

Meeting Minutes

Finance Committee Minutes

April 11, 2005 at 6:17 P.M.

City Water Department - 300 Bliss Avenue

PRESENT: Chairman Barr, Ald. Rackow, Molski and Moore

EXCUSED: Ald. Walther

ALSO PRESENT: C/T Schlice; Mayor Wescott; City Attorney Molepske, City Clerk Kranig; Admin. Asst. Ostrowski; Directors Euclide, Gardner; Schrader, Halverson; Assessor Kuehn; Fire Chief Barnes; Police Chief Morris; Construction GIS Manager Lemke; Deputy C/T Wroblewski; Ald. Sevenich, Sowieja, Markham, Stroik, Wiza, Barber; Kelly McBride (Stevens Point Journal); Gene Kemmeter (Portage County Gazette); John Moe; Roger Trzebiatowski; C.J. Robinson; George Hanson; Terry & Kitty Colligan (Colligans Bakery); James Guzman (Guzman Corporation); Reid Rocheleau

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1. Assessor's report.
 2. Update - Filtz Property - Industrial Park.
 3. Authorization for 2005 Short-Term Borrowing.
 4. 4th Quarter Room Tax Report.
 5. Approval of the payment of claims.
 6. Adjourn into closed session (approximately 6:15 P.M.) pursuant to Wisconsin State Statute 19.85(1)(e) for purpose of sale of vacant land (Southside Project) bordering Dixon/Madison and Division.
 7. Reconvene into open session (approximately ten minutes after adjourning into closed session) for possible action on above.
 8. Consideration of sale of vacant land (Southside Project).
 9. Adjournment.
- 1 - ASSESSOR'S REPORT

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

Ayes: All Nays: None Motion carried.

2 - UPDATE ON FILTZ PROPERTY - INDUSTRIAL PARK

C/T Schlice stated that this was discussed in December and at that time Council wanted construction on the property or they may decide to exercise their option to retake the property. The Common Council had given him 90 days to get something back to the Committee. This is just an update.

Ald. Molski questioned if he has retained a permit yet.

C/T Schlice stated they will check on it and monitor the activity on the site.

3 - AUTHORIZATION FOR 2005 SHORT-TERM BORROWING

C/T Schlice stated a list and description of the items were included in the packet. On the aerial digital map, it is showing \$200,000, when the actual cost is going to be \$300,000. The extra \$100,000 was originally going to be paid by the Water Department, but their commission tabled it today. Our options are to either take it from them or change the amount to \$300,000.

Ald. Molski questioned if the Water Department uses the map.

C/T Schlice stated that the Director of Public Works stated they would get about a third of the use of it.

Ald. Molski stated then they should participate in it.

Director Halverson stated that she thought the Commission felt since they paid for one half of the City aerial photography project approximately five years ago and have used that for their GIS system which is already in place, the \$100,000.00 figure was too high for the value to their Department. She said their Department could use the photographs but the rest was not that useful to them. She also stated the other City Departments would get the most use out of this project.

Mayor Wescott questioned if the Commission did not feel there is a 33% value in it, did they feel more like a quarter, or what was their feelings on it.

Director Halverson stated there was a motion made for the \$100,000.00 figure that was not seconded, so it died. There was also discussion about one half (\$50,000.00) or the other option was nothing. She said they took no action and would wait to see what the Finance Committee did. Then she asked Joe Euclide if he had anything to add.

Director Euclide stated that \$100,000 is somewhat suggestive for a third of the cost.

Ald. Rackow asked if there was a short time period in which they needed to start.

Mayor Wescott stated yes, that they need to start the photography before the leaves are out.

Director Euclide stated that the actual photography was approved already and was covered through the operating budget in the amount of around \$15,000.

C/T Schlice stated that the suggestion was to include it in the borrowing because the operating budget is limited and if there was something that needed to be done this year, money was not appropriated for it. We could either increase the amount, delete it for a future date or possibly do part of it.

Motion made by Ald. Rackow, seconded by Ald. Barr to approve the recommended borrowing, with the addition of \$100,000, for a total amount of \$1,104,300, and also, that the Mayor and C/T negotiate with the Water and Sewer Commission president with regards to the digital aerial map and to create a formula for reimbursement.

Ayes: All Nays: None Motion carried.

4 - 4TH QUARTER ROOM TAX REPORT

C/T Schlice stated everything is as planned and that there is an added revenue summary to the report which will show collections by the quarter year and the year.

Motion made by Ald. Molski, seconded by Ald. Moore to accept the 4th quarter room tax report and place it on file.

Ayes: All Nays: None Motion carried.

5 - APPROVAL OF PAYMENT OF CLAIMS

Motion made by Ald. Rackow, seconded by Ald. Barr to approve the payment of claims as presented in the amount of \$198,789.06.

Ayes: All Nays: None Motion carried.

6 - ADJOURN INTO CLOSED SESSION (APPROXIMATELY 6:15 P.M.) PURSUANT TO WISCONSIN STATE STATUTE 19.85(1)(E) FOR THE PURPOSE OF SALE OF VACANT LAND (SOUTHSIDE PROPERTY) BORDERING DIXON/MADISON AND DIVISION

Motion made by Ald. Molski, seconded by Ald. Rackow to adjourn into closed session at 6:29 P.M., pursuant to Wisconsin State Statute 19.85 (1)(e).

Ayes: Ald. Barr, Rackow, Molski, and Moore Nays: None Motion carried.

NOTE: Ald. Moore was excused at 6:50 P.M.

7 - RECONVENE INTO OPEN SESSION (APPROXIMATELY TEN MINUTES AFTER ADJOURNING INTO CLOSED SESSION) FOR POSSIBLE ACTION ON ABOVE)

Motion made by Ald. Molski, seconded by Ald. Rackow to reconvene into open session at 7:03 P.M.

Ayes: Ald. Barr, Rackow, and Molski Nays: None Motion carried.

8 - CONSIDERATION OF SALE OF VACANT LAND (SOUTHSIDE PROJECT)

Motion made by Ald. Molski, seconded by Ald. Rackow to approve the sale of the southside property to Colligans Bakery for \$90,000 providing the project obtains a conditional use permit.

Ald. Rackow stated that the conditional use permit would be up to the Plan Commission.

C/T Schlice stated then the Council would review the conditional use permit in May.

Ald. Wiza highlighted a few areas for clarification. He stated that this was not just advertised over the course of 6 weeks in the newspaper, eight different real estate companies were notified as well as five different contracting companies and anyone who specifically requested information for it. There were absolutely no other interested parties.

C/T Schlice stated this was the only proposal that was received. The advertising period was from February 7 through March 11, 2005, plus it was also to the Plan Commission, the Finance Committee and the Common Council in February. It was also on the City website.

Reid Rocheleau questioned if we had a contract with any real estate agencies.

Roger Trzebiatowski questioned if we wanted to have a contract with a real estate agency because that would lock us in to one particular realtor and we would not be able to use the multitude of sources for information.

City Attorney Molepske stated he was correct, even though it would be listed in MLS.

Reid Rocheleau questioned what realtor would sell the property without a contract.

Director Gardner stated that he was contacted by a realtor who thought that he may have an interested party and he was questioning whether there would be a commission available to the realtor once the sale was concluded. He told that realtor that he could build his commission into the offer, so if they wanted to offer \$50,000 for the land and wanted a \$10,000 commission, their offer would have to state \$60,000. An offer was never received. Another person had contacted him and stated that they would not be ready to build for several years, but wanted to know if they could turn in what they had at this time, and they were told yes, but again, an offer was never received.

Ayes: All Nays: None Motion carried.

Adjournment at 7:10 P.M.

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