

## City of Stevens Point Meeting Minutes

### Board of Public Works

Monday, July 20, 2009, 6:00 p.m.

Council Chambers, 1516 Church Street

Present: Mayor Andrew Halverson, Interim Director Alex Saunders and Tricia Church; Alderpersons: Tom Mallison(1), Michael O'Meara(3), Roger Trzebiatowski(7), and Brian Brooks(10).

Excused: C/T Schlice and Alderperson Walther.

Also Present: Director John Gardner, City Attorney Louis Molepske, Water Department Joel Lemke, Police Department Jeff Morris and Kevin Ruder, Nick Paulson - Stevens Point Journal, David Glodowski - Gremmer & Associates, Jeffrey Metz - RE Enterprises, Joe Peltz - Kmart Attorney, Sally DuBois and Brady Thrun - Perkins, Mike Mangin and Mike Mead - McDonald's.

Alderpersons: Marge Molski(8), Randal Stroik(9), and Jerry Moore(11).

Mayor Halverson called the meeting of the Special Board of Public Works to order on July 20, 2009 at 6:00 PM. The meeting was held in Council Chambers, 1519 Church Street, Stevens Point, WI 54481.

Index of these Minutes:

1. Consideration/Action for the license agreements to occupy right-of-way on frontage road.

License Agreements & Drawings

Alderperson O'Meara questioned how specifically we agree upon the 40 foot wide license?

Alex Saunders explained that the license was 25 feet and was based on tentative sight plans for the McDonald's and A&W. We looked at the most demanding sight, which is A&W in terms of what we would want to keep there, than projected it to McDonald's. With the sidewalk configuration shown on the drawings, we could have widened that out to a little more than 25 feet but this gives us the flexibility to pull the sidewalk further back from the roadway while accommodating the A&W site plan. With the McDonald's site plan, we had the curb and gutter in their parking lot about 2 feet overlap with the 25 feet where they would slide that to the south.

Alex went on to explain that on the McDonald's site we need to work out driveway locations.

Alderperson O'Meara expressed his concerns regarding the mutual agreement for termination and the scenario he's been afraid of is if we were to have a safety issue and needed more space. He feels they would be holding us hostage at that point. He feels we have to be able to have some way to protect ourselves if we need to use the space.

Alex Saunders explained that we have approximately 20 feet of right-of-way to the sidewalk on the west side of street where we would be able to provide improvements to accommodate future needs.

Alderperson O'Meara thinks it is an elegant design and it will work well. He thinks in the future we should think ahead of time on what basis we need to grant permits for something that is held in the common wealth which would be the right-of-way. That is his only concern he has with this proposal.

Alderperson Stroik questioned Alderperson O'Meara on how the wording in his mind should be? Alderperson O'Meara answered to word it to set a cap as to the exposure to the city is in order to protect the common wealth somehow.

Alderperson Stroik questioned why we have the terms written up for 30 years, why would we not sign a 5 or 10 year contract to see where the businesses take us. The Director clarified that the long range plan accommodates a four lane road with turning lanes right now. It will be one of the larger road sections in Stevens Point and widening beyond this point would require large scale redevelopment similar to Travel Guard 30 years was selected because the businesses said they were not going to make an investment with re-building their whole building for anything less than 30 years.

Alderperson Moore stated that he understands the concerns to protect the city and the real-estate, but at this time and to keep the plans moving forward for new businesses coming in he suggests that we approve this as it is written.

Alderperson Mallison moved, seconded by Alderperson Brooks for approval of the license agreements to occupy the right-of-way on the frontage road.

Ayes all; nays none; motion carried.

2. ADJOURNMENT: Mayor Halverson adjourned the May 18, 2009 Board of Public Works meeting at 6:38 P.M.

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