

Meeting Minutes

Finance Committee

October 10, 2005, 6:05 P.M.

City Water Department, 300 Bliss Ave.

PRESENT: Alderpersons Barr, Molski, Walther, Moore and Stroik

ALSO PRESENT: C/T Schlice; Mayor Wescott; Clerk Moe; Directors Gardner, Schrader, Halverson; Assessor Kuehn; Fire Chief Barnes; Capt. Dowling; Capt. Ruder; Carrie Wroblewski; Ald. Sevenich, Wiza, Barber, Robinson, Hanson, Trzebiatowski; Gene Kemmeter; Heather Clark; Jami Gebert; Bruce Woboril; Reid Rocheleau; Kent Hall; Nancy Schultz; Doug Henderson; Bobbi Bradley; Faye Tetzloff; Ed Flatoff; J.D. Manville

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 2. Consideration of claims:
 - A. Rhody Mallick - Middletown Tavern.
 - B. Tim Volland.
 - C. Michael Blake.
 3. Activation of special assessment - 135 Green Avenue North.
 4. TIF VI:
 - A. Authorize creation of TIF District VI and associated costs.
 - B. Request to hire Ehlers & Associates as consultants for TIF VI.
 5. Write off delinquent accounts.
 6. Proposed increase in operational revenues.
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 9. Adjournment.
1. ASSESSOR'S REPORT

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

Ayes: All Nays: None Motion carried.

2. CONSIDERATION OF CLAIMS

A. RHODY MALLICK - MIDDLETOWN TAVERN

B. TIM VOLLAND

C. MICHAEL BLAKE

Motion made by Ald. Stroik, seconded by Ald. Moore to deny the claims for Rhody Mallick for Middletown Tavern, Tim Volland, and Michael Blake.

Ayes: All Nays: None Motion carried.

3. ACTIVATION OF SPECIAL ASSESSMENT - 135 GREEN AVENUE NORTH

C/T Schlice stated that we need to activate the assessment, they were hooked up on an emergency basis. We will have to pay the Town of Hull five years worth of taxes as required with any annexation.

Motion made by Ald. Molski, seconded by Ald. Barr to approve the activation of the special assessment at 135 Green Avenue North.

Ayes: All Nays: None Motion carried.

4. TIF VI

A. AUTHORIZE CREATION OF TIF DISTRICT VI AND ASSOCIATED COSTS

B. REQUEST TO HIRE EHLERS & ASSOCIATES AS CONSULTANTS FOR TIF VI

C/T Schlice stated that all associated costs are allocated back to the TIF district, this will give us authorization to start the process and create a plan and bring the plan back for the Plan Commission, Finance Committee and Common Council to review prior to creation.

Motion made by Ald. Molski, seconded by Ald. Barr to authorize the creation of the TIF District VI and the associated costs and to authorize the request to hire Ehlers & Associates as the consultant.

Ayes: All Nays: None Motion carried.

5. WRITE OFF DELINQUENT ACCOUNTS

C/T Schlice stated this is done periodically to clean up the accounts receivable books. The majority of these are bankruptcy or unable to locate and we do have judgments on some of these, but we need to clean up the books.

Motion made by Ald. Stroik, seconded by Ald. Moore to approve the write off of delinquent accounts.

Ald. Stroik questioned where the money comes from to write these off and C/T Schlice stated they come from a balance sheet account.

Ald. Wiza questioned who handles the collecting of the delinquent accounts and C/T Schlice stated he did. Ald. Wiza questioned why we don't have a third party helping out with that. C/T Schlice stated we tried that a number of years ago and we have better luck doing it on our own, the agencies take a large chunk of what is being collected. Ald. Wiza stated that it would seem that we could maybe collect half of these instead of writing off the whole \$11,500. C/T Schlice stated that the majority of these are bankruptcies, which you cannot get anything out of them.

Ald. Stroik questioned what the percentage of the \$11,500 is in compared to the total amount that was owed. C/T Schlice stated the personal property taxes are split amongst all the taxing jurisdictions and we chargeback all personal property taxes that have not been collected, so we are made whole on that. The only part we are really writing off on the personal property taxes is our share, which is about 30%. If we collect on any of these, then it needs to be paid back to the other jurisdictions.

6. PROPOSED INCREASE IN OPERATIONAL REVENUES

C/T Schlice stated that the revenues have not been increased for a number of years so the Parks, Recreation, and the Community Development/Inspection Departments have done some research and came up with some areas they feel should be adjusted. We are still reviewing the fees and as we get through each review, we will bring them to the Committee. It is a long procedure to do this for licensing and permits. Some are statutorily restricted as to how high you can go and we are still analyzing costs to handle those particular licenses and make recommendations.

Motion made by Ald. Molski, seconded by Ald. Moore to approve the proposed increases in the operational revenues.

Ald. Stroik questioned how the adjustments were calculated and C/T Schlice stated that part of it was market based and part of it was cost based, there was a number of variables that are taken in by the departments when they make their recommendation. Director Schrader stated their figures were all figured on comparables and when there are not any, it is based on supply and demand because they are competing with other programs out there.

Mayor Wescott stated that Park and Rec is one of the better examples of how they aggressively looking at their fee structure on a continual basis and they do a good job at keeping it current.

Ayes: All Nays: None Motion carried.

7. UPDATE - DESIGN OF NORTHPOINT SHOPPING CENTER

C/T Schlice handed out two designs, old one and new one (attached). The old one was given to the Committee with the developers agreement and the new design is being handed out for the first time. There have been some structural differences that caused the change of the design.

J.D. Manville, developer of the Northpoint Shopping Center, stated that they ran into some structural failures while doing the remodeling and had to bring an engineer up from Madison. The canopies and the towers are not going to work on the new building. They have two drywall crews working inside to help speed up the process. He also stated that they have two more tenants signing leases by the end of the month.

C/T Schlice stated that this does not affect the developers agreement, is just an update because the layout had changed. As far as the TIF development is concerned, it is the bottom line value we look at once the project is done.

8. APPROVAL OF PAYMENT OF CLAIMS

Motion made by Ald. Barr, seconded by Ald. Molski to approve the payment of claims in the amount of \$285,997.94.

Ayes: All Nays: None Motion carried.

Adjournment at 6:18 p.m.

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