

REGULAR COUNCIL MEETING

Council Chambers
County-City Building

December 20, 2010
7:00 P.M.

Mayor Andrew J. Halverson, presiding

Roll Call: Present: Ald. Mallison, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks, Moore

Also Present: City Attorney Molepske, Clerk Moe, Comptroller-Treasurer Schlice, Directors Schrader, Halverson, Lemke, Ostrowski; Police Chief Ruder, Fire Chief Zinda, Assessor Siebers, Personnel Manager Jakusz, Assistant to the Mayor Pazdernik, Kari Yenter, Matt Brown (Portage County Gazette), B. C. Kowalski (Stevens Point Journal)

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

Mayor Halverson stated the new LED street lighting project has begun in the City of Stevens Point. He said applications have been accepted for the Airport Manager position and the hiring process continues. The Mayor said an offer of employment has been presented for the Director of Emergency Support Services for the Police and Fire Commission. He also noted that the assessments for the Fire Chief interviews have been rescheduled for January 8, 2011.

3. Consideration of the minutes of the Common Council meeting on November 15, the Special Common Council meeting of November 15, and the Special Council / Community Development Authority meeting on December 6, 2010.

Ald. R. Stroik **moved**, Ald. Moore seconded, approval of the minutes and actions.

Roll Call: Ayes all.
Nays none. Motion carried.

4. *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.

Cathy Dugan, 615 Sommers Street, Stevens Point, WI 54481:
Item #5 – Persons who wish to address Mayor and Council
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Reid Rocheleau, 408 Cedar Street W, Whiting:
Item #5 – Persons who wish to address Mayor and Council
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds
Item #7 – Plan Commission meeting of December 6, 2010

Steve Smith, Mid-State Technical College:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Henry Korger, 3200 Water Street, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Bill Yudchitz, 1301 DuBay Avenue, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

David Plaisance, 3241 Nicolet Court, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Rich Sommer, 4224 Janick Circle N, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

John Brown, 2132 McCulloch Street, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Sarah Robinson, 1600 Fremont Street, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Joshua Garbe, 324 Indiana Avenue N., Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Bernice Sevenich, 1324 Fourth Avenue, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Bernard Coerper, 1400 W. River Drive, Stevens Point, WI 54481:
Item #6 – Preliminary Resolution-Sale and Issuance of Com Dev Bonds

Dave Wilz, 1909 Mary's Drive, Stevens Point, WI 54481:
Item #16 – Board of Public Works meeting of December 13, 2010

Frank O'Brien, 2209 Falcons Cove, Stevens Point, WI 54481:
Item #17 – Board of Park Commissioners meeting of December 1, 2010

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

Cathy Dugan, 615 Sommers Street, explained what is needed for economic development such as density and public gatherings.

Reid Rocheleau, 408 Cedar Street W., voiced his concerns on who the Mayor is appointing to the City's boards and commissions.

6. Preliminary Resolution - Authorizing the Sale and Issuance of Not to Exceed \$5,965,000 General Obligation Community Development Bonds; and Certain Related Details.

Steve Smith, Campus Director, would like the opportunity to maximize their space to better serve the residents. Mr. Smith urged the Council to support this preliminary resolution.

Henry Korger, 3200 Water Street, said there are a lot of positive ideas for the mall. He said \$6 million is too much to pay for the mall. Mr. Korger said he does not want to see the mall torn down.

Reid Rocheleau, 408 Cedar Street W., questioned the way the Mayor sets up meetings and he asked what jobs will be created for this TID.

Bill Yudchitz, 1301 DuBay Avenue, said the best use for the mall is Mid-State; however, he is concerned what will happen to the community space that the mall currently provides.

David Plaisance, 3241 Nicolet Avenue, is not against this proposal but he is concerned with pushing this through so quickly.

Rich Sommer, 4224 Janick Circle N., said two years ago, most of the citizens opposed demolishing the mall and now this proposal would tear down 80% of the mall. He said creative use of the mall has not been explored.

John Brown, 2132 McCulloch Street, said this is a serious issue that needs to be studied.

Sarah Robinson, 1600 Fremont Street, endorses this project. She said this development will produce other opportunities for the downtown area.

Joshua Garbe, 324 Indiana Avenue N., encouraged the Council to take their time with this project.

Bernice Sevenich, 1324 Fourth Avenue, said this is not a good time to sell bonds in this amount of money during these economic times.

Bernard Coerper, 1400 W. River Drive, voiced his concerns on this project and tearing down the mall. He feels the remainder of the mall should remain for future expansion.

Cathy Dugan, 615 Sommers Street, supports the current proposal.

Ald. R. Stroik explained that this is the first of many public meetings.

Mayor Halverson said this is the first step to possibly sell and secure funds. He explained all the steps needed for the Council to finally approve this project.

Ald. R. Stroik **moved**, Ald. O'Meara seconded, to approve authorizing the sale and issuance of not to exceed \$5,965,000 General Obligation Community Development Bonds and Certain Related Details.

Ald. Wiza reviewed the assessed values and acquisition costs of the properties. He asked how the costs were determined.

Mayor Halverson said it was a lengthy process but it was finally agreed with the bank at \$1.875 million for the acquisition of the facility. He said there is not a final agreement on the former Dunhams building.

Ald. Wiza said he does not oppose the project but he wants answers to some of the numbers. He asked how depreciation was calculated.

Director Ostrowski said it was 25 year depreciation.

Ald. Wiza asked the value of Mid-State and who owns it.

Assessor Siebers replied that the building is owned by the City.

Ald. Wiza asked Assessor Siebers to review his calculations.

Assessor Siebers explained his calculations in assessing the Mid-State building.

Ald. Wiza asked what it will take to dissolve the lease with Mid-State.

City Attorney Molepske reviewed the lease agreement.

Ald. Wiza asked when the lease expires.

City Attorney Molepske replied it will expire in 2016.

Ald. Wiza asked for clarification on the line items for other building costs and Third Street parking and demo.

Director Lemke said anything attached to the building was not included. He said the costs for Third Street parking and demo were estimated with recent contractor costs.

Ald. Wiza asked how the \$100,000 for the Children's Museum and other building costs was determined.

Mayor Halverson said they were estimated through Ellis Stone and the Department of Public Works.

Ald. Wiza asked if this is for the façade for all of what will be exposed building fronts.

Mayor Halverson said the Children's Museum and Shopko costs would be associated with the \$100,000.

Ald. Wiza said this is 20 year bonding which would be approximately \$.278 per \$1,000 value on property taxes.

C/T Schlice replied that is correct.

Ald. Wiza said the City would also be losing approximately \$31,000 in taxes.

Ald. Moore noted no other buildings will be built. He supports the project.

Roll Call: Ayes: Ald. Mallison, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks, Moore.
Nays: None. Motion carried.

7. Consideration of the minutes of the Plan Commission meeting of December 6, 2010.

Reid Rocheleau, 408 Cedar Street W., voiced his concerns on building a new transit facility at this location.

Ald. R. Stroik thanked Director Lemke for his work.

Ald. Moore **moved**, Ald. Brooks seconded, to place the minutes on file.

Roll Call: Ayes all.
Nays none. Motion carried.

8. Public Hearing – Conditional Use – 448 Fifth Ave. – Construct a porch using Traditional Neighborhood Development Overlay District minimum setback requirements.

The public hearing was declared open by the Mayor.

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

9. Consideration of Resolution on the above.

Ald. Wiza **moved**, Ald. Slowinski seconded, to adopt the resolution.

Roll Call: Ayes: Ald. Moore, Brooks, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi, Mallison.
Nays: None. Motion carried.

10. Public Hearing – Ordinance Amendment to Zoning – Allow a municipal transit facility as a conditional use in District B of the Wellhead Protection Overlay District.

The public hearing was declared open by the Mayor.

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

11. Consideration of Ordinance Amendment on the above.

Ald. Mallison **moved**, Ald. Moore seconded, to adopt the ordinance amendment.

Roll Call: Ayes: Ald. Mallison, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks, Moore.
Nays: None. Motion carried.

12. Consideration of the minutes and actions taken at the Personnel Committee meeting of December 13, 2010.

Ald. Molski **moved**, Ald. M. Stroik seconded, approval of the minutes.

Ald. Slowinski pointed out that there was an error in the minutes. He stated that the minutes indicate he made the motion and also seconded the motion. The

correction was noted and it will be corrected in the Personnel Committee minutes.

Roll Call: Ayes all.
Nays none. Motion carried.

13. Consideration of the minutes and actions taken at the Public Protection Committee meeting of December 13, 2010.

Ald. R. Stroik **moved**, Ald. Trzebiatowski seconded, approval of minutes and actions.

Roll Call: Ayes all.
Nays none. Motion carried.

14. Consideration of Ordinance Amendment - Prohibition of Synthetic Cannabinoid Substances.

City Attorney Molepske explained the ordinance.

Ald. Wiza reiterated this is similar to the ordinance that is being proposed by the County.

City Attorney Molepske said he believes it is similar.

Ald. Wiza asked if the Attorney heard anything on the State's proposal.

City Attorney said he believes the federal government will produce a law effective December 25, 2010 and the State will have something in January.

Ald. Molski **moved**, Ald. Trzebiatowski seconded, to adopt the ordinance amendment.

Roll Call: Ayes: Ald. Moore, Brooks, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi, Mallison.
Nays: None. Motion carried.

15. Consideration of the minutes and actions taken at the Finance Committee meeting of December 13, 2010.

Ald. Moore **moved**, Ald. Brooks seconded, to accept the minutes and affirm the actions of the Finance Committee.

Roll Call: Ayes: Mallison, Suomi, O'Meara, Wiza, M. Stroik, Slowinski,
Trzebiatowski, Molski, R. Stroik, Brooks, Moore.
Nays: None. Motion carried.

16. Consideration of the minutes and actions taken at the Board of Public Works meeting of December 13, 2010.

Dave Wilz, 1909 Mary's Drive, thanked Director Lemke and Ald. Trzebiatowski for placing the traffic study on the agenda. He voiced his concerns on safety issues at this intersection.

Ald. Wiza noted a correction that needs to be made to the minutes. He stated the roll call for the motion on item #3 in the minutes was incorrect. The correction was noted and it will be corrected in the Board of Public Works minutes.

Ald. Wiza **moved**, Ald. Trzebiatowski seconded, approval of the minutes and actions taken at the Board of Public Works meeting with item #3 pulled for further discussion.

Roll Call: Ayes all.
Nays none. Motion carried.

Ald. Trzebiatowski **moved**, Ald. Wiza seconded, to approve the traffic study.

Ald. Trzebiatowski argued against Ald. O'Meara's reasons for denying this.

Ald. Wiza said he sees potential hazards at this intersection.

Ald. Moore asked where the stop sign would be placed.

Mayor Halverson stated it was recommended that a stop sign be placed eastbound on Carol's Lane.

Ald. O'Meara said placing a stop sign at this intersection will not achieve what we are trying to do. He said adequate lighting and clearing obstructions is what is needed for this intersection.

Ald. Mallison asked when the obstructions will be removed.

Director Lemke replied as soon as possible.

Ald. Brooks said no action should be taken until the trees are cleared from this intersection.

Ald. Trzebiatowski asked if the trees would be cleared by the February Council meeting.

Director Lemke replied yes.

Ald. Trzebiatowski withdrew his motion.

Ald. O'Meara **moved**, Ald. Brooks seconded, to instruct the Director of Public Works to engage in a traffic study to study the conditions and come up with appropriate solutions to address the perceived safety problems at that intersection.

Roll Call: Ayes all.
Nays none. Motion carried.

17. Consideration of the minutes and actions taken at the Board of Park Commissioners meeting of December 1, 2010.

Ald. Slowinski **moved**, Ald. M. Stroik seconded, to place the minutes on file and affirm the actions of the Board of Park Commissioners.

Frank O'Brien, 2209 Falcons Cove, voiced his concerns on the increases for ice time at the Willett Arena. He said the increases are excessive.

Ald. Moore asked how the increases were determined.

Director Schrader said the fees were established in 1991. He noted these are just proposed fees.

Roll Call: Ayes: Mallison, Suomi, O'Meara, Wiza, M. Stroik, Slowinski,
Trzebiatowski, Molski, R. Stroik, Brooks, Moore.
Nays: None. Motion carried.

18. Consideration of the minutes and actions taken at the Board of Water & Sewage Commissioners meeting of December 13, 2010.

Ald. Trzebiatowski **moved**, Ald. Mallison seconded, approval of the minutes and actions taken by the Board of Water & Sewage Commissioners.

Roll Call: Ayes: Ald. Moore, Brooks, R. Stroik, Molski, Trzebiatowski, Slowinski, M.
Stroik, Wiza, O'Meara, Suomi, Mallison.
Nays: None. Motion carried.

19. Consideration of the minutes and actions taken at the Police and Fire Commission meetings of December 6, 7, 8, and 15, 2010.

Ald. R. Stroik **moved**, Ald. Molski seconded, approval of minutes and actions.

Ald. Wiza asked if the one-way on Franklin Street at Division Street is working well.

Chief Ruder said it is working well.

Roll Call: Ayes all.
Nays none. Motion carried.

20. Consideration of minutes and actions taken at the Transportation Commission meeting of November 10, 2010.

Ald. Slowinski **moved**, Ald. M. Stroik seconded, to place the minutes on file and affirming the actions of the Transportation Commission.

Roll Call: Ayes all.
Nays none. Motion carried.

21. Consideration of minutes and actions taken at the Smongeski Health Fund meeting of November 30, 2010.

Ald. Moore **moved**, Ald. Trzebiatowski seconded, approval.

Roll Call: Ayes all.
Nays none. Motion carried.

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

Ald. O'Meara **moved**, Ald. Brooks seconded, to accept the report and place it on file.

Roll Call: Ayes all.
Nays none. Motion carried.

23. Election of Assessor.

Mayor Halverson recommended James Siebers for re-election.

Ald. Molski **moved**, Ald. R. Stroik seconded, to nominate James Siebers as Assessor for two years.

Ald. Wiza **moved**, Ald. O'Meara seconded, to close the nominations and cast a unanimous ballot for Mr. Siebers.

Roll Call: Ayes all.
Nays none. Motion carried.

24. Mayoral Appointment of the Director of Public Works.

Ald. Moore **moved**, Ald. Wiza seconded, approval.

Roll Call: Ayes all.
Nays none. Motion carried.

25. Mayoral Appointment of the Director of Community Development.

Mayor Halverson said Mr. Ostrowski has done an excellent job in fulfilling his probation period.

Ald. Slowinski **moved**, Ald. M. Stroik seconded, approval of the appointment.

Ald. Mallison appreciates the Director's hard work.

Roll Call: Ayes all.
Nays none. Motion carried.

26. Mayoral Appointment of the Director of Parks and Recreation Services.

Ald. O'Meara **moved**, Ald. Wiza seconded, to accept the appointment.

Roll Call: Ayes all.
Nays none. Motion carried.

27. Mayoral Appointment of the Director of Water and Sewage Treatment.

Mayor Halverson excused himself from the Council meeting and Council President Randal Stroik took over the remainder of the meeting as Acting Mayor.

Acting Mayor R. Stroik recommended Kim Halverson as Director for a two year term.

Ald. Wiza **moved**, Ald. Trzebiatowski seconded, approval of the appointment of Kim Halverson as the Director of Water and Sewage Treatment.

Ald. Trzebiatowski asked if this position is under the Director of Public Works.

Acting Mayor R. Stroik said it is a Director position directly under the Mayor.

Roll Call: Ayes all.
Nays none. Motion carried.

28. Adjournment.

Adjournment at 9:06 p.m.