

Meeting Minutes

FINANCE COMMITTEE

September 10, 2001 AT 7:20 P.M.

CITY WATER DEPARTMENT PRESENT: Chairman Barr, Ald. Rackow, Phillips, Nealis and Molski

ALSO PRESENT: Mayor Wescott; Comptroller-Treasurer Schlice; City Attorney Molepske; City Clerk Zdroik; Admin. Assistant Molepske; Directors Van Alstine, Gardner; Schrader, Disher; Capt. Dowling; Ald. Walther, Sevenich, Seiser, Moore, Sowieja, Filipiak; Finance Clerk Freeberg; Paul Chronis (Stevens Point Journal); Gene Kemmeter (Portage County Gazette); Matt Mattano (WIZD); Janet Zander (Portage County Commission on Aging)

ITEM #1 - ASSESSOR S REPORT

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

Ayes: All Nays: None Motion carried.

ITEM #2 - FLOOD PLAIN STUDY

Director Gardner stated that Consolidated Water Power Company, who is a subsidiary of Stora Enso, had approached the City some time ago and said that they were engaging an engineer to work out options for how to handle the flood plain on the east bank of the river. There are 100-200 homes that are in the flood plain there along with the paper mill and they are looking at options on how to address that. They have met with the Federal Emergency Management Agency (FEMA) and the DNR to ask for a variance from flood plain standards. If they were granted that variance they would be able to change the flood plain zones from the A zone to the X zone, which means the area is still in the flood plain but it is protected. Homeowners would not be required to obtain flood plain insurance as a condition of the mortgage. Staff is suggesting that we pursue this option and pay one-half the cost of the work, which would be \$20,000.

Ald. Molski asked if this would take the place of the flood plain study in the capital improvements layout that we were planning ahead for.

Mayor Wescott replied that it might.

Motion made by Ald. Nealis, seconded by Ald. Molski to approve the funding of the flood plain study as presented.

Ald. Phillips stated that he is concerned over some of the stipulations that they are asking the City to do in case of failure, for example, the City taking over the dam in case of failure even though the possibility is rare that this would happen. The dam is there for flood control, it is not just for Stevens Point, it is for people all the way up to DuBay Dam, so why would Stevens Point have to take it over when it also benefits others. He **noted concerns that if the CWMA is unable to operate this project, the City would be bound to it if we sign the paper. He doesn't want to put the burden on the taxpayers if the City should have to take over responsibly for the dam.** He questioned why CPI is putting a gas turbine in their plant if the dam is there to produce electricity.

Mayor Wescott stated that there has been an extensive investigation on all the issues that Ald. Phillips brought up and after consultations with the **City Attorney, the Inspectors, the Engineers and the ongoing dialog that the City has with Mr. Hilliker's office, he is comfortable with this. He states** that yes, there is a potential of a problem, but it is so small that it is not much of a risk. That dam is one of many owned by Wisconsin Valley Improvements Company and it is unlikely that they would abandon the Stevens Point dam because it would affect their entire system.

City Attorney Molepske stated that it is still the City's position that we still have the option to go back to the flood plain.

Director Gardner stated that the last letter that was sent stated that the City has concerns and assured everyone that the City will not take this likely.

Ald. Nealis stated that the study will be very beneficial, they have the expertise on it.

Ald. Phillips questioned what owning a dam would do for insurance purposes.

Mayor Wescott asked if we are really getting rid of the flood plain.

City Attorney Molepske stated that we are asking for a waiver for the flood plain provisions as it relates to houses. We are just saying this is a protected flood plain so that homeowners would not have to pay the expensive insurance.

Ald. Nealis agreed with Ald. Phillips and stated that he would also have to see it in writing.

Ayes: All Nays: None Motion carried.

ITEM #3 - LINCOLN CENTER PROJECT

Director Gardner stated that we have had three alderpersons involved in a joint committee directing the Lincoln Center project. The City Council motion was to divide the estimated \$3,000,000 cost evenly with the County. The project cost, which includes all fees, property acquisitions and addressing existing building deficiencies, is estimated by Boldt construction to not exceed \$3,200,000. This project exceeds the \$3,000,000 estimate because we are going above and beyond the original project by addressing existing building deficiencies. We will address roof problems and make the building more energy efficient. This will improve operations and should save heating and cooling costs.

Comptroller-Treasurer Schlice stated that half of the project is \$1,594,500 and he recommended getting approval for \$1,600,000 to cover everything.

Chairman Barr questioned if the County has voted on this yet.

Director Gardner stated that the County voted last week Thursday and he believes they recommended approval of 50% of the figure and the County Board will meet to vote on it as a whole next week Tuesday.

Motion made by Ald. Nealis, seconded by Ald. Phillips to approve the funding in the amount of \$1,600,000 for the Lincoln Center Project.

Ayes: All Nays: None Motion carried.

ITEM #4 - RECORD OF DECLARATION

Comptroller-Treasurer Schlice stated this is something that needs to be approved so that he can advance funds from the City coffers to get the project started till such time we do the borrowing.

Motion made by Ald. Rackow, seconded by Ald. Molski to approve the record of declaration.

Ayes: All Nays: None Motion carried.

ITEM #5 - MAJOR PROJECT BLUEPRINT PLAN

Comptroller-Treasurer Schlice stated this a compilation of the voting by the Council Members on the various projects that we have looked at over a couple of meetings. This will set a blueprint in place, nothing is in concrete due to State and Local levels of funding and what we can get done, this is just a plan to look at. The requests that were made after the last review were not included because the other alderman did not have a chance to take a look at them so those will be handled at different committee meetings. This is subject to change at any particular month. We will try to get it done in priority order but it depends on what constraints we may have. We are looking for approval to place it on file so that we have a blueprint to file.

Motion made by Ald. Phillips, seconded by Ald. Rackow to approve the plan and place it on file.

Ayes: All Nays: None Motion carried.

ITEM #6 - APPROVAL OF PAYMENT OF CLAIMS

Motion made by Ald. Rackow, seconded by Chairman Barr to approve the payment of claims in the amount of \$633,026.06.

The claims were discussed.

Ayes: All Nays: None Motion carried.

ITEM #7 - ADJOURN INTO CLOSED SESSION PURSUANT TO WISCONSIN STATE STATUTE 19.85(1)(E)(G) FOR THE PURPOSE OF NEGOTIATING THE PURCHASE OF PROPERTY AND CONFERRING WITH LEGAL COUNSEL WITH RESPECT TO LITIGATION, APPROXIMATELY 10 MINUTES

Motion made by Ald. Molski, seconded by Ald. Phillips to adjourn into closed session at 7:40 p.m.

Roll Call: Ayes: Chairman Barr, Ald. Rackow, Phillips, Nealis, and Molski
Nays: None Motion carried.

ITEM #8 - RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION ON CLOSED SESSION

Motion made by Ald. Rackow, seconded by Ald. Nealis to reconvene into open session at 7:55 p.m. for possible action on closed session.

Roll Call: Ayes: Chairman Barr, Ald. Rackow, Phillips, Nealis, and Molski
Nays: None Motion carried.

Motion made by Ald. Rackow, seconded by Chairman Barr to approve the purchase of 2116 and 2124 Division Street, 1535 Water Street, and deny the claim for Eagle Construction.

Ayes: All Nays: None Motion carried.

Note: Funding for Division Street property will come from current year budget and 1535 Water Street will come from Lincoln Center Project.

Adjournment at 8:00 p.m.

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