

City of Stevens Point Meeting Minutes

Special Common Council

Monday, April 6, 2009

Mayor Andrew Halverson, presiding

PRESENT: Alderpersons Hanson, Wiza, Heart, Slowinski, Trzebiatowski, Molski, Stroik, Brooks, and Moore.

Absent: Alderpersons Myers, Walther.

ALSO PRESENT: City Attorney Molepske; City Clerk Moe; Comptroller/Treasurer Schlice; Director Gardner, Popoff; Mary Ann Laszewski; Reid Rocheleau; Shelley Krayecki; Tom Mallison, Ryan Urban; Chris Loken; Doug Radtke; Mike Phillips; Pat Nelson; Brian Wojcik; Jami Gebert. Mayor Halverson recessed the Common Council meeting until after the conclusion of the Joint Finance/Board of Public Works meeting.

Mayor reconvened the Council Meeting at 8:24 p.m.

Tea Grant Application

Grant Guarantee 1

Grant Guarantee 2

Unit Price Schedule

Index of these Minutes:

2. Approval of the Minutes and Actions of the Special Joint Finance/ Board of Public Works Committee Meeting of April 6, 2009.
3. Consideration and Action Regarding Resolution to Approve TEA Grant Pending Wisconsin Department of Transportation approval.
4. Approval of Local Funding for Matching TEA Grant.
5. Consideration and Action to Approve LFA Contract Pending Wisconsin Department of Transportation approval for the Construction of CTH HH and Business Park Drive Intersection.
6. Relocation Order Pursuant to 32.05(1) Wis. Stats. - Southeast Corner of Hoover Avenue and Joerns Drive
7. Adjournment.
2. Approval of the Minutes and Actions of the Special Joint Finance/ Board of Public Works Committee Meeting of April 6, 2009.

Ald. Molski moved, Ald. Hanson seconded, to approve the Minutes and Actions of the Special Joint Finance/ Board of Public Works Committee Meeting of April 6, 2009.

Ald. Wiza presented a friendly amendment to strike the words "and Actions" from the motion since the body would be voting on them separately. The author and second agreed to the amendment.

Amended Motion: Ald. Molski moved, Ald. Hanson seconded, to approve the minutes of the Special Joint Finance/Board of Public Works Committee Meeting of April 6, 2009.

Roll Call: Ayes: All.

Nays: None. Motion adopted.

3. Consideration and Action Regarding Resolution to Approve TEA Grant Pending Wisconsin Department of Transportation Approval. Resolution

Ald. Moore moved, Ald. Trzebiatowski seconded, to approve the TEA Grant pending Wisconsin Department of Transportation approval.

Ald. Brooks asked if Travel Guard would be willing to increase the job guarantee.

Shelly Krayecki, Travel Guard Representative, could not answer whether that would be approved at this time.

Ald. Brooks asked if he could make amendments to the agreement.

Mayor Halverson stated that the document before the Council is what was agreed too. If the Council wants to change the agreement, the City would have to reopen negotiations with Travel Guard.

Call for a Vote:

Roll Call: Ayes: Hanson, Wiza, Slowinski, Trzebiatowski, Molski, Stroik, Moore.

Nays: Heart, Brooks. Motion adopted.

4. Approval of Local Funding for Matching TEA Grant. Memo

Ald. Wiza asked why the Council had to have this special meeting and why this could not wait for a week.

Mayor Halverson stated they wanted to have the Finance and Public Works committees meet just on this issue. He also stated that if they waited a week it would push the project further off in July.

Ald. Wiza noted that if the state believes that the City could have gotten a better deal through the open bid process they would not approve the project. The project does have oversight. He asked if TOLD/AIG/AIU/Travel Guard has been approach to kick in some of the funding from the developer's agreement.

Mayor Halverson stated that representatives of AIG/Travel Guard indicated that they were not comfortable making any modifications to the project as it might raise red flags within the company. He noted that this is the only building project company wide.

Ald. Wiza asked why the City needs to do this project now.

Mayor Halverson believes that there is a lot of uncertainty because of the state's financial situation and that it would be prudent to move this project forward while funding is still available. He noted that the traffic in this area is already heavy and believes that it would be better for the City to be proactive in dealing with the situation.

Ald. Wiza asked who reviews change orders.

City Attorney Molepske said that it is the Board of Public Works that reviews them.

Ald. Wiza asked if there was a specific dollar amount that the Director can sign-off on or if all changes need to go before the Committee. City Attorney Molepske stated that there is not a specific dollar amount. If it is within the budget the Director approves it, if it goes over the budget than it goes before the Council.

Ald. Wiza believes that there needs to be a set dollar amount on change orders which need to be reviewed by the Committee.

Mayor Halverson said that they will not bring every change order for committee approval. The exact amount is unspecified though he thought that anything above \$20,000 would be brought to the Committee. Past protocol has relied on the City Engineer's judgment. He has spoken with the Director and if there are material deviations in the project the Director is to inform him and he will then review it.

Director Gardner said that there is a window of opportunity with this first relocation. Once Travel Guard is in the Park their jobs are considered established and the City will no longer be eligible for a TEA grant. If they miss this the City will have to wait until another company creates 200 or more new jobs in order to apply. He noted that having a company create 200 new jobs does not happen very often.

Ald. Slowinski asked if all the \$397,000 in the Industrial Park Development Fund has been expended.

Mayor Halverson stated that \$175,000 was expended with the additions for the contract with AECOM which was authorized awhile back. This money is part of the grant and should be reimbursed.

Ald. Brooks asked if all unexpended money would go back into the Fund.

Mayor Halverson replied yes.

Ald. Wiza asked what is the benefit for the City in doing this project.

Mayor Halverson said in the short term the City will alleviate a traffic problem and in the long term it is an investment to ensure that we will be able to market and sell out the business park. If the City does not make these improvements, large companies would notice that as a failure and note that as a reason for not locating in the park.

Ald. Wiza asked what level of traffic will this intersection accommodate.

Director Popoff stated that he did not have the specific numbers, but that the level of service is projected to be viable until 2030.

Ald. Stroik moved, Ald. Trzebiatowski seconded, approval of local funding for the Matching TEA Grant.

Roll Call: Ayes: Hanson, Wiza, Slowinski, Trzebiatowski, Molski, Stroik, Brooks, Moore.

Nays: Heart. Motion adopted.

5. Consideration and Action to Approve LFA Contract Pending Wisconsin Department of Transportation Approval for the Construction of CTH HH and Business Park Drive Intersection. LFA Contract

Mayor Halverson stated this is the contract that authorizes the use of a Local Force Account (LFA) that would authorize the use of the Portage County Highway crew to manage and construct the project.

Ald. Wiza noted that he received an anonymous letter with some information that he has no way to verify. He said that he wants the public to know that if they do not put their name on it he will not take it to heart.

Ald. Hanson moved, Ald. Stroik seconded, to approve the LFA contract pending Wisconsin Department of Transportation approval for the construction of the County Highway HH and Business Park Drive intersection contingent upon review by the City Attorney and Corporate Counsel authoring the offer.

Ald. Wiza asked what precludes the County from bidding on it like any other contractor.

Director Popoff stated that DOT has advised the City to either use the LFA process or the bidding process.

Mayor Halverson emphasized that if the City uses the LFA process, the private sector will not be allowed to bid.

Ald. Moore noted that under LFA the County is not allowed to make a profit.

Ald. Slowinski asked if there was a specific date for the project to be completed and if there are penalties if they fail to meet the deadline.

Mayor Halverson noted that would be part of the contract with the County.

Roll Call: Ayes: Hanson, Trzebiatowski, Molski, Stroik, Brooks, Moore.

Nays: Wiza, Heart, Slowinski. Motion adopted.

6. Relocation Order Pursuant to 32.05(1) Wis. Stats. - Southeast Corner of Hoover Avenue and Joerns Drive.

Ald. Molski moved, Ald. Moore seconded, approval of the Relocation Order Pursuant to 32.05(1) Wis. Stats. - Southeast Corner of Hoover Avenue and Joerns Drive.

Roll Call: Ayes: Hanson, Wiza, Heart, Slowinski, Trzebiatowski, Molski, Stroik, Brooks, Moore.

Nays: None. Motion adopted.

7. Adjourned at 9:00 p.m.

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