

Meeting Minutes

Regular Council Meeting

Council Chambers - County/City Building

June 16, 2003, 7:00P.M.

Mayor Gary W. Wescott, presiding Roll Call: Present: Ald. Sevenich, Walther, Markham, Seiser, Sowieja, Barr, Rackow, Molski, Stroik, Phillips, Moore

Also Present: Comptroller/Treasurer Schlice, City Attorney Molepske, City Clerk Zdroik, Directors Gardner, Schrader, Disher; Records and Accreditation Administrator Lee, Deputy Fire Chief Engebretson, Transit Manager Lemke, Personnel Specialist Jakusz, Fleet Maintenance Supervisor Laidlaw, Design Engineer Yauch, Administrative Assistant Gebert, Kari Yenter, Kate Garsombke (Journal), Gene Kemmeter (Portage County Gazette)

Index to these minutes:

1. Roll Call
 2. Salute to the flag and Mayor's opening remarks.
 3. Approval of the minutes of the Regular Common Council meeting of May 19, 2003, and Special Common Council meeting of June 9, 2003.
 4. Persons who wish to address the mayor and council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
 5. Plan Commission meeting of May 28, 2003.
 6. Public hearing - amendment of the Zoning Ordinance which would classify 304 North Point Drive, more particularly described as All of Lot 1 of Portage County Certified Survey Map Number 8205-32-35, being that part of the Southeast quarter of the Southeast quarter of Section 19, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, as "R-2" Single Family Zoning.
 7. Ordinance on the above.
 8. Public Protection Committee meeting of June 9, 2003.
 9. Board of Public Works meeting of June 9, 2003.
 10. Special Board of Public Works meeting of June 16, 2003.
 11. Finance Committee meeting of June 9, 2003.
 12. Personnel Committee meeting of June 9, 2003.
 13. Board of Park Commissioners meeting of June 4, 2003.
 14. Board of Water and Sewage Commissioners meeting of June 10, 2003.
 15. Reports: Police and Fire Commission meeting of June 10, 2003.
- Comptroller-Treasurer's report - April 2003.
16. Mayor's appointment.
- Board of Water and Sewage Commissioners -
John W. Wandrey 2827 Indiana Avenue
(Unexpired term Ann Shannon - 10-01-05)
17. Persons who wish to address the mayor and council for up to three (3) minutes on non-agenda item.
 18. Adjournment.

2. Salute to the flag and Mayor's opening remarks.

Mayor Wescott congratulated the SPASH softball team and Pacelli softball and baseball teams as State Champions.

Mayor Wescott stated a proposed freeze on local property taxes is a poor public policy. A freeze on local property taxes sounds good but it will create complex problems. Local officials not state law makers should decide how local budgets are put together. The Mayor noted shared revenue will be reduced for the City of Stevens Point as well as other cities all at a time when municipal governments are asked to take on many new responsibilities.

Comptroller Treasurer Schlice on behalf of the Board of Directors of the Transit Mutual Insurance Corporation presented Transit Manager Lemke with an award. The award is in recognition of outstanding improvement of traffic and passenger safety among TMI members.

3. Approval of the minutes of the Regular Common Council meeting of May 19, 2003, and Special Common Council meeting of June 9, 2003.

Ald. Walther moved, Ald. Seiser seconded, for approval of the regular Common Council minutes of May 19, 2003, and the Special Common Council minutes of June 9, 2003.

Roll Call: Ayes all.

Nays none. Motion carried.

4. *Persons who wish to address the mayor and council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.

Charles Gust Item #11 - Finance Committee meeting of June 9, 2003

4400 Heritage Drive
Stevens Point, WI 54481

Dennis Patrick Bankson Item #17 - Persons who wish to address Mayor and Council
Plover, WI 54467

Karl Pnazek Item #11 - Finance Committee meeting of June 9, 2003

5499 Hwy. 10 E
Stevens Point, WI 54481

Reid Rocheleau Item #17 - Persons who wish to address Mayor and Council
Village of Whiting

Alan Bartlett Item #11 - Finance Committee meeting of June 9, 2003

4508 Heritage Drive
Stevens Point, WI 54481

5. Plan Commission meeting of May 28, 2003.

Ald. Seiser moved, Ald. Sowieja seconded, for approval of the Plan Commission minutes of May 28, 2003.

Roll Call: Ayes all.
Nays none. Motion carried.

6. Public hearing - amendment of the Zoning Ordinance which would classify 304 North Point Drive, more particularly described as All of Lot 1 of Portage County Certified Survey Map Number 8205-32-35, being that part of the Southeast quarter of the Southeast quarter of Section 19, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, as "R-2" Single Family Zoning, was declared open by the Mayor.

As no one wished to speak, the Mayor declared the public hearing closed.

7. Ordinance on the above.

Ald. Sevenich moved, Ald. Molski seconded, for adoption of the ordinance.

Roll Call: Ayes: Ald. Sevenich, Walther, Markham, Seiser, Sowieja, Barr, Rackow, Molski, Stroik, Phillips, Moore.
Nays: None. Motion carried.

8. Public Protection Committee meeting of June 9, 2003.

Ald. Phillips moved, Ald. Stroik seconded, for approval of the Public Protection Committee minutes of June 9, 2003.

Roll Call: Ayes all.
Nays none. Motion carried.

9. Board of Public Works meeting of June 9, 2003.

Ald. Walther moved, Ald. Moore seconded, for approval of the Board of Public Works minutes of June 9, 2003.

Roll Call: Ayes: Ald. Moore, Phillips, Stroik, Molski, Rackow, Barr, Sowieja, Seiser, Markham, Walther, Sevenich.
Nays: None. Motion carried.

10. Special Board of Public Works meeting of June 16, 2003.

Ald. Sowieja moved, Ald. Barr seconded, for approval of the Special Board of Public Works minutes of June 16, 2003.

Roll Call: Ayes: Ald. Moore, Phillips, Stroik, Molski, Rackow, Barr, Sowieja, Seiser, Markham, Walther, Sevenich.
Nays: None. Motion carried.

11. Finance Committee meeting of June 9, 2003.

Ald. Barr moved, Ald. Seiser seconded, for approval of the Finance Committee minutes of June 9, 2003, with item #3 pulled for further discussion.

Roll Call: Ayes: Ald. Sevenich, Walther, Markham, Seiser, Sowieja, Barr, Rackow, Molski, Stroik, Phillips, Moore.
Nays : None. Motion carried.

Charles Gust, 4400 Heritage Drive, feels it is ironic to use tax dollars to subsidize a project that will devalue property. Mr. Gust feels this proposal is undervalue development on virgin residential lots in a booming eastside subdivision. Mr. Gust also noted there are no restrictive covenants for the property.

Alan Bartlett, 4508 Heritage Drive, said a few years ago the Council decided moving houses onto this property was not a good idea. Mr. Bartlett asked what makes this proposal a better solution? What has changed since the last time the Council decided it was not a good solution? Mr. Bartlett suggested finding another area where this project would benefit the neighborhood.

Karl Pnazek, CAP Services, said the proposed project is to construct new homes on these lots. There has not been one study that has found affordable housing has a negative impact on the value of higher cost housing that is adjacent to it. The proposed project is good solid Stevens Point housing.

Ald. Barr would like the restrictive covenants discussed for this area.

Director Gardner explained the restrictive covenants for the lots along Heritage Drive as well as some of the surrounding lots. Director Gardner noted the average single family home along Lampman Drive is 1,730 sq. ft. in size. The homes on Lampman Drive range in size from 1,104 sq. ft. to 2,474 sq. ft. with the median size being 1,680 sq. ft. SPASH has already built five houses ranging in size from 1,320 sq. ft. to 1,693 sq. ft.

Ald. Seiser asked would the builder need to come before the Plan Commission before starting construction of the homes?

Director Gardner said the Plan Commission has already approved the sale of these lots. The City does not enforce private restrictive covenants. Director Gardner said the builder would need to purchase a building permit from his office.

Ald. Stroik asked if it is possible to revise the right of first refusal on the properties to ask that the builder construct a structure 1,600 sq. ft. or larger?

City Attorney Molepske replied yes, we can because the City still owns the land.

Ald. Molski said the City has placed covenants on these lots so when the builder would come in for a building permit the inspectors would make sure that each home meets the requirements.

Director Gardner said that is correct because they are city owned lots.

Ald. Molski said the single family homes on Lampman Drive range from 1100 sq. ft. to 2400 sq. ft. The alderperson feels adding the restriction of building a minimum of 1,600 sq. ft. home on the city owned lots is too high.

Ald. Rackow asked how long have the lots been on the open market?

Mayor Wescott replied the lots have been available since 1998.

Ald. Barr would like clarification that the lots along Lampman Drive do not have a minimum square footage restriction.

Director Gardner said that is correct. The minimum square footage of a home in the City of Stevens Point is 900 sq. ft.

Ald. Barr moved, Ald. Phillips seconded, to create an additional covenant to the already placed covenants to establish a minimum square footage of 1,350 for the city owned lots on Heritage Drive.

Ald. Seiser said small houses can also be well designed.

Ald. Markham said quality and the size of house do not necessarily correlate.

Roll Call: Ayes: Ald. Phillips, Stroik, Molski, Rackow, Barr, Sowieja, Walther, Sevenich.

Nays: Ald. Moore, Seiser, Markham.

Ayes - 8. Nays - 3. Motion carried.

Ald. Barr moved, Ald. Seiser seconded, to approve item #3 - Request for option to purchase/right of first refusal for four lots on Heritage Drive - Cap Services as stated in the Finance Committee minutes of June 9, 2003.

Roll Call: Ayes: Ald. Sevenich, Walther, Markham, Seiser, Sowieja, Barr, Rackow, Molski, Stroik, Phillips, Moore.

Nays: None. Motion carried.

12. Personnel Committee meeting of June 9, 2003.

Ald. Rackow moved, Ald. Sowieja seconded, for approval of the Personnel Committee minutes of June 9, 2003.

Roll Call: Ayes all.

Nays none. Motion carried.

13. Board of Park Commissioners meeting of June 4, 2003.

Ald. Phillips moved, Ald. Molski seconded, for approval of the Board of Park Commissioners minutes of June 4, 2003, with item #4 pulled for further discussion.

Roll Call: Ayes all.

Nays none. Motion carried.

Ald. Phillips disagrees with the Park Commission decision to include PCYOI to operate the concession at the Willett Arena. This organization uses very little ice time at the Willett Arena.

Ald. Phillips moved, Ald. Molski seconded, that the three organizations being UWSP, SPASH and Crystal Ice Figure Skating Club and eliminate the Portage County Youth on Ice.

Ald. Sowieja asked if the hiring of a manager and paying the staff \$6.00 per hour comes out of the profit from the concession sales?

Director Schrader said he already talked to the three groups and all agreed they are willing to cover the hours. The Crystal Ice Figure Skating Club said they may have a problem covering all the hours. Director Schrader said both UWSP and SPASH said they are willing to cover the hours for the Crystal Ice Figure Skating Club.

Ald. Sowieja asked how are the hours developed?

Director Schrader said the hours will be divided evenly. Each group would like to run the concession during their event.

Ald. Sowieja asked how many hours does the PCYOI rent ice?

Director Schrader said PCYOI dropped from 654 hours to 90 hours last year.

Ald. Sowieja asked if PCYOI could staff the concession the number of hours that they rent ice time?

Director Schrader replied no. The total 2100 concession hours would be divided equally four ways.

Ald. Seiser asked if these groups or others plan to increase programs?

Director Schrader said some of the hours dropped by the PCYOI have already been filled. The Director does not believe the UWSP or SPASH will increase their hours. Running the concession will help increase revenue so the UWSP and SPASH will be able to keep the hours they currently

have.

Roll Call: Ayes: Ald. Sevenich, Walther, Markham, Barr, Rackow, Molski, Stroik, Phillips.
Nays: Ald. Seiser, Sowieja, Moore.
Ayes - 8. Nays - 3. Motion carried.

14. Board of Water and Sewage Commissioners meeting of June 10, 2003.

Ald. Molski moved, Ald. Phillips seconded, for approval of the Board of Water and Sewage Commissioners minutes of June 10, 2003.

Roll Call: Ayes all.
Nays none. Motion carried.

15. Police and Fire Commission meeting of June 10, 2003.
Comptroller-Treasurer's report - April 2003.

Ald. Sevenich moved, Ald. Phillips seconded, to accept the reports and place them on file.

Roll Call: Ayes all.
Nays none. Motion carried.

16. Mayor's appointment.
Board of Water and Sewage Commissioners -
John W. Wandrey 2827 Indiana Avenue
(Unexpired term Ann Shannon - 10-01-05)

Ald. Rackow moved, Ald. Barr seconded, for confirmation of the Mayor's appointment.

Roll Call: Ayes all.
Nays none. Motion carried.

17. Persons who wish to address the mayor and council for up to three (3) minutes on non-agenda item.

Dennis Patrick Bankson said local governments are feeling the budget crisis. It is not our fault. Good representation is only as good as the quality of listening. Mr. Bankson urged all to get out and vote on June 24, 2003.

Reid Rocheleau voiced his concerns on the traffic on Water Street, garbage violations and the cleaning up of properties on Water Street.

Ald. Sowieja thanked the Stevens Point Pilot Association for putting on the Fly-In show at the Stevens Point airport.

Mayor Wescott announced absentee ballots are available at the City Clerk's Office for the June 24, 2003 election.

18. Adjournment - 8:00 P.M.

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Bottom of Form