

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

Council Chambers
County-City Building
1516 Church St.

February 18, 2019
7:00 P.M.

Mayor Mike Wiza, Presiding

PRESENT: Ald. Jennings, Shorr, Nebel, Johnson, Slowinski, Kneebone, Dugan, McComb, Phillips, Morrow (7:14 p.m.).

ABSENT: Ald. Oberstadt

OTHERS

PRESENT: Clerk Piotrowski, Attorney Beveridge, Deputy C/T Freeberg, Police Chief Skibba, Fire Chief Finn, Dir. Ostrowski, Dir. Schrader, Dir. Beduhn, Mayoral Assistant Pazdernik, Joe Bachman – Portage County Gazette.

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

Mayor Wiza reminded citizens to go out and vote in the primary election tomorrow.

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.

Mayor Wiza reminded citizens to register at this time.

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

Ald. Kneebone said Central Rivers Farm Shed is having a Bee Keeping Workshop on Saturday, March 2nd from 9-3.

Brian Beaulieu, 2132 Elk Street, said he is running for District 9 Alderperson. He said he is looking to help grow the City and attracting better paying jobs. Mr. Beaulieu said he has knocked on every door in District 9 and has enjoyed talking with everyone letting them voice their concerns.

5. Presentations to the Mayor and Council:

A. Bob Weinert and James Williams, Portage County Emergency Management: Introduction and Overview of County Emergency Management.

This presentation has been postponed until next month.

B. Alder Mary McComb: Update on Green Tier Legacy Community status.

Ald. Mary McComb about 10 years ago the Mayor instituted the Stevens Point Eco-Municipality task force which resulted in a 54 page report to draw policies and goals for a sustainable City. She said when Mayor Wiza was elected he wanted to bring sustainability to the fore-front. Ald. McComb discussed the City of Stevens Point's most recent score sheet and how all the departments within the City are paying attention to sustainability.

Consideration and Possible Action on the Following:

6. Consent Agenda:

- **Minutes of the Common Council meeting of January 21, 2019.**
- **Actions of the Police and Fire Commission meeting of January 08, 2019.**
 - 6. Confirmation of Bills.
- **Actions of the Plan Commission meeting of February 4, 2019.**
 - 4. Request from Blenker Construction, Inc. for a site plan review to construct a building at an unaddressed property between Windy Drive and Highway 10 East (Parcel ID's 281240836220028 & 281240836220014).
 - 7. Request from the Redevelopment Authority of the City of Stevens Point for the sale and/or transfer of 1017 Third Street (Parcel ID 281240832200301).
 - 9. Request from the Redevelopment Authority of the City of Stevens Point, and the City of Stevens Point for the sale and/or transfer of 1013 and 1105 Second St., 941 Portage St, 1000 and 1016 Third St., 916 Centerpoint Drive and several unaddressed parcels (Parcel ID's 281240832200418, 281240832200409, 281240832200402, 281240832200401, 281240832200414, 281240832200408, 281240832200413, 281240832200417 and 281240832200419).
 - 10. Request from the Redevelopment Authority of the City of Stevens Point to reconstruct a parking lot located on Centerpoint Drive, between Third Street and Second Street (Parcel ID's 281240832200417 & 281240832200419).
 - 11. Request from the Public Utilities Department to purchase a property located within the Town of Hull, south of Manowski Court and between Torun Road and Burgundy Lane (County Parcel ID's 020240811-11.02, 020240811-12.02, 020240811-11 and 020240811-12).
- **Actions of the Board of Water and Sewerage Commissioners meeting of February 11, 2019.**
 - 2. Discussion and possible action on department claims.
 - 3. Discussion and possible actions on the recent payment applications and change orders for the Utility Garage Project and the WWTP Upgrade Project.
 - 4. Water Supply and Distribution Operations.
 - 5. Consideration and possible action on destructive paint testing for Well 11.
 - 6. Collection System Maintenance Report.
 - 7. Sewage Treatment Operations Report.
 - 8. Storm Water Report.
 - 10. Review of Stormwater Management Update.
 - 11. Consideration and possible action on a scope of services to respond to an E-Rate RFP.
 - 12. Consideration and possible action on allowing the department to respond to an E-Rate RFP for the school district.
- **Actions of the Airport Commission meeting of February 11, 2019.**
 - 2. Discussion and possible action on department claims.
- **Actions of the Transportation Commission meeting of February 11, 2019.**

1. Approval of minutes from the January 24, 2019 Transportation Commission meeting.
 2. Approval of January 2019 Financial/Claims report.
 3. Request from UWSP Student Government to reduce 2019-2020 academic calendar year service fee to the 2018-2019 rate.
- Minutes and Actions of the Board of Public Works meeting of February 11, 2019.
 2. To award the 2019 Bituminous Patching Project #19-02 to American Asphalt in the amount not to exceed \$89,013.34.
 3. To award the 2019 Curb, Gutter and Sidewalk Project #19-05 to Wroblewski Concrete in the amount not to exceed \$49,514.98.
 4. To award the 2019 Sidewalk Continuation Project #19-08 to Wroblewski Concrete in the amount not to exceed \$131,160.95.
 - Minutes and Actions of the Public Protection Committee Meeting of February 11, 2019.
 2. License List.
 3. Temporary Class "B"/ Class "B" License (Picnic).
 4. Change of Agent.
 5. Requests to Hold Events.
 - Minutes and Actions of the Finance Committee meeting of February 11, 2019.
 2. Capital reallocation request-Transit.
 3. Capital reallocation request- Department of Public Works.
 4. Funding for energy efficiency projects.
 6. Approval of claims paid.
 - Statutory Monthly Financial Report by Comptroller/Treasurer.
 - Consideration of Mayoral appointment.

John Holdridge, 710 Hofmeister Drive, said when Well 11 went in it caused harm to residents in the township. He said the Town of Hull board met earlier and read a letter from the Town of Hull Plan Commission requesting the City to postpone the purchase of the Kluck property. Mr. Holdridge suggested the City of Stevens Point and the Town of Hull setup a meeting to come up with a boundary agreement. He said the Town of Hull has not been consulted by the City in regards to this.

Bob Enright, 5753 Algoma Street, said he is a part of the Town of Hull Plan Commission. He said the Town of Hull and the City of Stevens Point should meet and discuss boundary lines. Mr. Enright said communication lines need to be opened up between the two municipalities.

Ald. Kneebone **moved**, Ald. Dugan seconded, to approve the consent agenda with pulling item number 11 of the plan commission meeting.

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

Ald. Kneebone said she does not see any harm in waiting a month or so. She said the Town of Hull made a good argument for the two municipalities to try and come up with something together.

Ald. Dugan said she agrees with Ald. Kneebone and said this could be the first step in developing a boundary agreement.

Ald. Morrow said there have been ongoing talks about this for months. He said he knows multiple City staff has reached out to the Town of Hull to come up with a plan.

Mayor Wiza said the boundary agreement discussions have gone on for a number of years and the City is always ready to talk about it. He said Dir. Lemke and Dir. Ostrowski have attended meetings in the Town of Hull to answer questions they may have. Mayor Wiza said he has answered questions from Town of Hull residents and said the City of Stevens Point is not forcing an annexation nor making the Town of Hull residents be on City Water. He said this discussion has nothing to do with the Boundary Agreement.

Ald. Jennings said the tension between the Town of Hull and the City of Stevens Point has always bothered her. She said it would help if everyone thought about this as a regional matter that way they can have more regional discussions.

Attorney Beveridge said City staff and Mr. Kluck met and worked in good faith to try and come with something in the layout that would satisfy everyone's goals. He said this property is being acquired through the City's utility division and can only be used for well head protection. Attorney Beveridge said the Board of Water and Sewerage Commission and the Plan Commission has approved this and the Board of Water and Sewerage has the authority to use their capital money to make that purchase independent of Council approval.

Ald. Phillips said the Town of Hull and the City of Stevens Point need to sit down and have a boundary discussion. He said purchasing this piece of property is not going to hold up a boundary discussion.

Ald. Phillips **moved**, Ald. Slowinski seconded, to request the Public Utilities department to purchase the piece of property in discussion.

Ald. Johnson asked Attorney Beveridge if the Sewer and Water Commission has Statutory Authority to use their funds for well head protection.

Attorney Beveridge said she is correct and said the Statue is Chapter 66 Section 0805. He compared the Board of Water and Sewerage Commission to the Police and Fire Commission.

Ald. Shorr said the decision has been made and verified that whatever Council decides does not affect the purchase of the property.

Mayor Wiza said Council would be making a recommendation.

Ald. Phillips said it is part of Council's job is to protect the water supply for City residents. He said if the City does not do this it can cause harm.

Call for the Vote: Ayes: Morrow, Phillips, McComb, Kneebone, Slowinski,

Johnson, Nebel, Shorr, Jennings.
Nays: Dugan. Motion adopted.

7. Preliminary Resolution – Special Assessments – Installation of Water Services – Project #19-01.

Ald. Johnson **moved**, Ald. Morrow seconded, to approve the preliminary resolution related to the special assessments on Reserve Street.

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

8. Preliminary Resolution- Special Assessments – Installation of Water Services, Installation of Sanitary Sewer Laterals, Installation of Storm Sewer Laterals and Installation of Sidewalks – Project #19-07.

Ald. Jennings **moved**, Ald. Phillips seconded, to approve project number 19-07.

Ald. Jennings said she has constituents in this area and said they are very excited for these changes to come and help with drainage issues.

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

9. Preliminary Resolution – Special Assessments – Installation of Sidewalks – Project #19-08.

Ald. Kneebone **moved**, Ald. Shorr seconded, to approve sidewalk project 19-08.

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

10. Ordinance Amendment –Traffic- 9.05 (ak) & (al) Parking Citations on Posted Private Property.

Ald. Slowinski **moved**, Ald. Nebel seconded, to approve the ordinance amendment regarding traffic, section 9.05 sub ak and al parking citations on posted private property.

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

11. Ordinance Amendment – Zoning – Rezone 1017 Third Street (Parcel ID 281240832200301) from “B-2” Central Business Transition District to “PD” Planned Development District.

Brent Jacobson 1257 Main Street, said he represents the Guzman Building LLC. He voiced some of Mr. Guzman’s concerns. He thanked the Council for allowing him to speak.

Dir. Ostrowski said zoning allows for some deviations to take place, and spoke in regards to the four deviations. He said under the current zoning the new building is only required to be at a five foot setback and said there are no parking requirements.

Ald. Dugan asked Dir. Ostrowski if the architect would entertain the idea of adjusting the placement of building three.

Dir. Ostrowski said he can check with the architect to see about moving the building over. He said there are windows on that side of the Guzman building; however, the new building would only cover half of the width of the Guzman building.

Ald. Jennings **moved**, Johnson seconded, to approve to rezone 1017 Third Street from B-2 Central Business Transition District to Plan Development District.

Ald. McComb asked if the Plan Commission members received the letter before the Plan Commission meeting.

Mayor Wiza replied yes.

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

12. Resolution – Conditional Use Permit – Construct apartments in multiple buildings at 1017 Third Street (Parcel ID #281240832200301).

Noah Eschenbauch, 10115 Yellow Brick Road, Amherst, said when the developer is asking for \$3 million for the project it should be a red flag that the project is not feasible. He said the developer will not have any money invested into this project because the City is going to be funding the entire project. Mr. Eschenbauch said the developer can sell the apartments to someone else for a profit and the City is going to be left footing the bill. He said these are high end apartments and said there is not a market for this in the City. Mr. Eschenbauch said there are not enough parking spaces onsite for the tenants.

Mary Ann Laszewski, 1209 Wisconsin Street, said she is concerned that Slingshot is trying to propose a development that is trying to rent to over 100 tenants who do not have a car or are able to navigate parking offsite. She said it would be a business gamble to ask tenants to park over two blocks away. Ms. Laszewski raised concern with the storm

water and snow removal plans. She said they should not build this just to say the Lullaby site is finally built on.

Attorney Beveridge said there is a provision written into the agreement stating protecting the City if the developer were to sell.

Mayor Wiza asked Attorney Beveridge how the City protects the interest of the taxpayers in the developer's agreements.

Attorney Beveridge said in the agreement it states that in tax year 2022 the developer has to guarantee tax payments coming off of the property that are sufficient to cover the City's costs to the bonding.

Ald. Morrow asked about the parking situation on site.

Mayor Wiza said the tenants are not required to have a parking spot. He said the developer is providing parking spots for their tenants.

Ald. Johnson **moved**, Ald. Shorr seconded, to approve the conditional use permit for 1017 Third Street.

Ald. Shorr said he favors being more permissive with 24 hour parking and said he would be more open to that within the City. He related this back to the parking on Peck Street for the hospital and said he has not heard any complaints.

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

13. Resolution – Conditional Use Permit – Construct apartments on the property bounded by Centerpoint Drive, Third Street, Second Street and Portage Street with the addresses: 1013 and 1105 Second Street, 941 Portage Street, 1000 and 1016 Third Street, 916 Centerpoint Drive and several unaddressed parcels (Parcel ID's 281240832200418, 281240832200409, 281240832200402, 281240832200401, 281240832200414, 281240832200408, 281240832200413, 281240832200417 and 281240832200419).

Ald. Nebel **moved**, Ald. Dugan seconded, to approve the resolution for the conditional use permit for constructing apartments on the property bounded by Centerpoint Drive, Third Street, Second Street, and Portage Street.

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

14. Development Agreement – Merge, LLC, 1017 Third St (Parcel ID# 281240832200301).

Ald. Shorr **moved**, Ald. Jennings seconded, to approve the developers agreement.

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

- 15. Adjourn into closed session (approximately 8:30 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. Relating to negotiations between the City of Stevens Point and Portage County for future facility needs and locations.**

Ald. Johnson **moved**, Ald. Morrow seconded, to approve to go into closed session.

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

- 16. Reconvene into open session for possible action on the above.**

No action required in open session.

- 17. Adjournment.**

Adjourned at 8:57 p.m.