out well. Every three years, we need to have the program reauthorized.

Motion made by Ald. Slowinski, seconded by Ald. Johnson, to approve the resolution reauthorizing worker's compensation self-insurance for the three year period of 2019-2021.

Ayes: All

Nays: None

Motion carried.

ITEM #5 – TRANSFER FROM FUND 410 (FORMER WHITETAIL FUND) TO FUND 208 (STEVENS POINT DEVELOPMENT FUND).

C/T Ladick stated this is a follow-up to the action of Finance and Council to set aside the excess revenues from the Whitetail Subdivision Fund for redevelopment purposes. It was discussed and decided by Director Ostrowski and himself that since the RA already had a separate fund for redevelopment purposes, which is not restricted since the original source is the general fund, they could just use that one rather than create a new fund. This request is to transfer the money that was authorized before, in the amount of \$1.165 million, from the Whitetail Fund to Fund 208, which is the Stevens Point Development Fund.

Ald. Slowinski questioned if this fund has oversight from the Finance Committee and Council. C/T Ladick stated that would be up to the Council. The fund is under the authority of the Redevelopment Authority, so it would be up to Council if they want to put conditions on the transfer or what that money could be used for. Ald. Slowinski questioned if the money was taxpayer money or if it came from the RA. C/T Ladick stated it did not come from the RA, it is legitimately funds of the City of Stevens Point. Ald. Slowinski stated if this is taxpayer dollars, he would like to see it have some oversight by an elected body.

Ald. Morrow questioned if there was anything else that needed to be done in the Whitetail Subdivision. He stated that money could be used for that. C/T Ladick replied eventually the roads will need to be replaced, as with the rest of the City roads, but there really is not any other immediate needs.

Ald. Johnson stated there was criteria set up for use of the Whitetail fund within the RA. She stated the parameters were specific as to how they could be used. Council approved that and we do have an Alderperson who sits on that committee. She suggested maybe a report back from the Alderperson serving on that committee would suffice to provide them assurance that the money is being used as intended.

C/T Ladick added that in looking at the motion from the previous meeting, it stated to make available to the RDA the funds from the Whitetail Subdivision lots in the amount of \$1.165 million for the programs as outlined in the document that was presented with flexibility for the RA to adjust the programs to fit the community need.

Director Ostrowski stated that when we went forward with the approval of these programs, it was stated that these are for the programs that were created with some flexibility within those programs. Any new programs would be brought back to the City for approval to use those funds. He stated this ensures these funds are going to be used for redevelopment related purposes. The funds were gained through the sale of the Whitetail lots as the City acquired that land for free as a donation. He also stated that the Bickford property out on Hwy 10 was purchased with those funds and at that time, it was stated to use the remaining balance for redevelopment purposes. He stated he would be doing an annual report on the progress.

Ald. Nebel questioned what fund is used for incentives of purchasing properties for future development and she questioned if the City general fund would still be there, just a separate fund, and what are the City general fund dollars for. C/T Ladick replied that the City general fund is the main fund of the City, so that is the fund that has the bulk of all City activity. The way the money in that fund would grow is that we have a budget every year for all the operations of the City, and if not all the money is spent, it creates extra money or fund balance. Ald. Nebel then asked about the Contingency Fund and what that was. C/T Ladick stated contingency is just a line item within the general fund. Ald. Nebel then asked if we would be using part of the \$1.165 million to purchase

vacant land for redevelopment purposes. C/T Ladick stated he does not intend on using that money to purchase vacant land unless there is a redevelopment component. He stated the RA has talked about a program for purchasing extremely blighted properties that need to be demolished.

Motion made by Ald. Johnson, seconded by Ald. Shorr, to approve the transfer of \$1.165 million from Fund 410, Former Whitetail Fund, to Fund 208, Stevens Point Development Fund.

Ayes: All Nays: None Motion carried.

ITEM #6 – RESOLUTION – COMMITMENT OF FUND 410 (CITY PROPERTY FUND).

C/T Ladick stated this fund was the former Whitetail Subdivision Fund and this is just to clean things up. This fund was used to purchase the Bickford property on Hwy 10 East, so it is already collecting rents for that property. Since the fund is already set up and we do not have any other purpose for this fund, we would like to make it the City Property Fund and need to commit the funds, which will be used for collecting rents and paying any maintenance type of fees for those properties that the City owns.

Motion made by Ald. Slowinski, seconded by Ald. Johnson, to approve the resolution for the commitment of Fund 410, named the City Property Fund.

Ald. Johnson questioned if wages would be allocated to this fund for work that City staff will be doing for this fund, otherwise it ends up being an in-kind contribution from the departments to, what is sort of an, enterprise fund. C/T Ladick stated that it is something that could be looked at especially if there is a significant amount of staff time used. Ald. Slowinski stated it is basically all City money.

Ayes: All Nays: None Motion carried.

ITEM #7 – AUTHORIZATION TO APPLY FOR A WDNR SURFACE WATER GRANT.

Director Ostrowski stated this is in conjunction with the targeted area master plans. These grant dollars will be used more specifically for along the riverfront and how we can interact the riverfront with the downtown area. The match would use the dollars being used for the targeted area master plan.

Director Schrader stated that he wanted it to be clear as this moves forward that all of this will need to go through the Park Commission.

Motion made by Ald. Johnson, seconded by Ald. Slowinski, to authorize applying for the WDNR Surface Water Grant.

Ayes: All Nays: None Motion carried.

ITEM #8 – FUNDING FOR TRAIL SURFACE (FORMER CN RAIL CORRIDOR).

Director Schrader stated the Rails to Trails project to covert the 1.6 miles from railroad tracks to a trail, started about a year ago. There was money set aside for the project, but it did come in quite a bit less. He received an estimate of \$20,000 from Construcks to granite the Rails to Trails project. They are starting on that as we speak and have started in Whiting and will go up to Bliss Avenue. He stated his crews have already done some of the base work on the project. There has been some question on how much of this project is in Whiting and he is estimating about 80% is in the City, 20% in Whiting. He did contact the President of Whiting and they stated they would be willing to work with us, but would need to take it to the Board in the future because right now they do not have the funds. He recommended that we move forward with the project. He did write a grant for the DNR for the purchase of the property, which had to go to Lawcon instead of stewardship because we do not allow hunting on the land. With stewardship, you have to allow hunting and trapping and

we do not, by ordinance. He stated they should know by January or February if they will receive the grant, but it has made it through the first process already. The grant was written for \$61,000 and there is a really good chance that we will get that so if we could take \$20,000 from the leftover capital funds and get the granite done; then, if the grant comes through, we could put the \$20,000 back into the capital funds and take it from that and then put the \$40,000 back in to offset the purchase of the property. The purchase was split between the City and utilities.

Ald. Johnson stated 20% is in Whiting, so their portion would be about \$4,000.

Ald. Shorr commented that this is good news. He questioned that since the corridor is used more as a transportation corridor instead of a recreational corridor, have we considered if that is the best surface for it. Director Schrader stated black top would be \$300,000.

Ald. Nebel stated this was not planned and that we are so over budget anyway, she would like to see us hold off a year and maybe fund something for the Police Department, such as a part-time drug officer, instead. Mayor Wiza replied that cannot be done due to different funds being used. Ald. Nebel stated she understands that but that it seems like we spend a lot of money on certain departments and when things could wait, she would like to see it wait.

Ald. Slowinski questioned what the savings was on the purchase of the property. Director Schrader stated originally it was \$300,000 and it ended up being a total of \$175,000. Ald. Slowinski stated that was a significant savings and since the project needs to be done anyway, he would like to see it get done and encourages the push to get the money from the Village of Whiting.

Motion made by Ald. Slowinski, seconded by Ald. Shorr, to approve the granite for the trail in the amount of \$20,678.

Ald. Jennings stated that the equipment is already there, so she feels it would be more costly to hold off and bring the equipment back later.

Trevor Roark, 601 Washington Avenue, stated he felt that it was a good opportunity and felt that the time was right. He thanked everyone for the work put into this project and is excited for it to be complete.

Ayes: All Nays: None Motion carried.

ITEM #9 – APPROVAL OF CLAIMS PAID.

Motion made by Ald. Johnson, seconded by Ald. Shorr, to approve the claims paid in the amount of \$1,210,247.93.

The claims were discussed.

Ayes: All Nays: None Motion carried.

ITEM #10 - ADJOURN INTO CLOSED SESSION (APPROXIMATELY 7:50 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 TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED AT 1504 WATER STREET (PARCEL ID 281240832300201) AND 1512 WATER STREET (PARCEL ID 281240832300240). B. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED AT 1443 WATER STREET (PARCEL ID'S 281240832202044, 281240832202010, AND 281240832202043), AND 1447 WATER STREET (PARCEL ID 281240832202011). C. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED AT 1017 THIRD STREET (PARCEL ID 281240832200301). D. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED 1013 SECOND STREET (PARCEL ID

281240832200418), 1016 THIRD STREET (PARCEL ID 281240832200414), 941 PORTAGE STREET (PARCEL ID 281240832200402), 1000 THIRD STREET (PARCEL ID 281240832200401), 0 THIRD STREET (PARCEL ID 281240832200413), 916 CENTERPOINT DRIVE (PARCEL ID 281240832200408), 1105 SECOND STREET (PARCEL ID 281240832200409), 0 CENTERPOINT DRIVE (PARCEL ID 281240832200417), AND 0 SECOND STREET (PARCEL ID 281240832200419). E. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED AT 532 DIVISION STREET (PARCEL ID 281240829401025), 0 DIVISION STREET (PARCEL ID 281240829401024), 616 DIVISION STREET (PARCEL ID 281240829401023), 508 VINCENT STREET (PARCEL ID 281240829401039), AND 1600 FOURTH AVENUE (PARCEL ID 281240829401019). F. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED IN EAST PARK COMMERCE CENTER (PARCEL ID 281230801120002).

Motion made by Ald. Slowinski, seconded by Ald. Morrow, to adjourn into closed session at 8:08 P.M.

Roll Call: Ayes: Ald. Phillips, Slowinski, Morrow, Shorr, and Johnson
Motion carried.

Nays: None

ITEM #11 – RECONVENE INTO OPEN SESSION (APPROXIMATELY 8:50 P.M.) FOR POSSIBLE ACTION ON THE ABOVE REFERENCED CLOSED SESSION ITEMS.

Motion made by Ald. Shorr, seconded by Ald. Slowinski, to reconvene into open session at 9:57 P.M.

Roll Call: Ayes: Ald. Phillips, Slowinski, Morrow, Shorr, and Johnson
Motion carried.

Nays: None

A. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED AT 1504 WATER STREET (PARCEL ID 281240832300201) AND 1512 WATER STREET (PARCEL ID 281240832300240).

Motion made by Ald. Johnson, seconded by Ald. Morrow, to move forward with the developer's agreement outlined as discussed in closed session.

Ayes: All

Nays: None

Motion carried.

B. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT LOCATED AT 1443 WATER STREET (PARCEL ID'S 281240832202044, 281240832202010, AND 281240832202043), AND 1447 WATER STREET (PARCEL ID 281240832202011).

Motion made by Ald. Johnson, seconded by Ald. Shorr, to move forward with the developer's agreement outlined as discussed in closed session.

Ayes: All

Nays: None

Motion carried.

Adjournment at 9:59 P.M.