

Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**August 15,
2022
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 827 0607 5463 | Passcode: 294786

By

Computer: <https://us02web.zoom.us/j/82706075463?pwd=VitXZXNtVWlJTzQwbndJYTUNanE3dz09>

By Phone: +1-312-626-6799 (US Chicago)

Agenda

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. 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.

Consideration and Possible Action on the Following:

4. Consent Agenda:
 - Minutes of the Common Council Meeting of July 18, 2022.
 - Actions of the Park Commission meeting of August 3, 2022:
 2. Approval of July 6, 2022 meeting minutes.
 3. Approval of usage and financial agreements with UWSP, Stevens Point Area Public School District and the Pacelli Catholic Schools, Inc. for the Goerke Park improvement project, community stadium and the K.B. Willett Arena.
 4. Director's Report.
 - Minutes and Actions of the Plan Commission meeting of August 1, 2022:
 2. Report of the July 5, 2022 meeting of the City Plan Commission.
 5. Discussion on amendments to the City Sign Code.
 6. June 2022 Monthly Report.
 7. Director's Report.
 - Actions of the Board of Water and Sewerage Commissioners meeting of August 8, 2022:
 2. Approval of minutes.
 3. Approval of department claims.

4. 2021 Audit Presentation.
 7. Purchase and installation of grinder pump.
 9. Hiring engineers for annual reconstruction projects.
- Actions of the Airport Commission meeting of August 8, 2022:
 2. Approval of minutes.
 3. Approval of department claims.
 4. 2021 Audit Presentation.
 - Actions of the Transportation Commission of August 8, 2022:
 2. Approval of the July 11, 2022 minutes.
 3. Approval of the July 2022 financial / claims report.
 4. Approval to charge \$25 for all monthly passes.
 5. Approval of the 2023 - 5310 Grant Application.
 6. Approval to add an additional fixed route in 2023.
 - Minutes and Actions of the Personnel Committee meeting of August 8, 2022:
 2. Requests for known 2023 out of state travel.
 - Actions of the Special Personnel Committee meeting of August 15, 2022:
 2. Establishment of salary, hours and overtime compensation provisions for the Battalion Chief offer.
 - Minutes and Actions of the Board of Public Works meeting of August 8, 2022.
 - Minutes and Actions of the Public Policy and General Government meeting of August 8, 2022:
 2. License List.
 3. Request to Hold Event/Street Closing.
 - Minutes and Actions of the Finance Committee meeting of August 8, 2022:
 7. Request to apply for the Reconnecting Grant through the Reconnecting Communities Pilot Discretionary Grant Program.
 8. Approval of Financial and Usage Agreements with major users of Community Stadium, KB Willett Arena, and Goerke Park.
 9. Approval of Paid Claims.
 - Mayoral Appointments:
 - Supplemental Election Official List for 2022-2023: see attached.
5. Resolution - A request from Robert Opiola for a sign variance to install a freestanding sign on the property located at 100 Sixth Avenue (Parcel ID 281240830400807), consistent with Ch. 25.14.
 6. Ordinance - A request from Mark and Janice Klein to annex the property located at 5410 Windy Drive (Parcel ID 020240835-02.07) from the Town of Hull to the City of Stevens Point.
 7. Resolution - Authorization to apply for a Reconnecting Communities Pilot Discretionary Planning Grant.

8. Ordinance Amendment - To accept the Ordinance Amendments in Chapter 9.05 as they relate to parking.
9. To approve the sidewalk assessments for the 2021 Streets Improvement Project #21-01.
10. To award the Fire Station 1 and Police Department Parking Lot Project #22-11 to Stuczynski Trucking and Excavating for an amount not to exceed \$567,749.25.
11. Approval of bid for HVAC upgrades at Fire Station 1.
12. Ratification of the 2022-2024 collective bargaining agreement with the Stevens Point Fire Fighters – IAFF Local 484.
13. Resolution - Advisory Referendum for Adult Use of Marijuana.
14. Award Bid for Asbestos Abatement and Demolition for Edgewater Manor (1450 Water Street).
15. Funding for AECOM to evaluate the engineering and costs of a Business 51 design incorporating a 4-lane cross section from North Point Drive to Fourth Avenue, a signalized intersection at Fourth Avenue and Division Street, a 3-lane TWLTL cross section from approximately Fourth Avenue to Patch Street, and a DOT minimum standard 4-lane cross section from approximately Patch Street south to the City limit.
16. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.
17. Adjournment.

RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, “Persons who wish to address the mayor and council on non-agenda items.” Individuals should not expect to engage in discussion with members of the City Council and City staff.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**July 18, 2022
7:00 PM**

OR

Zoom Teleconferencing

Minutes

1. Roll Call.

Present: Ald. Christianson, Keymer, Zarazua, Johnson, Carlson, Kneebone, Shuda, Dalton, Morrow.

Excused: Ald. Shorr, Fishler.

Others

Present: Mayor Wiza, Clerk Yenter, Assistant to the Mayor Kowski, Chief Moody, Chief Kussow, Director Kernosky, Director Lemke, Director Kremer, Attorney Beveridge, Director Beduhn, Deputy C/T Freeberg.

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

3. 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.

4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

Ald. Kneebone spoke about the American Suzuki Institute's free public concerts.

Consideration and Possible Action on the Following:

5. Consent Agenda:

Minutes of the Special Common Council Meeting of June 13, 2022 and Common Council Meeting of June 20, 2022.

Actions of the Police and Fire Commission meeting of July 5, 2022:

3. Confirmation of Bills.

5. Discussion, with possible action, authorization to hire new Firefighters/Paramedics.

Actions of the Park Commission meeting of July 6, 2022:

2. Approval of June 1, 2022 meeting minutes.

3. Rejection of bid for Pfiffner Pioneer Park bandshell roof and site repair project.

4. Director's Report.

Minutes and Actions of the Plan Commission meeting of July 5, 2022:

2. Report of the June 6, 2022 minutes of the City Plan Commission.

6. A request from Doug Lynch for an exception to setback requirements at 100 Bukolt Park Street (Parcel ID 281240830400808), consistent with Ch. 23.01(15)(i)(3)(k).
7. Discussion only: Small wind energy ordinance.
8. Discussion on Comprehensive Plan update.
9. April and May Monthly Reports.
10. Director's Report.

Actions of the Board of Water and Sewerage Commissioners meeting of July 11, 2022:

2. Approval of May 9, 2022 meeting minutes.
3. Approval of Department Claims.
7. Approval of the 2021 Compliance Maintenance Annual Report.

Actions of the Airport Commission meeting of July 11, 2022:

2. Approval of the May 9, 2022 meeting minutes.
3. Approval of Department Claims.

Actions of the Transportation Commission of July 11, 2022:

2. Approval of the May 9, 2022 minutes.
3. Approval of the May and June 2022 financial / claims report.
4. Nomination and election of Chairperson and Vice Chairperson of the Transportation Commission.
5. Approval to put 2022 CARES Act funds in an internally restricted fund for future transit capital expenses.

Minutes and Actions of the Public Policy and General Government meeting of July 11, 2022:

2. License List.
3. Request to Hold Event/Street Closing.

Minutes and Actions of the Finance Committee meeting of July 11, 2022:

2. Request Additional Funding for Replacement of Parking Lot at Fire Station #1.
3. Request Additional Funding for Replacement of Police Parking Lot.
4. Approval of Payment of Claims.

Ald. Johnson moved, Ald. Christianson seconded, to approve the consent agenda.

Call for the vote: Ayes: Christianson, Keymer, Zarazua, Johnson, Carlson, Kneebone, Shuda, Dalton, Morrow.

Nays: None. Motion carried.

6. **Resolution - A request from Travis Haines, representing Candlewood Investments LLC, for a conditional use permit to construct multiple duplexes on the property located at 1400 River View Avenue (Parcel ID 281230805420205), consistent with Ch. 23.01(13)(f).**

Ald. Morrow moved, Ald. Dalton seconded, to approve the conditional use request.

Call for the vote: Ayes: Morrow, Dalton, Shuda, Kneebone, Carlson, Johnson, Zarazua, Keymer, Christianson.

Nays: None. Motion carried.

7. **Resolution - A request from Matt Schneider, representing Mid-State Technical College, for a conditional use permit to construct an advanced manufacturing, engineering technology and apprenticeship center on the property located at 5000 Coye Drive**

(Parcel ID 281230802200043), consistent with Ch. 23.02(1)(d)(3)(d).

Ald. Carlson moved, Ald. Johnson seconded, to approve the conditional use permit.

Call for the vote: Ayes: Christianson, Keymer, Zarazua, Johnson, Carlson, Kneebone, Shuda,
Dalton, Morrow.

Nays: None. Motion carried.

- 8. Ordinance Amendment - A request from the City of Stevens Point to temporarily amend Ch. 23.02(1)(b)(2)(j) and Ch. 23.02(1)(f)(3)(i) of the Revised Municipal Code of the City of Stevens Point for the purposes of allowing owner-occupied and non-owner-occupied tourist rooming houses as a permitted use. Said amendment shall take effect on June 22, 2023 and expire July 5, 2023.**

Ald. Morrow moved, Ald. Dalton seconded, to approve the temporary amendment.

Director Kernosky spoke about the necessary permits required.

Call for the vote: Ayes: Morrow, Dalton, Shuda, Kneebone, Carlson, Johnson, Zarazua, Keymer,
Christianson.

Nays: None. Motion carried.

9. Adjournment.

Adjourned at 7:12 p.m.

REGULAR MEETING MINUTES
Board of Park Commissioners
August 3, 2022 - 6:30 PM
Community Room
933 Michigan Avenue, Stevens Point, WI

OR

[Zoom Teleconferencing](#)

Meeting ID: 829 8368 5902 | Passcode: 123456

By Computer: [Click to Connect](#)

By Phone: +1-312-626-6799 (US Chicago)

**5:00 pm - Park tour begins at Community Stadium in Goerke Park.
(Tour route will begin at the north end of home bleachers along
Minnesota Avenue). The tour will include viewing of the turf project
and other improvements inside Goerke Park.**

Discussion and Possible Action on:

1. Roll Call.

Present: Bob Freckman, Mike Glodosky, Sue Hall, Alder Ginger Keymer, Liz McDonald, John Okonek, Shaun Przybylski, Alder David Shorr, Wayne Sorenson, Alder Mykeerah Zarazua.

Excused: Carrie Winn

Also Present: Director Kremer

2. Approval of July 6, 2022 meeting minutes

Motion by McDonald to approve the meeting minutes, second by Hall; motion passed 10-0.

3. Approval of usage and financial agreements with UWSP, Stevens Point Area Public School District and the Pacelli Catholic Schools, Inc. for the Goerke Park improvement project, community stadium and the K.B. Willett Arena

Motion by McDonald to approve the usage and financial agreements with organizations listed for the Goerke Park improvement project as written, second by Glodosky; motion passed 10-0.

4. Director's Report

1. Iverson playground

2. Pool season closes Sunday, August 14

3. Pool replaster project update

5. Adjournment.

Motion to adjourn by Okonek, second by Przybylski; motion passed 10-0. The meeting adjourned at 6:44 pm

REPORT OF CITY PLAN COMMISSION

August 01, 2022 – 6:00 PM
In-Person & Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, Commissioner Ilten, Commissioner Rice, and Commissioner Schuler.

ALSO PRESENT: Director Kernosky, Director Kremer, Associate Planner/Zoning Administrator Kuhn, Alderperson Keymer, Alderperson Fishler, Dean Shuda, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll call.

Discussion and possible action on the following:

2. Report of the July 5, 2022 meeting of the City Plan Commission.
3. A request from Mark and Janice Klein for the purpose of annexing the property located at 5410 Windy Drive (Parcel ID 020240835-02.07) from the Town of Hull to the City of Stevens Point.
4. A request from Robert Opiola for a sign variance to install a freestanding sign on the property located at 100 Sixth Avenue (Parcel ID 281240830400807), consistent with Ch. 25.14.
5. Discussion on amendments to the City Sign Code.
6. June 2022 Monthly Reports.
7. Director's Report.

Closing Section:

8. Adjourn.
-

Opening Section:

1. Roll call.

Present: Wiza, Kneebone, Arntsen, Cooper, Ilten, Rice, Schuler

Discussion and possible action on the following:

2. Report of the July 5, 2022 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of the July 5, 2022 Plan Commission meeting; seconded by Commissioner Schuler.

Motion carried 7-0.

3. A request from Mark and Janice Klein for the purpose of annexing the property located at 5410 Windy Drive (Parcel ID 020240835-02.07) from the Town of Hull to the City of Stevens Point.

Director Kernosky provided a summary for the request from the Kleins for the purpose of annexing the noted property from the Town of Hull to the City of Stevens Point, as well as the surrounding right-of-way. The detailed boundary of the proposed annexation was included within the staff packet. After review, staff held no concerns and recommended approval as outlined in the staff report. He lastly noted that the Common Council would only be able to act after the Department of Administration acted, which would hopefully occur prior to the Common Council meeting on August 15th, 2022.

Commissioners made the following comments:

1. Inquiry as to whether a property could not connect to City utilities if they were adjacent to the municipality, but not within it, to which staff further clarified and provided a back-and-forth discussion on the requirements of connecting to City utilities.
2. Noted that annexation requests were largely driven by the property owner.
3. Clarification on the ownership of the surrounding properties to the North and East of the noted parcel, to which staff clarified that while not owned by the City themselves, they were within the City's municipal boundary.
4. Inquiry as to whether the noted property received garbage services by the Town of Hull, to which that was confirmed accurate, adding that the City would take on those services after the annexation.
5. The noted property was welcomed into District Seven within the City.

Mayor Wiza asked for comments from the audience to which there were none.

Motion by Commissioner Cooper to approve the request from Mark and Janice Klein for the purpose of annexing the property located at 5410 Windy Drive (Parcel ID 020240835-02.07) from the Town of Hull to the City of Stevens Point; seconded by Commissioner Iltan.

Motion carried 7-0.

4. A request from Robert Opiola for a sign variance to install a freestanding sign on the property located at 100 Sixth Avenue (Parcel ID 281240830400807), consistent with Ch. 25.14.

Associate Planner/Zoning Administrator Kuhn provided a summary of the request from Robert Opiola for a sign variance to install a freestanding sign at the noted property, specifically to be used for advertisements of outside organizations. The subject property was zoned Conservancy. After review, staff recommended approval as presented.

Commissioners made the following comments:

1. Confirmation to the direction the sign would be facing to which North facing was confirmed.
2. Inquiry as to whether there would be any tree trimming occurring to which staff confirmed that the City Forester would be involved in the process if there were.
3. Inquiry as to whether the surrounding trees exceed the height of the sign, to which staff confirmed that most of them would still be higher and act as additional screening to the residential properties to the South.
4. Inquiry as to what the back of the sign would look like.
5. Inquiry as to any benefit or disadvantage of the sign being located anywhere between the 25 feet between the proposed location and fence.
6. Inquiry as to the sign meeting structural safety standards, to which staff confirmed it would meet wind load requirements and any additional requirements needed.
7. Inquiry as to whether the signage would be lit.

Robert Opiola, applicant, provided the following information:

1. Noted the back of the sign would be as neutral as possible. There was an openness to paint it a specific color if staff deemed it necessary.
2. Noted that they wanted to keep the sign as close to the fence as possible while still meeting setback requirements.
3. The sign itself would not be lit, but there would be a light shining towards it, and only when the field was in use.

Motion by Commissioner Cooper to approve a request from Robert Opiola for a sign variance to install a freestanding sign on the property located at 100 Sixth Avenue (Parcel ID 281240830400807), consistent with Ch. 25.14 with the following;

1. The sign shall be set back at least five feet from the property line.
2. A building permit shall be obtained prior to installing the sign.

seconded by Commissioner Rice.

Motion carried 7-0.

5. Discussion on amendments to the City Sign Code.

Associate Planner/Zoning Administrator Kuhn provided the following details:

1. Legal background on how municipalities must administer sign regulations.
2. City has not had a significant revision to the sign code since 2015.
3. Proposed changes to the City sign code which would highlight content-neutral based restrictions, such as location, duration, size, and quantity.

Commissioners made the following comments:

1. Inquiry as to whether all signage would require permitting, to which staff pointed to page 56 and 43 of the agenda packets for a list of signs not requiring permits.
2. Inquiry as to the sizing and timeline allowance for political signage, noting that there should be more latitude.
3. Inquiry as to the hardest section of rewriting the sign code, to which staff noted yard signage was the most difficult as most municipalities administered them differently, and they wanted to be fair to residents without also having them be too prolific.
4. Clarification requested between content-based and content-neutral, to which staff provided several examples, highlighting that they shouldn't have to read the sign itself to administer the code.

It was asked that comments or concerns for the rewrite be forwarded to the Community Development Department.

No action was taken.

6. June 2022 Monthly Reports.

Director Kernosky summarized the highlighted June projects, noting a month with year-to-date valuation and issued permits that trended higher than the previous year. August was also projected to look even better.

7. Director's Report

Director Kernosky provided brief updates on:

- a. Developmental Updates
- b. Special Project Updates
- c. Public Policy Updates
- d. Economic Development Updates

Closing Section:

8. Adjourn.

Meeting adjourned at 7:36 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

**City of Stevens Point
Board of Water and Sewerage Commissioners
August 8, 2022 - 12:09 PM**

**Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting URL to connect: <https://us02web.zoom.us/j/82026885705>

Dial in number: (303) 715-8592

Meeting ID: 820 26885705

(or immediately following the previously scheduled meeting)

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Mae Nachman and Anna Haines

EXCUSED ABSENCE: Ray Schmidt and Carl Rasmussen

ALSO PRESENT: Joel Lemke, Mary Klesmith, Chris Lefebvre, Craig Czaikowski, Eric Southworth, Jason Draheim, Jaime Zdroik and Jodi Dobson of Baker Tilly

2. Approval of Minutes

Motion made by Anna Haines, seconded by Mae Nachman to approve the July 11, 2022 meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Anna Haines to approve the department claims for the month of July 2022 as audited and read.

Ayes all. Nays none. Motion carried.

4. 2021 Audit Presentation

Jodi Dobson of Baker Tilly presented the 2021 audit to the Commission.

The financial statements did receive an unmodified or clean audit opinion, which is the highest level of assurance they can give.

INTERNAL CONTROLS: They did assist with the preparation of the year-end financial statements. There were also adjustments made during the audit process.

WATER UTILITY:

Our authorized rate of return is 3.5% and our actual rate of return decreased in 2021

to 2.95%. The operating revenues increased slightly and the operating expenses increased as well. The GFOA states there should be a minimum of 3 months cash on hand and the utility has 4.90 months of cash on hand. The cash on hand has decreased but that was planned in order to use it for projects. In regards to debt coverage, the utility is required to have 1.10 and the actual is 3.96 so we are exceeding this. Only 20% of the capital assets are financed by outstanding debt.

WASTEWATER UTILITY:

Revenues are exceeding expenses and maintaining consistent margins for the last three years. The WWTP has 4.41 months of cash on hand. The debt coverage is at 1.79 exceeding the 1.25 requirement. The WWTP has 46% debt but given the recent significant projects at the plant this is not unusual.

STORMWATER UTILITY:

For the last two years, the revenues have outpaced the expenses. There is 5.19 months of cash on hand. The debt coverage is at 2.24 exceeding the 1.10 requirement.

FIBER UTILITY:

This utility is very young and for 2021 the operating revenues were very close to the expenses. Joel said we recently just sent out approximately \$280,000 in bills to cover construction, so we are going to have a lot more operating and revenue in 2022.

Joel explained the 2021 construction year ended and projects weren't complete, so not everything was captured in the 2021 audit results.

Motion made by Mae Nachman, seconded by Anna Haines to approve the 2021 audit completed by Baker Tilly for Water, Wastewater, Stormwater and Fiber Utilities.

Ayes all. Nays none. Motion carried.

5. Water Supply and Distribution Reports - Eric Southworth

Anna questioned if we knew why there has been a consistent increase in pumpage every month this year. Eric explained that the mill used to pump their cooling water out of the river and now they are using water from our distribution system.

6. Sewage Treatment Operations Report - Chris Lefebvre

Chris stated the WWTP met all permit requirements for the month of July. We were able to produce 71% of the heat used onsite. He expects that number to settle at 80% once everything is operational for a full month. DNTanks completed the aeration basin rehab. Precision Glass and Door just finished up with final door replacements. Anna questioned if the odor issue was taken care of. We had some testing done by a consultant. They tried to make some changes in-house. We found that if we push the gas from the dryer to the aeration basin it does eliminate a large amount of the odor. At some point we will have to install pipe to do this in the future. Still tweaking things in the plant as well.

7. Purchase and installation of grinder pump - *Chris Lefebvre*

Joel explained that in an effort to decrease after-hours calls associated with the biosolids drying process, they piloted the installation of a grinder pump ahead of the belt filter press. This pilot was effective and decreased after-hours calls by 83%. There are increased polymer costs associated with this operational change but the decrease in calls is a benefit that has more than monetary value associated with it.

Quotes have been requested and received from multiple parties that we work with routinely. The project is estimated to cost \$28,000.00. Staff is requesting permission to procure and install a grinder pump in the biosolids building at a cost not to exceed \$28,000. This would result in a modification to the 2022 Capital Operations and Maintenance budget.

Motion made by Anna Haines, seconded by Mae Nachman to approve the purchase and installation of a grinder pump in an amount not to exceed \$28,000.00.

Ayes all. Nays none. Motion carried.

8. Construction and Maintenance Report - *Craig Czaikowski*

Craig stated the crew is still working on lead service line replacement, averaging about 3 a week hoping to continue through September. Then will be down to about 30 left for next year. Craig explained there were some flooding problems with the storms this past weekend. Craig stated the crew had completed a stormwater project that was done to address the previous flooding issues on Wilshire by Washington School. He stated this area, which normally flooded, was completely dry on Saturday after the storm. The Commission congratulated Craig and staff on doing a great job with the work completed that has eliminated some of the flooding issues throughout the City.

9. Hiring engineers for annual reconstruction projects - *Joel Lemke*

Joel explained that a consulting engineer is hired every year for our full reconstruction project. This is a coordinated effort between our Department and the Department of Public Works. The reconstruction projects have grown significantly in recent years and the required timeline for hiring the consulting engineer has changed. Typically, engineering efforts begin in October of the year prior to construction and with smaller projects this wasn't a problem but now that they are so large WPS needs the plans earlier so they can have time to plan how they will relocate their utilities. WPS is requesting we have our plans finished by October of the year prior to construction. Starting the engineering earlier in order to get the plans to WPS by October presents some budgeting issues because the City does not approve DPW's capital until October.

Staff is requesting permission to begin engineering services for our annual reconstruction projects any time in the year prior to that project with the intention of holding DPW related expenses incurred on that project until the necessary budgets are approved and a billing can occur related to those services.

Motion made by Anna Haines, seconded by Mae Nachman to approve engineering services for the annual reconstruction project any time in the year prior with the

intention of holding DPW related expenses incurred on that project until the necessary budgets are approved and a billing can occur related to the services.

Ayes all. Nays none. Motion carried.

10. Community Area Network Report - Joel Lemke

Joel stated this year's project is completed. We did a path to Transit which gives everyone on this network a redundant path which will be a secondary point of presence for WISNET. This will provide redundancy, disaster recovery and survivability to most of our partners. We all split the cost of the path. Bills have been sent out to cover costs.

11. Directors Report - Joel Lemke

In the CMAR it referenced the last Energy Audit was completed in 2002. Joel had a conversation with Joe from Focus on Energy regarding this. Joe stated they could come in and do a survey/inspection if needed but we should not let the older date bother us because we have been going in the right direction ever since that was completed. Joel stated we have received over \$500,000 from Focus on Energy in the last ten years.

12. Adjournment.

Motion made by Anna Haines to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:43PM

**City of Stevens Point
Airport Commission
August 8, 2022 - 12:00 PM**

**Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting URL to connect: <https://us02web.zoom.us/j/82026885705>

Dial in number: (303) 715-8592

Meeting ID: 820 26885705

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Mae Nachman, and Anna Haines

EXCUSED ABSENCE: Ray Schmidt and Carl Rasmussen

ALSO PRESENT: Joel Lemke, Mary Klesmith, Chris Lefebvre, Craig Czaikowski, Eric Southworth, Jason Draheim, Jaime Zdroik and Jodi Dobson of Baker Tilly

2. Approval of Minutes

Motion made by Anna Haines, seconded by Mae Nachman to approve the July 11, 2022 meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Anna Haines to approve the department claims for the month of July 2022 as audited and read.

Ayes all. Nays none. Motion carried.

4. 2021 Audit Presentation

Jodi Dobson of Baker Tilly presented the 2021 audit.

Operating revenues increased in 2021. There was a decrease in depreciation expense due to some of the assets becoming fully depreciated in 2021. The Airport has a little over 9 months cash on hand and that has been relatively stable the last 3 years. So overall, the Airport is in good financial position.

Motion made by Anna Haines, seconded by Mae Nachman to approve the 2021 Audit completed by Baker Tilly.

Ayes all. Nays none. Motion carried.

5. Written/Verbal Report - Jason Draheim

Jason stated the fence project is getting close to completed. We should have some of the electrical and gate items we have been waiting for by the end of the month.

There have been some concerns about the possibility of wildlife being trapped on Airport property once the gates are closed. They are working with the USDA and the Bureau of Aeronautics on a wildlife mitigation plan to remove wildlife from the premises.

The reconstruction of runway 321 is in full swing and the project is on track. The Airport will be in full closure on August 18 through the early part of September or 15 working days to complete the two intersections of the runways.

6. Adjournment.

Motion made by Anna Haines to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:08PM

**City of Stevens Point
Transportation Commission Meeting
August 8, 2022 - 4:45 PM**

Minutes

Discussion and Possible Action on:

1. Roll Call

Present: Karalyn Peterson

Present via Zoom: Tom Bertram, Ald. Mary Kneebone, Greg Koepel, Nichole Lysne, Jessa Michie

Not Present: Ald. Marc Christianson

Other Present: Kaitlyn Wall, Talin Scheuermann, Tom Carroll

2. Approval of the July 11, 2022 minutes

Karalyn Peterson moved to approve the July 11, 2022 minutes. Tom Bertram Seconded.
Ayes all; Nays none; Motion carried.

3. Approval of the July 2022 financial / claims report

Ald. Mary Kneebone moved to approve the July 2022 financial/claims report. Tom Bertram Seconded. Ayes all; Nays none; Motion carried.

4. Approval to charge \$25 for all monthly passes

Vice Chair - Nichole Lysne made a motion to charge \$25 for all monthly passes. Ald. Mary Kneebone Seconded. Ayes all; Nays none; Motion carried.

5. Approval of the 2023 - 5310 Grant Application.

Ald. Mary Kneebone moved to approve the 2023 - 5310 Grant Application. Chair - Greg Koepel Seconded. Ayes all; Nays none; Motion carried.

6. Approval to add an additional fixed route in 2023

Ald. Mary Kneebone made a motion to add an additional fixed route in 2023, Jessa Michie Seconded. Ayes all; Nays none; Motion carried.

7. Next meeting date:

September 12, 2022- 4:45pm

8. Adjournment

Meeting adjourned at 5:13pm

PERSONNEL COMMITTEE

August 8, 2022 - 6:20 PM

**Community Room
933 Michigan Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 864 4825 5430 | Passcode: 379656

By

Computer: <https://us02web.zoom.us/j/86448255430?pwd=d3pkMmNSY1lIUThg3bi9YZTNDNDNB3UT09>

By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT Ald. Zarazua, Shuda, Shorr, Christianson, Dalton

OTHERS

PRESENT Mayor Wiza; Clerk Yenter; Attorney Beveridge; Deputy C/T Freeberg; Alderpersons: Keymer, Johnson, Kneebone, Fishler, Morrow; Directors: Beduhn, Kernosky, Lemke; AC Rottier; Trisha Church; H/R Manager Frasch.

2. Requests for known 2023 out of state travel.

Ald. Dalton **moved**, Ald. Shuda seconded, to approve the requests for known 2023 out of state travel.

Call for the vote: ayes, all; nays, none; motion carried.

3. Adjournment.

Adjourned at 6:28pm.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

August 8, 2022 - 6:53 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chariperson Mayor Wiza, Ald. Kneebone, Ald. Morrow, Ald. Keymer, Ald. Shuda

EXCUSED Ald. Carlson

ABSENT Fred Hopfensperger

OTHERS Alderpersons: Shorr, Dalton, Johnson, Christianson, Fishler, Zarazua
PRESENT Directors: Beduhn and Lemke

Informational

1. Director's Report a. Michigan Avenue Underpass

Director Beduhn gave a brief update on the Director's Report.

No need for a motion on the Director's Report.

Discussion and Possible Action

2. To approve the sidewalk assessments for the 2021 Streets Improvement Project #21-01.

Ald. Morrow **moved** to proceed with the Final Resolution including the assessments for the sidewalk according to the attached Schedule C, Ald. Kneebone seconded.

Call for the Vote: Ayes: Majority.
Nays: Minority. Motion adopted.

3. **To award the Fire Station 1 and Police Department Parking Lot Project #22-11 to Stuczynski Trucking and Excavating for an amount not to exceed \$567,749.25.**

Ald. Kneebone **moved**, Ald. Keymer seconded, to award the Fire Station 1 and Police Department Parking Lot Project #22-11 to Stuczynski Trucking and Excavating for an amount not to exceed \$567,749.25.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

4. **To accept the Ordinance Amendments in Chapter 9.05 as they relate to Parking**

Ald. Keymer **moved**, Ald. Morrow seconded, to accept the Ordinance Amendments in Chapter 9.05 as they relate to Parking.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

Adjourn

Adjourned at 7:06 p.m.

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
August 8, 2022 - 6:29 PM**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 864 4825 5430 | Passcode: 379656

By Computer:

<https://us02web.zoom.us/j/86448255430?pwd=d3pkMmNSY1lIUTg3bi9YZTNDNDNB3UT09>

By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on:

1. Roll Call.

Present: Ald. Fishler, Keymer, Christianson, Zarazua, Kneebone.

Others

Present: Mayor Wiza, Clerk Yenter, Deputy C/T Freeberg, H/R Manager Frasch, Ald. Shorr, Ald. Johnson, Ald. Shuda, Ald. Dalton, Ald. Morrow, Chief Moody, Asst. Chief Rottier, Director Kernosky, Director Lemke, Attorney Beveridge, Administrative Assistant Church.

2. License List:

- A. Change of Scheduled Agent: Kwik Trip, Inc, 1626 Oak Street, PO Box 2107 La Crosse, WI 54602; Donald C. Kulinski, 2090 Driftwood Drive, Stevens Point, agent at Kwik Trip 691, 1600 Maria Drive, Stevens Point, replacing Julie L. Jamrosz.**
- B. Class "B" Beer License: Pallets & Planks at 1036 Main Street, Stevens Point, Agent Sheri Hopfensperger, for license period beginning August 16, 2022.**
- C. Class "A" Beer/"Class A" Liquor License: The Store #55 at 1201 Badger Avenue, Stevens Point, Agent Kathryn Heibler, for license period beginning August 16, 2022.**
- D. Class "A" Beer/"Class A" Liquor License: The Store #57 at 201 West Clark Street, Stevens Point, Agent Jose Mata, for license period beginning**

August 16, 2022.

- E. Class “A” Beer/”Class A” Liquor License: The Store #58 at 5601 Carrie Frost Drive, Stevens Point, Agent Jessica Warner LaPointe, for license period beginning August 16, 2022.**
- F. Temporary Extension of Premise: Pete’s Sports Bar & Grill at 200 Division Street, Stevens Point, request extension of licensed premise for a special event on August 27, 2022 to include the fenced area of the Pete’s Sports Bar parking lot.**
- G. Temporary Class “B” Beer/”Class B” Wine License: Hmong American Association of Portage County, PO Box 547, Stevens Point for HAAPC Pre-New Year Celebration on September 10-11, 2022 at 701 Badger Avenue, Stevens Point.**
- H. Temporary Class “B” Beer/”Class B” Wine License: Stevens Point Alliance, PO Box 675, Stevens Point for 2022 Wine Walk on August 19, 2022 at 17 downtown locations (See Attached).**

Ald. Christianson moved, Ald. Keymer seconded, to approve the license list.

No concerns from the Police Department.

Call for the vote: ayes, all; nays, none; motion carried.

3. Request to Hold Event/Street Closing:

- A. Stevens Point Brewery Pointoberfest and Blubber Run 5K on September 17, 2022 (Recurring).**

Ald. Keymer moved, Ald. Zarazua seconded, to approve the event.

No concerns from the Police Department.

Call for the vote: ayes, all; nays, none; motion carried.

4. Resolution - Advisory Referendum for Adult Use of Marijuana.

Ald. Kneebone moved, Ald. Zarazua seconded, to approve the resolution.

Ald. Johnson spoke about her past communications with legislative leaders regarding marijuana use and the potential for collaboration with neighboring municipalities.

Vincent Miresse shared that he authored and submitted the medical marijuana referendum to Portage County in 2018 and at that time 83% voted in favor of legalization. He talked about the path the Portage County referendum took after it was

passed. Mr. Miresse also spoke about the revenue the city would see if marijuana was legalized, as well as the positive impact on the opioid crisis. He also spoke about the wording of the referendum.

Attorney Beveridge, recommended removing verbiage relating to Chapter 59 which pertains only to counties.

Call for the vote: ayes, all; nays, none; motion carried.

5. Adjournment.

Adjourned at 6:51 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

August 8, 2022 - 6:00 PM

**Community Room
933 Michigan Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 864 4825 5430 | Passcode: 379656

By Computer:

<https://us02web.zoom.us/j/86448255430?pwd=d3pkMmNSY1lIUtG3bi9YZTNDNDNB3UT09>

By Phone: +1-312-626-6799 (US Chicago)

MINUTES

I. Non-Action Items:

1. Roll Call.

PRESENT Ald. Morrow, Johnson, Shorr, and Dalton

EXCUSED Ald. Carlson

OTHERS

PRESENT Mayor Wiza; Clerk Yenter; Attorney Beveridge; Alderpersons: Keymer, Zarazua, Kneebone, Fishler, Keymer, Christianson, Shuda; Chief Moody; Asst. Chief Rottier; Deputy C/T Freeberg; Directors: Beduhn, Kernosky, Kremer, Lemke; H/R Manager Frasch

2. Presentation of the 2021 Audit Report by Baker Tilly.

(After the Presentation, we will recess the Finance Committee meeting and reconvene at approximately 7:10 P.M.)

Carla Gogin, Partner at Baker Tilley, gave a presentation on the 2021 Audit and overall financial condition of the City.

Finance Committee recessed at 6:25 P.M.

Finance Committee reconvened at 7:06 P.M.

3. **Update on G.O. Debt Capacity.**
4. **Discussion on the 2023 City Budget.**
5. **Progress Report on 2022 Budget.**

II. Discussion and Possible Action on:

6. **Request to apply for the Reconnecting Grant through the Reconnecting Communities Pilot Discretionary Grant Program.**

Ald. Shorr **moved**, Ald. Dalton seconded, to approve the request to apply for the Reconnecting Grant through the Reconnecting Communities Pilot Discretionary Grant Program.

Call for the vote: ayes, all; nays, none; motion carried.

7. **Award Bid for Asbestos Abatement and Demolition for Edgewater Manor (1450 Water Street).**

Ald. Dalton **moved**, Ald. Morrow seconded, to award the contract for asbestos abatement and demolition of Edgewater Manor, 1450 Water Street, to Robinson Brothers Environmental in the amount of \$427,000.

Call for the vote: ayes, Ald. Morrow, Shorr, and Dalton; nays, none; abstentions, Ald. Johnson. Motion carried.

8. **Approval of Financial and Usage Agreements with Major users of Community Stadium, KB Willett Arena, and Goerke Park.**

Ald. Dalton **moved**, Ald. Morrow seconded, to approve the financial and usage agreements with major users of Community Stadium, KB Willett Arena, and Goerke Park.

Call for the vote: ayes, all; nays, none; motion carried.

9. **Approval of Paid Claims.**

Ald. Shorr **moved**, Ald. Dalton seconded, to approve the claims paid in the amount of \$1,552,831.14.

Call for the vote: ayes, all; nays, none; motion carried.

10. **Adjourn into Closed Session (approximately 7:25 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session), on the following:**

A. Discussion and update on a possible development agreement for a property located within Tax Increment Finance District #13.

B. Discussion and update on a possible development agreement for a property located within Tax Increment Finance District #10.

C. Discussion and update on possible purchase of properties and other possible agreements of said property within the Town of Hull.

Ald. Shorr **moved**, Ald. Morrow seconded, to adjourn into closed session at 7:33 P.M.

Roll Call: ayes, Ald. Morrow, Shorr, and Johnson; nays, Ald. Dalton; motion carried.

11. Reconvene for Possible Action on the above-referenced closed session item(s).

III. Closing Items:

12. Adjournment.

Adjourn in closed session at 7:57 P.M.

Supplemental Poll Workers for 2022-2023

Presented for approval by the Common Council – August 15, 2022

Last Name	First Name	Party
Barnett	Andrew	Un
Brush	Eleanor	Un
Clendenning	Rachel	Un
Clendenning	Scott	Un
Stoltz	Jerome	Un

RESOLUTION

[SIGN VARIANCE – 100 SIXTH AVENUE – INSTALL FREESTANDING SIGN]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 100 Sixth Avenue (**Parcel ID 281240830400807**) and described as PRT GOVT LOTS 1, 2 & 3 S30 T24 R8 DES 43/507; 43/617; 120/597;163/387; 174/205;62/318-19; EX OL1 CSM 50/56 56.59 M/L 825805RES 837979RES (BUKOLT PARK CITY FILE SURVEYORS LEGAL DESC), City of Stevens Point, Portage County, Wisconsin, is hereby granted a Sign Variance to install one freestanding sign on the property, subject to the following conditions:

1. The sign shall be set back at least five feet from the property line.
2. A building permit shall be obtained prior to installing the sign.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: August 1, 2022
Adopted: August 15, 2022

Drafted by: Adam Kuhn
Return to: City Clerk

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF STEVENS POINT

(Right of Way and Property at 5410 Windy Drive)

Return to:
City of Stevens Point
City Clerk
1515 Strongs Avenue
Stevens Point, WI 54481

PARCEL ID NUMBER:
020-2408-35-02-.07

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

SECTION 1: Territory Annexed. Pursuant to Wis. Stat. §66.0217(2) the following described territory shall be detached from the Town of Hull, Portage County, Wisconsin and is annexed to the City of Stevens Point, Portage County, Wisconsin:

The land description is attached hereto as Exhibit 'A' and a scale Annexation Map is attached hereto as Exhibit 'B' and shall become a part of this ordinance.

SECTION II: Effect of Annexation. From and after the date of this ordinance, the territory described in Section I shall be a part of the City of Stevens Point for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Stevens Point and school district.

SECTION III: Zoning Classification. All such land being annexed to the City of Stevens Point shall be temporarily designated "RLD" Residential Low Density District for zoning purposes. Permanent zoning shall be approved by the Common Council of the City of Stevens Point.

SECTION IV: State Legislative, County Supervisory, and City Aldermanic District Designation. The territory described in Section 1 lying in the **Town of Hull** shall remain a part of the 24th State Senate District, remain a part of the 71th State Assembly District, shall remain a part of the 12th County Board Supervisory District, become a part of the 7th Aldermanic District, and shall become a part of the 20th Ward of the City of Stevens Point subject to the ordinances, rules and regulations of the City, County, and State governing districts.

SECTION V: Population. The population of the annexed territory is one (1).

SECTION VI: Severability. If any provision of this ordinance is invalid or unconstitutional or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality

shall not affect any provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION VII: Tax Payment. Pursuant to Wis. Stat. §66.0217 (14) the City of Stevens Point shall pay annually to the Town of Hull for a period of five years, an amount equal to the amount of property taxes that the Town levied for municipal purposes on the annexed territory, as shown by the tax roll under Wis. Stat. §70.65, in the year in which the annexation is final.

SECTION VIII: Review. The State of Wisconsin, Department of Administration, has reviewed the annexation and issued its determination per petition file no. 14518.

SECTION IX: Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: July 13, 2022

Adopted: August 15, 2022

Published: August 19, 2022

This instrument drafted by:
Pat Fuehrer
Engineering Division
City of Stevens Point



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: August 1, 2022

RE: A request from Mark and Janice Klein for the purpose of annexing the property located at 5410 Windy Drive (Parcel ID 020240835-02.07) from the Town of Hull to the City of Stevens Point.

Background: The applicants are requesting annexation of the property located at 5410 Windy Drive to the City of Stevens Point from the Town of Hull. Currently, a single-family residential home occupies the subject property. There is no planned development for this property as part of this annexation request. Along with annexing 5410 Windy Drive (.573 acres), this request also includes annexing 0.405 acres of Windy Drive and Sandy Lane Right-of-Way. Please see the attached exhibit highlighting the proposed annexation map.

There are six types of annexation requests and are as follows:

- Annexation by Unanimous Approval
- Annexation by One-Half Approval
- Annexation by Referendum
- Annexation by City or Village Initiated Referendum
- Annexation of Town Islands
- Annexation of Territory Owned by a City or Village

As the applicants are the sole owners of the subject property, they are requesting annexation by unanimous approval. Requirements for direct annexation by unanimous approval, as outlined through Wis. Stats. 66.0217(2) are as follows:

State Statute 66.0217(2) Direct annexation by unanimous approval. Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and

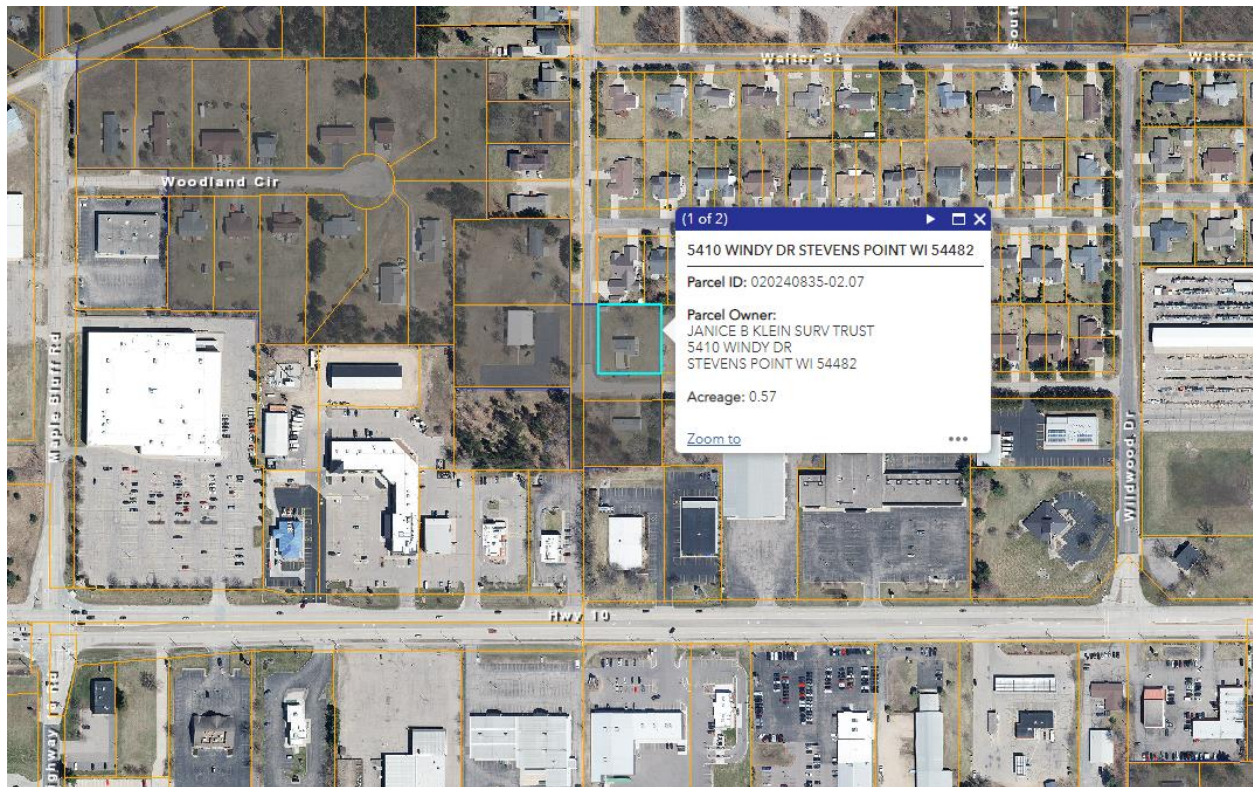
www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

66.0307 (7), if a petition for direct annexation signed by all of the electors residing in the territory and the owners of all of the real property in the territory is filed with the city or village clerk, and with the town clerk of the town or towns in which the territory is located, together with a scale map and a legal description of the property to be annexed, an annexation ordinance for the annexation of the territory may be enacted by a two-thirds vote of the elected members of the governing body of the city or village without compliance with the notice requirements of sub. (4). In an annexation under this subsection, subject to sub. (6), the person filing the petition with the city or village clerk and the town clerk shall, within 5 days of the filing, mail a copy of the scale map and a legal description of the territory to be annexed to the department and the governing body shall review the advice of the department, if any, before enacting the annexation ordinance. No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village.

The steps outlined above have been made by the applicant. Further information on this request is outlined below.

Map of Subject Property:



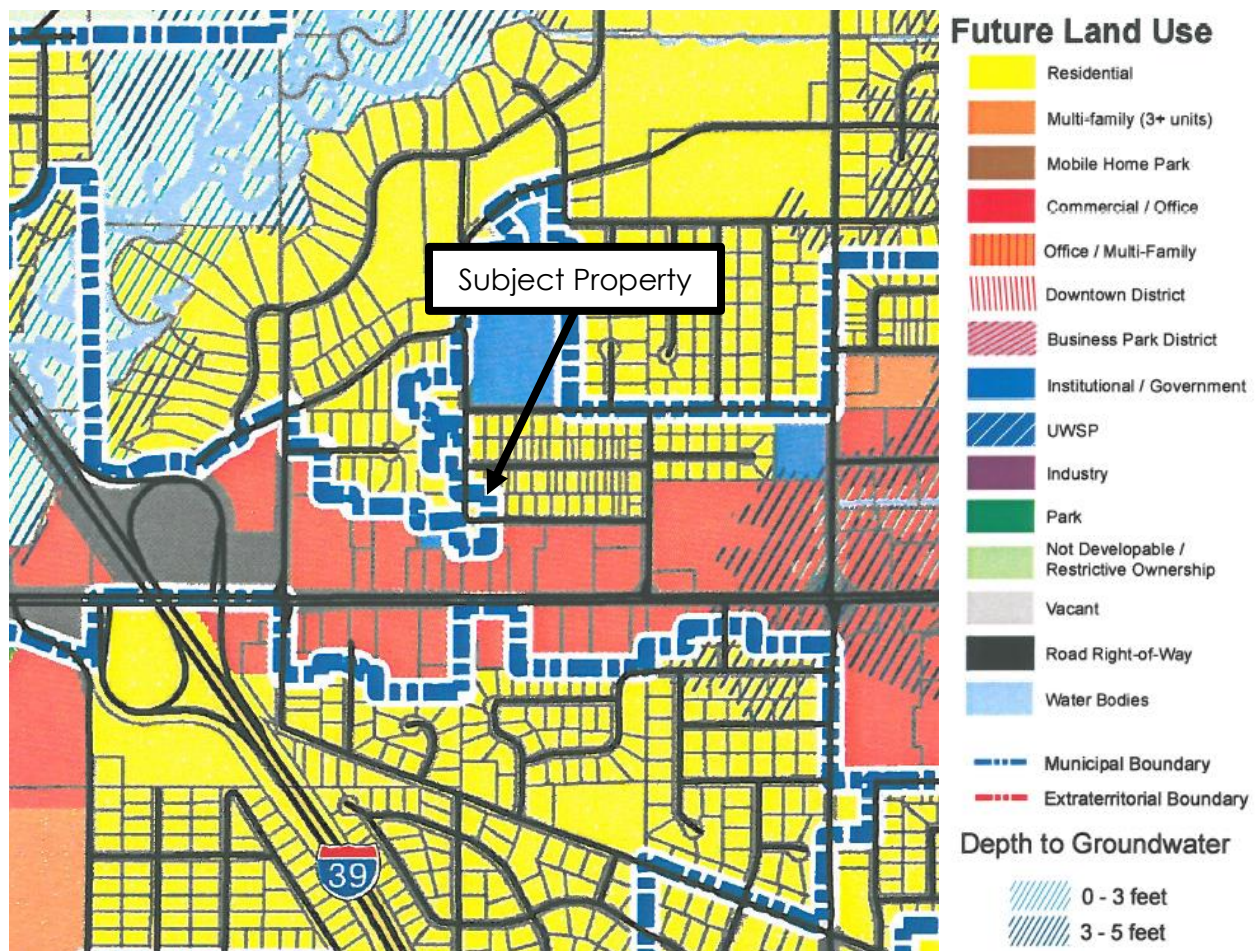
Wis. Stats. requires the Plan Commission to make a recommendation to the Common Council on any annexation request. Additionally, the City's Zoning Code requires the following regarding the zoning of any property annexed to City limits:

All territory annexed to the City of Stevens Point shall automatically become a part of the "R-1" Low Density Residence District until definite boundaries and zoning districts are recommended by the City Plan Commission and adopted by

the Common Council; provided, however, that the Common Council shall adopt definite boundaries and district regulations within 90 days from the date of the annexation. The Plan Commission may recommend definite zoning districts and boundaries to the City Council prior to or at the time the Council acts on a proposed annexation, and may adopt definite boundaries at the time of annexation provided the public notice procedure is followed.

Consistent with the requirements above, the subject property would be automatically zoned "R-LD" Low Density Residential. Given the development pattern surrounding the subject property, the applicant is in the process of rezoning their property to "R-3" Single- and Two-Family Residential. Consistent with public notice requirements, this request is slated to be on the September Plan Commission agenda.

Stevens Point Comprehensive Plan – Extraterritorial Future Land Use Map



The property in question is adjacent to the City and borders higher-intensity commercial uses that are along Highway 10. The properties north of Highway 10 consist primarily of single- and two-family residential uses and range from 0.25-0.5 acres in size. With a future rezoning of the property to "R-3" Single- and Two-Family Residential, staff believes that it is compatible with adjacent uses and consist with the long-term development pattern in this area.

The applicant intends to annex the subject property in order to obtain City water service. The City's Future Land Use Map does not identify properties outside of City limits

– however, the Comprehensive Plan's Extraterritorial Future Land Use Map classifies the property with a residential designation. Please note that this residential designation encompasses both single- and two-family residential uses.

Given the above findings, the annexation seems fitting given the contiguous nature of the property with City limits. Likewise, the property can be immediately serviced with City utilities. On August 10th, the Wisconsin Department of Administration determined that the proposed annexation was found to be in the public's interest.

Staff Recommendation: Staff recommends **APPROVAL** as presented.



18 July 2022

Wisconsin Department of Administration
Attn Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

**RE: PETITION FOR ANNEXATION BY UNANIMOUS APPROVAL, CONST. WITH WIS. STATS.
66.0127(2)**

Erich Schmidtke -

Enclosed, please find a petition signed by all of the electors and property owners for direct annexation by unanimous consent of certain property located in the Town of Hull to the City of Stevens Point. The legal description for the property subject to the petition is described in the enclosed petition with a scale map.

The City of Stevens Point Community Development Department is assisting the property owner through the annexation process.

Thank you,

A handwritten signature in black ink, appearing to read 'RK', is written over the printed name 'Ryan Kernosky'.

Enclosures

CC: Janice Klein
Mark Klein
Adam Kuhn

www.stevenspoint.com

PETITION FOR ANNEXATION
DIRECT ANNEXATION BY UNANIMOUS APPROVAL
WIS. STATS. 66.0217(2)

TO: City of Stevens Point
Attn. City Clerk
1515 Strong's Avenue
Stevens Point, WI 54481

WITH SIGNED COUNTERPART COPIES TO:

Town of Hull
Attn. Town Clerk
4550 Wojcik Memorial Drive
Stevens Point, WI 54482

Wisconsin Department of Administration
Attn. Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

FROM: Janice Klein, Mark Klein, as trustee of the Janice B. Klein Survivors Trust (herein collectively the "Petitioners"), c/o Janice Klein and Mark Klein, 5473 Walter Street, Stevens Point, WI 54482

THIS PETITION ("Petition") is made by Petitioners on July 15, 2022.

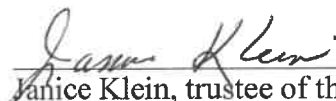
1. **Petition of Annexation; Legal Description of Property.** Petitioners hereby petition and request that the real property described on Exhibit A, attached hereto (herein the "Property"), be detached from the Town of Hull, Portage County, Wisconsin, and be annexed to the City of Stevens Point, Portage County, Wisconsin. The Tax Key Numbers for the Property are as follows:

<u>Tax Key Numbers</u>	<u>Owners</u>
020240835-02.07	Janice B. Klein Survivor's Trust

2. **Ownership of Property; Scale Map.** Petitioners are the sole owners of the Property, which consists of .573 acres, with a total .978 acres with proposed right of way annexation, further described on the Scale Map attached hereto as Exhibit B.
3. **Population.** Petitioners represent and state that the Property is solely owned by the Petitioners and that one (1) persons reside within the Property; the Property consists of a single-family residential dwelling.

4. **Direct Annexation.** Petitioners make this Petition pursuant to Section 66.0217(2) of the Wisconsin Statutes as a request for direct annexation by unanimous approval of the sole owners of the Property, the Petitioners.
5. **Acknowledgement.** The undersigned owners acknowledge that this Petition, the Legal Description (Exhibit A) and the Scale Map (Exhibit B) have been prepared in accordance with Section 66.0217, Wis. Stats., and that the undersigned has or will provide all required fees to process this Petition.

Owners & Petitioners



Janice Klein, trustee of the
Janice B. Klein Survivor's Trust



Mark Klein

Document Drafted By:
City of Stevens Point
Community Development
1515 Strongs Avenue
Stevens Point, WI 54481

EF: 1162

EXHIBIT 'A'

ANNEXATION LEGAL DESCRIPTION

Lot 1 and all that part of Portage County Certified Survey Map No. 748-3-106, located in the Northwest Quarter of the Northeast Quarter of Section 35, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin, described more particularly as follows:

Commencing at the north quarter corner of said Section 35; thence South 00 degrees 33 minutes 00 seconds West along the west line of said Northwest Quarter of the Northeast Quarter of Section 35 a distance of 587.94 feet to the westerly extension of the north line of said Lot 1 of Portage County Certified Survey Map No. 748-3-106 and the point of beginning; thence South 89 degrees 38 minutes 15 seconds East along said westerly extension 33.00 feet to the east right of way line of Sandy Lane and the northwest corner of said Lot 1; thence continuing South 89 degrees 38 minutes 15 seconds East along the north line of said Lot 1 a distance of 153.00 feet to the northeast corner thereof; thence South 00 degrees 33 minutes 00 seconds West along the east line of said Lot 1 a distance of 163.00 feet to the southeast corner thereof and the north right of way line of Windy Drive; thence continuing South 00 degrees 33 minutes 00 seconds West along the southerly extension of said east line 66.00 feet to the south right of way line of said Windy Drive; thence North 89 degrees 38 minutes 15 seconds West along said south right of way line 186.00 feet to the west line of said Northwest Quarter of the Northeast Quarter of Section 35; thence North 00 degrees 33 minutes 00 seconds East along said west line 229.00 feet to the point of beginning and there terminating.

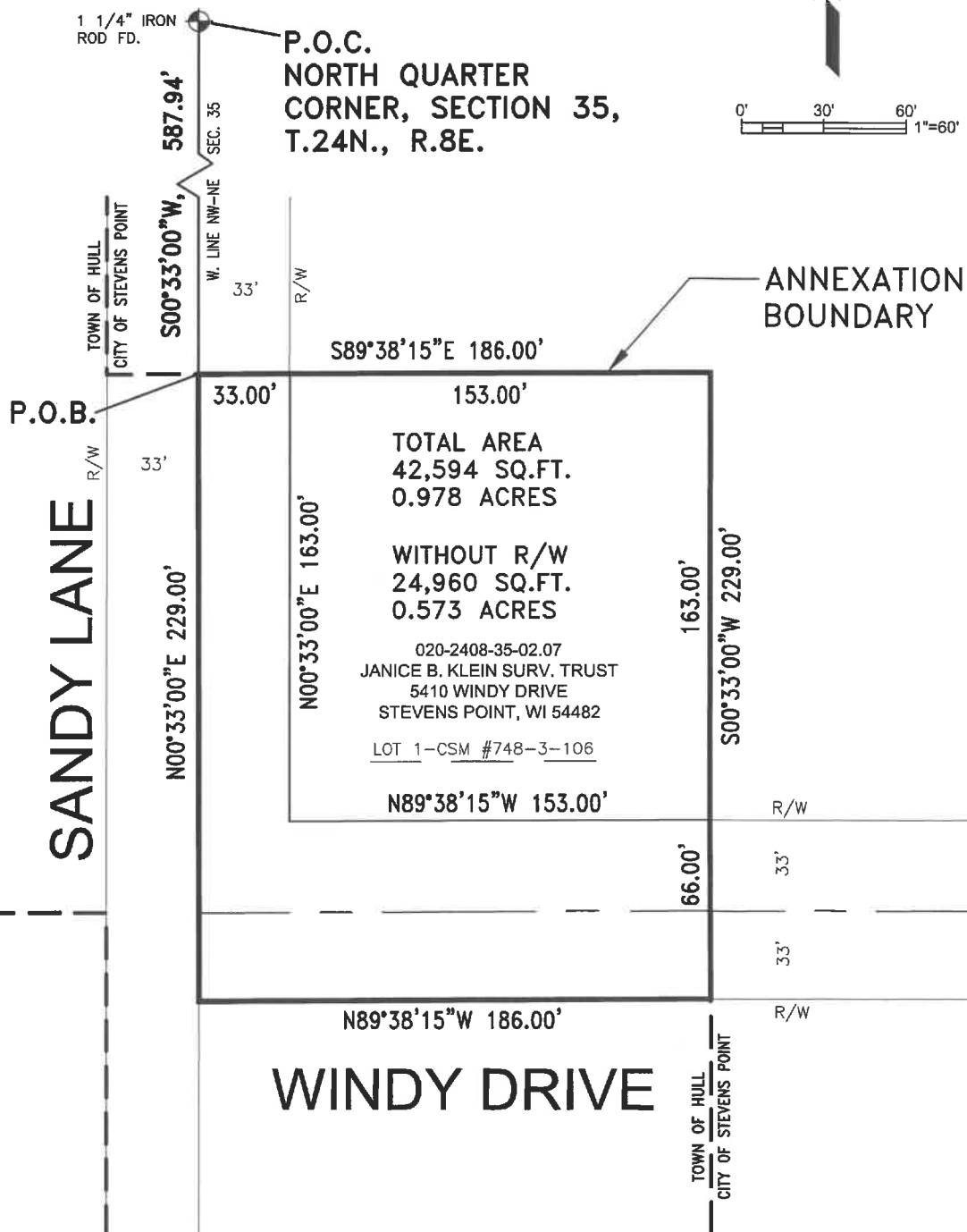
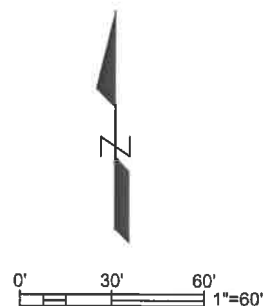
Said annexation contains approximately 42,594 square feet (0.978 acres).

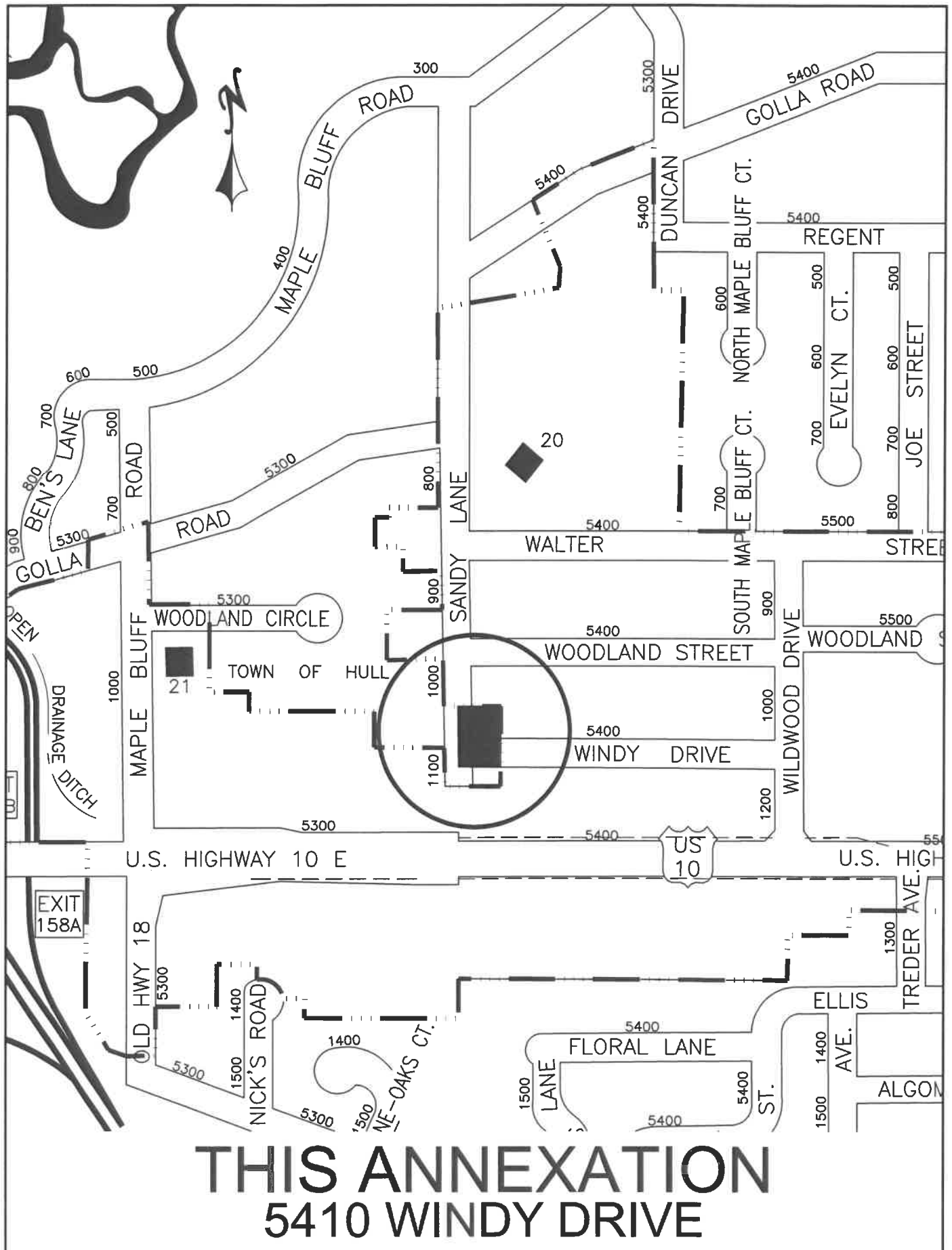
EXHIBIT 'B'

ANNEXATION MAP

BASIS FOR BEARING

THE BEARINGS HEREIN ARE
REFERENCE TO PORTAGE COUNTY
CERTIFIED SURVEY MAP #748-3-106.







TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

August 10, 2022

PETITION FILE NO. 14518

KARI YENTER, CLERK
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481-3543

JUDITH HOLLEY, CLERK
TOWN OF HULL
4550 WOJCIK MEMORIAL DR
STEVENS POINT, WI 54482-8738

Subject: JANICE B KLEIN SURVIVORS TRUST ANNEXATION

The proposed annexation submitted to our office on July 21, 2022, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Stevens Point, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14518 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2592>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

RESOLUTION

[AUTHORIZATION TO APPLY FOR A RECONNECTING COMMUNITIES PILOT DISCRETIONARY PLANNING GRANT]

WHEREAS, the Reconnecting Communities Pilot Discretionary Grant Program is established to provide funding for the planning and capital construction to reconnect communities divided by transportation infrastructure; and

WHEREAS, the Reconnecting Communities Pilot Discretionary Grant Program is administered by the U.S. Department of Transportation; and

WHEREAS, local municipalities are an eligible applicant and can apply for said grant funds; and

WHEREAS, the City of Stevens Point is requesting to apply for a planning grant to conduct planning activities necessary to design a project to retrofit an existing transportation facility; and

WHEREAS, the City of Stevens Point had identified a portion of Water Street, bounded by Centerpoint Drive and Clark Street, as an area of interest in applying for said planning grant; and

WHEREAS, planning grants may be awarded at an amount not to exceed two million dollars and requires federal matching grant assistance not to exceed eighty percent of the total project cost.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Stevens Point hereby authorizes proper City officials to submit a Reconnecting Communities Pilot Discretionary Planning Grant to obtain funds for said purpose.

BE IT FURTHER RESOLVED that if said grant funds are awarded, proper City officials are hereby authorized and directed to accept said funds, pursuant to the terms of the grant application, and to execute any and all documents and assurances which may be required for purposes of the same.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: August 8, 2022
Adopted: August 15, 2022

Drafted by: Adam Kuhn
Return to: City Clerk

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE
CITY OF STEVENS POINT, WISCONSIN**

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That subsection 39 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **repealed**:

SECTION II: That subsection 4 of Section 9.05(h) of the Revised Municipal Code, **No Parking Between Signs** is hereby **repealed**:

SECTION III: These ordinance changes shall take effect upon passage and publication:

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: July 26, 2022
Approved: August 15, 2022
Published: August 19, 2022

City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481



Public Works

Engineering Department:
Phone: 715-346-1561
Fax: 715-346-1650

Streets Department:
Phone: 715-346-1537
Fax: 715-346-1687

July 6, 2022

To: Board of Public Works

From: Scott Beduhn, Director of Public Works 

Re: Sidewalk Assessments
2021 Street Improvement Project #21-01

As you may recall, in August of 2021 the common council voted to stop assessing for sidewalk in most cases. However, in March of 2021, prior the council's actions on sidewalk assessments, a preliminary resolution was passed for the 2021 Street Improvement Project #21-01 for the installation of storm sewer laterals and sidewalk.

At this time the 2021 Street Improvement Project is wrapping up and final costs and quantities for both storm sewer lateral installation and sidewalk are now known. Staff is currently preparing the final resolution for council approval. Attached is a copy of the individual assessments (Schedule C) prepared for the final resolution for your reference. A total of \$12,577.07 in sidewalk assessments have been calculated.

Because the preliminary resolution was passed for the assessments prior to the council's decision to stop assessing for sidewalk, staff is requesting that the Board determine which of the two actions staff should follow.

- Proceed with the assessments and prepare a final resolution including the assessment for sidewalk according to the attached Schedule C, or
- Remove the sidewalk from the final resolution with the cost of the sidewalk therefore being paid by the City.

If there are any questions, please do not hesitate to contact me.

Thank you

Z:\90 - MEETINGS\2022 - MEETINGS\07 - July Meeting\Memo - Sidewalk Assessments for Project 21-01.doc

2021 Street Improvements Project #21-01												
FINAL SCHEDULE C												
For installation of storm sewer laterals on all property fronting upon both sides of Fifth Avenue from its intersection with Front St. to its intersection with Second St.												
For installation of sidewalk on property fronting upon a portion of the north and south sides of Fifth Avenue from its intersection with Front Street to its intersection with Forest Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Forest Street from its intersection with Franklin St. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of West Street from its intersection with Fourth Ave. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of First Street from its intersection with Second St. to its intersection with Bukolt Ave.												
For installation of sidewalk on property fronting upon a portion of the east side of First Street from its intersection with Second St. to its intersection with Portage Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Bukolt Avenue from its intersection with Second St. to its intersection with Meadow St.												
For installation of storm sewer laterals on property fronting upon a portion of the west side of Frederick Street from its intersection with Fifth Ave. to its intersection with Bukolt Ave.												
All storm sewer laterals are to be 4-inch unless otherwise noted:												
All sidewalk is 5-feet wide unless otherwise noted:												
Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
FIFTH AVENUE												
2408-30-4007-07	Valerian, Paul and Delores Glodowski	525 Front Street Stevens Point, WI 54481	525 Front Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			67	\$18.40	\$1,232.80			
				Installation of concrete sidewalk (6-inch)			0	\$24.25	\$0.00			
										\$1,232.80	\$1,287.17	\$2,519.97
2408-30-4009-06	Joshua and Taylor Bergquist	601 Front Street Stevens Point, WI 54481	601 Front Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			67	\$18.40	\$1,232.80			
				Installation of concrete sidewalk (6-inch)			0	\$24.25	\$0.00			
										\$1,232.80	\$1,287.17	\$2,519.97
2408-30-4007-08	Devon and Christin Schobert	308 Fifth Avenue Stevens Point, WI 54481	308 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			34.8	\$18.40	\$640.32			
				Installation of concrete sidewalk (6-inch)			15.2	\$24.25	\$368.60			
										\$1,008.92	\$1,287.17	\$2,296.09
2408-30-4009-05	Daniel and Taylor Hanson	309 Fifth Avenue Stevens Point, WI 54481	309 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
											\$1,287.17	\$1,287.17
2408-30-4007-09	Katherine Waite	316 Fifth Avenue Stevens Point, WI 54481	316 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			37.4	\$18.40	\$688.16			
				Installation of concrete sidewalk (6-inch)			12.6	\$24.25	\$305.55			
										\$993.71	\$1,287.17	\$2,280.88
2408-30-4009-04	Kenneth Coats	317 Fifth Avenue Stevens Point, WI 54481	317 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
											\$1,287.17	\$1,287.17
2408-30-4007-10	James & Amber Coulthurst	320 Fifth Avenue Stevens Point, WI 54481	320 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			32	\$18.40	\$588.80			
				Installation of concrete sidewalk (6-inch)			18	\$24.25	\$436.50			
										\$1,025.30	\$1,287.17	\$2,312.47
2408-30-4009-03	Jeanette Piotrowski	325 Fifth Avenue Stevens Point, WI 54481	325 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
											\$1,287.17	\$1,287.17
2408-30-4007-13	Matthew Raykowski	332 Fifth Avenue Stevens Point, WI 54481	332 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			78.9	\$18.40	\$1,451.76			
				Installation of concrete sidewalk (6-inch)			21.1	\$24.25	\$511.68			
										\$1,963.44	\$1,287.17	\$3,250.61
2408-30-4009-02	Brandon & Nycole Martinez	333 Fifth Avenue Stevens Point, WI 54481	333 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
											\$1,287.17	\$1,287.17
2408-30-4007-12	Howard & Becky Piotrowski	3523 Golden Harvest Drive Neenah, WI 54956	340 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
				Installation of concrete sidewalk (4-inch)			50	\$18.40	\$920.00			
				Installation of concrete sidewalk (6-inch)			0	\$24.25	\$0.00			
										\$920.00	\$1,287.17	\$2,207.17
2408-30-4007-12	Howard & Becky Piotrowski	3523 Golden Harvest Drive Neenah, WI 54956	516 Forest Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
											\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01

FINAL SCHEDULE C

For installation of storm sewer laterals on all property fronting upon both sides of **Fifth Avenue** from its intersection with Front St. to its intersection with Second St.
 For installation of sidewalk on property fronting upon a portion of the north and south sides of **Fifth Avenue** from its intersection with Front Street to its intersection with Forest Street.

For installation of storm sewer laterals on all property fronting upon both sides of **Forest Street** from its intersection with Franklin St. to its intersection with Bukolt Ave.

For installation of storm sewer laterals on all property fronting upon both sides of **West Street** from its intersection with Fourth Ave. to its intersection with Bukolt Ave.

For installation of storm sewer laterals on all property fronting upon both sides of **First Street** from its intersection with Second St. to its intersection with Bukolt Ave.
 For installation of sidewalk on property fronting upon a portion of the east side of **First Street** from its intersection with Second St. to its intersection with Portage Street.

For installation of storm sewer laterals on all property fronting upon both sides of **Bukolt Avenue** from its intersection with Second St. to its intersection with Meadow St.

For installation of storm sewer laterals on property fronting upon a portion of the west side of **Frederick Street** from its intersection with Fifth Ave. to its intersection with Bukolt Ave.

All storm sewer laterals are to be 4-inch unless otherwise noted:
 All sidewalk is 5-foot wide unless otherwise noted:

Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
2408-30-4009-01	Point Apartments LLC	10115 Yellow Brick Road Amherst, WI 54406	341-43 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-07	Lindsey Mott	401 Fifth Avenue Stevens Point, WI 54481	401 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-16	Anello & Jamie Mollica	5451 Oakwood Avenue Stevens Point, WI 54482	408 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-06	Renee Altenburg	409 Fifth Avenue Stevens Point, WI 54481	409 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-05	Sean Piette	417 Fifth Avenue Stevens Point, WI 54481	417 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-17	Carrie Schnittger	418 Fifth Avenue Stevens Point, WI 54481	418 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-18	Amanda Jankowski	424 Fifth Avenue Stevens Point, WI 54481	424 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-04	Kenneth Gagas	425 Fifth Avenue Stevens Point, WI 54481	425 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-03	Kyle Skopick	433 Fifth Avenue Stevens Point, WI 54481	433 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-19	Sophie Kubisiak	434 Fifth Avenue Stevens Point, WI 54481	434 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-02	Gary Krause	3421 Arbor Vitae Court Plover, WI 54467	439-441 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-20	W Noah Lentz & Katherine Young	440 Fifth Avenue Stevens Point, WI 54481	440 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-21	Marvin J. Van Asten	448 Fifth Avenue Stevens Point, WI 54481	448 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-01	Robert Foss	PO Box 14 Stevens Point, WI 54481	457 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4025-03	Florence Lewandowski	515 Fifth Avenue Stevens Point, WI 54481	515 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-27	Judy McLaughlin	516 Fifth Avenue Stevens Point, WI 54481	516 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-28	S. Kohnen, R. Jakusz, K. Barden	5525 Jordan Road Stevens Point, WI 54482	524 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01												
FINAL SCHEDULE C												
For installation of storm sewer laterals on all property fronting upon both sides of Fifth Avenue from its intersection with Front St. to its intersection with Second St.												
For installation of sidewalk on property fronting upon a portion of the north and south sides of Fifth Avenue from its intersection with Front Street to its intersection with Forest Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Forest Street from its intersection with Franklin St. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of West Street from its intersection with Fourth Ave. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of First Street from its intersection with Second St. to its intersection with Bukolt Ave.												
For installation of sidewalk on property fronting upon a portion of the east side of First Street from its intersection with Second St. to its intersection with Portage Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Bukolt Avenue from its intersection with Second St. to its intersection with Meadow St.												
For installation of storm sewer laterals on property fronting upon a portion of the west side of Frederick Street from its intersection with Fifth Ave. to its intersection with Bukolt Ave.												
All storm sewer laterals are to be 4-inch unless otherwise noted:												
All sidewalk is 5-feet wide unless otherwise noted:												
Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
2408-30-4025-16	Zachary Hetzer & Ellen Schmidt	525 Fifth Avenue Stevens Point, WI 54481	525 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4018-29	Alexia Beecher	532 Fifth Avenue Stevens Point, WI 54481	532 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4025-01	Kevin & Beth Ruehl	600 Frederick Street Plover, WI 54467	600 Frederick Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3010-06	Kevin Jastromski	600 Fifth Avenue Stevens Point, WI 54481	600 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-05	Tyler Ignatowski	7027 Oak Road Vesper, WI 54489	601 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-04	Aaron & Lisa Schaufenbuel	609 Fifth Avenue Stevens Point, WI 54481	609 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3010-07	TLB Properties LLC	1720 Ridgewood Circle Plover, WI 54467	616 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-03	Cheryll West	617 Fifth Avenue Stevens Point, WI 54481	617 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3010-08	Brian & Amy Wiza	624 Fifth Avenue Stevens Point, WI 54481	624 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-02	Nathaniel Ruiz	625 Fifth Avenue Stevens Point, WI 54481	625 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3019-07	igna Real Estate & Investments LLC	7027 Oak Road Vesper, WI 54489	700 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3018-06	Johannes Schmied & Juliea Ann Nider	701 Fifth Avenue Stevens Point, WI 54481	701 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3018-05	Lars Smith & Kelly Steuck	709 Fifth Avenue Stevens Point, WI 54481	709 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3019-09	Frederick Vieth	724 Fifth Avenue Stevens Point, WI 54481	724 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3018-04	Michael Prescher & Tammy Huculak	725 Fifth Avenue Stevens Point, WI 54481	725 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3019-10	Zachary & Celia Sweet	740 Fifth Avenue Stevens Point, WI 54481	740 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01												
FINAL SCHEDULE C												
For installation of storm sewer laterals on all property fronting upon both sides of Fifth Avenue from its intersection with Front St. to its intersection with Second St.												
For installation of sidewalk on property fronting upon a portion of the north and south sides of Fifth Avenue from its intersection with Front Street to its intersection with Forest Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Forest Street from its intersection with Franklin St. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of West Street from its intersection with Fourth Ave. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of First Street from its intersection with Second St. to its intersection with Bukolt Ave.												
For installation of sidewalk on property fronting upon a portion of the east side of First Street from its intersection with Second St. to its intersection with Portage Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Bukolt Avenue from its intersection with Second St. to its intersection with Meadow St.												
For installation of storm sewer laterals on property fronting upon a portion of the west side of Frederick Street from its intersection with Fifth Ave. to its intersection with Bukolt Ave.												
All storm sewer laterals are to be 4-inch unless otherwise noted:												
All sidewalk is 5-feet wide unless otherwise noted:												
Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
2408-29-3018-03	Mason & Andrea Ramage	741 Fifth Avenue Stevens Point, WI 54481	741 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3018-02	Richard Makuski III	749 Fifth Avenue Stevens Point, WI 54481	749 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3026-04	Richard & Cynthia Tielens	1321 Robin Lane Stevens Point, WI 54481	800 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3026-05	Eric Ahrens	808 Fifth Avenue Stevens Point, WI 54481	808 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01

FINAL SCHEDULE C

For installation of storm sewer laterals on all property fronting upon both sides of **Fifth Avenue** from its intersection with Front St. to its intersection with Second St.

For installation of sidewalk on property fronting upon a portion of the north and south sides of **Fifth Avenue** from its intersection with Front Street to its intersection with Forest Street.

For installation of storm sewer laterals on all property fronting upon both sides of **Forest Street** from its intersection with Franklin St. to its intersection with Bukolt Ave.

For installation of storm sewer laterals on all property fronting upon both sides of **West Street** from its intersection with Fourth Ave. to its intersection with Bukolt Ave.

For installation of storm sewer laterals on all property fronting upon both sides of **First Street** from its intersection with Second St. to its intersection with Bukolt Ave.

For installation of sidewalk on property fronting upon a portion of the east side of **First Street** from its intersection with Second St. to its intersection with Portage Street.

For installation of storm sewer laterals on all property fronting upon both sides of **Bukolt Avenue** from its intersection with Second St. to its intersection with Meadow St.

For installation of storm sewer laterals on property fronting upon a portion of the west side of **Frederick Street** from its intersection with Fifth Ave. to its intersection with Bukolt Ave.

All storm sewer laterals are to be 4-inch unless otherwise noted:

All sidewalk is 5-feet wide unless otherwise noted:

Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
FOREST STREET												
2408-30-4018-15	Stephen Louis	525 Forest Street Stevens Point, WI 54481	525 Forest Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4014-01	ZB Apartments LLC Attn: Zachary Brocken	PO Box 1002 Stevens Point, WI 54481	357 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4019-07	Lindsey Mott	401 Fifth Avenue Stevens Point, WI 54481	401 Fifth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4013-29	Carl Debolt	2312 Linden Street Stevens Point, WI 54481	333-35 Washington Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4014-30	Leona Ziolkowski	334 Washington Avenue Stevens Point, WI 54481	334 Washington Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4020-08	Erica Marie Miller	400 Washinton Avenue Stevens Point, WI 54481	400 Washinton Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4021-06	EN Pointe Leasing LLC	4280 Windsong Place Plover, WI 54467	401 Washinton Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4013-28	Dennis & David Giodoski	816 Forest Street Stevens Point, WI 54481	816 Forest Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4013-27	Brian Foster and Amber Kottke	332 Franklin Street Stevens Point, WI 54481	332-332A Franklin Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-30-4021-07	Bruce Olson	1931 Apple Court Plover, WI 54467	400 Franklin Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01												
FINAL SCHEDULE C												
For installation of storm sewer laterals on all property fronting upon both sides of Fifth Avenue from its intersection with Front St. to its intersection with Second St.												
For installation of sidewalk on property fronting upon a portion of the north and south sides of Fifth Avenue from its intersection with Front Street to its intersection with Forest Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Forest Street from its intersection with Franklin St. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of West Street from its intersection with Fourth Ave. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of First Street from its intersection with Second St. to its intersection with Bukolt Ave.												
For installation of sidewalk on property fronting upon a portion of the east side of First Street from its intersection with Second St. to its intersection with Portage Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Bukolt Avenue from its intersection with Second St. to its intersection with Meadow St.												
For installation of storm sewer laterals on property fronting upon a portion of the west side of Frederick Street from its intersection with Fifth Ave. to its intersection with Bukolt Ave.												
All storm sewer laterals are to be 4-inch unless otherwise noted:												
All sidewalk is 5-foot wide unless otherwise noted:												
Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
WEST STREET												
2408-29-3019-06	Arthur & Sharon Barber	509 West Street Stevens Point, WI 54481	509 West Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3010-11	Paul & Cynthia Piotrowski	510 West Street Stevens Point, WI 54481	510 West Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3010-10	Clifford & Loretta Depka	9054 Glenashley Drive Cornelius, NC 28031-9033	518 West Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3010-09	Gregory & Anna Gillis	1334 Okray Drive Stevens Point, WI 54481	526-526A West Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-01	Eli Garcia-Rivera	600 West Street Stevens Point, WI 54481	600 West Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-13	Donald & Melanie Hemstreet Darcy Lynn Hemstreet	610 West Street Stevens Point, WI 54481	610 West Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3011-12	Norman Meshak	648 Fourth Avenue Stevens Point, WI 54481	648 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3018-07	Carla Danczyk	700 Fourth Avenue Stevens Point, WI 54481	700 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01

FINAL SCHEDULE C

For installation of storm sewer laterals on all property fronting upon both sides of **Fifth Avenue** from its intersection with Front St. to its intersection with Second St.
 For installation of sidewalk on property fronting upon a portion of the north and south sides of **Fifth Avenue** from its intersection with Front Street to its intersection with Forest Street.

For installation of storm sewer laterals on all property fronting upon both sides of **Forest Street** from its intersection with Franklin St. to its intersection with Bukolt Ave.

For installation of storm sewer laterals on all property fronting upon both sides of **West Street** from its intersection with Fourth Ave. to its intersection with Bukolt Ave.

For installation of storm sewer laterals on all property fronting upon both sides of **First Street** from its intersection with Second St. to its intersection with Bukolt Ave.
 For installation of sidewalk on property fronting upon a portion of the east side of **First Street** from its intersection with Second St. to its intersection with Portage Street.

For installation of storm sewer laterals on all property fronting upon both sides of **Bukolt Avenue** from its intersection with Second St. to its intersection with Meadow St.

For installation of storm sewer laterals on property fronting upon a portion of the west side of **Frederick Street** from its intersection with Fifth Ave. to its intersection with Bukolt Ave.

All storm sewer laterals are to be 4-inch unless otherwise noted:
 All sidewalk is 5-feet wide unless otherwise noted:

Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
FIRST STREET												
2408-29-3026-03	Thomas & Jennifer Brand	509 First Street Stevens Point, WI 54481	509 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3019-12	Allan & Celia Eron	516 First Street Stevens Point, WI 54481	516 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3019-11	Mark & Lisa Grubba	532 First Street Stevens Point, WI 54481	532 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3018-01	St. Peter's Parish	800 Fourth Avenue Stevens Point, WI 54481	800 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3027-01	St. Peter's Parish	800 Fourth Avenue Stevens Point, WI 54481	800 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral (12 - inch Parking Lot)	1	\$824.04			\$824.04		\$824.04	\$824.04
2408-29-3018-13	Sandra Roche	748 Fourth Avenue Stevens Point, WI 54481	748 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3017-01	St. Peters Parish	800 Fourth Avenue Stevens Point, WI 54481	708 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2804-29-3028-02	David & Michelle Osier	801 Fourth Avenue Stevens Point, WI 54481	801 Fourth Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3028-03	Frosted Pink LLC	1800 Schiller Drive Stevens Point, WI 54482	709 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3028-04	Maureen Leahy	717 First Street Stevens Point, WI 54481	717 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3028-05	Becky Storlie	725 First Street Stevens Point, WI 54481	725 First Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

2021 Street Improvements Project #21-01												
FINAL SCHEDULE C												
For installation of storm sewer laterals on all property fronting upon both sides of Fifth Avenue from its intersection with Front St. to its intersection with Second St.												
For installation of sidewalk on property fronting upon a portion of the north and south sides of Fifth Avenue from its intersection with Front Street to its intersection with Forest Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Forest Street from its intersection with Franklin St. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of West Street from its intersection with Fourth Ave. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of First Street from its intersection with Second St. to its intersection with Bukolt Ave.												
For installation of sidewalk on property fronting upon a portion of the east side of First Street from its intersection with Second St. to its intersection with Portage Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Bukolt Avenue from its intersection with Second St. to its intersection with Meadow St.												
For installation of storm sewer laterals on property fronting upon a portion of the west side of Frederick Street from its intersection with Fifth Ave. to its intersection with Bukolt Ave.												
All storm sewer laterals are to be 4-inch unless otherwise noted:												
All sidewalk is 5-foot wide unless otherwise noted:												
Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
2408-29-3016-01	Martens Real Estate LLC	2410 Madison Avenue	749 Washington Avenue	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Plover, WI 54467	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3029-02	Joshua J Koszczuk	801 First Street	801 First Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3029-03	Jeffrey & Jenny Garsomke	817 First Street	817 First Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3016-14	Terrance Seehafer	824 First Street	824 First Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3029-04	Erik & Elyn Wehler	825 First Street	825 First Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3016-13	Alexander Kochanowski	760 Franklin Street	760 Franklin Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3015-01	Regina Mancheski	761 Franklin Street	761 Franklin Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3029-05	Tyler Ignatowski	7027 Oak Road	800-802 Franklin Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Vesper, WI 54489	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3030-04	Betty Ruth Wiedmann	801 Franklin Street	801 Franklin Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3015-17	William & Aubrey Hill	2816 Center Street	924-26 First Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3030-05	Zachary Brocken	PO Box 1002	800 Portage Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-29-3015-16	Daniel Van Asten & Sandra Kranig	3484 Custer Road	750-52 Portage Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54482	Stevens Point, WI 54481								\$1,287.17	\$1,287.17
2408-32-2005-02	Guymar Properties LLC	1708 Church Street	801 Portage Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481	Installation of concrete sidewalk (4-inch)			64	\$18.40	\$1,177.60			
				Installation of concrete sidewalk (6-inch)			0	\$24.25	\$0.00			
										\$1,177.60	\$1,287.17	\$2,464.77
2408-32-2005-05	YME Café LLC	1708 Church Street	1009 First Street	Installation of concrete sidewalk (4-inch)			43.98	\$18.40	\$809.23			
	Attn: Guy & Maria Janssen	Stevens Point, WI 54481	Stevens Point, WI 54481	Installation of concrete sidewalk (6-inch)			24	\$24.25	\$582.00			
2408-32-2005-07	Jeffrey & Christy Thompson	1442 West River Drive West	1101 First Street	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17			
		Stevens Point, WI 54481	Stevens Point, WI 54481	Installation of concrete sidewalk (4-inch X 4' wide)			110.82	\$14.72	\$1,631.27			
				Installation of concrete sidewalk (6-inch X 4' wide)			0	\$19.40	\$0.00			
										\$1,631.27	\$1,287.17	\$2,918.44

2021 Street Improvements Project #21-01												
FINAL SCHEDULE C												
For installation of storm sewer laterals on all property fronting upon both sides of Fifth Avenue from its intersection with Front St. to its intersection with Second St.												
For installation of sidewalk on property fronting upon a portion of the north and south sides of Fifth Avenue from its intersection with Front Street to its intersection with Forest Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Forest Street from its intersection with Franklin St. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of West Street from its intersection with Fourth Ave. to its intersection with Bukolt Ave.												
For installation of storm sewer laterals on all property fronting upon both sides of First Street from its intersection with Second St. to its intersection with Bukolt Ave.												
For installation of sidewalk on property fronting upon a portion of the east side of First Street from its intersection with Second St. to its intersection with Portage Street.												
For installation of storm sewer laterals on all property fronting upon both sides of Bukolt Avenue from its intersection with Second St. to its intersection with Meadow St.												
For installation of storm sewer laterals on property fronting upon a portion of the west side of Frederick Street from its intersection with Fifth Ave. to its intersection with Bukolt Ave.												
All storm sewer laterals are to be 4-inch unless otherwise noted:												
All sidewalk is 5-feet wide unless otherwise noted:												
Tax Key Number	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	ASSESSABLE ITEM	QUANTITY	COST PER ITEM	LINEAR FT	COST PER LINEAR FT	SUBTOTAL	SIDEWALK SUBTOTAL	STORM SEWER LATERAL SUBTOTAL	TOTAL ASSESSMENT
BUKOLT AVENUE												
2408-29-3035-04	Nicholas E Meyer	917 Bukolt Avenue Stevens Point, WI 54481	917 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3036-18	Jillene & Lori Jakusz	924 Bukolt Avenue Stevens Point, WI 54481	924 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3035-03	Cristine Hoffman	1000 Shaurette Street Stevens Point, WI 54481	925 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3037-08	Darlene Mae Koback	1008 Bukolt Avenue Stevens Point, WI 54481	1008 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3038-02	Josh Konop	1009 Bukolt Avenue Stevens Point, WI 54481	1009 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3037-09	Peter Arntsen	1016 Bukolt Avenue Stevens Point, WI 54481	1016 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3038-01	Trinity Point Properties LLC	PO Box 883 Stevens Point, WI 54481	1017-19 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3037-10	Michael & Sara More	1024 Bukolt Avenue Stevens Point, WI 54481	1024 Bukolt Avenue Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17
2408-29-3048-06	Catherine Demovsek	441 Meadow Street Stevens Point, WI 54481	441 Meadow Street Stevens Point, WI 54481	Installation of storm sewer lateral	1	\$1,287.17			\$1,287.17		\$1,287.17	\$1,287.17

[illegible]

Fire Station 1 & Police Department Parking Lot Projects (#8237939)

Owner: City of Stevens Point

08/02/2022 10:00 AM CDT

Line Item	Item Code	Item Description	UofM	Quantity	Stuczynski Trucking		Fahrner Excavating, Inc.	
					Unit Price	Extension	Unit Price	Extension
1	204.01	Removing Concrete Pavement	S.Y.	33	\$10.00	\$330.00	\$45.00	\$1,485.00
2	204.0155	Removing Concrete Sidewalk	S.Y.	6	\$10.00	\$60.00	\$83.00	\$498.00
3	204.017	Removing Fence	L.F.	195	\$10.00	\$1,950.00	\$7.75	\$1,511.25
4	205.01	Excavation Common	C.Y.	650	\$12.00	\$7,800.00	\$25.00	\$16,250.00
5	209.01	Backfill Granular	C.Y.	20	\$15.00	\$300.00	\$25.00	\$500.00
6	211.01	Prepare Foundation for Asphaltic Paving (Project)	L.S.	1	\$3,000.00	\$3,000.00	\$2,740.50	\$2,740.50
7	305.012	Base Aggregate Dense (1½-Inch) (12-Inch Depth)	TON	885	\$20.00	\$17,700.00	\$16.00	\$14,160.00
8	416.016	Concrete Driveway 8-Inch	S.Y.	33	\$90.00	\$2,970.00	\$85.00	\$2,805.00
9	460.6242	HMA Pavement 2 MT 58-34 S (3.25-Inch)	TON	245	\$105.00	\$25,725.00	\$101.43	\$24,850.35
10	460.6444	HMA Pavement 4 MT 58-34 H (2-Inch)	TON	150	\$130.00	\$19,500.00	\$129.02	\$19,353.00
11	602.0405	Concrete Sidewalk (4-inch)	S.Y.	38	\$70.00	\$2,660.00	\$65.00	\$2,470.00
12	608.3012	Storm Sewer Pipe Class III-A HDPE 12-Inch	L.F.	17	\$100.00	\$1,700.00	\$100.00	\$1,700.00
13	619.1	Mobilization	L.S.	1	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
14	628.701	Inlet Protection Type C	EACH	4	\$100.00	\$400.00	\$250.00	\$1,000.00
15	643.01	Traffic Control (Project)	L.S.	1	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00
16	690.025	Sawing Concrete	L.F.	10	\$7.00	\$70.00	\$20.00	\$200.00
17	706.0401	Class B Bedding	L.F.	20	\$20.00	\$400.00	\$30.00	\$600.00
18	SPV.0035.01	Undercut (undistributed)	C.Y.	10	\$40.00	\$400.00	\$14.00	\$140.00
19	SPV.0060.01	Drain Basin (24-Inch)	EACH	1	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00
20	SPV.0180.01	Topsoil/Seed/Fertilizer/ Lawn Prep/Urban Erosion Mat	S.Y.	115	\$12.00	\$1,380.00	\$15.00	\$1,725.00
Total Project A:						\$396,350.00		\$444,763.25
21	204.015	Removing Curb and Gutter	L.F.	207	\$5.00	\$1,035.00	\$15.00	\$3,105.00
22	205.01	Excavation Common	C.Y.	3670	\$10.00	\$36,700.00	\$20.29	\$74,464.30
23	209.01	Backfill Granular	C.Y.	100	\$12.00	\$1,200.00	\$25.00	\$2,500.00
24	211.01	Prepare Foundation for Asphaltic Paving (Project)	L.S.	1	\$12,000.00	\$12,000.00	\$11,508.00	\$11,508.00
25	305.012	Base Aggregate Dense (1½-Inch) (12-Inch Depth)	TON	5400	\$15.00	\$81,000.00	\$16.00	\$86,400.00
26	460.6242	HMA Pavement 3 MT 58-34 S (2.25-Inch)	TON	1075	\$110.00	\$118,250.00	\$106.37	\$114,347.75
27	460.6444	HMA Pavement 4 MT 58-34 S (1.75-Inch)	TON	835	\$120.00	\$100,200.00	\$118.42	\$98,880.70
28	601.0407	Concrete Curb & Gutter 18-Inch Type D	L.F.	495	\$30.00	\$14,850.00	\$28.00	\$13,860.00
29	608.3012	Storm Sewer Pipe Corrugated HDPE Class III-A 12-Inch	L.F.	155	\$35.00	\$5,425.00	\$59.50	\$9,222.50
30	611.811	Adjusting Manhole	EACH	5	\$400.00	\$2,000.00	\$750.00	\$3,750.00
31	619.1	Mobilization	L.S.	1	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00
32	628.1504	Silt Fence	L.F.	460	\$4.00	\$1,840.00	\$4.00	\$1,840.00
33	628.701	Inlet Protection Type B	EACH	9	\$100.00	\$900.00	\$250.00	\$2,250.00
34	643.01	Traffic Control (Project)	L.S.	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
35	690.015	Sawing Asphalt	L.F.	190	\$5.00	\$950.00	\$4.50	\$855.00
36	SPV.0035.01	Undercut (undistributed)	C.Y.	50	\$20.00	\$1,000.00	\$14.00	\$700.00
37	SPV.0060.01	Drain Basin (24-Inch)	EACH	1	\$1,500.00	\$1,500.00	\$4,500.00	\$4,500.00
38	SPV.0180.01	Topsoil/Seed/Fertilizer/ Lawn Prep/Urban Erosion Mat	S.Y.	500	\$10.00	\$5,000.00	\$12.16	\$6,080.00
Total Project B:						\$97,345.00		\$102,488.10
Total Project A:						\$396,350.00		\$444,763.25
Total Project B:						\$97,345.00		\$102,488.10
Total Bids A & B:						\$493,695.00		\$547,251.35
Total Bids with Contingency:						\$567,749.25		\$629,339.05

SECTION 1 - EXECUTIVE SUMMARY

Stevens Point Fire Department contracted Clark Dietz, Inc. (CD) to provide a solution to their ongoing HVAC issues at the existing Fire Station. The facility is currently served by a multizone air handling unit, a split compressor with roof mounted air-cooled condenser, and gas fired boilers. As part of our services the CD team evaluated existing facility, current conditions of existing equipment, and issues that the Station has been experiencing.

Considering existing conditions, age of the equipment and status of the current building controls system it is recommended to replace the existing HVAC system with a new VAV air handling unit, new controls system, with new hot water reheat system. Existing system can be replaced in kind with similar equipment, but this recommendation is not as cost effective over the life of the systems. Several other modifications are required to ensure other code deficiencies are resolved. Additionally, few other recommendations are listed to ensure fully code compliant building HVAC system.

SECTION 2 - INTRODUCTION

2.1 Building Details

Stevens Point Fire Station was constructed in 1964. The facility is located at 1701 Franklin, Stevens Point, WI. A few modifications/additions have brought the facility to its current layout of approximately 16,400 square feet. The facility consists of offices, breakroom, locker rooms, dorms, classroom, generator housing area, apparatus areas, shop areas, storage space, exercise area, and mechanical rooms in the basement

2.2 Envelope and Construction

The exterior walls of the building are constructed with 4" face brick and 8" CMU block wall with air gap and minimal insulation. The areas are furred with steel metal studs with drywall. Amount of insulation with-in wall cavity is unknown currently.

The roof of the building is flat metal deck with built-up roof membrane. The amount of insulation is unknown; however, it appears to be minimal. This roof has not undergone any known significant repairs or services, however it appears to be in fair condition

2.3 Applicable Building Codes

The following codes and standards were adopted by the City of Stevens Point and would be utilized for the systems that are evaluated and eventually designed as part of this project. The City of Stevens Point is the authority having jurisdiction.

- Mechanical Systems: Wisconsin Building Heating, Ventilation and Air Conditioning Code, ILHR 50 through 64
- Electrical Systems: National Electrical Code – 2020
- City of Stevens Point: Code of Ordinances Chapters 12, 21, 30

SECTION 3 - EXISTING HVAC SYSTEMS

3.1 Air Handling Unit

A Trane constant volume 5500 CFM multi-zone central station air handling unit (AHU) currently serves the occupied areas of the building and was installed in 1966. It is in the lower-level Mechanical Room and supplies conditioned air throughout the occupiable area of the building. The AHU is configured in the direction of airflow with filters section, supply fan, heating coil refrigerant coil and supply plenum. The existing mechanical room is serving as the mixing chamber for return and outside air. The filter section is provided with 1" pleated filters. The centrifugal supply fan with an airfoil wheel is driven by a 5 HP motor. The outdoor air and return air dampers are built into the ductwork that is terminated on the West wall of the Mechanical Room.



Image 1: Existing AHU in Mechanical Room

The existing AHU is in poor condition. The supply fan and heating coil has been repaired several times, and the refrigerant coil casing has some deterioration along with corrosion at the base and is currently not operational. The construction of the entire unit appears very tight. The existing refrigerant coil appears to have some rust build up. The unit casing has been damaged over the years and has been sealed with duct sealant.

3.2 Air Distribution System

3.2.1 Outside Air

The outside air (OA) is brought into the Mechanical Room from an outside air louver located on the roof to the west side of the Mechanical Room. Based on its size, it does not appear to be large enough to allow for a full economizer option.

The existing ductwork within the shaft was not accessible but it is assumed to be in fair condition. However, the ductwork is not sized to meet current code requirements and will most likely need to be resized and replaced.

3.2.2 Supply Air

The AHU has eight (8) mixing dampers that blend air from the hot deck and the cold deck to meet space temperature. Low pressure supply air is ducted to individual zones via ductwork routed in ceiling space above first and second floor. The individual zones/rooms have ceiling supply diffusers. These sections of ductwork were not physically inspected but based on the age of the system and surroundings; they are anticipated to be in fair condition. Evaluation of duct insulation and leakage will be required to ensure existing ductwork can be reused.

3.2.3 Return Air

The return air is brought back to the AHU via corridor return system. Wall grilles are in the first-floor stairs and second floor corridor. A wall grille is also located on the North side of the mechanical room for lower-level return.

3.2.4 Exhaust Air

There are several exhaust fans located throughout the building for localized exhaust.

1. The conditioned spaces are served by an exhaust fan for the second-floor restrooms. Exact size is currently unknown. The fan was operational at the time of the visit.
2. Kitchen 210 is served by a commercial exhaust hood, to vents through the roof.
3. Each Apparatus Bay is served by an exhaust fan. Apparatus 123 Bay exhaust fan, 1900 CFM, is located on the south wall. Apparatus 124 Bay exhaust fan, 500 CFM, is located on the east wall. Apparatus 128 Bay exhaust fan, 400 CFM, is located on the east wall. None of these exhaust fans are currently operational, as some of the intake and exhaust openings were noted to be sealed off.
4. There are also a vehicle exhaust drops system in Apparatus Bay 123. These are provided with tail pipe vehicle exhaust system that exhausts when apparatus is present in the bays. The vehicle exhaust fan is located on the south side of the apparatus bay just below the roof line.

3.3 Heating Plant

The building is currently served from two 310 MBH Well-McLain condensing boilers. The boilers are supplying hot water to various unit heaters throughout the facility and hot water coil in the AHU.

These boilers appear to be in fair condition; however, hot water coils are exposed to direct outside air, which makes them susceptible to potential freezing. Additionally, there are some complaints about the performance of the boilers and leaking issues. Further discussion is required to determine future heating/ventilation systems for Apparatus Bays, which may result in hot water system with glycol additive.

3.4 Cooling Plant

The existing cooling plant consists of a split compressor and a an air-cooled condenser. The compressor unit in the lower level is currently not operating. The refrigerant from compressor is feeding the AHU's evaporator cooling coils via refrigerant piping routed through the mechanical room. The condenser is located on the roof, south of the mechanical room. The cooling system uses R-22 refrigerant, which is currently being phased out.



Image 2: Air cooled condenser

The existing units are in poor condition and are not functional. They also show signs of rust and has several leaks.

Replacement parts for these units are hard to find and they are extremely difficult to repair.

3.5 Miscellaneous Heating Systems

The existing building is provided with various, infrared tube heaters, cabinet heaters, and unit heaters throughout the facility. These heaters are provided with hot water from the existing boilers through a series of hot water supply (HWS) and hot water return (HWR) piping.

3.5.1 Unit Heaters

The facility has seven (7) unit heaters total for the smaller apparatus bay and surrounding work areas, as well as one for the stair tower and one for the mechanic's room. Some of the unit heaters are ducted to bring in outside air. The unit heaters were not operational during our site visit. Heating hot water continues to circulate in HWS/HWR piping as there are no control valves. The pneumatic controls for these heaters have been disconnected.

3.5.2 Infrared Tube Heaters

Apparatus Bay 123 is served by four (4) gas fired infrared tube heaters, and Apparatus Bay 128 is served by one infrared tube heater. The capacity of these heaters is currently unknown. They were operational during the visit.

3.5.3 Radiant Ceiling Panels

Three western offices are provided with electric radiant ceiling panels on the first floor. These panels appear to be operational and in fair condition.

3.6 Temperature Control Systems

The occupied area of the building is currently provided with Siemens DDC controls and thermostats in each zone. Cables from these stats are routed above ceiling to each zone. The AHU dampers are in the lower-level mechanical room. Condition of existing controls components were noticed, but not fully evaluated for the scope of this study.

The existing boiler system, pumps and accessories are also provided with DDC controls. These control valves and accessories are in the lower-level mechanical rooms and appear to be functional.

Although the system appears to be functional, they have not been serviced in several years and they are not reliable. Also, the apparatus bays, all exhaust fans and services areas are not provided with any DDC controls.



Image 3: Existing AHU Controllers

3.7 Other Considerations/Issues

3.7.1 Cooling Service

The primary complaint among building occupants is the cooling system, or lack thereof. The split compressor unit has not been operational for several months.

3.7.2 Apparatus Bay

Existing apparatus bays and garages are not provided with continuous ventilation as required by the code. Additionally, existing fans/louvers were not operational. These items must be resolved to ensure code compliant ventilation is met.

3.7.3 Kitchen Range Hood

The second story kitchen currently has a commercial range hood; however, it is not usable due to its misalignment from the range stove. The unit also appears to be over sized for the use of this building. Additional discussions are required to determine exact need of the fire department.



Image 4: Kitchen Range Hood

3.7.4 Natural Gas Generator

It was observed that the existing natural gas generator may be replaced with a larger unit. The system capacity must be analyzed before this change is made.

SECTION 4 - PROPOSED SOLUTIONS FOR HVAC SYSTEMS

The following are viable solutions to correct the HVAC issues at the facility. In the event, the Fire Department elects to replace the existing AHU with a new VAV system, we would recommend rezoning some of the areas and eliminate split compressor system. Please note that engineering costs are not included in the estimated costs.

4.1 Recommendation 1 - Replace with new VAV Air Handling Unit System

Replace the existing dual duct AHU with a new VAV AHU that would upgrade the building's energy efficiency by upwards of 35% annually (See Appendix A). This solution would require more upfront costs, including, but not limited to, replacement of the existing AHU, resizing of louvers to allow for full economizer mode, and the replacement of split compressor and air cooled condenser unit with a new air-cooled condensing unit. This option will provide much better control over temperature, significant reliability on the system and energy savings.

Existing supply and exhaust air ductwork would need to be minorly modified under this proposed solution. The return ductwork would need to be designed and installed to eliminate the existing corridor only return which is not acceptable per current codes

The new system will be designed to allow for the economizer option, as the new louvers and dampers would be modified to accommodate 100% outside air.

4.1.1 System Sizes

- Air System: AHU-1: 6000 CFM, 1" s.p., 208 V, 3 ph, 60 Hz
- Cooling Plant: Replace with a new condensing unit, 20 tons

Opinions of Cost: \$223,000

4.1.2 Pros and Cons

Pros	Cons
Significant energy saving through VAV system.	Building shutdown will be required for installation.
Unit can operate at a reduced capacity based on occupancy.	Custom unit is required with split casing to allow installation of new unit, resulting in longer lead time.
Resolves substantial HVAC issues.	Higher upfront cost.
Potentially reduces the size of the boiler to offset total project cost.	

4.1.3 Assumptions

- Capital costs include material and labor for construction including design and construction contingency. This does not include opportunity costs or loss of revenue.
- This option assumes reuse of some the existing supply and exhaust ductwork.
- This option assumes existing ceiling tiles will need to be modified but may be reused.

- This option assumes that the existing generator will be able to serve a higher electrical load for the new AHU.
- No major exterior modifications will be required other than larger openings for outdoor air. Potentially bringing OA through existing shafts.

4.2 Recommendation 2 – Replace existing unit with a similar Air Handling Unit

Replace the existing AHU with another dual duct AHU would be the simplest solution to address current issues. This solution would have little changes to the existing layout of ductwork and associated piping. The Existing cooling system would need to be replaced in with a new condenser and compressor units that operate on newer refrigerants R-454B and R-32. All equipment would be in the current configuration with minimal modifications.

Existing supply and exhaust air ductwork would not need to be modified under this proposed solution. The return ductwork would need to be revised and installed to eliminate the existing corridor only return which is not acceptable per current codes.

The system will not be designed to allow for the full economizer option because this would be treated as a replacement in kind. The louvers and dampers are not sized to handle 100% outside air in this configuration, which may require prior approval from the City of Stevens Point (AHJ).

4.2.1 Assumptions

- Capital costs include material and labor for construction including design and construction contingency. This does not include opportunity costs or loss of revenue.
- This option assumes reuse of some the existing supply and exhaust ductwork.
- This option assumes existing ceiling tiles will need to be modified but may be reused.
- This option assumes that the existing generator will be able to serve a higher electrical load for the new AHU

4.2.2 Pros and Cons

Pros	Cons
Lower upfront cost.	Higher energy usage
Resolves current HVAC issues.	Building shutdown will be required for installation of the unit.
No additional space requirements for mechanical equipment.	Replaced unit will have only slightly better energy efficiency.
	Custom unit is required with split casing to allow installation of new unit, resulting in longer lead time.

4.2.3 System Sizes

- Air System: AHU-1: 5,500 CFM, 1" SP, Hot deck/Cold Deck, 208 V, 3 ph, 60 Hz
- Cooling Plant: Replace existing split condenser and compressor, 20 tons

Opinions of Costs: \$194,000

4.3 Recommendation 3 – Boiler Replacement

The existing heating system will be replaced with two higher efficiency boilers with stainless steel heat exchanger. If selected, they may operate with glycol to protect the pipes from freezing hazards in the winter. Further evaluation is needed to determine the necessity of glycol to the existing hot water system.

The exact age of these boilers is not known, however, based on estimates, observations, and assumptions made during the initial survey, as well as discussions with maintenance staff, the boilers need replacement. Based on which alternate is selected for AHU, it may be beneficial to replace the hot water system with a primary/secondary loop over the current system. This would allow for better operation of boilers and loops.

4.3.1 System Sizes

- Heating plant: Replace existing boilers and possibly include glycol
- Boiler Sizes: 600 MBH total capacity.

Opinions of Costs: \$86,500

4.4 Recommendation 4 – Hydronic Unit Heaters

The hydronic heating system serving the Apparatus Bays are not functioning. Additionally, the exiting unit heaters in the Apparatus Bay are susceptible to potential freezing in their current configuration and conditions.

4.4.1 Replace Existing Unit Heaters

Further evaluation is required to determine if existing unit heaters need to be replaced. Currently there are six (6) unit heaters that are installed various parts of the building, but they are not functional. They would need to be replaced to ensure heating is provided to these spaces. These heaters should also be connected to new DDC controls system.

4.4.2 Freeze stat

The installation of a freeze stat and appropriate controls to shut off outside air damper for the unit heaters is recommended to preserve the integrity of the hydronic system with little modifications to the current design and configuration.

4.4.3 Glycol Additive

Typical systems that are susceptible to freezing should be provided with glycol to the hot water system for the unit heaters to become operational. Adding glycol to the hydronic system does require additional changes and potentially increases the sizes of boilers. Further evaluation is necessary to determine the need for glycol in the hydronic system.

4.4.4 System Sizes

- Exact sizes of the unit heater will be determined during design.

Opinions of Costs: \$51,000

4.5 Recommendation 5 – Apparatus Bay Ventilation

The exhaust fans in the apparatus bays are not operational. Exhaust fans may be sized and served in different configurations based on the needs of the service area.

4.5.1 Minimum Ventilation Requirements

For occupied vehicle garages, continuous ventilation must be provided at 0.75 CFM/SF to meet the code requirements. This ventilation requirement can be reduced to 0.05 CFM/ SF if the system is provided with occupancy-based controls or system is controlled based CO and NO₂ levels with-in the garage. The higher rate of ventilation only needs to be provided if the CO/NO₂ levels in the garage are higher than allowed by ventilation standards. Existing systems are not operational, so it is our recommendation to replace these fans with new make-up air units and exhaust fans that are controlled based on CO/NO₂ levels with minimum ventilation provided by small energy recovery units. Existing infrared tube heaters can remain and be reused for supplementary heating.

4.5.2 System Sizes

- Ventilation system size: 7500 CFM with CO/NO₂ controls.
- Heating requirements: 600 MBH

Opinions of Costs: \$113,000

4.6 Recommendation 6 - Realign Kitchen Hood

The existing kitchen hood is currently not aligned with the range cooktop. After further evaluation, it will be determined whether a hood is required. If required, the recommendation is to move the hood to be centered over the range so that it can capture the cooking fumes.

4.6.1 System Sizes

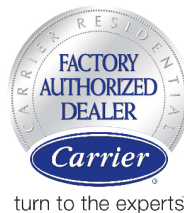
- Exact sizes of the hood will be determined during design.

Opinions of Costs: \$19,500



Heating & Air Conditioning

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June 22, 2022

Proposal #1890REV1

City of Stevens Point
1701 Franklin Street
Stevens Point, WI 54481

Site: Fire Station Headquarters

Design Build HVAC Based Off Of "Clark Dietz" HVAC Study/Report & Recommendations

4.1 Recommendation 1: New Air Handling Unit With VAV System

1 – Carrier 39MN/38AUD 6,000CFM Custom Modular sectional VAV air handling unit with (20 TON) roof mounted condensing unit installed complete in place of the existing TRANE air handling unit and split AC System. Install with new VAV boxes and hot water re-heat. Unit complete filter boxes, hot water heating coil, and DX cooling refrigeration coil. Fabricate and install all necessary sheet metal work to adapt to the existing supply air duct system modifying where necessary. Remove the existing air handling unit and recycle. Start up and set up per the manufacturer's specifications.

4.3 Recommendation 3: Boiler Replacement

2 – IBC Total 659,000 BTU (Up to 96% AFUE) High Efficiency modulating stainless steel condensing natural gas boilers with 10:1 turndown installed complete in place of the existing boilers. Pipe to the existing natural gas line and regulator assembly. Install new intake and exhaust vent piping connected to the existing. Pipe to the existing supply and return water piping, boiler pumps, system circulation pump, 3-way valves, and actuators. Hook to the existing freshwater fill system, air elimination system, expansion system, low water cut off, and secondary high limit. Do all necessary low voltage wiring. Remove the existing boiler and recycle. Start up and set up per the manufacturer's specifications.

4.4 Recommendation 4: Hydronic Unit Heaters

6 – New Hydronic Unit Heater installed complete in place of the existing non-operational heaters

4.5 Recommendation 5: Apparatus Bay Ventilation

Install new direct fired make up air system with CO/NO2 controls and new exhausts systems to be code compliant

4.6 Recommendation 6: Realign Kitchen Hood

Uninstall and reinstall hood over existing range and modify duct system to fabricate install and reconnect to the existing

DDC Temperature Controls

1 – Carrier i-Vu Web Based Direct Digital Control temperature control system installed complete to serve the new HVAC systems. System complete with all new sensors, valves, actuators, relays, valves, transformers, and necessary control cabinets for a complete installation. System complete with i-Vu server for web-based operation. Program, commission, start up and set up per the manufacturer's specifications and owner training.

Total Base Bid Price \$436,092.00

4.2 Recommendation 2: Deduct \$40,000.00 To install like for like air handler in lieu of VAV system above

Notes and Exclusions

- I-Vu DDC control system requires coordination and integration with Stevens Point IT for integration to server system. Pricing does not include associated costs or internet or usage fees.
- Water test to be performed prior to boiler replacement to determine water quality. Future water treatment based on compatibility and test results will be an additional charge over the above quoted based on treatment needs.
- Line voltage wiring is to be performed by a qualified electrician required to new roof and basement equipment and is not included in any pricing quoted above
- Structural engineering or bracing for new roof mounted equipment
- Roofing for new roof mounted equipment and curbs by others
- Infrared Heating to remain in the apparatus bays
- Pricing does not include glycol at this time. To be determined with owner prior to final piping if desired.
- Ceilings to be reworked by others throughout where ductwork modifications will be required, pricing not included

Payment to be as follows: 25% Down Payment and balance upon completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specification submitted per standard practices. Any alteration and deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman Compensation Insurance.

Authorized Signature Nate Roth

Materials and workmanship are warranted by
Badger Heating & Air Conditioning, Inc. for the period of one year from the installation date.
Note: We may withdraw this proposal if not accepted within 30 days.

Acceptance of Proposal

The price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Date of Acceptance _____ Signature _____



640 25th Avenue North
Wisconsin Rapids, WI 54495
(715) 887.4400
Fax (715) 887.3330

804 North 4th Avenue
Edgar, WI 54426
(715) 301.1670
Fax (715) 352.2370

425 Holton Avenue
Sparta, WI 54656

Attn: Victor Kedrowski
Stevens Point Fire Station
1701 Franklin Street
Stevens Point, WI 54481

Revision: 1
Date: 7/01/22
Proposal Number: 2245098

Project: 4.5 – Apparatus Bay Ventilation

Victor, thank you for the opportunity to quote your fire station upgrades.

Included:

New Make Up Air (7,500 CFM) unit with Ductwork and gas piping.
Crane.
Demo (3) Exhaust Fans.
(3) New Exhaust Fans.
Temperature Control System with CO & NO sensors.
Electrical Connections.
Testing and Balancing.

Excluded:

Plymovent Unit. Plymovent Controls.

Budget Total: \$ 111,885.00

Thank you for the opportunity to quote the above-mentioned project for you.
Work to be performed during normal business hours Monday – Friday.

Proposal Accepted:
Complete Control, Inc. is authorized to proceed.

Proposal Submitted:
Complete Control, Inc.

Buyer _____

Seller: **Complete Control, Inc.**

By _____

By: **Brad Behrens**

Title _____

Title: **Sales Engineer**

Date _____

Date: **07/01/22**

This proposal may be withdrawn by Complete Control Inc. if not accepted within (30) days



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425 Holton Avenue
Sparta, WI 54656

Attn: Victor Kedrowski
Stevens Point Fire Station
1701 Franklin Street
Stevens Point, WI 54481

Revision: 1
Date: 07/01/22
Proposal Number: 2245098

Project: 4.4 – Hydronic Unit Heaters

Victor, thank you for the opportunity to quote your fire station upgrades. We would like to propose replacing your existing (5) Hydronic Unit Heaters.

Hydronic Unit Heaters

Included:

- Demo Existing Hydronic Unit Heaters.
- Provide and Install (5) Hydronic Unit Heaters.
- Piping.
- Temperature Control System.
- Electrical Connections.

Excluded:

- Insulation on the (2) units with existing Ductwork.
- Insulation on hot water lines.

Budget Total: \$ 44,882.00

Option: Insulate the ductwork on the two (2) units with large Ductwork.

Budget Total: \$ 3,000.00

Option: Change the two (2) units with large duct work to Fan Coils. Propeller style units are not recommended with ductwork.

Budget Total: \$ 6,000.00

Thank you for the opportunity to quote the above-mentioned project for you.
Work to be performed during normal business hours Monday – Friday.

Proposal Accepted:
Complete Control, Inc. is authorized to proceed.

Proposal Submitted:
Complete Control, Inc.

Buyer _____

Seller: **Complete Control, Inc.**

By _____

By: **Brad Behrens**

Title _____

Title: **Sales Engineer**

Date _____

Date: **07/01/22**

This proposal may be withdrawn by Complete Control Inc. if not accepted within (30) days

Temperature Control & Energy Management Specialists
www.complete-control.com



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Attn: Victor Kedrowski
Stevens Point Fire Station
1701 Franklin
Stevens Point, WI 54481

Revision: 1
Date: 7/01/22
Proposal Number: 2245098

Project: 4.3 – Boiler Replacement

Victor, thank you for the opportunity to quote your fire station upgrades.

Boiler Replacement

Included:

Demo Existing Boilers.
Provide and Install New (2) two 300 MBH High Efficiency Boilers with Stainless Steel heat exchangers.
Piping, valves, pumps.
Temperature Control System.
Electrical Connections.

Excluded:

Water Heater.
Primary/Secondary Loop over current system.
VFD's.

Budget Total: \$ 59,750.00

Thank you for the opportunity to quote the above-mentioned project for you.
Work to be performed during normal business hours Monday – Friday.

Proposal Accepted:
Complete Control, Inc. is authorized to proceed.

Proposal Submitted:
Complete Control, Inc.

Buyer _____

Seller: **Complete Control, Inc.**

By _____

By: **Brad Behrens**

Title _____

Title: **Sales Engineer**

Date _____

Date: **07/01/22**

This proposal may be withdrawn by Complete Control Inc. if not accepted within (30) days



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425 Holton Avenue
Sparta, WI 54656

Attn: Victor Kedrowski
Stevens Point Fire Station
1701 Franklin Street
Stevens Point, WI 54481

Revision: 1
Date: 06/29/22
Proposal Number: 2245098

Project: 4.2 – Multi-zone AHU and controls replacement

Victor, thank you for the opportunity to quote your fire station upgrades.

We will not be quoting this option.

We feel this option will not provide you with the comfort and control you want.
Basically, you're just replacing the existing units which we know isn't enough CFM.

Thank you for the opportunity to quote the above-mentioned project for you.
Work to be performed during normal business hours Monday – Friday.

Proposal Accepted:
Complete Control, Inc. is authorized to proceed.

Proposal Submitted:
Complete Control, Inc.

Buyer _____

Seller: **Complete Control, Inc.**

By _____

By: **Brad Behrens**

Title _____

Title: **Sales Engineer**

Date _____

Date: **06/29/22**

This proposal may be withdrawn by Complete Control Inc. if not accepted within (30) days

Attn: Victor Kedrowski
Stevens Point Fire Station
1701 Franklin Street
Stevens Point, WI 54481

Revision: 1
Date: 7/01/22
Proposal Number: 2245098

Project: 4.1 – VAV AHU and Controls Replacement

Victor, thank you for the opportunity to quote your fire station upgrades. After investigating your building and adding diffusers where needed and bringing the building up to code we added the following: Library 119 had no ductwork, Training room 118 was greatly undersized, Office 118B had no ductwork and Dorm room 115 was undersized. Our engineer recommended a minimum of 7,000 CFM and 20 Tons of cooling. Your project will also require State Approval.

Required: State Approval with Engineering

Budget Total: \$ 6,000.00

Option: We work with Focus on Energy for a Custom Incentive - High Efficiency Boilers & DX System.

Budget Total: You receive a check from Focus on Energy
(Potential of 5% incentive of your Utility Bill)

VAV AHU and Controls Replacement

Included:

- Demo Existing AHU, remote indoor compressor and condenser.
- Provide and Install New 7,000 CFM AHU and 20 Ton condenser.
- After adding all needed extra CFM in additional rooms we raised CFM from 6,000.
- VAV's & piping.
- Temperature Control System.
- Electrical Connections.
- Walls & Doors Demo, Ceiling Removal.
- Crane.
- Testing and Balancing

Excluded:

- Head End for Controls, Computer, Faulty Existing Sensors, or Controls.
- New Exhaust Fans. Delays in materials, equipment.
- Overtime work.

Note: Recently there has been many delays in getting and shipping equipment.

Budget Total: \$ 259,500.00



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(715) 301.1670
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425 Holton Avenue
Sparta, WI 54656

Option: Head End Controls and Computer, to monitor and visually see system.

Budget Total: \$11,000.00

Option: Upgrade to a 10,000 CFM AHU and 25 Ton Condenser.

Budget Total: \$10,000.00

Option: Replace your existing 34 year old (1988) Exhaust Fan with a new Greenheck Exhaust Fan.

Budget Total: \$ 3,900.00

Thank you for the opportunity to quote the above-mentioned project for you.
Work to be performed during normal business hours Monday – Friday.

Proposal Accepted:
Complete Control, Inc. is authorized to proceed.

Proposal Submitted:
Complete Control, Inc.

Buyer _____

Seller: Complete Control, Inc.

By _____

By: Brad Behrens

Title _____

Title: Sales Engineer

Date _____

Date: 06/27/22

This proposal may be withdrawn by Complete Control Inc. if not accepted within (30) days

Contract Ratification Terms

Three-year contract 2022, 23, 24

1. Wages-

- a. 3% each year/9% over three years
- b. 1% January 1, 2% July 1 of each year

2. Article 22- **Residency**

~~Unrestricted within the boundaries of Portage County.~~ No residency requirement.

3. Article 18- **Uniform Allowance**

B. The City shall provide each member of the Union, by January 31st of each year, an allowance of ~~three hundred fifty dollars (\$350)~~ seven hundred dollars (\$700) per annum. This allowance shall be paid out by no later than the second pay period of the year. ~~On January 1, 2003 an additional one hundred dollars (\$100); on January 1, 2004 an additional one hundred seventy five (\$275; effective 1/1/2010) is available on a calendar year basis upon submission of receipts to the Chief, substantiating the purchase of approved uniform pieces. Reimbursements will be made in increments no less than twenty five dollars (\$25) with the exception of the last payment.....~~

4. Article 9- Scheduled Time Off

Time Frame

The Fire Chief will distribute an unencumbered vacation selection calendar by ~~December~~ November 1st of each calendar year to each shift and selecting member(s) shall select their vacations on said calendar by ~~December 31st~~ February 1st, unless the deadline for vacation selection is extended by the mutual agreement of the union and the Fire Chief.

Number of Selecting Members allowed OFF

During the initial scheduling, two (2) selecting members of a shift shall be allowed any combination of earned time off. After ~~December 31st~~ February 1st, two (2) selecting members of a shift shall be allowed off in any combination of earned time, Sick, Worker's Compensation, family medical leave, funeral leave, school/training, crew shortage, crew change, jury duty, paid leave of absence, and paid administrative leave.

Blocking Time Off of the Available Calendar

~~The Fire Chief shall distribute an unencumbered vacation calendar prior to February 1st or the extended vacation selection deadline; whichever is later.~~ After ~~December 31st~~ February 1st, or the extended vacation selection deadline, whichever is later, the Fire Chief may block time in order to send selecting members to school or conduct training.

5. Article 12- **Bereavement Leave**

- A. **Immediate Family.** An employee shall be granted a bereavement leave of four (4) consecutive calendar days, one day of which must be the day of the visitation or memorial service or funeral or burial, upon the death of a parent, spouse, sibling, children, **parent-in-law**, domestic partner, grandchild, sibling-in-law, adopted children, **and stepparents, stepchildren, and stepsibling.**

Article 14- Family Emergency Leave

- B. In the event of a serious illness or serious injury in the employee's immediate family, absence up to a maximum of the (1) day in the calendar year shall be allowed without loss of pay. The employee's immediate family shall include a parent, spouse, sibling, children, **parent-in-law**, domestic partner, **grandchild, sibling-in-law**, adopted **children, and stepparents, stepchildren, and stepsibling.** Such leave time shall not be paid if an employee is on vacation, sick leave, holiday, or normal days off.

6. Article 7 – Hours of Work

The work week for all employees who perform firefighting duties shall be an average of not more than fifty-six (56) hours, computed over a period of one (1) calendar year. Each platoon shall work its fifty-six (56) hour week as follows: work one twenty-four (24) hour period, have one twenty-four (24) hour period off. Work one twenty-four (24) hour period, have one twenty-four (24) hour period off, work one twenty-four (24) hour period, have four (4) consecutive twenty-four (24) hour periods off. A working day shall begin at 7:30 ~~o'clock~~ A.M. and shall end at 7:30 ~~o'clock~~ A.M. the following day.

New Recruits. ~~New recruits shall be allowed an orientation period, the 1st week will be Monday through Friday from 8:00 A.M. until 4:30 P.M. After the 1st week, the new recruit will be assigned a shift and will work 15 — 18 24 hour shifts. Subject to prior notification, hours may be adjusted to allow for job-related training opportunities.~~

New Recruits shall begin employment with an orientation period, Monday through Friday, for a period of not more than five (5) weeks. The working day shall begin at 8:00 A.M. and shall end at 4:30 P.M. After the completion of the five (5) week orientation period, the recruits will be assigned to a shift. Once assigned to a shift, the recruits will work six (6) twenty-four (24) hour shifts, not to be counted as minimum staffing to complete the orientation period. Subject to prior notification, hours may be adjusted to allow for job-related training opportunities.

7. Field Training Paramedic

ARTICLE 4 - SENIORITY AND PROMOTIONS

- D. Field Training Paramedic- The Firefighter/Paramedic who has been appointed as the Field Training Paramedic and performs those duties satisfactorily during a normal tour of duty, shall receive the pay grade consistent with that of MPO NR Paramedic for the period worked as FTP. (Minimum of two hours worked)

Field Training Paramedic (FTP) Appointment Process -

1. The FTP position is a 2-year appointment within the Stevens Point Fire Department with the option to continue in the position after 2-years binding a review with the Assistant Chief of EMS and Division Chief of Training.
2. Appointments will be based on an Assessment Center consisting of the Assistant Chief of EMS, Division Chief of Training, a Battalion Chief, and a department Firefighter/Paramedic. The Assessment Center will include a:
 - a. Interview with the Assistant Chief of EMS
 - b. Paramedic Skills Station with the Division of Training
 - c. Conflict Resolution Station
3. FTP must have a minimum of 3-years on the Stevens Point Fire Department as a Firefighter/Paramedic and submit a Letter of Intent to the Assistant Chief of EMS.

DE. Acting Assignments-

8. Article 13- Bonus Vacation Day(s)

Article 13- SICK LEAVE

B. **Accrual.** Employees shall accrue one day (24 hours) of sick leave per full month of employment with no limit on accumulation. Each year, employees will be allowed to carry over ~~one half of~~ the prior year's unused balance. ~~, plus three (3) days (i.e. if the employee uses two days of sick leave in a given year, eight (8) days will be carried over). Employees who do not use sick leave from~~

~~January through June each year shall earn one (1) bonus day; employees who do not use sick leave from July through December each year shall earn one (1) bonus day. An employee serving an entire calendar year (January through December) without using sick leave shall earn one (1) additional bonus day for the twelve (12) months without using sick leave. If an employee continues for an additional six (6) month period without using sick leave, the employee shall earn bonus days on the basis of two (2) days for each consecutive six (6) months (January through June and July through December) without using a sick day. (i.e. if the employee earns three (3) bonus days and designates them as sick days, the employee carries forward twelve (12) days; if the employee earns four (4) bonus days and designates them as sick days, the employee carries forward thirteen (13) days.~~

If an employee does not utilize sick leave during the first six (6) months of the calendar year (January 1- June 30) the employee may convert two days of sick leave to **bonus vacation days**. If an employee does not utilize sick leave during the second six (6) months of the calendar year (July 1 – December 31), the employee may convert two (2) days of sick leave to **bonus vacation days**. For either of the aforementioned periods of time, if an employee only uses one (1) day of sick leave, the employee may convert one (1) day of sick leave to a **bonus vacation day**. Accrued sick days that are converted to a **bonus vacation day** will follow the requirements and timelines as other accrued vacation with regard to rollovers, selection, etc.

Article 9- SCHEDULED TIME OFF

B. Definitions

Priority of Earned Time Off

Earned time off shall be selected in accordance with the following categories, listed in order of highest priority:

1. Vacation, full swings followed by individual vacation day(s)
2. ~~Holiday(s)~~ Bonus Vacation Day(s)
3. ~~Bonus Sick Day(s)~~ Holiday(s)
4. Compensatory Time, full 24 hour days
5. Partial compensatory time less than 24 hours

APPENDIX F

Example Scenarios for Bonus Vacation Day Conversion

Scenario 1: Employee does not utilize sick leave for a full year

Conversion Policy

12 Days of sick leave unused

May convert up to 4 days to vacation, at employee's option

8 Days of sick leave rolled over

4 Extra vacation days

Or

9 Days of sick leave rolled over

3 Extra vacation days

Scenario 2: Employee utilizes 1 day of sick leave during a full year

Conversion Policy

11 Days of sick leave unused

May convert up to 3 days to vacation, at employee's option

8 Days of sick leave rolled over

3 Extra vacation days

Or

9 Days of sick leave rolled over

2 Extra vacation days

Scenario 3: Employee utilizes 2 days of sick leave during a full-year, one in each 6-month period

Conversion Policy

10 Days of sick leave unused

May convert up to 2 days to vacation, at employee's option

8 Days of sick leave rolled over

2 Extra vacation days

Or

9 Days of sick leave rolled over

1 Extra vacation day

Scenario 4: Employee utilizes 2 days of sick leave during a full year, both in one 6-month period

Conversion Policy

10 Days of sick leave unused

May convert up to 2 days to vacation, at employee's option

8 Days of sick leave rolled over

2 Extra vacation days

Or

9 Days of sick leave rolled over

1 Extra vacation day

NOTE: Conversion of the Bonus Sick Days will be 1:1.

All previous accrued Bonus Sick Days to be used prior to June 30, 2024

9. Battalion Chief Language

ARTICLE 1 - RECOGNITION

The City recognizes the Union as the exclusive collective bargaining representative for the employees of the Fire Department, including: ~~Captains~~, Lieutenants, Motor Pump Operators, Ambulance Personnel and Fire Fighters; and in the event new positions should be created within the Fire Department, the inclusion or exclusion of such employees from this collective bargaining agreement shall be determined by stipulation between the parties hereto; and if such agreement is not reached, the matter shall be referred to the Wisconsin Employment Relations Commission for decision.

ARTICLE 4 - SENIORITY AND PROMOTIONS

A. Seniority - Seniority is the length of service from date of hire. The Fire Department shall establish a seniority list on the relative length of service, and it shall be brought up-to-date on January 1st of each year, and be posted at the Central Fire Station. Seniority of a member of the Fire Department shall not be reduced by time lost due to sick leave, military leave, or an authorized leave of absence.

B. Promotions: to ~~Captain and~~ Lieutenant - In cases of promotion to ~~Captain and~~ Lieutenant, the Chief, prior to making his recommendations to the Police and Fire Commission, shall implement the following procedure:

~~1. Promotion to Captain - Only personnel, who are promoted Lieutenants within the Stevens Point Fire Department, shall be eligible to take the test for Captain and be eligible for promotion when a vacancy occurs.~~

21. Promotion to Lieutenant- Only personnel, within the Stevens Point Fire Department, that have a minimum of five (5) years of service shall be eligible to take the test for Lieutenant and be eligible for promotion when a vacancy occurs.

32. Performance evaluations will be conducted annually for all employees. All evaluations will be done using the form and process in Appendix E.
 43. Notice of promotional process will be posted at least forty-five (45) days prior to the date of the promotional process beginning.
 54. Each candidate's final score will be calculated by taking the raw score for each measurement tool and adjusting the score based on the following weighting system: 25% to performance evaluation (last three (3) year's average), 20% to written¹ examination, 30% to oral interview, and 15% to the Chiefs interview based on a 100% system. Seniority shall be added on to the cumulative scores of each candidate with .5% for each full year of service in the bargaining unit up to a maximum of 10%. This weighting is based on a 100% possible weighted score. The candidates will be placed on a promotional eligibility list in rank order and the candidate with the highest cumulative weighted score will be promoted first, followed by the candidate with the next highest cumulative weighted score, and so on.
- a. Past Performance. Calculations for promotional procedures shall be as follows:
1. All candidates shall be assessed using the same three years evaluations.
 2. Evaluation scores from years 2014 and prior shall be multiplied by 0.15 and the calculation shall be recorded.
 3. Evaluations from years 2015 and later shall be recorded as listed.
 4. Divided the total by three and record the calculation.
 5. Multiply the recorded calculation by 0.8334 and carry to two decimal points for the percentage of evaluation towards the promotional procedure.

Example:

Evaluation scores 2013= 132, 2014= 141, 2015= 20

$(2013)132 \times 0.15 = 19.8$ $(2014)142 \times 0.15 = 21.15$ $(2015) = 20$

$19.8 + 21.15 + 20 = 60.95$

$60.95 / 3 = 20.32$

$20.32 \times 0.8334 = 16.93191$

16.93 points toward promotional procedure

- b. Written Examination. The test shall consist of one-hundred (100) multiple-choice questions. These shall be drawn from the IFSTA manuals designated by the Fire Chief, two (2) other fire service resource books designated by the Fire Chief, and the policies, procedures, rules and regulations of the Stevens Point Fire Department. An adequate number, but not less than three (3) copies each, of the

IFSTA manuals and fire service resource books used to develop the test will be made available at each fire station for candidate use in preparing for the test.

c. Oral Examination. Each applicant shall be interviewed individually and graded on a scale of one-hundred (100) percent. The candidates will be interviewed by a panel of 4 persons consisting of the following: one (1) member of local 484 (Lieutenant ~~or Captain~~ Grade); one (1) Chief Officer of the Stevens Point Fire Department; and two (2) members (Lieutenant or higher including Chief Officers) of a surrounding full-time or full-time/combination fire department (currently Wausau, Weston, Wisconsin Rapids, Rib Mountain, Plover or Marshfield). One interviewer of a surrounding full-time or full-time/combination department will be chosen by local 484 and the other will be chosen by a Chief Officer of the Stevens Point Fire Department. A list of interview questions and/or scenarios will be provided to the interview panel by the Stevens Point Fire Chief, and all candidates will be graded on the same questions. The score derived from all four (4) interviewers will be averaged to calculate the final score of each applicant in this area.

d. Chiefs Interview. Each applicant will be interviewed by the Fire Chief prior to the above oral examination. An applicant's interview will be scored, using a 15 point scale, by the Chief. Each applicant will be allowed to view his/her score after the eligibility list is published. If a candidate is given a score of less than three (3) points, the Chief will provide feedback to the candidate explaining why their score was low.

Scores, both cumulative and by category, with the exception of seniority, will be posted and identified by random code number assigned to each applicant for this promotion. The code number of each successful candidate will be shared with the Union.

6. A promotional eligibility list will be established consisting of all candidates with a cumulative score of 60% or higher for the position the candidate applied for. The eligibility lists (One list for Lieutenant and ~~One list for Captain~~) will be used to fill vacancies occurring within twenty-four (24) months from the posting date of the promotional results.

7. The promoted employee shall serve a probationary period of six (6) months. If this probationary period is not successfully completed or if the employee is not satisfied with the new position, he/she will be returned to his/her former position without loss in seniority or benefits. This probationary period shall also apply to departmental promotions outside the bargaining unit.

C. Appointment to MPO - Appointment to MPO shall be made by seniority from among those employees who have accepted acting MPO assignments, and have not filed a waiver from acting MPO assignments in the previous twelve (12) months. Promoted MPO's shall serve a sixty (60) calendar day probation period with the same return rights outlined in Paragraph 8.7 above.

D. Acting Assignments - Acting assignments to ~~Captain~~ Battalion Chief and Lieutenant are to be made from on-duty personnel. If there is no promoted officer available from the on-duty crew, the senior officer in grade working overtime shall be the ~~Captain~~ Battalion Chief.

The promotional eligibility list shall be used to determine acting assignments. The acting assignment eligibility list shall take effect on the first (1st) day of January following the posting of the promotional eligibility results and shall remain in effect for no longer than twenty-four (24) months. The three (3) top scoring candidates of the ~~Captain's~~ Battalion Chief's promotional exam shall not be assigned to the same shift on each implementation of the acting assignment list. The three (3) top scoring candidates of the Lieutenant's promotional exam shall not be assigned to the same shift on each implementation of the acting assignment list.

For acting ~~Captain~~ Battalion Chief assignments, on-duty members on the existing ~~Captain's~~ Battalion Chief's promotional list will be given preference in order of placement on the list when opportunities for acting assignments arise. If an acting opportunity exists and no Lieutenant on the ~~Captain's~~ Battalion Chief's promotional eligibility list is on-duty, the vacancy then shall be filled from on-duty Lieutenant's accepting acting assignments by time in grade.

For acting Lieutenant assignments, on-duty members on the existing Lieutenant's promotional list will be given preference in order of placement on the list when opportunities for acting assignments arise. If an acting opportunity exists and no MPO or FF/PM on the Lieutenant promotional eligibility list is on-duty, the vacancy shall be filled from the next lower rank by time in grade of on-duty personnel accepting acting assignments. Acting members shall have a minimum of five (5) years seniority before they are eligible to act as a Lieutenant. Members on the existing Lieutenant's promotional list may make time-trades with promoted Lieutenants.

Acting assignments MPO are to be made from the next lower rank by time in grade in that rank from on-duty personnel.

Any employee not wanting to accept an acting assignment (~~Captain~~ Battalion Chief, Lieutenant and MPO) shall submit an "Acting Assignment Waiver Form" to the Chief. Any employee who has submitted said waiver form may at any time advise the Chief that he/she wishes to accept acting assignments.

ARTICLE 5 - GRIEVANCE PROCEDURE

Leave Alone

ARTICLE 7 - HOURS OF WORK

All members represented by this bargaining agreement as per Article 1, Recognition, and for this article, the Battalion Chief(s) assigned to twenty-four (24) hour shifts, the work week for all employees who perform firefighting duties shall be an average of not more than fifty six (56) hours, computed over a period of one (1) calendar year. Each platoon shall work its fifty six (56) hour week as follows: work one twenty four (24) hour period, have one twenty four (24) hour period off, work one twenty four (24) hour

period, have one twenty four (24) hour period off, work one twenty four (24) hour period, have four (4) consecutive twenty four (24) hour periods off. A working day shall begin at 7:30 ~~o'clock~~ A.M. and shall end at 7:30 ~~o'clock~~ A.M. the following day.

ARTICLE 19 - SALARIES*

- A. **Wages.** The following (Appendix "A11) shall be the schedule of monthly wages to the members of the Stevens Point Fire Department covered by this contract for 2016-2018 The members shall be paid bi-weekly.

*Effective 1/1/1999, the EMT-I Incentive Pay, EMT-Defib Incentive Pay, EMT-I ET Incentive Pay, and First Response Ambulance Pay were deleted and rolled into the base rate.

- B. ~~Captain and~~ **Lieutenant** - After serving 5 years as a ~~Captain or~~ Lieutenant at Pay Grade 1, that ~~Captain or~~ Lieutenant will advance to Pay Grade 2.
- C. **Lead Paramedic.** {Deleted effective January 1, 2010)
- D. **Recruit Salaries.** A recruit beginning employment in the Stevens Point Fire Department shall start at the start rate of the job for which he/she has been hired. After one (1) year of service, he/she shall receive the 1 year rate of the job for his/her classification. After two (2) years of service, he/she shall receive the 2 year rate of the job for his/her classification. After three (3) years of service, he/she shall receive one hundred percent (100%) of the job rate for his/her classification. The Police and Fire Commission, at its discretion, may start new employees above the start rate with documentation of relevant experience.
- E. **Acting Assignment Pay.** Any fire fighter or officer who is assigned the duties of a superior position, and who performs these duties satisfactorily in a normal tour of duty, shall receive the pay grade consistent with the superior position for the period of time worked (minimum of two hours worked).
- F. **Instructor Pay.** The Steven Point Fire Department will retain a sufficient number of State Certified Fire and EMS Instructors for the purposes of accomplishing the mission of the Department. The selection and number of instructors will be decided by the Chief of the Department and will be reevaluated annually. Service as an Instructor shall be on a voluntary basis.

Compensation:

Instruction While On-duty: those members of the Department who are appointed by the Chief, while on-duty for a minimum of 40 hours during the course of the year will be compensated \$600.00. The tracking of the hours taught while on-duty will be the responsibility of the employee with verification by any of the chiefs.

Instruction While Off-duty: those members of the Department who are appointed by the Chief for instruction while off-duty for any amount of time will be compensated with overtime (Article 8, Section 8. Overtime) for the hours of instruction. Instruction overtime shall be logged into the normal overtime tracker.

Examples of training courses that would be compensated either off-duty or on-duty are PALS, ACLS, technical rescue, Fire Officer, Fire Inspector and CPR but not limited to.

There might be other courses that could be compensated but shall have approval by the chief or their designee.

The Stevens Point Fire Department will reimburse the employee for their State Fire or EMS Certification per Article 28 - Continuing Education.

Definitions:

State Certified Instructor: Wisconsin State Technical College Emergency Services Instructor 1 certification required (NFPA 1041) (a/k/a Fire Instructor I) and State of Wisconsin Instructor II certification required for EMS.

Limitations:

Instruction shall be conducted indoors if temperatures are below 32 degrees Fahrenheit, the exception would be ice and water rescue, which shall be conducted at temperatures above 10 degrees Fahrenheit. Training in an environment above 90 degrees Fahrenheit will be postponed or moved to a different location.

Below is noted in sperate document

APPENDIX "A" Example

Wages. The following shall be the schedule of monthly wages to the members of the Stevens Point Fire Department covered by this contract for ~~2016-2018~~ 2022-2024. The members shall be paid bi-weekly.

		X%	X%	X%	2.5%
		1/1/2022	1/1/2023	1/1/2024	1/1/2021
Captain 2	NR Paramedic	\$6,330.77	\$6,489.04	\$6,651.27	\$6,817.56
	Intermediate	\$6,244.49	\$6,400.60	\$6,560.62	\$6,724.64
	Basic	\$6,158.21	\$6,312.17	\$6,469.97	\$6,631.72
Captain 1	NR Paramedic	\$6,136.65	\$6,290.07	\$6,447.32	\$6,608.50
	Intermediate	\$6,050.37	\$6,201.63	\$6,356.67	\$6,515.59
	Basic	\$5,964.09	\$6,113.19	\$6,266.02	\$6,422.67
Lieutenant 2		\$5,942.53	\$6,091.09	\$6,243.37	\$6,399.45

Lieutenant 1		\$5,748.41	\$5,892.12	\$6,039.42	\$6,190.41
MPO 1	NR Paramedic	\$5,554.29	\$5,693.15	\$5,835.48	\$5,981.37
	Intermediate	\$5,419.04	\$5,554.52	\$5,693.38	\$5,835.71
	Basic	\$5,350.02	\$5,483.77	\$5,620.86	\$5,761.38
Firefighter/NREMT-P 3 year		\$5,312.14	\$5,444.94	\$5,581.06	\$5,720.59
	Intermediate	\$5,176.92	\$5,306.34	\$5,439.00	\$5,574.98
Firefighter/NREMT-P 2 year		\$5,058.69	\$5,185.16	\$5,314.79	\$5,447.66
Firefighter/NREMT-P 1 year		\$4,805.26	\$4,925.39	\$5,048.52	\$5,174.73
Firefighter/NREMT-P Start		\$4,551.84	\$4,665.64	\$4,782.28	\$4,901.84

* Effective 1/1/1999 the EMT-I Incentive Pay, EMT-Defib Incentive Pay, EMT-I ET Incentive Pay, and First Response Ambulance Pay were deleted and rolled into the base rate.

Appendix D

This appendix only applies to the Fire Department 2022 restructure described below and will have no impact on any future restructuring of the Fire Department.

The procedure outlined below will be followed to establish the pay rates and wage levels for fire department bargaining unit personnel ("member(s)") who are impacted by the Fire Department's 2022 restructure ("2022 restructure"). This procedure will be used to establish back pay rates and to establish the proper wage level for those member(s) who were in positions that were eliminated, reduced in rank, or where the number of bargaining unit positions was reduced because of the 2022 restructure.

Elimination of the Captain positions from the Collective Bargaining Agreement

The purpose of this document is to explain the methods the City will follow for implementing the 2022 restructure. The 2022 restructure of the Fire Department with the inclusion of Battalion Chiefs as non-represented members of the Fire Department will be implemented as follows.

The effective date of the 2022 restructure is September 1, 2022. All members will receive the agreed upon pay increase for 2022 and 2023. Starting January 1, 2024, those that receive a reduction in rank due to the 2022 restructure will have their pay frozen for subsequent years until their current rank is equivalent to the current pay rate. In the event of a reduction in rank related to the 2022 restructure, the impacted member(s) will maintain the rate of pay for their rank held prior to the 2022 restructure, plus the 2022 and 2023 agreed upon pay increases.

Any member(s) who apply for the Battalion Chief and are awarded the position, will no longer be a member of the Local 484 and will be considered as management staff.

Any Captain(s) in an eliminated position who does not achieve the rank of Battalion Chief will be reduced to the rank in which they held last.

Promotions during the 2022 restructure shall be as follows: MPO's and Firefighter/Paramedic's shall be eligible for promotion to Lieutenant per Article 4 Seniority and Promotions in current Collective Bargaining Agreement. Lieutenants and MPO's that were reduced in rank to MPO or Firefighter/Paramedic will be reinstated to MPO or Lieutenant in order of time in rank. MPO's that are demoted to Firefighter/Paramedic will be reinstated to MPO according to time in rank. Member(s) reduced in rank due to the restructure shall be reinstated to the next ranked position to be filled, regardless of any current promotional list. That member(s) time in grade will not be affected.

Any member(s) reduced in rank shall serve in a first acting position, regardless of any current promotional list. Acting pay will only be given to an individual whose rate of pay is below the level of pay for the position that they are filling in an acting capacity.

In the future, a calculation for a member(s) total time in grade will include all time in grade. For a Lieutenant, this means all time spent as a Captain and/or Lieutenant will count as time in grade for both the Lieutenant's step and for the purposes of determining when a member(s) moves to the second step of the salary schedule.

Any member(s) promoted to Battalion Chief will not be eligible to fill overtime spots if no Battalion Chief position is open. If there is a Battalion Chief position open, promoted Battalion Chiefs will have priority to fill the position first.

If no Battalion Chief is available to fill the position, there shall be an Acting Battalion Chief position. This acting assignment shall be made from the on-duty bargaining unit personnel. If there is no promoted officer available from the on-duty crew, the senior officer in grade working overtime shall be the Acting Battalion Chief and will receive the rate of pay for a Battalion Chief. The acting pay rate will be a daily rate calculated on a Battalion Chief's salary.

Battalion Chief's will be on their own vacation calendar. Battalion Chief vacation picks will not affect any Local 484 member's vacation picks.

APPENDIX D E

Evaluation Process

1. Stevens Point Fire Department Firefighter and MPO annual evaluations will be completed by the two crew Lieutenants prior to November 30th of each year using the evaluation process. A score (1-5) will be circled for each category on the evaluation form. The Lieutenants will provide and review comments for each category in the comment section summarizing the performance during the past year.
2. The Lieutenants shall submit the evaluations to the ~~Captain~~ Battalion Chief by December 1st of each year. The ~~Captain~~ Battalion Chief shall review the evaluations and meet with the Lieutenants to discuss changes, add comments or to approve the evaluations as submitted. The ~~Captain~~ Battalion Chief does not have the authority to change an evaluation by him/herself.

3. The Lieutenants and the ~~Captain~~ Battalion Chief shall sign the evaluation in the area provided.
4. The finished evaluations shall be presented to the Assistant Chiefs and/or Chief for review by December 31st of that year.
5. Lieutenant evaluations will be completed by the crew ~~Captain~~ Battalion Chief prior to November 30th of each year using the evaluation process. A score (1-5) will be circled in the category on the evaluation form. The ~~Captain~~ Battalion Chief will provide and review for each category in the comment section summarizing the performance during the past year.
6. The ~~Captain~~ Battalion Chief shall submit the evaluations to the Assistant Chiefs by December 1st of each year. The Assistant Chiefs shall review the evaluations and meet with the ~~Captain~~ Battalion Chief to discuss changes, add comments or to approve the evaluations as submitted. The Assistant Chiefs do not have the authority to change an evaluation by him/herself.
7. The ~~Captain~~ Battalion Chief and the Assistant Chiefs shall sign the evaluation in the areas provided.
8. The finished evaluations shall be submitted to the Chief for review by December 31st of that year.
- ~~9. Captain evaluations will be completed by the Assistant Chiefs by November 30th of each year using the evaluation process. A score (1-5) will be circled for each category on the evaluation form. The Assistant Chiefs will provide and review comments for each category in the comment section summarizing the performance during the past year.~~
- ~~10. The Assistant Chiefs shall submit the evaluations to the Chief by December 1st of each year. The Chief shall review the evaluations and meet with the Assistant Chiefs to discuss changes, add comments or to approve the evaluations as submitted. The Chief does not have the authority to change an evaluation by him/herself.~~
- ~~11. The Assistant Chief's and the Chief shall sign the evaluation in the area provided~~
- ~~12. The evaluations shall be completed by the Chief no later than December 31st of that year.~~
139. The Chief may request a review of any evaluation and the evaluating parties. At that time, the Chief may add comments and discuss the review for appropriate changes. The Chief does not have the authority to change an evaluation by him/herself.
1410. A Stevens Point Fire Department Officer Review Form will also be completed by all Firefighter, MPO, and Lieutenants on their crew ~~company~~ officers. The form shall be submitted to an Assistant Chief by November 30th of each year. These forms will be given to the officers at their annual evaluation for review.
1511. The evaluations will be presented to each member of the department prior to February 1st if available for the following year of the evaluation.* Each member will meet with their individual evaluators and will have the opportunity to review his/her evaluation, as well as provide comments. The employee will sign the form (regardless if they agree) and the original copy will be kept in the employee's file. Copies for the department member will be made available if desired.

~~16~~12. In the event of a disagreement between the officers on an evaluation score in a category, the three officers together will come up with a score in a category with the majority ruling on the decision.

*The Chief may request an extension of this date from Local 484 citing issues or circumstances.

Other Noted Changes (Pingel Grievance Resolution)

Article-9 Scheduled Time Off

Vacation Changes

~~If unusual circumstances fail to allow an employee to take their remaining vacation within the year, a request by the employee must be provided in writing to the Fire Chief for approval to carry vacation over to be scheduled and used within the first six (6) months of the ensuing year, or it is automatically cancelled.~~

If unusual circumstances which are beyond the individual's control fail to allow an employee to take their remaining vacation within the year, the employee must provide a written request for vacation carry over to the Fire Chief for approval. If approved, the vacation day(s) carried over must be scheduled and used within the first six (6) months of the ensuing year, or the vacation day(s) will be automatically cancelled.

Appendix "A"

Wages. The following shall be the schedule of monthly wages to the members of the Stevens Point Fire Department covered by this contract for 2022-2024. The members shall be paid bi-weekly.

	<u>Monthly</u>			
	Current 1/1/2021	1% 1/1/2022	2% 7/1/2022	1% 1/1/2023
Captain 1	\$6,608.50	\$6,674.59	\$6,808.08	\$6,876.16
Lieutenant 2	\$6,399.45	\$6,463.44	\$6,592.71	\$6,658.64
Lieutenant 1	\$6,190.41	\$6,252.31	\$6,377.36	\$6,441.13
MPO	\$5,981.37	\$6,041.18	\$6,162.01	\$6,223.63
Firefighter/NREMT-P 3 year	\$5,720.59	\$5,777.80	\$5,893.35	\$5,952.29
Firefighter/NREMT-P 2 year	\$5,447.66	\$5,502.14	\$5,612.18	\$5,668.30
Firefighter/NREMT-P 1 year	\$5,174.73	\$5,226.48	\$5,331.01	\$5,384.32
Firefighter/NREMT-P Start	\$4,901.84	\$4,950.86	\$5,049.88	\$5,100.37
		2% 7/1/2023	1% 1/1/2024	2% 7/1/2024
Captain 1		\$7,013.68	\$7,013.68*	\$7,013.68*
Lieutenant 2		\$6,791.81	\$6,859.73	\$6,996.93
Lieutenant 1		\$6,569.96	\$6,635.66	\$6,768.37
MPO		\$6,348.10	\$6,411.58	\$6,539.81
Firefighter/NREMT-P 3 year		\$6,071.33	\$6,132.04	\$6,254.69
Firefighter/NREMT-P 2 year		\$5,781.67	\$5,839.48	\$5,956.27
Firefighter/NREMT-P 1 year		\$5,492.00	\$5,546.92	\$5,657.86
Firefighter/NREMT-P Start		\$5,202.38	\$5,254.41	\$5,359.49

*Wages frozen due to 2022 restructure beginning 1/1/2024 (see Appendix D).

Effective 1/1/1999, the EMT-I Incentive Pay, EMT Defib Incentive Pay, EMT-I ET Incentive Pay, and First Response Ambulance Pay were deleted and rolled into the base rate.

A RESOLUTION

providing for an advisory referendum on the November 8, 2022, election ballot to measure public opinion on allowing adults 21 years of age and older to engage in the personal use of marijuana, while also regulating commercial marijuana-related activities, and imposing a tax on the sale of marijuana

WHEREAS, criminalizing marijuana or cannabis use has failed to curb its use and, according to a Gallup survey conducted in July 2021, 49 percent of Americans say they have used marijuana, up from 30 percent in 1985; and

WHEREAS, in a Marquette University Law School poll conducted in February 2022, 61 percent of Wisconsinites said that marijuana should be “fully legalized and regulated like alcohol”, and recent polls show a majority of Americans favor legalization of adult recreational use of marijuana; and

WHEREAS, the majority of Democratic, Republican, and Independent voters favor marijuana legalization.

WHEREAS, thirty-seven states, including every state surrounding Wisconsin, have legalized some form of marijuana; and

WHEREAS, a study in late 2021 by municipal bond strategists at Barclays and reported in Fortune Magazine suggests that by 2030 states that have legalized marijuana and regulate its sale may realize \$12 billion per year in tax revenue to help balance their budgets; and

WHEREAS, Stevens Point is failing to benefit from marijuana-related small business opportunities and sales tax that neighboring states are increasingly capitalizing on; and

WHEREAS, marijuana use as an alternative to prescription pain killers has been shown to reduce opioid addiction, and 22% of U.S. military veterans report using medical marijuana to treat Post Traumatic Stress Disorder; and

WHEREAS, legalization would undercut the illicit market, and ensure that marijuana use and sale are regulated and safe; and

WHEREAS, the time law enforcement spends enforcing existing marijuana laws and ordinances negatively impacts the time available to solve more serious crimes and apprehend more dangerous criminals.

BE IT RESOLVED, by the City Council members of Stevens Point, Wisconsin, as follows:

Section 1. Referendum Election. The City Clerk is hereby directed to call an advisory referendum election to be held in the City at the regularly scheduled election to be held November 8, 2022, for the purpose of submitting to the qualified electors of the City the proposition of whether the State of Wisconsin should legalize and regulate the full adult use of marijuana in Wisconsin.

Section 2. Official Referendum Ballot Form. The ballot to be used at the referendum election shall be prepared in accordance with the provisions of Sections 5.64 (2) and 7.08 (1)(a) of the Wisconsin Statutes. The ballot shall be substantially in the form attached hereto as Exhibit A.

Section 3. The City Clerk is directed to report the results of the referendum to the Governor, State Legislators and League of Wisconsin Municipalities.

EXHIBIT A

OFFICIAL REFERENDUM BALLOT

November 8, 2022

ADVISORY REFERENDUM

Should marijuana be legalized for adult-use, taxed, and regulated like alcohol in the State of Wisconsin?

☒ Yes

☐ No



MEMORANDUM

To: City Finance Committee

From: Ryan Kernosky, Director of Community Development 

Date: August 8, 2022

RE: **Award Bid for Joint Asbestos Abatement and Demolition for Edgewater Manor
(1450 Water Street)**

Background: During the June Finance Committee meeting City staff was directed to prepare a request for bids for the asbestos abatement and demolition of Edgewater Manor, located at 1450 Water Street.

On July 1st, City staff issued the advertisement for bids for both the asbestos abatement and demolition, with the advertisement being published in the *Portage County Gazette* on July 8th and 15th, 2022. Proposals for both were due no later than July 29, 2022. On July 18th, City staff issued an addendum to the advertisement based on questions and clarifications received from potential bidders. As part of the addendum, staff allowed a joint bid for both asbestos and demolition work.

Below are the bids received for both advertisements and the joint bid:

Company Name	Demolition	Asbestos	Joint	Total
The MRD Group, Inc	\$ -	\$ 176,000.00	\$ -	\$ 176,000.00
DJK Environmental	\$ -	\$ 309,800.00	\$ -	\$ 309,800.00
Dirty Ducts Cleaning Environment	\$ -	25,645/134,000	\$ -	\$ -
MAVO Systems	\$ -	\$ 251,160.00	\$ -	\$ 251,160.00
Balestrieri	\$ -	\$ 168,680.00	\$ -	\$ 168,680.00
The MRD Group, Inc	\$ 680,000.00	\$ -	\$ -	\$ 680,000.00
Green Demolition Contractors Inc	\$ 598,950.00	\$ -	\$ -	\$ 598,950.00
Omega III LLC	\$ 743,490.00	\$ -	\$ -	\$ 743,490.00
Veit & Company, Inc	\$ 520,000.00	\$ -	\$ -	\$ 520,000.00
Kyle Kluck Trucking/Exca	\$ 1,450,000.00	\$ -	\$ -	\$ 1,450,000.00
The MRD Group, Inc	\$ -	\$ -	\$ 791,000.00	\$ 791,000.00
Robinson & Bros	\$ -	\$ -	\$ 427,000.00	\$ 427,000.00

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Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Staff Recommendation: After reviewing all documents and submitted bids, staff recommends awarding the asbestos and demolition contract to **Robinson Brothers Environmental, Inc.** in an amount not to exceed \$427,00.00.

Enclosed are the bidding documents and addendum for your information. Please let me know if you have any questions. Thank you.



18 July 2022

TO: Plan Holders, Commercial Property Demolition & Asbestos Abatement – 1450 Water Street

RE: **ADDENDUM #1 to Request for Bids for Commercial Property Demolition at 1450 Water Street**

ADDENDUM #1 to Request for Bids for Commercial Property Asbestos Abatement at 1450 Water Street

Plan Holders-

Please see the below questions received from Plan Holders that have walked through the property of the subject commercial property demolition. If you have any additional questions, please email them to rkernosky@stevenspoint.com. Thank you.

Joint Bidding: A question on whether or not the City would accept a joint bid for the asbestos work and the demolition work. The City will accept joint bids for the two separate bids. **Joint bids must be labeled as a JOINT BID on the outside envelope.** The City will open joint bids at 1:05 pm CST on July 29, 2022 at the first floor conference room, 1515 Strongs Avenue Stevens Point, WI 54481.

Bid Bonding: A bid bond equal to 5 percent (5%) of the total bid price payable to City of Stevens Point as a guarantee that if the bid is accepted, the bidder will execute and file a contract within ten (10) days after such acceptance.

Concrete Repurposing: The City of Stevens Point Public Works Department will allow clean concrete from the building to be pulverized into 1 1/4" rock and placed at the City pit. Selected contractor will pulverize on site and haul to the City pit.

Interior Light Ballast Removal: Is part of the demolition bid.

Access to Water for Demolition: Selected contractor will work with the City Utility Department on determining water needs and availability. They can be contacted at 715-346-5260.

Permitting: The City of Stevens Point will apply for the City's demolition permit after the selected contractor has provided a time when they will begin demolition. **The**

www.stevenspoint.com

selected contractor will have to apply for and receive any WI-DNR permits prior to demolition beginning.

Utilities: The City of Stevens Point will order electrical, gas, water, and sewer to be disconnected prior to demolition.

Power Lines: As you may notice, there are power and above-ground service utilities along the west of the building. Contractor will need to coordinate sleeving of the power lines with Wisconsin Public Service.

Fire Suppression System: The City of Stevens Point will have the fire suppression system drained and depressurized prior to the demolition of the building.

Topsoil and Seeding: City will require 4" of clean topsoil and seeding. Hydroseeding is acceptable.

Thank you,



Ryan Kernosky

Published on July 8 & 15, 2022 in the *Portage County Gazette*

ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY DEMOLITION

1450 WATER STREET, STEVENS POINT, WI 54481

Sealed bids will be received by the Community Development Director of the City of Stevens Point at City Hall, 1515 Strongs Avenue, Stevens Point, WI 54481 no later than 1:00 pm CST on July 29, 2022. Bids will be publicly opened and read aloud at 1:05 pm CST in the 1st Floor Conference Room at City Hall on Friday July 29, 2022. Proposals are solicited on basis of lump sum prices for the demolition and removal of the structures and parking lot, including concrete slabs, asphalt parking areas, foundation, brick, wood framing, roofing, and all mechanical equipment at 1450 Water Street, Stevens Point, WI 54481. The selected contractor shall furnish all labor, supervision, tools equipment, materials, utility and transportation services and all incidental items necessary to complete the entire project to the City of Stevens Point's satisfaction.

Bidding Documents are on file in the Office of the Community Development Director of the City of Stevens Point, 1515 Strongs Avenue, Stevens Point, WI 54481. Qualified persons may request copies of the Bid Documents or a tour of the facility by sending an email request to rkernosky@stevenspoint.com.

BY ORDER OF THE CITY OF STEVENS POINT
KARI YENTER, CITY CLERK



Bid Documents

**1450 Water Street
Stevens Point, WI 54481**

Bid Contact: Ryan Kernosky, Director of Community Development
O: 715-346-1568
C: 715-204-2030
E: rkernosky@stevenspoint.com

Published on July 8 & 15, 2022 in the *Portage County Gazette*

ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY DEMOLITION

1450 WATER STREET, STEVENS POINT, WI 54481

Sealed bids will be received by the Community Development Director of the City of Stevens Point at City Hall, 1515 Strong's Avenue, Stevens Point, WI 54481 no later than 1:00 pm CST on July 29, 2022. Bids will be publicly opened and read aloud at 1:05 pm CST in the 1st Floor Conference Room at City Hall on Friday July 29, 2022. Proposals are solicited on basis of lump sum prices for the demolition and removal of the structures and parking lot, including concrete slabs, asphalt parking areas, foundation, brick, wood framing, roofing, and all mechanical equipment at 1450 Water Street, Stevens Point, WI 54481. The selected contractor shall furnish all labor, supervision, tools equipment, materials, utility and transportation services and all incidental items necessary to complete the entire project to the City of Stevens Point's satisfaction.

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BY ORDER OF THE CITY OF STEVENS POINT
KARI YENTER, CITY CLERK

*****ALL BID PROPOSALS MUST BE SUBMITTED UTILIZING
THE BID FORM ON THE NEXT PAGE*****

Scope of Work

Contractor shall furnish any and all supervision, labor, materials, tools, and equipment required to perform work as described in the Technical Specifications. Contractor shall comply with all local building codes.

Bid Proposal

I, the undersigned contractor, have inspected the property indicated above and have familiarized myself with all of the requirements of the bid documents and Technical Specifications. I propose to furnish all supervision, labor, materials, tools, and equipment necessary to accomplish all of the work described, in an efficient and workmanlike manner in accordance with the Technical Specifications included.

Following award, we will provide the required Certificate of Insurance from the following insurance company:_____.

We proposed the following costs for demolition, removal, and satisfactory disposal of the structure at 1450 WATER STREET, Stevens Point, Wisconsin 54481 including any disposal costs, equipment costs, any permits, bonds, and insurance.

For a total price of \$_____

I will begin the work within _____ consecutive calendar days from the date of the Contract Award and will complete the work within _____ days from the date of start, unless otherwise specified by the City of Stevens Point.

Name of Company: _____

Mailing Address:

Name and title of agent submitting bid: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

The terms and conditions outlined in the invitation to bid become part of the formal contract following award, unless otherwise specified. Each bid must be submitted in strict accordance with requirements of these instructions.

CONDITIONS OF BIDDING:

1. Sealed proposals will be received at the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481 through 1:00 pm CST on Friday July 29, 2022.
2. Late bids will not be accepted.
3. The following must be written on the exterior of the envelope: "Attn: Bid Documents (Demolition) – 1450 Water Street"
4. **Faxed and/or Emailed copies of bids will not be accepted**
5. Bids shall be provided in a "Not to Exceed" Dollar Amount.
6. The bid opening will occur at 1:05 PM CST on Friday, July 29, 2022 in the 1st Floor Conference Room at the City of Stevens Point City Hall located at 1515 Strongs Avenue, Stevens Point, WI 54481.
7. The City of Stevens Point ("City") reserves the right to reject any and all bids, in whole or in part, to award any item, group of items, or total bid, and to waive informality or technical defects, if it is deemed to be in the best interest of the City.

GENERAL INFORMATION:

1. Asbestos testing has been completed and Abatement of Regulated Asbestos Containing Materials (ACM) will be completed prior to demolition activities.
2. The successful contractor will be required to provide all required State and Local permits prior to starting demolition.

BID EVALUATION/AWARD CRITERIA:

Award of the bid shall be made to the lowest and best responsive and responsible Bidder meeting the specifications set forth herein. It is the responsibility of the Bidder to carefully estimate the amount of materials to be reused, recycled, and/or landfilled. **The City highly recommends that the Bidder complete a walk-through of the property.** Said meeting can be scheduled with the Bid Contact.

TECHNICAL SPECIFICATIONS

Schedule of Drawings

Architectural drawings are available at the end of this document, marked as EXHIBIT B. Site drawings are marked as EXHIBIT A.

Scope

The work involves all the labor, materials, tools, and equipment necessary for and incidental to the demolition and removal of all buildings and parking areas and any rubble and debris from the subject property. The work shall also include backfilling the building footprints with clean engineered fill followed by compaction and seeding as described in these specifications. The asphalt parking lot adjacent to the subject property will also need to be removed and properly disposed of. The City of Stevens Point will work with the selected contractor regarding utility shutdown and disconnection.

The selected contractor will also work with the adjacent properties to ensure no negative impacts during the demolition of the structure.

Demolition, Removal, and General Requirements

1. Demolition work shall be done in strict accordance with all applicable laws, ordinances, and codes of the City of Stevens Point and the State of Wisconsin.
2. Demolition work shall include the demolition and removal of building outside of the City right-of-way (and all trash and debris in or around the structures). Foundations, walls, steps, and floors shall be removed to below the grade level and backfilled to the grade level of the surrounding area. In the event a foundation wall contributes to the support of neighboring structures or public streets, and/or adjacent parking, it shall be retained. In case of doubt on the part of the contractor, they shall immediately notify the City of Stevens Point with the respect to the removal of the wall in question. The asphalt parking lot adjacent to the subject property will also need to be removed and properly disposed of.
3. The demolition having been completed as specified in paragraph 3 above, any pit shall be cleaned of wood, trash, and other combustible and objectionable material in preparation for backfilling.
4. Backfilling material shall not include metal, brush, trees, wood, or any combustible material. Other masonry material from the buildings at the property may not be used for backfill and no masonry material shall be brought in for use. Additional backfill needed at the project sites must be clean and from a reputable source. The backfill shall be placed in 18" lifts and compacted by heavy equipment available, to the satisfaction of the City. The contractor shall provide suitable topsoil and shall seed the properties with an approved grass mix after final grading, where applicable. The City reserves the right to require the contractor to cause compaction testing of backfill material to be completed if the City determines such testing is necessary. All trucks loading or unloading materials shall do so on job site property only.
5. The grade of the parcel after the structures are demolished, removed and backfilled shall be of a uniform slope so that the site will drain properly. Proper seeding is required.

6. In the event that storage tanks, walls, cisterns, or subsurface structures are uncovered in the demolition operation, the contractor will contact the City immediately.
7. The City of Stevens Point will work with the selected contractor regarding utility shutdown and disconnection at the property.
8. The selected contractor will be required to maintain and limit access to the project sites during demolition activities.
9. The contractor shall utilize a State-approved disposal site for all rubble and debris and submit to the City for approval the routing of all trucks from the various sites to the place of disposal, if requested. Receipts from the approved facilities must accompany the Contractor's Request for Payment. All trucks used for hauling must use tailgates and will be required to use the hauling route approved by the City, if required. Any material dropped from the trucks must be picked up. It shall be the responsibility of the contractor to clean daily the haul route of all the materials dropped from the haul trucks. The contractor will be required to maintain streets and clean daily from them any dirt and debris falling from trucks or from tires. If streets are not kept clean daily by the contractor, the City will clean same and deduct the cost from funds due the contractor.
10. **Extreme caution shall be used in demolition and removal to prevent damage to adjoining properties not included in this Contract.** The contractor shall be responsible for any damages to adjacent buildings or property caused by demolition and removal, including, but not limited to, any damage to any streets, sidewalks, utilities or related improvements. Any damage occurring to said improvements and caused by the contractor shall be repaired and/or replaced to their original condition or better by the contractor at his sole cost and expense to the satisfaction of the City.

Protection of Items not to be Moved or Removed

The contractor shall protect all sidewalks, curbs, pavements, and other public or private facilities that may be damaged or endangered by work required under the specifications and shall restore and make good sidewalk, curb, pavement, and any other public or private facilities that may be damaged or destroyed, to the satisfaction of the City.

Occupancy of Public Right of Way

If and whenever the work under this Contract shall require the digging up, use or occupancy of any public way, area, alley, sidewalk, or other public place, the contractor shall furnish, erect, and maintain such barriers and lights as will prevent the occurrence of any damage caused in connection with such digging up, use, and occupancy and shall assume liability for all damages which may result there from. The contractor will be required to obtain all necessary permits and permissions.

Dust Control

The contractor shall have an active fire hose of sufficient length to cover the section of building that are to be demolished. The hose shall be run as needed. This shall be done as long as any demolition work is being done. The intent of hosing with water is to prevent dust and check possible fire hazards. This dust control method shall be solely the contractor's responsibility to implement. Failure to carry out this portion of the Contract will be grounds for the City to stop work. Under no conditions will the work be

permitted to continue or start until the City is satisfied as the method of dust control of the contractor. Contractor shall obtain fire hydrant meter from City of Stevens Point Water Department.

Safety Requirements

1. The contractor shall comply with all Federal, State, and local laws, ordinances, and regulations.
2. The contractor shall use all proper precautions to protect persons from injury. Proper guards as specified shall be placed in the vicinity of the work and a sufficient number of red warning lights shall be placed to protect the public from damage and injury. The contractor shall be held responsible for all damage and injuries.
3. The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage and injuries.
4. The contractor shall be entirely responsible for all apparatus, equipment as appurtenances as furnished by them in connection with this work until date of final acceptance; special care shall be taken to protect all parts thereof in such a manner as may be necessary or as directed.
5. Precautions shall be executed at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building and construction codes shall be observed.

Burning Specifications

The burning of combustible materials will not be permitted at any time prior, during, or after the demolition operations.

Moving Structures to Other Locations

No structure shall be moved from the premises as a whole, or any substantially whole condition, but all such buildings shall be demolished on the premises.

Permits

The contractor shall secure all required State and Local permits, including those from the Wisconsin Department of Natural Resources and pay all required permit fees necessary to perform this project.

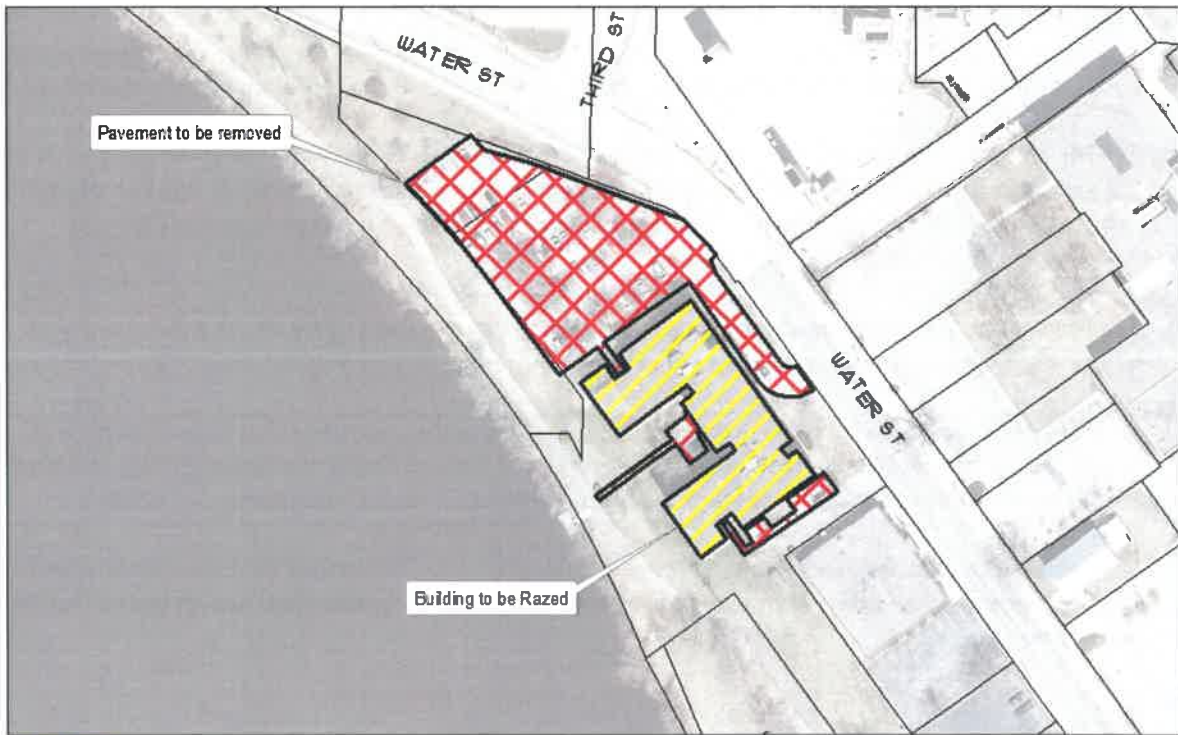
Hazardous or Combustible Materials

Removal of hazardous and/or combustible materials identified throughout the structures will be completed prior to demolition activities. Regulated Asbestos Containing Materials were identified within the structures and abatement will be completed prior to demolition activities.

Removal of Trash and Refuse

The contractor shall be responsible for removing all trash and refuse remaining on the site. No combustible material shall be permitted to accumulate on site. If, in the opinion of a City Official, there is a fire hazard developing, he or she is empowered to stop all operations until the hazard is promptly removed.

EXHIBIT A **SITE PLAN**



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in this data, nor as a result of the nature of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



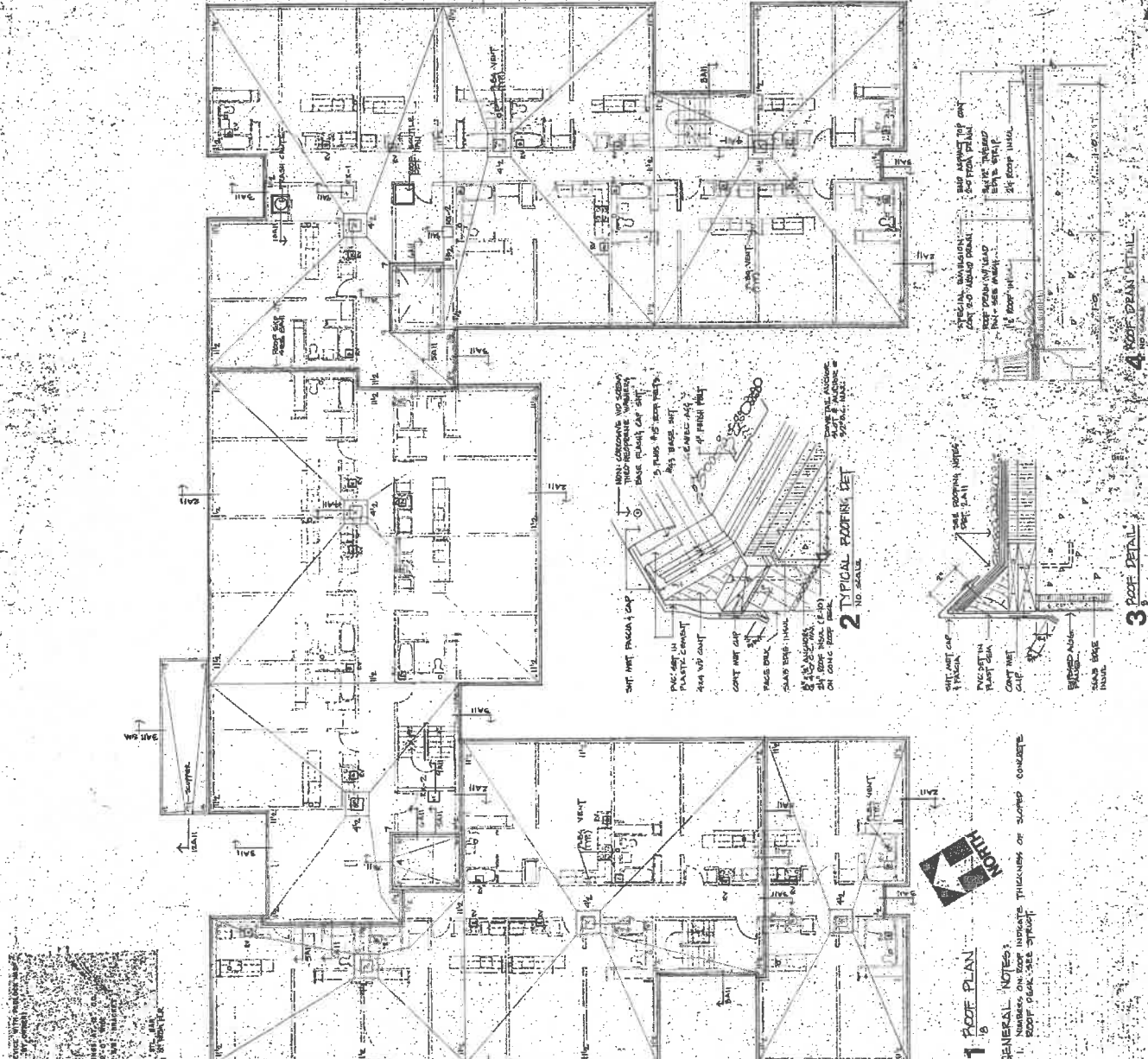
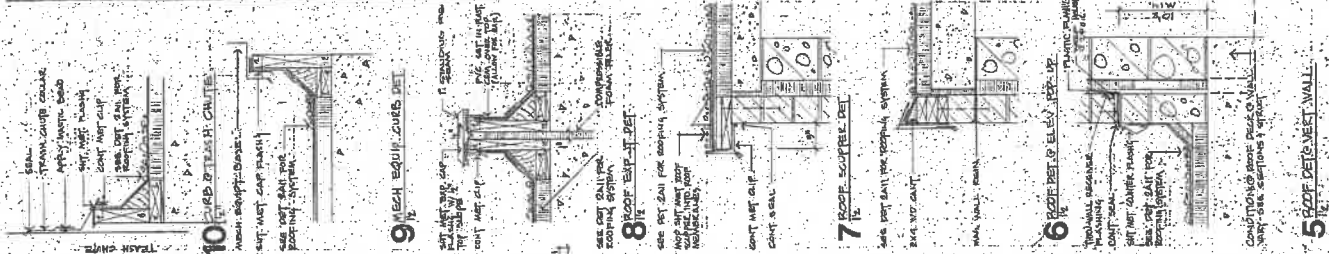
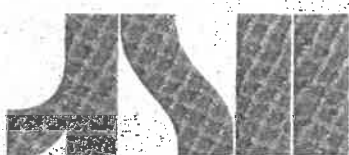
Legend



HAACKNER SCHRÖDER ROSLANSKY & ASSOCIATES, INC.
Architects/Engineers/Planners
1000 W. MICHIGAN
LA CROSSE, WISCONSIN 54601
TEL: 785-522-1111
FAX: 785-522-1112
WWW.HSRA-INC.COM

DATE: 12/1/2010
DRAWN BY: J. M. WILSON
CHECKED BY: J. M. WILSON
PROJECT: SECTION 6 - LOW POINT, HOSKINS

PROJECT



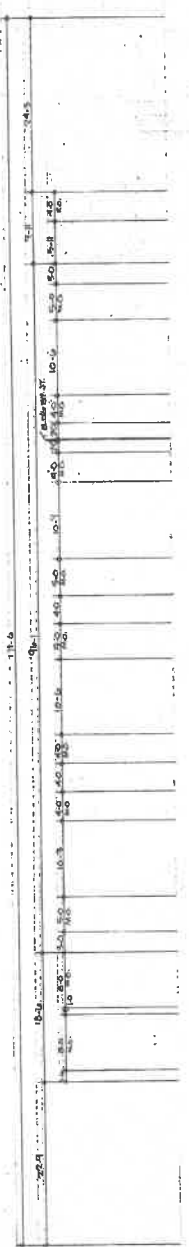
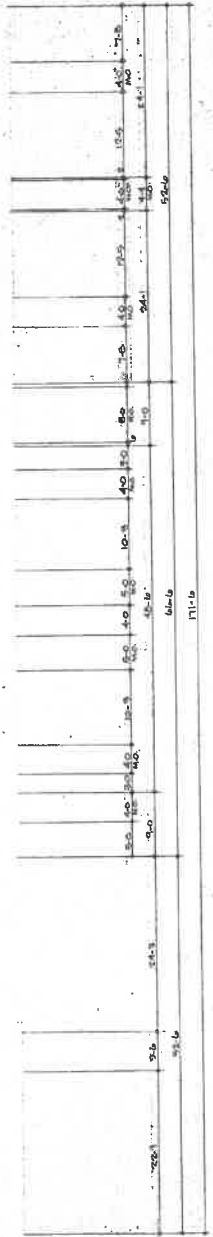
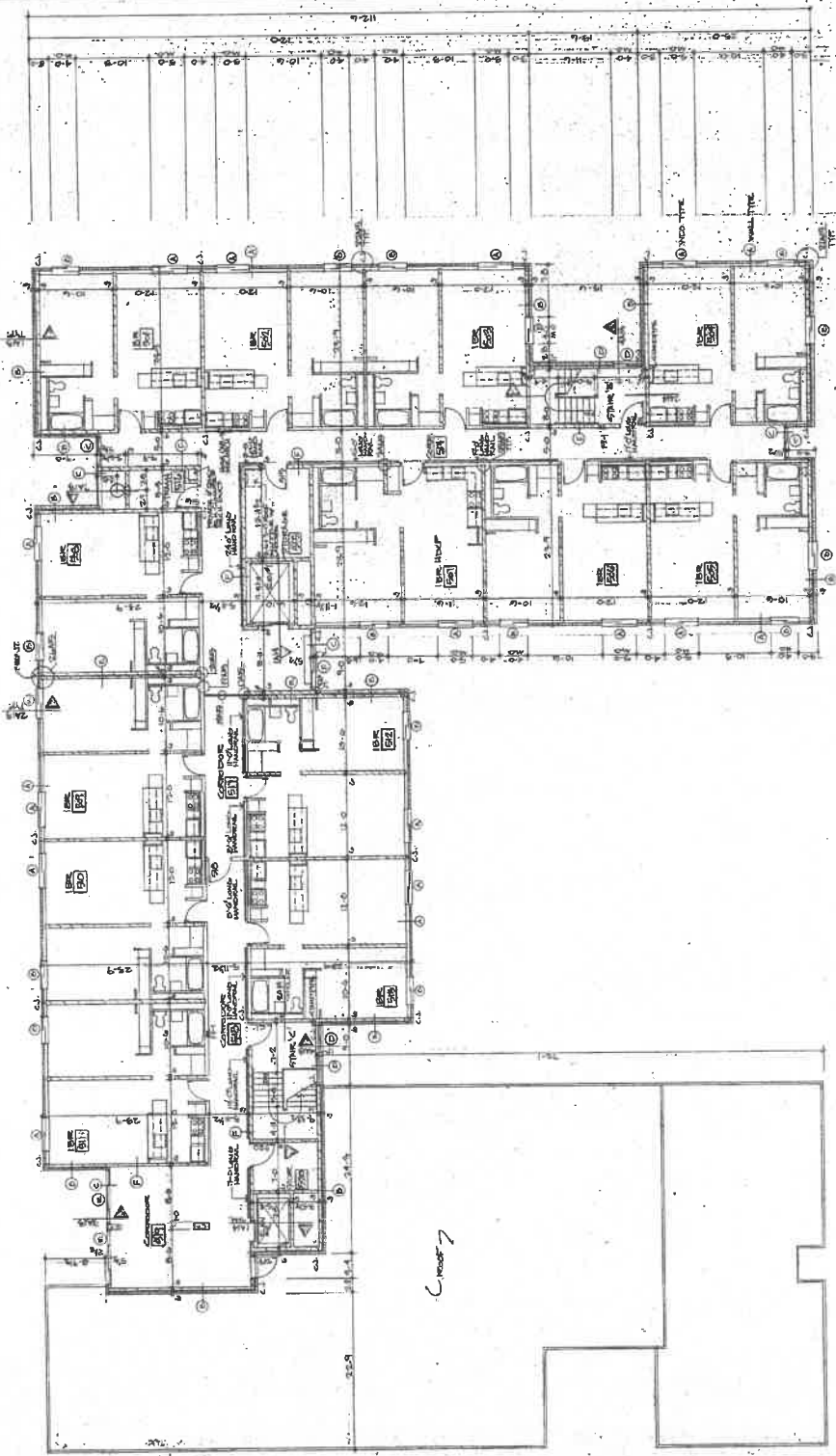


DATE: 10/1/00
PROJECT: STEVENSON POINT, WISCONSIN
DRAWING: SECTION 5 - LOW RENT HOUSING
DESIGNED BY: MR. M. J. ROSLANSKY
CHECKED BY: MR. M. J. ROSLANSKY
APPROVED BY: MR. M. J. ROSLANSKY

SECTION 5 - LOW RENT HOUSING
STEVENSON POINT, WISCONSIN
HACKNER SCHROEDER ROSLANSKY & ASSOCIATES INC.
10000
10/1/00



SECTION 5 - LOW RENT HOUSING
STEVENSON POINT, WISCONSIN
HACKNER SCHROEDER ROSLANSKY & ASSOCIATES INC.
10000
10/1/00



A7

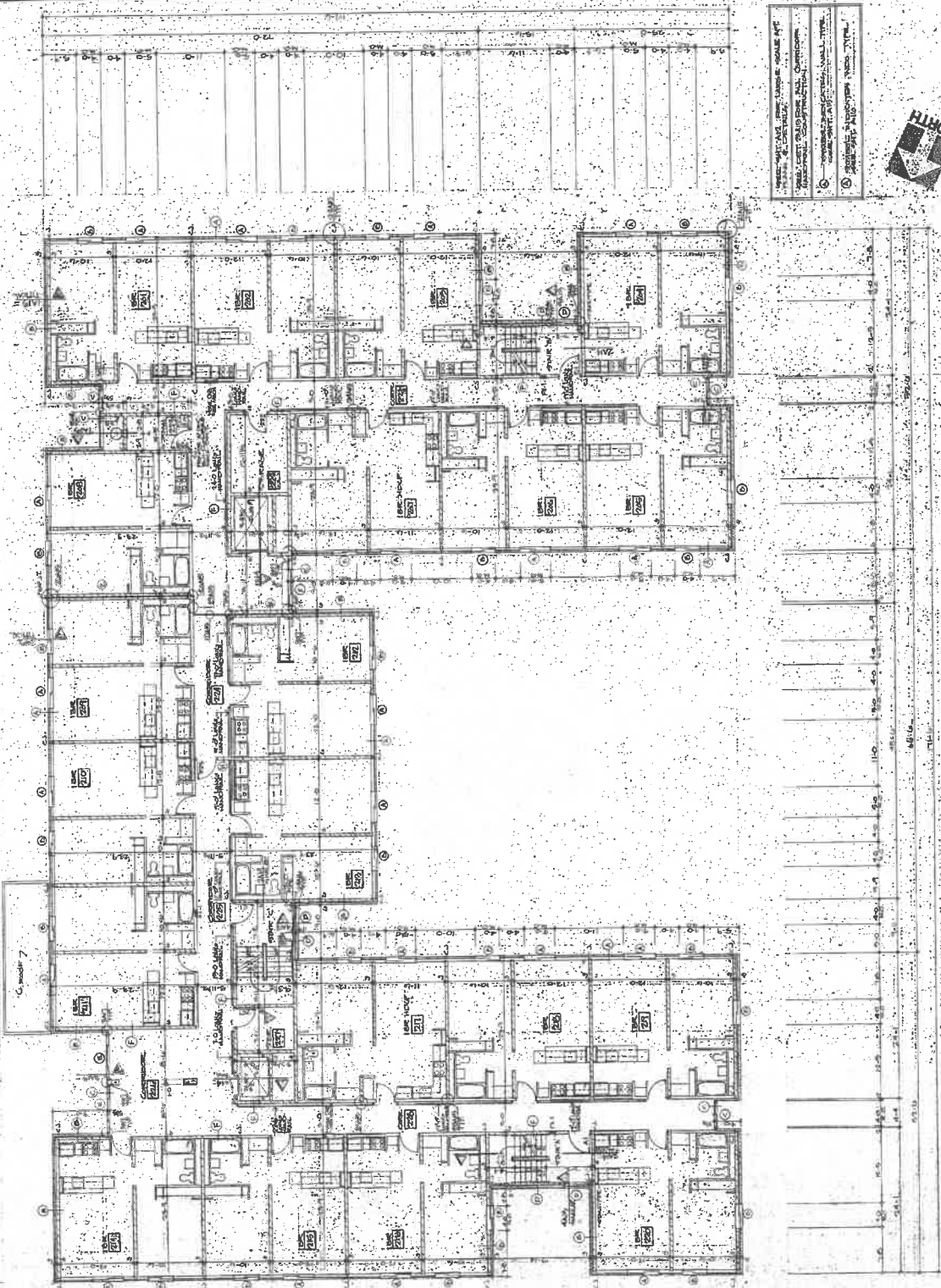
HACKNER SCHROEDER ROSLANSKY & ASSOCIATES INC.
Architects/Engineers/Planners
La Crosse, Wisconsin



DATE: 01/11/97
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/11/97
PROJECT: SECTION 8 LOW RENT HOUSING
SHEET: 0012-037
HUB: W-91-0042-037
HUB: 77014



1 SECOND FLOOR PLAN





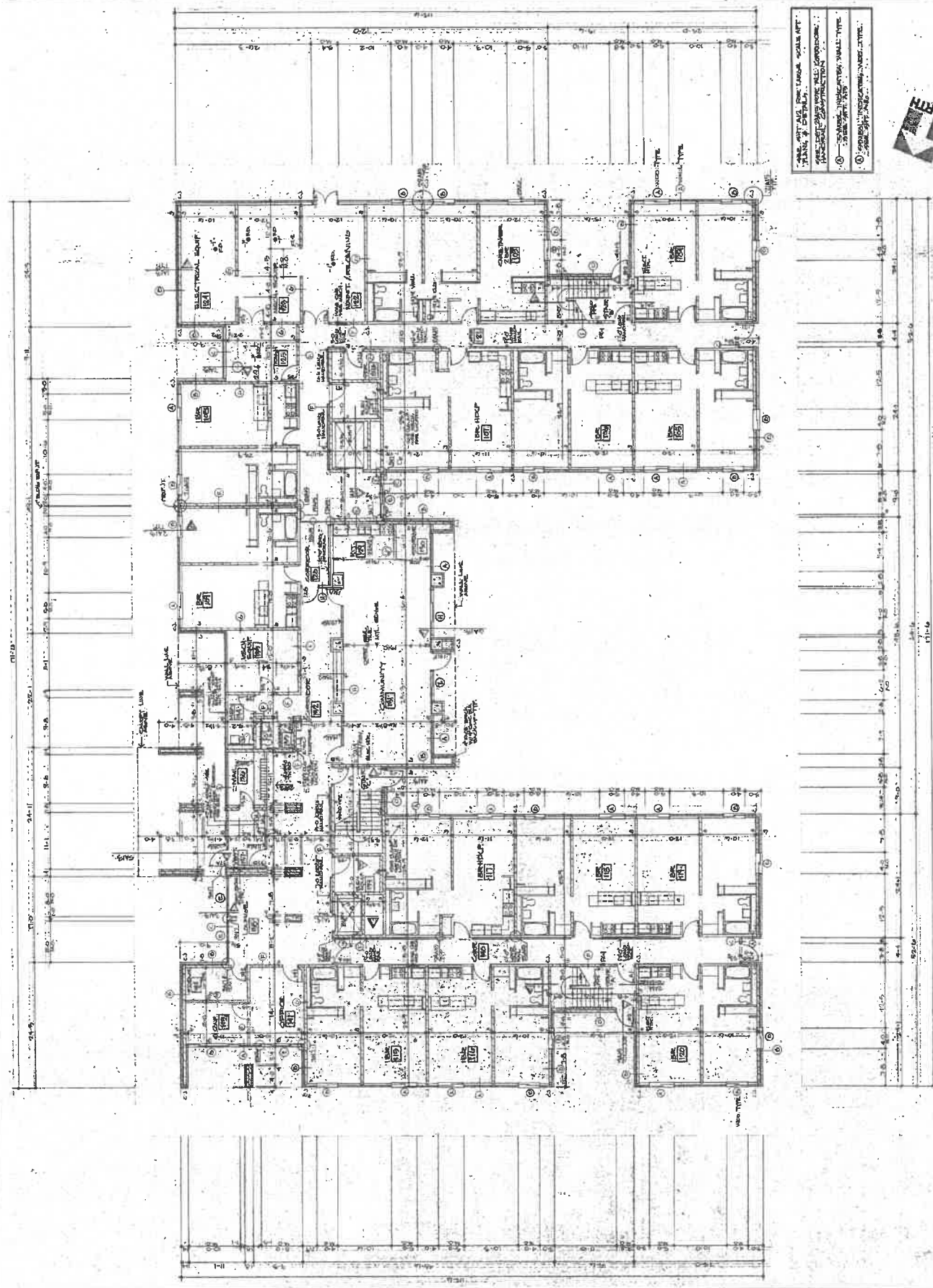
ARE ATTACHED FOR LARGE SCALE ART PLANS & DETAILS.

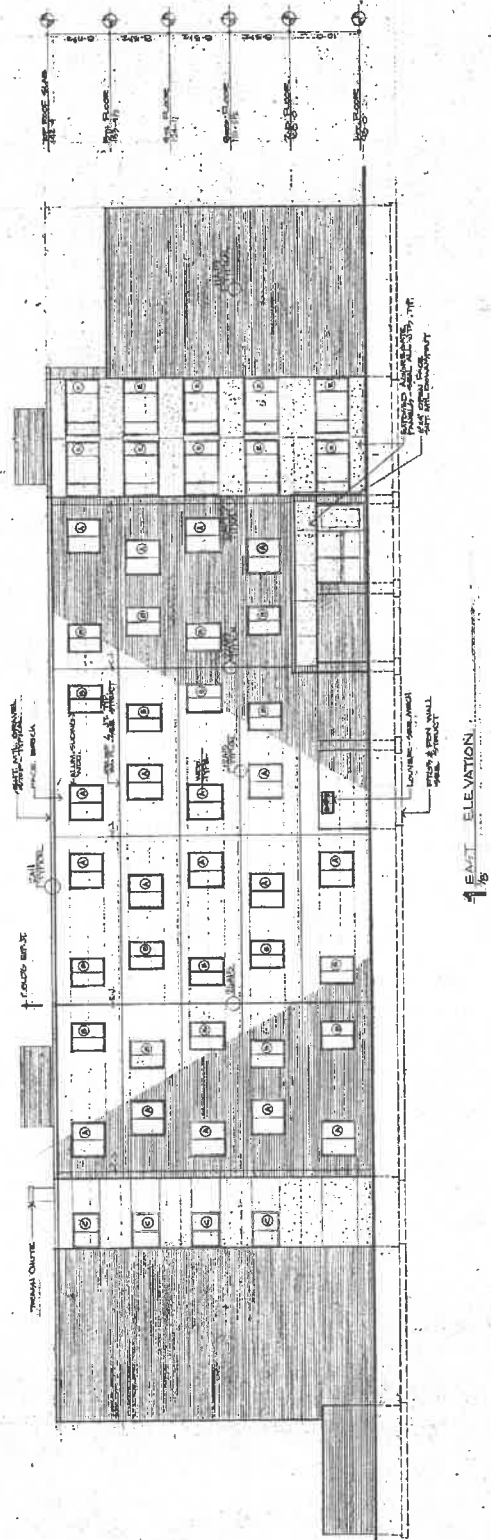
SEE DETAILING FOR ALL CONCRETE, REINFORCED CONSTRUCTION.

② — EXPOSED REINFORCING BARS TYPE 305, 307, 309.

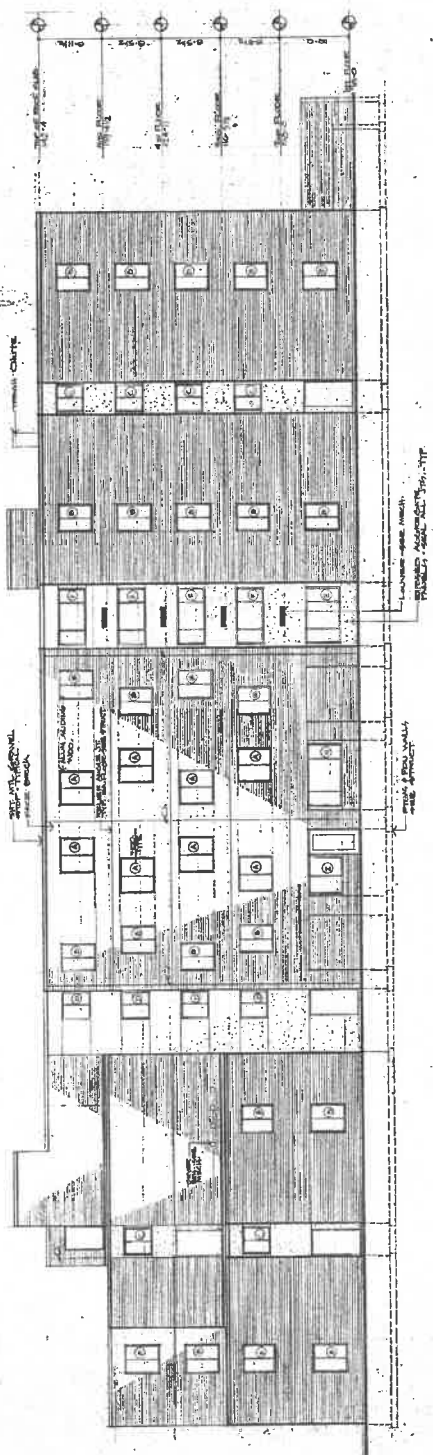
③ — EXPOSED REINFORCING BARS TYPE 305, 307, 309.

FIRST FLOOR PLAN

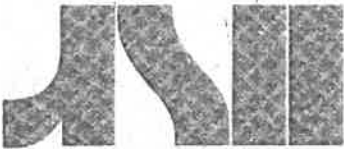




1 EAST ELEVATION



2 WEST ELEVATION

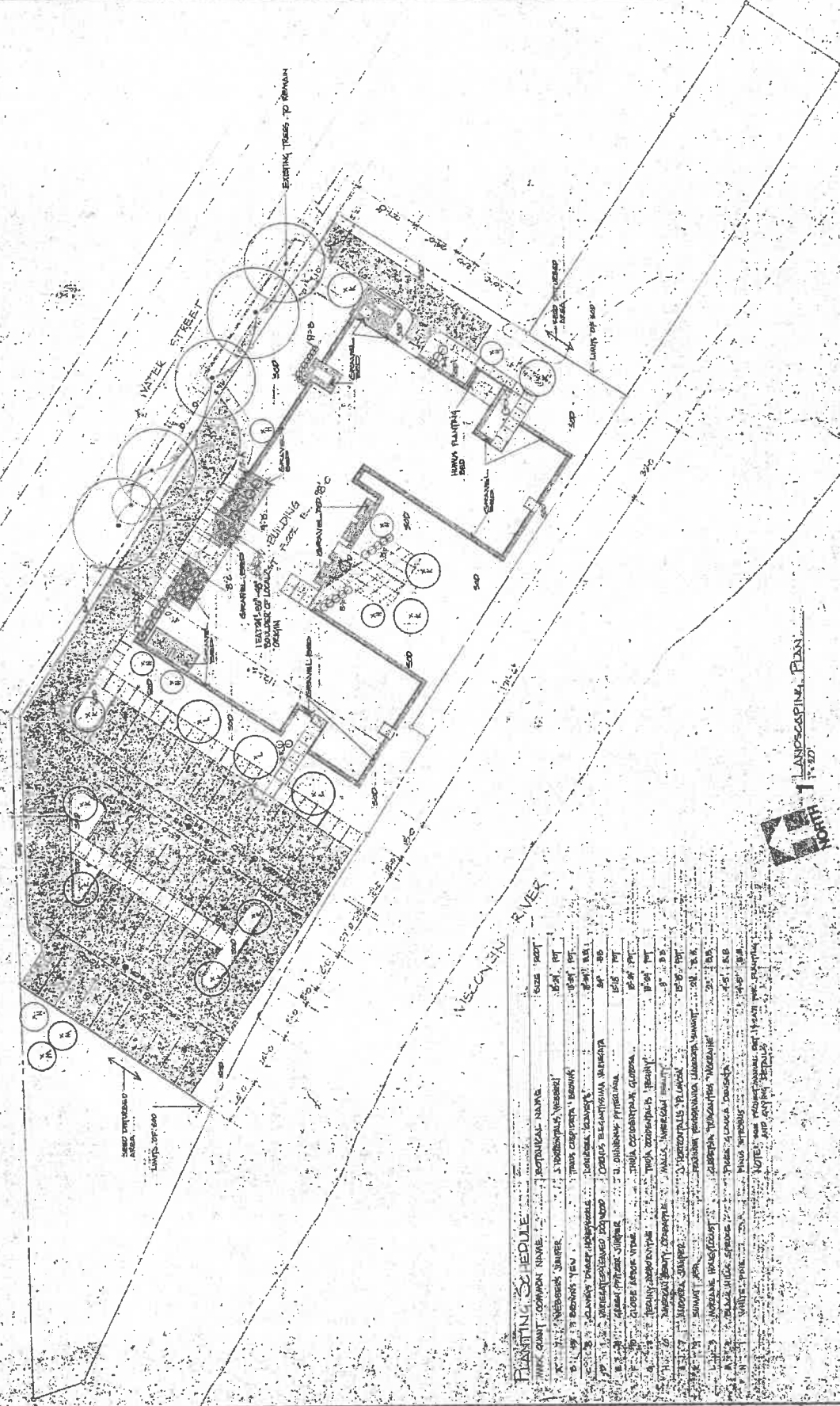


PROJECT SECTION 8 LOW RENT HOUSING
STEVENS POINT, WISCONSIN
HURD W-39-0042-021
LANDSCAPE PLAN
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
SHEET NO. 1 OF 2

EXISTING AND PROPOSED
PLANTING SCHEDULE
DATE: 10/1/77
BY: [illegible]



A2
La Crosse, Wisconsin
Architects/Engineers/Planners
HACKNER SCHROEDER ROSLANSKY & ASSOCIATES INC.



PLANTING SCHEDULE		
PLANT	QUANTITY	SIZE
1. K. 1.1.1. WEEDLESS JUNIPER	10	10' x 10'
2. K. 1.1.2. WEEDLESS JUNIPER	10	10' x 10'
3. K. 1.1.3. WEEDLESS JUNIPER	10	10' x 10'
4. K. 1.1.4. WEEDLESS JUNIPER	10	10' x 10'
5. K. 1.1.5. WEEDLESS JUNIPER	10	10' x 10'
6. K. 1.1.6. WEEDLESS JUNIPER	10	10' x 10'
7. K. 1.1.7. WEEDLESS JUNIPER	10	10' x 10'
8. K. 1.1.8. WEEDLESS JUNIPER	10	10' x 10'
9. K. 1.1.9. WEEDLESS JUNIPER	10	10' x 10'
10. K. 1.1.10. WEEDLESS JUNIPER	10	10' x 10'
11. K. 1.1.11. WEEDLESS JUNIPER	10	10' x 10'
12. K. 1.1.12. WEEDLESS JUNIPER	10	10' x 10'
13. K. 1.1.13. WEEDLESS JUNIPER	10	10' x 10'
14. K. 1.1.14. WEEDLESS JUNIPER	10	10' x 10'
15. K. 1.1.15. WEEDLESS JUNIPER	10	10' x 10'
16. K. 1.1.16. WEEDLESS JUNIPER	10	10' x 10'
17. K. 1.1.17. WEEDLESS JUNIPER	10	10' x 10'
18. K. 1.1.18. WEEDLESS JUNIPER	10	10' x 10'
19. K. 1.1.19. WEEDLESS JUNIPER	10	10' x 10'
20. K. 1.1.20. WEEDLESS JUNIPER	10	10' x 10'

1 LANDSCAPE PLAN
11-207



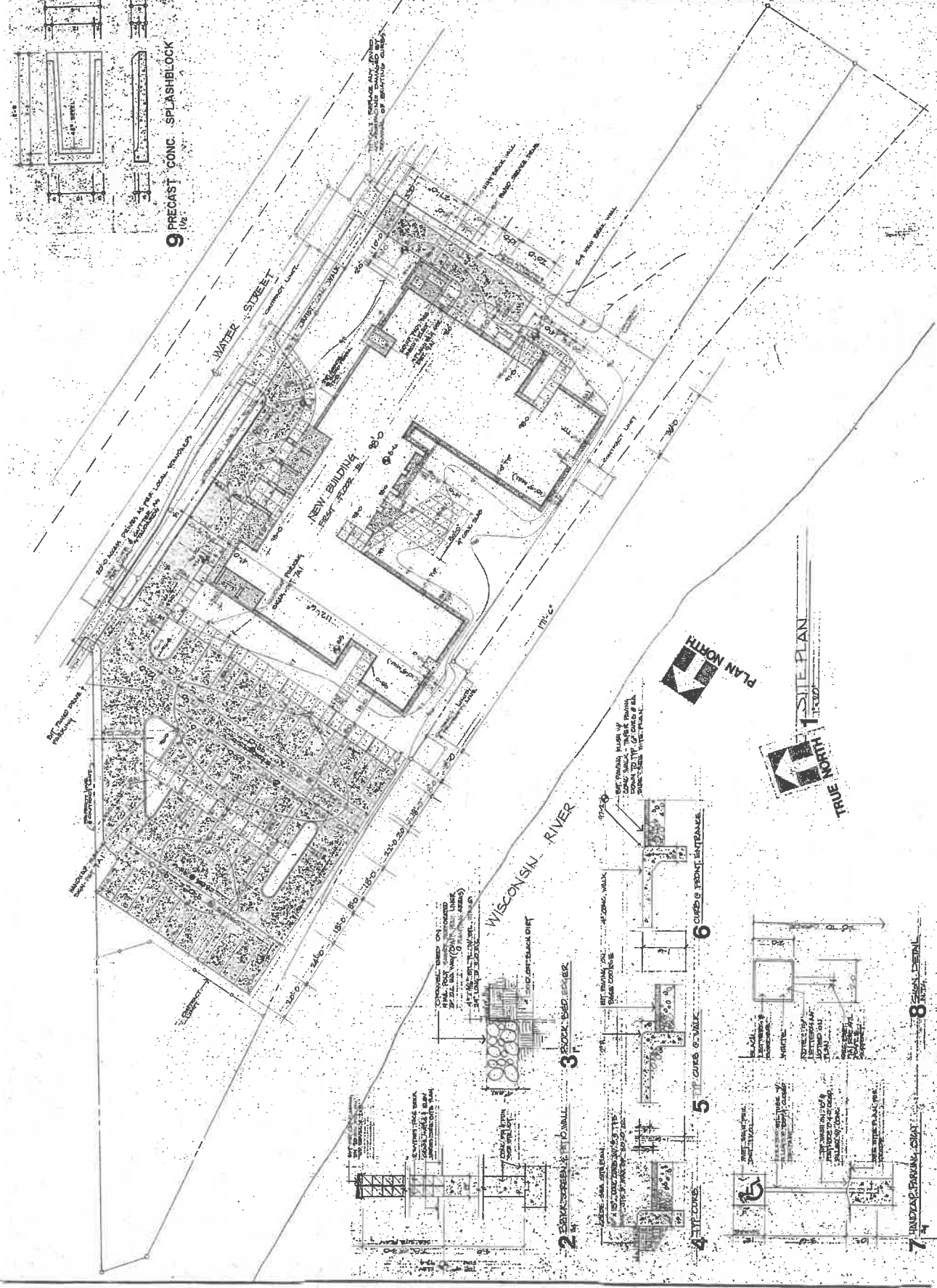
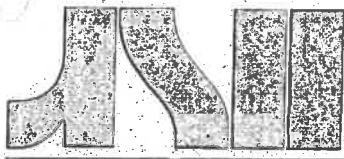
HACKNER SCHROEDER ROSLANSKY & ASSOCIATES INC.
Architects/Engineers/Planners
La Crosse, Wisconsin



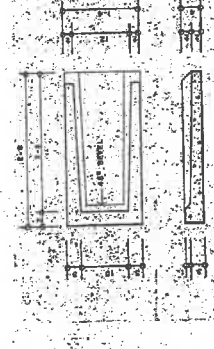
DATE: 12/1/88
DRAWN BY: C.R. MULLER
CHECKED BY: J. SCHROEDER
DESIGNED BY: J. SCHROEDER
REVISIONS: NONE

PROJECT
SECTION 8 LOW RENT HOUSING
STEVENS PARK, WISCONSIN

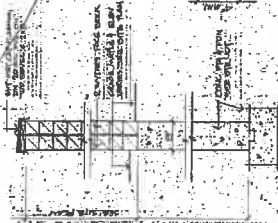
DATE: 12/1/88
DRAWN BY: C.R. MULLER
CHECKED BY: J. SCHROEDER
DESIGNED BY: J. SCHROEDER
REVISIONS: NONE



9 PRECAST CONC. SPLASHBLOCK
1/2"



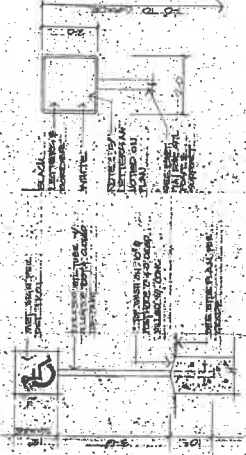
2 EXISTING FOUNDATION
3 ROCK BASE PIER

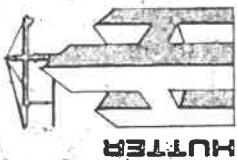


4 TYP. CURB
5 TYP. CURB 6' WALK
6 CURB'S FRONT ENTRANCE



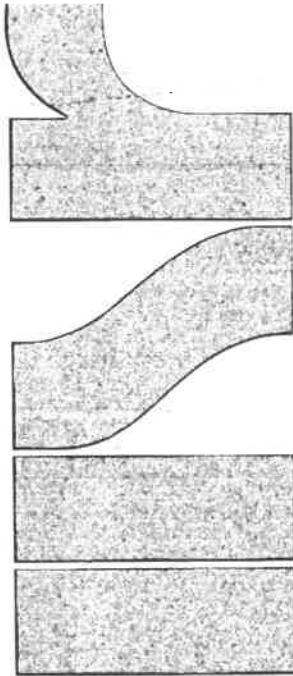
7 UNPAVED DRIVEWAY
8 SIDE DETAIL





STEVENS POINT HOUSING AUTHORITY

Section 8 Low Rent Housing
Stevens Point, Wisconsin
HUD WL 39-0042-027
HACKNER SCHROEDER ROSLANSKY & ASSOCIATES INC.
Architects/Engineers/Planners
La Crosse, Wisconsin



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I HEREBY CERTIFY THAT THIS PLAN
SPECIFICATION, OR REPORT WAS PREPARED
BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
WISCONSIN.
Date: 11/11/77
Signature: [Signature]
Dated: 11/11/77 File No. A-22284

Set Number

ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY ASBESTOS ABATEMENT

1450 WATER STREET, STEVENS POINT, WI 54481

Sealed bids will be received by the Director of Community Development of the City of Stevens Point at City Hall, 1515 Strongs Avenue, Stevens Point, WI 54481 no later than 1:00 pm CST on July 29, 2022. Bids will be publicly opened and read aloud at 1:10 pm CST in the 1st Floor Conference Room at City Hall on Friday July 29, 2022, 2022. Proposals are solicited on basis of lump sum prices for the required asbestos abatement at 1450 Water Street, Stevens Point, WI 54481. The selected contractor shall furnish all labor, supervision, tools equipment, materials, utility and transportation services and all incidental items necessary to complete the entire project to the City of Stevens Point's satisfaction.

Bidding Documents, including asbestos and lead reports are on file in the Office of the Director of Community Development of the City of Stevens Point, 1515 Strongs Avenue, Stevens Point, WI 54481. Qualified persons may request copies of the Bid Documents or a tour of the facility by sending an email request to rkernosky@stevenspoint.com.

BY ORDER OF THE CITY OF STEVENS PONT
KARI YENTER, CITY CLERK

PRE-DEMOLITION INSPECTION: ASBESTOS & LEAD-BASED PAINT

City of Stevens Point

Site:

Edgewater Manor Apartments
1450 Water Street
Stevens Point, WI 54481

Inspection Date: April 25 - May 12, 2022
Report Date: May 19, 2022

NorthStar No. 220-479

Central Wisconsin
715.693.6112

Fox Cities
920.422.4888

Madison
608.827.6761

Sheboygan
920.422.4888

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

May 19, 2022

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Project:	Pre-Demolition Inspection: Asbestos & Lead Paint
Site:	1450 Water Street Stevens Point, WI 54481
Work Area:	(Interior/Exterior)
Site Date:	April 25 - May 12, 2022
NorthStar No:	220-479

NorthStar Environmental Testing, LLC (NorthStar) was authorized by Ryan Kernosky on behalf of the City of Stevens Point to complete a pre-demolition inspection for the presence of asbestos containing materials and cementitious items with lead-based paint from throughout the property located at 1450 Water Street in Stevens Point, Wisconsin. The inspection was conducted by Larry Pawlus of NorthStar on April 25 - May 12, 2022.

Asbestos materials were identified which will require abatement prior to demolition. Electrical panels are assumed to contain asbestos and require removal or additional testing. No lead-based paint/glazing was identified for surfaces tested. Please review the report in its entirety for more detailed information.

Prepared by:
NorthStar Environmental Testing, LLC.
1006 Western Avenue
Mosinee, WI 54455

Provided to:
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Date of Site Visit: April 25 - May 12, 2022

NorthStar Environmental Testing, LLC.



Dave Barrett
Senior Project Manager



Larry Pawlus
Project Manager
AII-12912 / LRA-12912

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

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Corporate Office:
1006 Western Avenue
Mosinee, WI 54455
Tel: 715.693.6112
info@NorthStarTesting.com

Fox Cities Branch:
1835 E. Edgewood Drive
Suite 10542
Appleton, WI 54913
Tel: 920.422.4888

Madison Branch:
1310 Mendota Street
Suite 121
Madison, WI 53714
Tel: 608.827.6761

Sheboygan Branch:
2109 Erie Avenue
Suite 103
Sheboygan, WI 53081
Tel: 920.422.4888

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

May 19, 2022

City of Stevens Point
c/o Ryan Kernosky
1515 Strong's Avenue
Stevens Point, WI 54481

Project:	Pre-Demolition Inspection: Asbestos
Site:	1450 Water Street Stevens Point, WI 54481
Survey Date:	April 25 - May 12, 2022
NorthStar No:	220-479

NorthStar Environmental Testing, LLC (NorthStar) was authorized by Ryan Kernosky on behalf of the City of Stevens Point to conduct a pre-demolition survey for the presence of accessible suspect asbestos containing materials (ACM) for the following site:

INSPECTION SUMMARY:

Site Address:	1450 Water Street Stevens Point, WI 54481
County:	Portage
Structure Type:	Residential Apartment Complex
Building Age:	1970's (estimate)
Size:	14,700 ft ² (footprint)
Floors:	5
# of Structures:	1
Inspector:	Larry Pawlus (Cert. All-12912)
Asbestos Company:	NorthStar Environmental Testing, LLC (CAP-925800)
Survey Date:	April 25 - May 12, 2022
Comments:	Masonry construction on a concrete slab with a flat roof. The building was vacant at the time of inspection.

SAMPLING SUMMARY:

Number of Samples:	162		
Number Analyzed:	162	Point Count:	0
Asbestos Material:	Flooring Adhesive – Black	Sink Undercoating – Black	
	Vinyl Sheet Flooring – Tan Pebble	Vinyl Sheet Flooring – Green Pebble	
	Vinyl Sheet Flooring Adhesive – Tan	Floor Tile – 12” Gray w/ Tan Streak	
	Floor Tile – 12” Tan Mottled	Floor Tile – 12” Tan w/ Tan Streak	
	Floor Tile Adhesive – Black	Duct Sealant – Maroon	
Assumed ACM:	Electrical Panels		
Laboratory:	Eurofins CEI, Inc. NVLAP: 101768-0		
Analysis Date:	May 5 & 17, 2022	Point Count:	n/a

Please see attached *Asbestos Material Sample Log* for complete sample analysis data.

ASBESTOS MATERIAL SUMMARY:

Confirmed ACM, or assumed ACM that will require abatement prior to mechanical demolition:

Material	Building Area	Quantity (Approximate)	Category/Comment
¹Vinyl Sheet Flooring – Tan Pebble & Adhesive	1 st Floor – Apt. baths: 106, 112, 113, ² 115, ² 117	25 total rooms x 40 ft ² each = 1,000 ft ²	Friable Good condition On Concrete
	2 nd Floor – Apt. baths: 201, 202, 206, ² 209, 212, 217, 220		
	3 rd Floor – Apt. baths: 301, 302, 312, ² 317		
	4 th Floor – Apt. baths: ² 402, ² 405, 406, ² 408, 412		
	5 th Floor – Apt. baths 501, 506, 510, 512		
¹Vinyl Sheet Flooring – Green Pebble & Adhesive	1 st Floor – Apt. baths: 111, 105, 118	30 total rooms x 40 ft ² each = 1,200 ft ²	Friable Good condition On Concrete
	2 nd Floor – Apt. baths: 203, 204, 205, 207, 215, 216, 218, 219		
	3 rd Floor – Apt. baths: 303, 304, 305, 307, 308,, 311, 314, 315, ² 316		
	4 th Floor – Apt. baths: 407, 416, 418		
	5 th Floor – Apt. baths: ² 503, 504, 505, 507, 508, 509, ² 511, 513		

Table: (continued)

Material	Building Area	Quantity (Approximate)	Category/Comment
Sink Undercoating – Black	1 st Floor – Community Rm; 1 st Floor – Apt. Kitchens: 106, 109, 111, 112, 113, 115, 116, 117, 118, 119, 120 2 nd Floor – Apt. Kitchens: 201 thru 220 3 rd Floor – Apt. Kitchens: 301 thru 317 4 th Floor – Apt. Kitchens: 401 thru 418 5 th Floor – Apt. Kitchens: 501 thru 413	81 total rooms x 4 ft ² each = 324 ft ²	Cat. II non-friable Good condition
³ Electrical Panel Interiors	1 st Floor - Elevator Equipment Rooms, Trash, Electrical Room & all apartments in the building.	89 ft ² (89 each)	Cat II non-friable Assumed ACM

¹ The vinyl sheet flooring adhesive is contaminated with the ACM paper backing of the vinyl sheet flooring (laboratory can't separate the adhesive from the backing).

² The vinyl sheet flooring is underneath vinyl planking & planking underlayment paper.

³ Electrical panels, boxes or components were not sampled due to potential electrical hazard. These components should be assumed to be asbestos containing unless sampled to prove otherwise.

Non-Friable confirmed ACM, or assumed ACM on wood, concrete, or metal that *may remain in place for mechanical demolition unless the materials will be recycled or crushed:

Material	Building Area	Quantity (Approximate)	Category/Comment
Floor Tile – 12" Gray w/ Tan Streak w/ Black Adhesive	1 st Floor – Apts: 106, 112, ⁴ 117 East Stairs, Janitor's Closet, South Stairs, North Stairs.	1 st Floor Total 1829 ft ²	Cat. I & II non-friable Good condition On concrete
	2 nd Floor – Apts: 201, 202, 206, 210, 212, 217, 220 North Storage, East Stairs, Trash, South Storage, South Stairs, North Stairs.	2 nd Floor Total 3742 ft ²	
	3 rd Floor – Apts: 301, 302, ⁴ 306, ⁴ 317 Laundry, Work Area, North Stairs, South Stairs,	3 rd Floor Total 2886 ft ²	

	South Storage, Trash, East Stairs, North Storage. 4th Floor – Apts: 401, 2402, 406, 412 North Stairs, North Storage, East Stairs, Trash, South Storage, South Stairs. 5th Floor – Apts: 501, 506, 510, 512 South Stairs, South Storage, Trash, East Stairs, North Storage.	4th Floor Total 2380 ft² 5th Floor Total 2276 ft² Total all floors = 13,113 ft²	
Floor Tile – 12” Tan Mottled w/ Black Adhesive	1st Floor – Apt. 113 111, 105, 115, 116, 118, 4119 (454 ft2 x 6) 2nd Floor – Apts: 203, 204, 205, 207, 211, 215, 218 (454 ft2 x 7) 3rd Floor – Apts: 303, 304, 308, 311, 315 (454 ft2 x 5) 44th Floor – Apts: 408, 418 (454 ft2 x 2) 45th Floor – Apts: 503, 504, 505, 507, 508, 509, 4511 (454 ft2 x 7)	1st Floor Total 3226 ft2 2nd Floor Total 3178 ft2 3rd Floor Total 2270 ft2 4th Floor Total 908 ft2 5th Floor Total 3226 ft2 Total all floors = 12,808 ft2	Cat. I & II non-friable Good condition On concrete

Table: (continued)

Material	Building Area	Quantity (Approximate)	Category/Comment
Floor Tile – 12” Tan w/ Tan Streak w/ Black Adhesive	2 nd Floor – Apts: ⁴ 209, 216, 219 3 rd Floor – Apts: 305, 307, 314, ⁴ 316 4 th Floor – Apts: ⁴ 404, ⁴ 405, 407, ⁴ 409, 413, 416 5 th Floor – Apt. 513	2 nd Floor Total 1188 ft ² 3 rd Floor Total 1864 ft ² 4 th Floor Total 2556 ft ² 5 th Floor Total 454 ft ² Total all floors = 6,062 ft ²	Cat. I & II non-friable Good condition On concrete
Flooring Adhesive – Black	1 st Floor – ⁵ Vestibule, ⁶ Community, Apt ⁴ 109, Apt. ⁴ 120 2 nd Floor – Apts: ⁴ 208, ⁴ 213, ⁴ 214 3 rd Floor – Apts. ⁴ 309, ⁴ 310, ⁴ 313 4 th Floor – Apts: ⁴ 403, ^{4,6} 404, ⁴ 414, ⁴ 415, ⁴ 417 5 th Floor – Apt. ⁴ 502	1 st Floor Total 1931 ft ² 2 nd Floor Total 1362 ft ² 3 rd Floor Total 1410 ft ² 4 th Floor Total 2080 ft ² 5 th Floor Total 454 ft ² Total all floors = 7,237 ft ²	Cat. I & II non-friable Good condition On concrete
Duct Sealant – Maroon	Inside wall cavities between bathrooms on all levels.	15 ft ² (~60 locations)	Cat. II friable Good condition On metal & plastic ductwork Approx. 3 in ² per location

⁴ The black flooring adhesive is underneath vinyl plank flooring & underlayment paper.

⁵The black flooring adhesive is underneath 12” ceramic tile flooring.

⁶ The black flooring adhesive is underneath non-ACM 12” floor tile.

***Any asbestos items allowed to remain in place for demolition must remain non-friable throughout the demolition process and would require proper landfill disposal. Abatement is recommended for any non-friable material having a high probability of becoming friable due to the demolition process. The Wisconsin Department of Natural Resources (WDNR) can be consulted with any specific questions regarding these issues.**

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner or an abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes.

The following materials were found to be **non-asbestos** or **1% (or less)** by PLM analysis:

Materials	
Carpet Adhesive – Tan	Ceiling Tile – 2'x2' Pinhole Crater
Window Caulk – Dark Brown	Fireplace Ceramic Tile Grout – Black
Fireplace Ceramic Tile Adhesive – Tan	Vinyl Baseboard – 4" Black
Baseboard Adhesive – Tan	Drywall/Joint Compound (composite)
12" Ceramic Tile Floor Grout – Gray	12" Ceramic Tile Floor Mortar – Gray
6" Ceramic Tile Baseboard Grout – Gray	6" Ceramic Tile Baseboard Adhesive – Tan
Ceiling Tile – 2'x2' Textured	Door Caulk – White
6" Ceramic Tile Floor Grout – Gray	6" Ceramic Tile Floor Mortar – Gray
Ceiling Tile – 2'x2' Pinhole Fissured	Ceiling Tile – 2'x2' Pinhole Textured
Window Sill Caulk – White	Window Sill Adhesive – Tan
Pipe End Mastic – White	Wall Adhesive – Brown
Vinyl Baseboard – 4" Tan	1" Ceramic Tile Floor Grout – Gray
4" Ceramic Tile Wall Grout – White	4" Ceramic Tile Wall Adhesive – Tan
Ceiling Tile – 2'x2' Sheetrock	Floor Tile – 12" Lt. Tan Mottled
Floor Tile – 12" Green Mottled	Floor Tile – 12" Brown Mottled
Floor Tile Adhesive – Tan	Ceiling Tile – 2'x4' Pinhole Fissured
Vibration Joint – Black	Vinyl Baseboard – 4" Brown
Baseboard Adhesive – Brown	Fire Door Insulation – Gray
Building Seam Caulk – White	Duct Sealant – Red
Pipe Fitting Insulation on Fiberglass Line – Gray	Penetration Sealant – Red
Textured Paint – White	Vinyl Baseboard – 4" Gray
12" Ceramic Tile Floor Grout – Tan	12" Ceramic Tile Floor Mortar – White
Vinyl Plank – Wood Pattern	Vinyl Plank Adhesive – Blue
Underlayment Paper – Gray	Vinyl Sheet Flooring – Gray/Tan Square
Vinyl Sheet Flooring – Tan Square	Vinyl Sheet Flooring Adhesive – Tan
Vinyl Sheet Flooring – Gray	Window Caulk – Dark Brown
Floor Tile – 12" Gray Mottled	Vinyl Sheet Flooring – Tan Marble
Vinyl Sheet Flooring – Tan Multi-Square	Vinyl Baseboard – 4" Lt. Tan
Seam Caulk – White	Vinyl Sheet Flooring – Tan/Gray
Wall Adhesive – Dark Brown	Vinyl Baseboard – 4" Cream
Floor Tile – 12" Tan/Brown Mottled	Vinyl Sheet Flooring – Tan Brick Pattern
Vinyl Sheet Flooring – Tan & White Square	Ductwork Sealant – Gray
Brick Mortar – Tan	Plaster – Skim & Base Coats
Window Caulk – Brown	Door Caulk – Brown
Building Seam Caulk – Brown	Building Seam Caulk – Tan
Building Seam Caulk – Gray	Stone Stucco (Base & Skim Coats)
Ductwork Sealant – Lt. Gray	Roof Flashing Caulk – Black
Roofing Membrane Sealant – Black	Roofing Membrane – Black
Roof Flashing Adhesive – Tan	Roof Penetration Sealant – Black
Built-Up Roofing – Black	Foam Roofing Panel Paper – Gray

Please see attached *Asbestos Material Sample Log* for complete sample analysis data.

Materials containing any amount of asbestos including materials with 1% or less (trace amount), may still result in an exposure regulated by the Occupational Safety & Health Administration (OSHA). Protective equipment or a negative exposure assessment for personal exposure may be required.

The following areas were inaccessible or excluded at the time of inspection and may contain additional quantities of suspect asbestos containing materials:

Area
Any additional suspect materials, if encountered, which differ from those tested should be assumed to contain asbestos and sampled if/when necessary.

ASBESTOS RECOMMENDATION:

All friable ACM as well as non-friable ACM that would likely be made friable by intended renovation or demolition processes are required to be abated prior to disturbance.

Non-friable ACM (confirmed or assumed) remaining during demolition must be disposed of properly as demolition debris at an approved landfill (landfill requirements vary). Non-friable materials typically require abatement prior to any material recycling procedure. For any building that will be subject to burning, all confirmed and assumed ACM must be removed.

Abatement shall be performed by an abatement company utilizing trained and certified worker/supervisor and further licensed as an asbestos company by the Wisconsin Department of Health Service (DHS), Asbestos Regulation 159.

Refer to WDNR 447; and WI DHS 159 for complete information on requirements for asbestos abatement and asbestos material disposal. Questions regarding asbestos abatement issues can be directed to the WDNR Asbestos Program Coordinator at (262) 574-2118. **Important** additional information on the proper management of asbestos, the demolition process, and other materials that need to be managed prior to demolition (light bulbs & ballasts, mercury & freon containing devices, etc.) can be found at:

- WI DHS <http://dhs.wisconsin.gov/asbestos/>
- WDNR <http://dnr.wi.gov/topic/Demo/Asbestos.html>
- WDNR <http://dnr.wi.gov/files/PDF/pubs/wa/wa651.pdf>

SURVEY LIMITATIONS:

Sample results, quantities and recommendations are for areas of the building that were accessible to us during the investigation. Additional assumed ACM that may have been located in spaces not accessible during our investigation, hidden from view, or not sampled at the client's request may require additional sampling prior to disturbance by renovation or demolition activity.

Areas that were inaccessible and not sampled during the investigation may include: certain wall or ceiling cavities; electrical components/wiring; gasket material; fire door interiors; boiler, tank, and vessel interiors; equipment components and interiors; chimneys/flues/stacks; spaces requiring confined space entry procedures; structurally unsafe areas; isolated or inaccessible building areas; underground or buried components; and mechanical spaces or equipment that would require extensive demolition or dismantling to provide adequate access for material identification or sampling.

Roofing materials including built-up and membrane roofs, and associated flashings and coatings may have been assumed to contain asbestos according to project scope.

Additional materials not accessible and not sampled during the survey included items such as miscellaneous caulking, sealants and construction adhesives that were not readily accessible to sample (may have been located between layers of building components). These materials are typically non-friable in nature but may require further sampling to confirm or deny the presence of asbestos.

Building materials or substrates that were exempted from sampling may have included wood, concrete, glass, fiberglass and metal. Materials that were sampled and if found to contain one percent (1%) or less asbestos (confirmed by point count analysis as necessary) were not quantified.

SURVEY LIMITATIONS: (continued)

Additional assumed ACM encountered during renovation or demolition activity that differs from materials sampled or described during this survey must be assumed to contain asbestos and be abated or be sampled to determine asbestos content prior to disturbance.

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by building owner or abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes.

ANALYTICAL DISCUSSION:

Bulk sample analysis for asbestos was performed by polarized light microscopy (PLM); method Bulk EPA 600. Samples showing a result of "None Detected" were found to contain no asbestos in any analyzed portion of the sample.

USEPA defines an ACM as a material that contains asbestos unless the asbestos concentration is found to be one percent or less ($\leq 1\%$) by a PLM point counting procedure. Materials with a point count result of $\leq 1\%$ asbestos may be treated as a non-ACM. The building owner or client should be aware that exposure to asbestos is still possible when disturbing materials with $\leq 1\%$ asbestos (trace amount) present and that OSHA worker protection procedures may be necessary.

REMARKS:

The survey and subsequent report have been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,

NorthStar Environmental Testing, LLC.



Dave Barrett
Senior Project Manager



Larry Pawlus
Project Manager
All-12912

CONTRACT BETWEEN OWNER & CONTRACTOR

This Agreement (“Contract”) is made this 18th day of August, 2022,
between Robinson Brothers Environmental, Inc (“Contractor”) at 220 Raemisch Road,
Waunakee, WI 53597 and The City of Stevens Point (“Owner”) at 1515 Strong’s Avenue,
Stevens Point, WI 54481.

The work described in Section 1 below shall be performed in accordance with all
plans, specifications and other Contract documents for the project known as:
Edgewater Manor Demo – 1450 Water Street, Stevens Point, WI 54481

SECTION 1. SCOPE The Contractor agrees to furnish all labor,
materials, equipment and other facilities required to complete the following work:
Demolition & Asbestos Abatement of structure as listed in attached Exhibit A

SECTION 2. PRICE AND PAYMENT The Owner agrees to pay the
Contractor for the strict performance of the work, the sum of Four Hundred Twenty
Seven Thousand Dollars (\$427,000.00) subject to adjustments for changes in the work as
may be agreed to by the Owner and the Contractor, as may be required under this
Contract. This total amount includes:
Combined Base Bid – Demolition & Asbestos Bid \$427,000.00

The Owner agrees to pay the Contractor in monthly progress payments for all
work completed. Payments will be due and payable within thirty days of invoice. Final
payment to the Contractor shall be made within forty-five (45) days after substantial
completion of the Contract and submission of the final invoice to Owner.

SECTION 3. ENTIRE AGREEMENT. This agreement represents the entire
agreement between the Contractor and the Owner regarding the work described in
Section 1 and supersedes any prior written or oral agreements or representations as to that
work.

SECTION 4. TIME. Time is of the essence of this agreement. The Contractor
shall provide the Owner with a progress and completion schedule and shall conform to
that schedule, including any changes to that schedule agreed to between the Owner and
the Contractor or required by circumstances beyond Contractor’s control.

SECTION 5. DIFFERING SITE CONDITIONS. Contractor shall promptly,
and before the following conditions are disturbed, notify the Owner, in writing of any:

(1) Material that the contractor believes may be material that is hazardous
waste, or a toxic pollutant or other substance, the handling of which may subject
Contractor to legal liability;

(2) Subsurface or latent physical conditions at the work site differing from those indicated in the Contract; or

(3) Unknown physical conditions at the work site of any unusual nature, materially different from those ordinarily encountered and generally recognized as inherent to work of the character provided for in the Contract.

The Owner shall promptly investigate. If the Owner finds that the worksite conditions do materially differ, or involve hazardous waste or toxic pollutants, the Owner shall cause a decrease or increase in the Contractor's cost of, or the time required for, performance of the affected part of the work by issuing a change order under the procedures described in the Contract.

SECTION 6. CHANGES IN WORK. The work shall be subject to changes or additions, deletions or revisions by the Owner. The Contractor will be notified by receipt of written additions and/or revised drawings, specifications, exhibits or written orders.

Whenever an adjustment in the Contract price or Contract time is required because of Owner's request, differing site conditions, errors in the plans and specifications, or other circumstances beyond the control of Contractor (including lack of worksite access, weather, fires, floods, strikes, acts of God, natural disasters, or acts of third parties), the Contractor shall submit to the Owner within a reasonable time a detailed estimate, with supporting calculations, pricing and adjustments in the schedule of the change to the Contract price and the Contract time. Pricing of the adjustment shall be in general accordance with the pricing structure of this Contract. However, to the extent that such pricing is inapplicable, cost of the change or the amount of the adjustment shall be determined based on the cost to the Contractor plus reasonable amounts for overhead and profit.

The Contractor shall not be obligated to perform changes in the work or additional work until the Owner has approved, in writing, the changes to the Contract price and the Contract time.

SECTION 7. SUSPENSION OF WORK. If any payment is not made to Contractor as required under this Contract, Contractor may suspend work until such payment is made. Contractor may also suspend work under this Contract if a dispute over payment for extra work, differing site conditions, changes by Owner or other circumstances beyond Contractor's control will cause the Contractor to suffer substantial financial hardship if Contractor is required to continue the work. Contractor may request that Owner provide written proof of Owner's ability to pay Contractor for the work remaining to be performed by Contractor at any time prior to or during performance of this Contract. Failure of Owner to provide such proof shall be justification for Contractor's suspension of work under this Contract.

Any suspension of work under this Contract will also suspend the progress and completion dates set forth in Section 4.

SECTION 8. INSPECTION OF THE WORK. The Contractor shall make the work accessible at all reasonable time for inspection by the Owner. The Contractor shall inspect all material and equipment delivered to the job site by others to be used or incorporated in the Contractor's work.

SECTION 9. SITE ACCESS AND RIGHTS OF WAY. The Owner shall provide, no later than the date when needed by the Contractor, all necessary access to the lands upon which the Work is to be performed, including convenient access to the lands and any other lands designated in the Contract Documents for use by the Contractor. Owner shall continue to provide such access until completion of the Contract. Any failure to provide such access shall entitle the Contractor to an equitable adjustment in the Contract price and the Contract time.

SECTION 10. REPORTS AND SURVEYS Owner shall furnish prior to the start of work all maps, surveys and reports describing the physical characteristics, soil, geological and subsurface conditions, legal limitations, utility locations and legal descriptions that might assist the Contractor in properly evaluating the extent and character of the work required. The Owner shall provide all land surveys and baselines necessary for the Contractor to locate the principal parts of the Work and perform the Work.

SECTION 11. PERMITS, LICENSES AND REGULATIONS. Permits and licenses of a temporary nature necessary for the prosecution of the Work shall be obtained and paid for by the Contractor. The Owner shall assist the Contractor in obtaining such permits and licenses. Permits, licenses and easements for permanent structures or permanent changes in existing facilities shall be secured and paid for the Owner.

The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the performance of the Work. If the Contractor observes that drawings, specifications or other Contract documents are at variance with such laws, ordinances, rules and regulations, the Owner shall promptly be notified and, if necessary, an adjustment made to the Contract time or Contract price.

SECTION 12. TERMINATION. The Owner reserves the right to terminate the work for its convenience upon notice in writing to the Contractor. In such an event, the Contractor shall be paid its actual costs for the portion of the work performed to the date of termination, and for all of Contractor's incurred costs of termination, including demobilizations and any termination charges by vendors and subcontractors, plus 20% of all of Contractor's actual and incurred costs for overhead and profit.

SECTION 13. INDEMNIFICATION Contractor shall indemnify the owner against claims, demands, lawsuits and liabilities arising out of or connected to property damage or personal injury caused, or alleged to be caused, by Contractor or its

subcontractors, suppliers, employees, agents or representatives. Contractor shall have no obligation to defend Owner except to the extent of the following coverage:

14.1.1. Casualty Insurance

- a. Worker's Compensation and Employer's Liability Insurance;
- b. Commercial General Liability Insurance, including coverage for Contractor's owned, hired and non-owned automobiles.

14.1.2. Property Insurance

Subcontractor shall effectually secure and protect the work done hereunder and assume full responsibility for the condition thereof until final acceptance by Architect, Owner and Contractor. Subcontractor further agrees to provide such protection as is necessary to protect the work and the workmen of Contractor, Owner and other subcontractors from its operations.

14.1.2.1 Waiver of Subrogation

Owner and Contractor waive all rights against each other and against all other subcontractors and Owner for loss or damage to the extent reimbursed by any property or equipment insurance applicable to the work, except such rights as they may have to the proceeds of such insurance. If any applicable policies of insurance require an endorsement or consent of the insurance company to provide for continued coverage where there is a waiver of subrogation, the owners of such policies will cause them to be so endorsed or obtain such consent.

SECTION 15. ARBITRATION. Any controversy or claim arising out of or relating to this Contract or its alleged breach, which can not be resolved by mutual agreement, shall be settled by arbitration in accordance with JAMS Rules in effect on the date of the Contract, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction. Owner and Contractor agree that, should Contractor be potentially or actually a party to a lawsuit or arbitration arising out of or connected to this Contract, Owner shall appear in, and be bound by the decision in, that lawsuit or arbitration. The prevailing party in any action or proceeding to enforce this Contract shall recover its reasonable attorney's fees and costs (including expert witnesses) in that action or proceeding.

SECTION 16. WARRANTY. The Contractor warrants to the Owner that all materials and equipment furnished under this Contract shall be new unless otherwise specified and that all work under this agreement will be performed in a good and workmanlike manner, shall be of good quality, free from faults and defects, and in conformance with Contract documents.

SECTION 17. SPECIAL PROVISIONS. (including unit pricing, if applicable):

Noted as exclusions listed in attached Exhibit A

Dated: _____

OWNER: _____

By: _____
(Name)

(Title)

(Address)

Dated: _____

CONTRACTOR: _____

By: _____
(Name)

(Title)

(Address)

Exhibit A



Bid Documents

**1450 Water Street
Stevens Point, WI 54481**

Bid Contact: Ryan Kernosky, Director of Community Development
O: 715-346-1568
C: 715-204-2030
E: rkernosky@stevenspoint.com

Published on July 8 & 15, 2022 in the *Portage County Gazette*

ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY DEMOLITION

1450 WATER STREET, STEVENS POINT, WI 54481

Sealed bids will be received by the Community Development Director of the City of Stevens Point at City Hall, 1515 Strongs Avenue, Stevens Point, WI 54481 no later than 1:00 pm CST on July 29, 2022. Bids will be publicly opened and read aloud at 1:05 pm CST in the 1st Floor Conference Room at City Hall on Friday July 29, 2022. Proposals are solicited on basis of lump sum prices for the demolition and removal of the structures and parking lot, including concrete slabs, asphalt parking areas, foundation, brick, wood framing, roofing, and all mechanical equipment at 1450 Water Street, Stevens Point, WI 54481. The selected contractor shall furnish all labor, supervision, tools equipment, materials, utility and transportation services and all incidental items necessary to complete the entire project to the City of Stevens Point's satisfaction.

Bidding Documents are on file in the Office of the Community Development Director of the City of Stevens Point, 1515 Strongs Avenue, Stevens Point, WI 54481. Qualified persons may request copies of the Bid Documents or a tour of the facility by sending an email request to rkernosky@stevenspoint.com.

BY ORDER OF THE CITY OF STEVENS POINT
KARI YENTER, CITY CLERK

*****ALL BID PROPOSALS MUST BE SUBMITTED UTILIZING
THE BID FORM ON THE NEXT PAGE*****

Scope of Work

Contractor shall furnish any and all supervision, labor, materials, tools, and equipment required to perform work as described in the Technical Specifications. Contractor shall comply with all local building codes.

Bid Proposal

I, the undersigned contractor, have inspected the property indicated above and have familiarized myself with all of the requirements of the bid documents and Technical Specifications. I propose to furnish all supervision, labor, materials, tools, and equipment necessary to accomplish all of the work described, in an efficient and workmanlike manner in accordance with the Technical Specifications included.

Following award, we will provide the required Certificate of Insurance from the following insurance company:_____.

We proposed the following costs for demolition, removal, and satisfactory disposal of the structure at 1450 WATER STREET, Stevens Point, Wisconsin 54481 including any disposal costs, equipment costs, any permits, bonds, and insurance.

For a total price of \$_____

I will begin the work within _____ consecutive calendar days from the date of the Contract Award and will complete the work within _____ days from the date of start, unless otherwise specified by the City of Stevens Point.

Name of Company: _____

Mailing Address:

Name and title of agent submitting bid: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

The terms and conditions outlined in the invitation to bid become part of the formal contract following award, unless otherwise specified. Each bid must be submitted in strict accordance with requirements of these instructions.

CONDITIONS OF BIDDING:

1. Sealed proposals will be received at the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481 through 1:00 pm CST on Friday July 29, 2022.
2. Late bids will not be accepted.
3. The following must be written on the exterior of the envelope: "Attn: Bid Documents (Demolition) – 1450 Water Street"
4. **Faxed and/or Emailed copies of bids will not be accepted**
5. Bids shall be provided in a "Not to Exceed" Dollar Amount.
6. The bid opening will occur at 1:05 PM CST on Friday, July 29, 2022 in the 1st Floor Conference Room at the City of Stevens Point City Hall located at 1515 Strongs Avenue, Stevens Point, WI 54481.
7. The City of Stevens Point ("City") reserves the right to reject any and all bids, in whole or in part, to award any item, group of items, or total bid, and to waive informality or technical defects, if it is deemed to be in the best interest of the City.

GENERAL INFORMATION:

1. Asbestos testing has been completed and Abatement of Regulated Asbestos Containing Materials (ACM) will be completed prior to demolition activities.
2. The successful contractor will be required to provide all required State and Local permits prior to starting demolition.

BID EVALUATION/AWARD CRITERIA:

Award of the bid shall be made to the lowest and best responsive and responsible Bidder meeting the specifications set forth herein. It is the responsibility of the Bidder to carefully estimate the amount of materials to be reused, recycled, and/or landfilled. **The City highly recommends that the Bidder complete a walk-through of the property.** Said meeting can be scheduled with the Bid Contact.

TECHNICAL SPECIFICATIONS

Schedule of Drawings

Architectural drawings are available at the end of this document, marked as EXHIBIT B. Site drawings are marked as EXHIBIT A.

Scope

The work involves all the labor, materials, tools, and equipment necessary for and incidental to the demolition and removal of all buildings and parking areas and any rubble and debris from the subject property. The work shall also include backfilling the building footprints with clean engineered fill followed by compaction and seeding as described in these specifications. The asphalt parking lot adjacent to the subject property will also need to be removed and properly disposed of. The City of Stevens Point will work with the selected contractor regarding utility shutdown and disconnection.

The selected contractor will also work with the adjacent properties to ensure no negative impacts during the demolition of the structure.

Demolition, Removal, and General Requirements

1. Demolition work shall be done in strict accordance with all applicable laws, ordinances, and codes of the City of Stevens Point and the State of Wisconsin.
2. Demolition work shall include the demolition and removal of building outside of the City right-of-way (and all trash and debris in or around the structures). Foundations, walls, steps, and floors shall be removed to below the grade level and backfilled to the grade level of the surrounding area. In the event a foundation wall contributes to the support of neighboring structures or public streets, and/or adjacent parking, it shall be retained. In case of doubt on the part of the contractor, they shall immediately notify the City of Stevens Point with the respect to the removal of the wall in question. The asphalt parking lot adjacent to the subject property will also need to be removed and properly disposed of.
3. The demolition having been completed as specified in paragraph 3 above, any pit shall be cleaned of wood, trash, and other combustible and objectionable material in preparation for backfilling.
4. Backfilling material shall not include metal, brush, trees, wood, or any combustible material. Other masonry material from the buildings at the property may not be used for backfill and no masonry material shall be brought in for use. Additional backfill needed at the project sites must be clean and from a reputable source. The backfill shall be placed in 18" lifts and compacted by heavy equipment available, to the satisfaction of the City. The contractor shall provide suitable topsoil and shall seed the properties with an approved grass mix after final grading, where applicable. The City reserves the right to require the contractor to cause compaction testing of backfill material to be completed if the City determines such testing is necessary. All trucks loading or unloading materials shall do so on job site property only.
5. The grade of the parcel after the structures are demolished, removed and backfilled shall be of a uniform slope so that the site will drain properly. Proper seeding is required.

6. In the event that storage tanks, walls, cisterns, or subsurface structures are uncovered in the demolition operation, the contractor will contact the City immediately.
7. The City of Stevens Point will work with the selected contractor regarding utility shutdown and disconnection at the property.
8. The selected contractor will be required to maintain and limit access to the project sites during demolition activities.
9. The contractor shall utilize a State-approved disposal site for all rubble and debris and submit to the City for approval the routing of all trucks from the various sites to the place of disposal, if requested. Receipts from the approved facilities must accompany the Contractor's Request for Payment. All trucks used for hauling must use tailgates and will be required to use the hauling route approved by the City, if required. Any material dropped from the trucks must be picked up. It shall be the responsibility of the contractor to clean daily the haul route of all the materials dropped from the haul trucks. The contractor will be required to maintain streets and clean daily from them any dirt and debris falling from trucks or from tires. If streets are not kept clean daily by the contractor, the City will clean same and deduct the cost from funds due the contractor.
10. **Extreme caution shall be used in demolition and removal to prevent damage to adjoining properties not included in this Contract.** The contractor shall be responsible for any damages to adjacent buildings or property caused by demolition and removal, including, but not limited to, any damage to any streets, sidewalks, utilities or related improvements. Any damage occurring to said improvements and caused by the contractor shall be repaired and/or replaced to their original condition or better by the contractor at his sole cost and expense to the satisfaction of the City.

Protection of Items not to be Moved or Removed

The contractor shall protect all sidewalks, curbs, pavements, and other public or private facilities that may be damaged or endangered by work required under the specifications and shall restore and make good sidewalk, curb, pavement, and any other public or private facilities that may be damaged or destroyed, to the satisfaction of the City.

Occupancy of Public Right of Way

If and whenever the work under this Contract shall require the digging up, use or occupancy of any public way, area, alley, sidewalk, or other public place, the contractor shall furnish, erect, and maintain such barriers and lights as will prevent the occurrence of any damage caused in connection with such digging up, use, and occupancy and shall assume liability for all damages which may result there from. The contractor will be required to obtain all necessary permits and permissions.

Dust Control

The contractor shall have an active fire hose of sufficient length to cover the section of building that are to be demolished. The hose shall be run as needed. This shall be done as long as any demolition work is being done. The intent of hosing with water is to prevent dust and check possible fire hazards. This dust control method shall be solely the contractor's responsibility to implement. Failure to carry out this portion of the Contract will be grounds for the City to stop work. Under no conditions will the work be

permitted to continue or start until the City is satisfied as the method of dust control of the contractor. Contractor shall obtain fire hydrant meter from City of Stevens Point Water Department.

Safety Requirements

1. The contractor shall comply with all Federal, State, and local laws, ordinances, and regulations.
2. The contractor shall use all proper precautions to protect persons from injury. Proper guards as specified shall be placed in the vicinity of the work and a sufficient number of red warning lights shall be placed to protect the public from damage and injury. The contractor shall be held responsible for all damage and injuries.
3. The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage and injuries.
4. The contractor shall be entirely responsible for all apparatus, equipment as appurtenances as furnished by them in connection with this work until date of final acceptance; special care shall be taken to protect all parts thereof in such a manner as may be necessary or as directed.
5. Precautions shall be executed at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building and construction codes shall be observed.

Burning Specifications

The burning of combustible materials will not be permitted at any time prior, during, or after the demolition operations.

Moving Structures to Other Locations

No structure shall be moved from the premises as a whole, or any substantially whole condition, but all such buildings shall be demolished on the premises.

Permits

The contractor shall secure all required State and Local permits, including those from the Wisconsin Department of Natural Resources and pay all required permit fees necessary to perform this project.

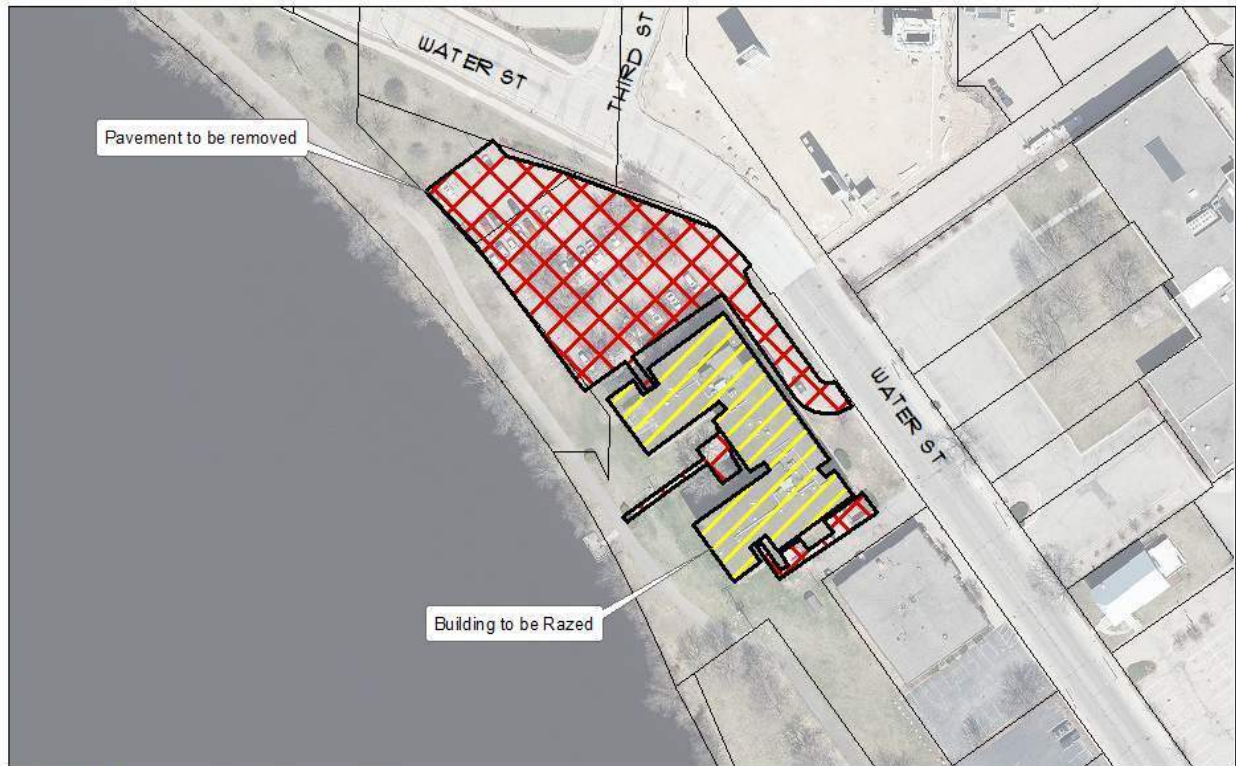
Hazardous or Combustible Materials

Removal of hazardous and/or combustible materials identified throughout the structures will be completed prior to demolition activities. Regulated Asbestos Containing Materials were identified within the structures and abatement will be completed prior to demolition activities.

Removal of Trash and Refuse

The contractor shall be responsible for removing all trash and refuse remaining on the site. No combustible material shall be permitted to accumulate on site. If, in the opinion of a City Official, there is a fire hazard developing, he or she is empowered to stop all operations until the hazard is promptly removed.

EXHIBIT A
SITE PLAN



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Legend

EXHIBIT B
PHOTOS OF SITE



































EXHIBIT C
ARCHITECTURAL PLANS



18 July 2022

TO: Plan Holders, Commercial Property Demolition & Asbestos Abatement – 1450 Water Street

RE: **ADDENDUM #1 to Request for Bids for Commercial Property Demolition at 1450 Water Street**

ADDENDUM #1 to Request for Bids for Commercial Property Asbestos Abatement at 1450 Water Street

Plan Holders-

Please see the below questions received from Plan Holders that have walked through the property of the subject commercial property demolition. If you have any additional questions, please email them to rkernosky@stevenspoint.com. Thank you.

Joint Bidding: A question on whether or not the City would accept a joint bid for the asbestos work and the demolition work. The City will accept joint bids for the two separate bids. **Joint bids must be labeled as a JOINT BID on the outside envelope.** The City will open joint bids at 1:05 pm CST on July 29, 2022 at the first floor conference room, 1515 Strong's Avenue Stevens Point, WI 54481.

Bid Bonding: A bid bond equal to 5 percent (5%) of the total bid price payable to City of Stevens Point as a guarantee that if the bid is accepted, the bidder will execute and file a contract within ten (10) days after such acceptance.

Concrete Repurposing: The City of Stevens Point Public Works Department will allow clean concrete from the building to be pulverized into 1 1/4" rock and placed at the City pit. Selected contractor will pulverize on site and haul to the City pit.

Interior Light Ballast Removal: Is part of the demolition bid.

Access to Water for Demolition: Selected contractor will work with the City Utility Department on determining water needs and availability. They can be contacted at 715-346-5260.

Permitting: The City of Stevens Point will apply for the City's demolition permit after the selected contractor has provided a time when they will begin demolition. **The**

www.stevenspoint.com

selected contractor will have to apply for and receive any WI-DNR permits prior to demolition beginning.

Utilities: The City of Stevens Point will order electrical, gas, water, and sewer to be disconnected prior to demolition.

Power Lines: As you may notice, there are power and above-ground service utilities along the west of the building. Contractor will need to coordinate sleeving of the power lines with Wisconsin Public Service.

Fire Suppression System: The City of Stevens Point will have the fire suppression system drained and depressurized prior to the demolition of the building.

Topsoil and Seeding: City will require 4" of clean topsoil and seeding. Hydroseeding is acceptable.

Thank you,



Ryan Kernosky