

Meeting Minutes
FINANCE COMMITTEE
APRIL 12, 1999 AT 7:10 P.M.
PORTAGE COUNTY ANNEX BUILDING
PRESENT: Chairman Barr, Ald. Niedbalski, Phillips, Nealis, and Pazdernik

ALSO

PRESENT: Comptroller-Treasurer Schlice; City Attorney Molepske; Clerk Zdroik; Directors Van Alstine, Gardner, Schrader; Assessor Kuehn; Administrator Disher; Operations Supt. Krieski; Admin. Asst. Folke; Chief Carpenter; Capt. Dowling; Ald. Rackow, Kedrowski, Walther, Perlak, Aldinger, Sevenich; Susan Kampmeier; Intern Katie Martin; Exec. Dir. for YMCA: Dan Newhouse;
YMCA Counsel: Steve Viner

ITEMS

1. Assessor's Report.
2. Industrial Revenue Bond - YMCA.
3. Recommendation from Board of Public Works.
 1. Sewer - Brilowski Road.
 2. Sewer - HH Bridge.
4. Adjourn into Closed Session pursuant to Wis. State Statute 19.85 (1)(g) to discuss with City Attorney Claim from St. Michael's Hospital for Tax Refund. (Approximately 10 minutes)
5. Reconvene into Open Session for Action on Claim for St. Michael's Hospital.
6. Approval of the Payment of Claims.
7. Adjournment.

ITEM #1 - ASSESSOR'S REPORT

Motion made by Ald. Niedbalski, seconded by Ald. Pazdernik to approve the reports of the Assessor and place them on file.

Ayes: All Nays: None Motion carried.

ITEM #2 - INDUSTRIAL REVENUE BOND - YMCA

Comptroller-Treasurer Schlice explained that this is similar to what was done with Consolidated Papers a couple of years ago. He stated that there is no liability to the City.

City Attorney Molepske stated that there is no difference between this one and the others we have done, except this one is a recreational facility, which is allowable.

Comptroller-Treasurer Schlice explained that what the Industrial Revenue Bond does is allow them to borrow at a municipal interest rate versus going out on the open market and saves them some money.

Motion made by Ald. Phillips, seconded by Ald. Pazdernik to approve the issuance of the Industrial Revenue Bond for the YMCA.

ITEM #3 - RECOMMENDATION FROM BOARD OF PUBLIC WORKS
SEWER - BRILOWSKI ROAD

Comptroller-Treasurer Schlice stated that the Sewer on Brilowski Road is an estimated \$94,000 and the Sewer on HH Bridge is an estimated \$49,100. If approved there would be a deferred area-wide assessment against the properties that would be benefiting from the project and would be up fronted from either fund balance or the capital accounts.

Chairman Barr stated the Brilowski Road should be handled first due to considerable discussion on the HH Bridge.

Ald. Niedbalski questioned what Comptroller-Treasurer Schlice would recommend for funds.

Comptroller-Treasurer Schlice replied that he would recommend to take it from fund balance. He would trade cash for a receivable. It would be on the books, no guarantee on the time line for when it would be reimbursed. He stated that the thing to remember on both projects is that we can only charge the developers land what the City paid for it, interest or inflation cannot be added to it.

Ald. Niedbalski stated that we are losing money in the long run and that it might be out there 10-20 years before it gets developed. The amount of loss could be considerable. He questioned Comptroller-Treasurer Schlice if he is comfortable using the fund balance.

Comptroller-Treasurer Schlice replied that it could be funded. He stated that we also have funds in the 400 accounts, which was not expended in some other Public Works Capital Projects that came in under bid.

Motion made by Ald. Niedbalski, seconded by Ald. Phillips to approve the sewer on Brilowski Road with the funding coming from the Capital Projects fund.

Ayes: All Nays: None Motion carried.

SEWER - HH BRIDGE

Motion made by Ald. Nealis, seconded by Ald. Phillips to deny the funding of the sewer on the HH Bridge.

Chairman Barr stated that he would vote against the motion.

Ald. Pazdernik stated that he would also vote against the motion.

Ald. Niedbalski stated that he would vote against the motion, however he stated the motion does have some merit. He stated that it is really a trapshot, the area is not the best for development and if it is ever developed, it would be way in the future. This would be money in the bank that we could not charge interest on, which compounds the cost that we would have to pay in the future. He stated that he will oppose the motion and vote to put the improvements up.

Ald. Pazdernik stated that whenever a four-lane highway is put up, development occurs from it. He believes this is the way to go and put the improvements up.

Ald. Phillips questioned whether or not there could be development, after all, it is all wetlands. He commented on the west side situation over the past thirty years.

Ald. Pazdernik disagreed and stated there has never been a four-lane highway in that area.

Ald. Phillips stated it is because of the rock, sand, and everything else. The development has been to the north and east of Stevens Point.

Ald. Nealis commented about the difficulty of building in a 100-year flood plain. He stated that is why he is opposed to it. He doesn't see development in the flood plain.

Ald. Niedbalski stated that is a good point. The shorelines are owned by Consolidated, so those could not be developed because they will never be sold. They are also correct that they are in the flood plain and you cannot build in a flood plain. Development in that area, if any, will be very small, but when looking into the future and hoping there will be some development, therefore he stated he will vote to put improvements in.

Ald. Kedrowski stated the structure that is being put in has a lifespan of at least fifty years. No one can predict what could happen in fifty years. The bridge is unique in that with the island in the middle, it has four abutments and the DOT put approach slabs from each abutment and those approach slabs have a lot of steel and concrete in them. The future costs to tear this up at a later date will be high. He believes there is potential for building there making this a good investment at this time. He stated he is in support.

Ald. Nealis commented that this was voted down three times by the Water & Sewer Commission and now, the fourth time, it has gone through. It was voted down not to take water and sewer over the bridge. He stated that the Commission studied it and looked it over thoroughly. They approved it pending our approval.

Admin. Disher corrected Ald. Nealis by stating that in 1996 they did not vote on it, in 1997 and 1998 they voted against it, but today they voted yes.

Ald. Walther commented that he hoped the City had the foresight to look ahead. He stated that in eight to ten years he does not want to be dealing with the cost and construction hassle of having to revisit this issue again. He stated he is in favor of supporting the funding.

Ald. Phillips questioned what the cost will be to continue the loop, which would include a half mile of sewer and water, and bedrock and water.

Director Van Alstine replied about \$50 a foot.

Ald. Niedbalski estimated \$125,000, which compared to Frontage Road across from Kwik Trip.

Ald. Phillips questioned how much it would cost to string pipes across bridge.

Director Van Alstine replied about \$200,000.

Ald. Phillips commented that it would cost about \$350,000 to continue the loop and it probably won't service anybody. The people who are there are already serviced.

Ald. Rackow commented that there have been situations in the City where somebody did not plan well and things had to be tore up. He stated that he did not want to see that happen in this situation.

Ald. Aldinger asked to hear what the City Planner had to say.

Director Gardner replied that the principal issues have been discussed. The policy decision to be made is whether they want to invest \$130,000 for potential future development.

Ayes: Ald. Phillips and Ald. Nealis Nays: Chairman Barr, Ald. Pazdernik and Ald. Niedbalski

Motion denied.

Motion made by Ald. Niedbalski, seconded by Chairman Barr to approve the funding for the sewer on the HH Bridge.

Ayes: Chairman Barr, Ald. Niedbalski, Ald. Pazdernik Nays: Ald. Phillips and Ald. Nealis

Motion carried.

ITEM #4 - ADJOURN INTO CLOSED SESSION PURSUANT TO WIS. STATE STATUTE 19.85 (1)(G) TO DISCUSS WITH THE CITY ATTORNEY CLAIM FROM ST. MICHAEL'S HOSPITAL FOR TAX REFUND (APPROXIMATELY 10 MINUTES)

Motion made by Ald. Phillips, seconded by Ald. Niedbalski to adjourn into closed session at 7:30 p.m.

Ayes: All Nays: None Motion carried.

Motion made by Ald. Pazdernik, seconded by Ald. Phillips to reconvene into open session for action on claim at 7:48 P.M.

Ayes: All Nays: None Motion carried.

ITEM #5 - RECONVENE INTO OPEN SESSION FOR ACTION ON CLAIM FOR ST. MICHAEL'S HOSPITAL

Comptroller-Treasurer Schlice explained that the claim is St. Michael's Hospital requesting a refund on the taxes paid on the portion being build as the Rice Clinic. They have sent a letter to the City Attorney indicating a waiver of any interest penalties and they ask that we take no action at this time pending gathering of further information.

Motion made by Ald. Niedbalski, seconded by Ald. Phillips not to act on the claim at this time pursuant to the waiver received from St. Michael's Hospital through its Counsel.

Ayes: All Nays: None Motion carried.

ITEM #6 - APPROVAL OF THE PAYMENT OF CLAIMS

The claims were discussed.

Motion made by Ald. Pazdernik, seconded by Ald. Niedbalski to accept the payment of claims in the amount of \$751,270.42.

Ayes: All Nays: None Motion carried.

Adjournment at 7:55 P.M.

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