

Meeting Minutes

Finance Committee

May 8, 2006, 6:56 P.M.

City Water Department, 300 Bliss Ave.

PRESENT: Alderpersons Walther, Moore, Stroik and Hanson

EXCUSED: Alderperson Molski

ALSO PRESENT: Mayor Wescott; C/T Schlice; City Attorney Molepske; Directors Euclide, Gardner, Schrader, Halverson; Fire Chief Barnes; Capt. Dowling; Deputy C/T Wroblewski; Ald. Sevenich, Wiza, Barber, Robinson, Trzebiatowski, Slowinski; Gene Kemmeter; Heather Clark; Jami Gebert; Mary Ann Laszewski; Reid Rocheleau

Index of these Minutes:

1. Assessor's Report.
  2. Country Springs Developer Agreement.
  3. Funding for LTE Positions - A) Mayor's Office. B) City Clerk's Office
  4. Consideration of bids - Official Publications.
  5. Approval of payment of claims.
  6. Adjourn into closed session (approximately 6:25 P.M.) pursuant to Wisconsin State Statutes 19.85(e) for the purposes of negotiating the purchase and sale of public property. WPS parcel, 916 Centerpoint Drive and City owned land on Southside business district bordered by Madison Street and Dixon Street.
  7. Reconvene into open session (approximately 20 minutes after adjourning into closed session) for possible action on above.
  8. Consideration of purchase - WPS Land.
  9. Consideration of purchase - 916 Centerpoint Drive.
  10. Consideration of sale of city owned land located in Southside business district bordered by Madison Street and Dixon Street.
  11. Adjournment.
1. ASSESSOR'S REPORT.

Motion made by Ald. Moore, seconded by Ald. Hanson to approve the report of the Assessor and place it on file.

Ayes: All Nays: None Motion carried.

2. COUNTRY SPRINGS DEVELOPER AGREEMENT.

C/T Schlice stated we are still waiting for clarification between attorneys so this item will not be discussed at this meeting and will be an agenda item at a later time.

Mayor Wescott stated the City's bond counsel and legal counsel for Country Springs have a telephone conference call scheduled for Monday at 10:00 a.m. so more information will be available soon.

3. FUNDING FOR LTE POSITIONS:

- A. MAYOR'S OFFICE.
- B. CLERK'S OFFICE.

Alderperson Walther stated there will be some leaves of absences in these offices.

C/T Schlice added funding would be from contingency.

Motion made by Ald. Stroik, seconded by Ald. Moore to approve the funding for the LTE positions for both the Mayors office and the Clerks office with funding to come from contingency.

Ald. Moore questioned if these positions are set wages.

C/T Schlice stated yes, they are hired through Kelly Services.

Ayes: All Nays: None Motion made.

4. CONSIDERATION OF BIDS - OFFICIAL PUBLICATIONS.

C/T Schlice stated the Portage County Gazette has come in with the lower price.

Motion made by Ald. Moore, seconded by Ald. Walther to approve the bid for publication proposal from the Portage County Gazette.

Reid Rocheleau, 408 Cedar, Whiting, voiced his concern over using the Portage County Gazette due to frequency of paper and number of readers as compared to the Stevens Point Journal.

Ald. Walther questioned who won the bid last year and whether or not there have been any problems or concerns.

C/T Schlice stated that the Gazette won the bid last year and there have been no problems or concerns that he is aware of. He questioned City Attorney Molepske as to whether or not we have to take the lowest bid.

City Attorney Molepske stated that it is a state statute that we go with the lowest bid, so it is mandatory that we go with the Gazette.

Mary Ann Laszewski, 1209 Wisconsin Street, stated that she called the Stevens Point Journal today and their circulation is 12,800 for their weekly paper and 22,000 for their Sunday paper as opposed to the Gazette, which has 5,000 subscribers. She stated that it makes it look like we are giving the unintended impression that we are not as committed to making information widely known to the community. She stated that people who are not familiar with City government may not realize that they are not reading official notices when they read them in the newspaper. She also stated that the wording of the agenda in the Stevens Point Journal and the Portage County Gazette is different. She passed out an example of the difference. She stated that she did not want the City to be liable for a mistake where someone thought they were reading official notices. She also voiced concern over new businesses and people who move to the area who would request copies of the paper and not be aware that a City our size has two papers.

Ald. Robinson commented that [stevenspoint.com](http://stevenspoint.com) is also a good resource for notices and other information.

Ald. Barber questioned if the statute reads lowest bid, or lowest bid per person reached.

City Attorney Molepske again stated it reads lowest bid, regardless of circulation numbers.

Ayes: All Nays: None Motion carried.

#### 5. APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. Hanson, seconded by Ald. Moore to approve the payment of claims in the amount of \$190,368.52.

Ayes: All Nays: None Motion carried.

#### 6. ADJOURN INTO CLOSED SESSION (APPROXIMATELY 6:25 P.M.) PURSUANT TO WISCONSIN STATE STATUTES 19.85(E) FOR THE PURPOSES OF NEGOTIATING THE PURCHASE AND SALE OF PUBLIC PROPERTY. WPS PARCEL, 916 CENTERPOINT DRIVE AND CITY OWNED LAND ON SOUTHSIDE BUSINESS DISTRICT BORDERED BY MADISON STREET AND DIXON STREET.

Motion made by Ald. Moore, seconded by Ald. Stroik to approve adjourning into closed session at 7:10 p.m., pursuant to Wisconsin State Statute 19.85(e).

Ayes: Ald. Walther, Moore, Stroik and Hanson Nays: None Motion carried.

#### 7. RECONVENE INTO OPEN SESSION (APPROXIMATELY 20 MINUTES AFTER ADJOURNING INTO CLOSED SESSION) FOR POSSIBLE ACTION ON ABOVE.

Motion made by Ald. Moore, seconded by Ald. Stroik to reconvene into open session at 7:40 p.m.

Ayes: Ald. Walther, Moore, Stroik and Hanson Nays: None Motion carried.

#### 8. CONSIDERATION OF PURCHASE - WPS LAND.

Motion made by Ald. Moore, seconded by Ald. Hanson to approve the purchase of WPS land for \$150,000 contingent on the creation of TIF District 6.

Ayes: All Nays: None Motion carried.

#### 9. CONSIDERATION OF PURCHASE - 916 CENTERPOINT DRIVE.

Motion made by Ald. Stroik, seconded by Ald. Walther to approve the purchase of 916 Centerpoint Drive for \$169,000.00 with the taxes being split 50/50 contingent on the creation of TIF District 6.

Ayes: All Nays: None Motion carried.

#### 10. CONSIDERATION OF SALE OF CITY OWNED LAND LOCATED IN SOUTHSIDE BUSINESS DISTRICT BORDERED BY MADISON STREET AND DIXON STREET.

Motion made by Ald. Moore, seconded by Ald. Hanson to accept the offer to purchase and approve the sale of the city owned land located in the southside business district bordered by Madison Street and Dixon Street to Central Wisconsin Credit Union for \$90,000.

Ald. Robinson stated he would encourage City officials to work with the contractor to enhance the green space and also tie in the railroad theme.

Reid Rocheleau expressed his disappointment in the committee's choice and said that he would like to see a park at that location.

Ald. Robinson questioned how long this land has been up for sale.

C/T Schlice answered it has been well over a year since the Culligan deal fell apart. We advertised in the Madison area, which covered a huge area of about 22 newspapers. We did get some inquiries from there, however the land was not big enough. We received two actual offers on the land, one was from Central Wisconsin Credit Union and the other one from Taco John's. Both offers have contingencies. The contingency on the Credit Union is that it receives approval by the Department of Financial Institutions, which we will have the answer by the council meeting. The one for Taco John's would need approval by their corporate office for the site, etc.

Ald. Robinson stated that since it has been out there for over a year, any developer that wanted to bring a park to this area had the opportunity to submit a proposal.

Ald. Trzebiatowski stated there is the railroad park (where the train is), the Veterans Park (by the Old Depot) and the small triangular area by Archie's. We do have tables in the area by the train and Veterans Park, so there are congregation sitting areas where people can gather and talk.

Mary Ann Laszewski stated that it has been recognized that the Veterans Park is not very accessible and that people are uncomfortable taking children there because of the traffic and it is not highly utilized. The park was originally put in that area when the railroad agreed to put the depot there. They required that we remove sheds and shacks around that area and put a park in across from the depot. She did not realize that the area where the train is actually a park. She thought it was just a viewing area. She would also encourage the area being sold to be used as a park. She stated it has a lot of potential to go along with the railroad theme and could be used as a visitors station for handouts, etc. She also stated that before this area had car traffic it was a retail social area where people would gather for a variety of things. Now that the City has this award, we have control to continue that and make it a park. She would like to see it used for public use.

Ald. Walther stated he believes this is a great proposal and a great way to get this property back on the tax roll.

Ayes: All Nays: None Motion carried.

Adjournment at 7:55 p.m.

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