

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**

**January 16,
2023**

OR

Zoom Teleconferencing

**7:00
PM**

Meeting ID: 816 1385 3493 | Passcode: 375553

**By
Computer: <https://us02web.zoom.us/j/81613853493?pwd=ZFZ3WVBjd3N6bTRKVS9BdVdIQUIGUT09>**

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.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.
5. Presentation to the Mayor and Council: Mike Haug from AVIA – Update on city-wide signage project.

Consideration and Possible Action on the Following:

6. Consent Agenda:
 - Minutes of the Common Council Meeting of December 19, 2022.
 - Actions of the Board of Water and Sewerage Commissioners meeting of January 9, 2023:
 2. Approval of minutes.
 3. Approval of department claims.
 4. Rate adjustments for Water, Sewer and Storm Utilities.
 5. Renewal of the Izaak Walton League Agreement.
 - Actions of the Airport Commission meeting of January 9, 2023:
 2. Approval of minutes.
 3. Approval of department claims.
 - Minutes and Actions of the Board of Public Works meeting of January 9, 2023:
 2. Consideration to special assess for curb and gutter for the 2023 Streets Improvement

Project #23-01.

- Minutes and Actions of the Public Policy and General Government meeting of January 9, 2023:
 - 2. License List.
 - Minutes and Actions of the Finance Committee meeting of January 9, 2023:
 - 3. Award of 2023 Contracted City Tree Operations to Zblewski Brothers in the not-to-exceed amount of \$32,055.
 - 4. Approval of Claims Paid.
 - Statutory Monthly Financial Report by Comptroller/Treasurer.
 - Mayoral Appointments to the Business Improvement District Board:
 - Real Property Owner: Jeana Trzebiatowski, representing Wildcard Corp. for a two-year term, expiring January 31, 2025.
 - Real Property Owner: Mike Beacom, representing Point Housing for a three-year term, expiring January 31, 2026.
 - Real Property and Business Owner: Brian Cummins, representing Great Northern Distilling for a two-year term, expiring January 31, 2025.
 - Real Property and Business Owner: Rosalind Kealiher, representing Rose House for a three-year term, expiring January 31, 2026.
 - Business but not Real Property Owner: Hana Cutler, representing Emy J's for a two-year term, expiring January 31, 2025.
 - Business but not Real Property Owner: Tara Manske, representing Bria Bella and Co. for a three-year term, expiring January 31, 2026.
 - City Alderperson: Marc Christianson, for a two-year term, expiring January 31, 2025.
7. Resolution: Application for DNR grant for Weed Harvester.
 8. Irrevocable License Agreement - Approval of the Irrevocable License Agreement for 1101 First Street regarding an existing encroachment into the First Street Right-of-Way.
 9. To award the Fire Department Roofing Project #23-07 to Michels Roofing in an amount not to exceed \$84,243.25.
 10. Resolution Approving a Referendum for Allowing the City of Stevens Point to Exceed the State Imposed Property Tax Limit under Wis. Stats. 66.0602(4).
 11. Resolution - Binding Referendum for the reconstruction of portions of Bliss Avenue, Mason Street, Prairie Street, Koch Street, and Francis Street.
 12. Resolution - Binding Referendum for the reconstruction of portions of Maria Drive, Walker Street, and Vincent Street.
 13. 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 Strong's 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**

**December 19, 2022
7:00 PM**

OR

Zoom Teleconferencing

1. Roll Call.

Present: Ald. Christianson, Shorr, Keymer, Zarazua, Johnson, Plaisance, Kneebone, Shuda, Dalton, Fishler, Morrow.

Others

Present: Mayor Wiza, Clerk Yenter, Director Kernosky, Director Lemke, H/R Manager Frasch, Chief Kussow, Director Kremer, Mayoral Assistant Kawski, Neighborhood Planner Klesmith, C/T Ladick, Chief Moody, Director Beduhn.

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.

Meleesa Johnson, thanked all of the workers that serve the neighborhood over the holidays.

Nelson Gray, 600 West River Drive, spoke about board governance and seeing challenging topics from multiple view points.

Consideration and Possible Action on the Following:

5. Consent Agenda:

Minutes of the Special Common Council of November 14, 2022 and Common Council Meeting of November 21, 2022.

Actions of the Police and Fire Commission meeting of December 6, 2022:

3. Confirmation of Bills.

5. Discussion, with possible action, to hire a new Administrative Assistant after receiving

Amanda Simons' letter of resignation.

7. After running Entry Level FF / PM Interview Process, request to make a recommendation to hire the Firefighter / Paramedics on the new list.

Actions of the Park Commission meeting of December 7, 2022:

2. Approval of November 2, 2022 meeting minutes.

4. 2023 Fees and Charges Schedule.

5. Directors Report.

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

2. Report of the November 7, 2022 meeting of the City Plan Commission.

11. A request from Cory Presnick, representing CORTA Stevens Point, LLC, for a Site Plan

Review to construct a building addition on the property located at 5657 U.S. Highway 10 East (Parcel ID 281240836230006), consistent with Ch. 23.02(2)(e)(5).

13. September, October and November 2022 Monthly Reports.

14. Director's Report.

Actions of the Transportation Commission of December 12, 2022:

2. Approval of the November 14, 2022 minutes.

3. Approval of the November 2022 Financial/Claims report.

5. Approval of plans for additional route in 2023.

Minutes and Actions of the Board of Public Works meeting of December 12, 2022.

Minutes and Actions of the Public Policy and General Government meeting of December 12, 2022:

2. License List (Hilltop Bar and Grill withdrew their request).

3. Request to Hold Event/Street Closing.

Minutes and Actions of the Finance Committee meeting of December 12, 2022:

2. Approval of transfers between funds.

4. Approving the write-off of uncollectible personal property taxes.

5. Consideration of request for funding for the Stevens Point Area Convention and Visitors Bureau.

7. Request for approval to apply for the Wisconsin Economic Development Corporation's Vibrant Spaces Grant for the Emerson Park Revitalization Project.

8. Request for approval to apply for the Natural Resource Foundation of Wisconsin's Pollinator Protection Fund to pilot a native-planted lawn program.

9. Approval of Claims Paid.

Statutory Monthly Financial Report by Comptroller/Treasurer.

Supplemental Election Official List for 2022-2023: see attached.

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

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

Nays: None. Motion carried.

6. Resolution directing a Spring Primary Election for City offices if there are three (3) or more qualified candidates.

Clerk Yenter gave an overview of the resolution.

Ald. Morrow moved, Ald. Shuda seconded, to approve the resolution.

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

Nays: None. Motion carried.

7. Resolution - A request from the City of Stevens Point pertaining to the creation of a Downtown Business Improvement District and the 2023 Operating and Implementation Plan.

Ald. Morrow moved, Ald. Johnson seconded, to approve the resolution.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Plaisance, Kneebone, Shuda, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

8. Ordinance - A request from Jackson and Mary Case to annex the property located at 3028 Stanley Street (Parcel ID 020240828-14.02) from the Town of Hull to the City of Stevens Point.

Ald. Morrow moved, Ald. Kneebone seconded, to approve the ordinance.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Shuda, Kneebone, Plaisance, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

9. Resolution - A request from Jackson and Mary Case to apply a permanent zoning classification of the property located at 3028 Stanley Street (Parcel ID 020240828-14.02) from "R-LD" Low Density Residential to "R-2" Single-Family Residential.

Ald. Morrow moved, Ald. Dalton seconded, to approve the resolution.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Plaisance, Kneebone, Shuda, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

10. Resolution - A request from Cory Presnick, representing CORTA Stevens Point LLC, for a conditional use permit to perform improvements to an off-premise sign on the property located at 5665 U.S. Highway 10 East (Parcel ID 281240836230010), consistent with Ch. 23.02(2)(a)(3)(j).

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

Call for the vote: Ayes: Morrow, Fishler, Dalton, Shuda, Kneebone, Plaisance, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

11. Resolution - A request from Tiffani Krueger, representing Frame Memorial Presbyterian Church of Stevens Point, for a conditional use permit to operate a warming shelter at the property located at 1300 Main Street (Parcel ID 281240832202815), consistent with Ch. 23.02(1)(f)(3)(f).

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

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Plaisance, Kneebone, Shuda, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

12. Resolution - A request from Wayne Bushman, representing Wood Street Properties LLC, for a conditional use permit to construct a storage building on the property located at 2116 Wood Street (Parcel ID 281240832301205), consistent with Ch. 23.01(13)(f).

Ald. Dalton moved, Ald. Fishler seconded, to approve the resolution.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Shuda, Kneebone, Plaisance, Johnson, Zarazua,

Keymer, Shorr, Christianson.
Nays: None. Motion carried.

- 13. Resolution - A request from the City of Stevens Point to apply a permanent zoning classification of "C" Conservancy for the unaddressed parcel bounded by Highway 10 East and Badger Avenue (Parcel ID 020240836-02.06), two landlocked parcels directly north of the property located at 5950 U.S. Highway 10 East (Parcel ID 020240825-16.02 & 020240825-16.03) and the property located at 5950 U.S. Highway 10 East (Parcel ID 020240836-01.02).**

Director Kernosky gave an overview of the resolution.

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

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

Nays: None. Motion carried.

- 14. Ordinance Amendment - A request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.04(2) to include a definition for an 'IDD household entity' to read as follows:**

IDD Household Entity – is no more than four non-related individuals, all with intellectual and/or developmental disabilities as defined by the Americans with Disabilities Act, residing in the same housing unit and acting as a single housekeeping entity. In such situation, live-in caregivers for those with intellectual and/or developmental disabilities shall not count against the total number of unrelated individuals within the IDD Household Entity definition. The Zoning Administrator may review each case for approval or denial based upon the information provided to them.

Ald. Dalton moved, Ald. Fishler seconded, to approve the ordinance.

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

Nays: None. Motion carried.

- 15. Ordinance Amendment - To approve the creation of ATV/UTV Routes on City Roadways in Chapter 9, Subsection 9.19.**

Ald. Shuda moved, Ald. Morrow seconded to approve the ordinance.

Eric Olson, 2025 West River Drive, spoke about property owners being made aware of the proposed changes and recommended adding a "sunset clause."

Gayle Fox, 1327 West River Drive, spoke against allowing atv/utv traffic on the roads and safety concerns regarding usage.

Sara Brish, 1105 Main Street, spoke in favor of the proposed routes and the ability for visitors to access Stevens Point.

Nelson Gray, 600 West River Drive, spoke against the routes and the effects they would have on the neighborhood. He recommended bringing the item to a committee and bringing it to an informational

meeting.

Sally Topinka, 732 West River Drive, spoke about going door to door in her neighborhood and the opposition that was expressed by them.

Hugh Feirer, 542 West River Drive, asked that the council vote no on the ordinance amendment. He spoke about his previous residence and the noise that was present with ATV/UTV routes.

Ald. Dalton moved, Ald. Johnson seconded, to amend the item by striking West River Drive from the route (items #1 & #2).

Call for the vote: ayes, majority; nays, minority; abstentions, one; motion carried.

Ald. Zarazua moved, Ald. Johnson seconded, to amend the item to add a sunset clause for one year.

Call for the vote: ayes, majority; nays, minority; motion carried.

Call for the vote: Ayes: Shorr, Zarazua, Shuda, Dalton, Fishler, Morrow.

Nays: Christianson, Keymer, Johnson, Plaisance, Kneebone. Motion carried.

16. To accept the proposal from AECOM for a traffic impact analysis for the 2023 USGA Senior Open Championship in the amount not to exceed \$39,885.00.

Ald. Shuda moved, Ald. Morrow seconded, to approve the proposal.

Director Beduhn gave an overview of the proposal.

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

Nays: None. Motion carried.

17. Review and possible action on the 2021 Housing Affordability Report.

Ald. Johnson moved, Ald. Keymer seconded, to approve the report.

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

Nays: None. Motion carried.

18. Award of project #22-19 Pfiffner Pioneer Park Bandshell Repair Project to Ellis Stone Construction Company Inc. in the not-to-exceed amount of \$195,290.

Ald. Zarazua moved, Ald. Morrow seconded, to approve.

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

Nays: None. Motion carried.

19. Development Agreement for a Hilton Home2Suites located at 5511 John Joanis Drive.

Ald. Keymer moved, Ald. Plaisance seconded, to approve the agreement.

Director Kernosky made note that the incorrect address was given.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Plaisance, Kneebone, Shuda, Dalton, Fishler, Morrow.

Nays: Johnson. Motion carried.

20. Adjournment.

Adjourned at 8:21 p.m.

**Public Notice is Hereby Given
that a Quorum of the City of Stevens Point's
Common Council, or any committee thereof
may attend the following:**

**Holiday Party
Monday December 19, 2022
Immediately following the Council Meeting
At
Kuby's
2408 Division Street
Stevens Point, WI.**

**City of Stevens Point
Board of Water and Sewerage Commissioners
January 9, 2023 - 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, Carl Rasmussen, Mae Nachman, Ray Schmidt and Anna Haines

ALSO PRESENT: Joel Lemke, Mary Klesmith, Craig Czaikowski, Chris Lefebvre, Eric Southworth, Jason Draheim and Jaime Zdroik

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the November 14, 2022 meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the department claims for the months of November and December 2022 as audited and read.

Ayes all. Nays none. Motion carried.

4. Rate adjustments for Water, Sewer and Storm Utilities - Joel Lemke

Joel summarized the memo written to the Commission that was included in the packet. Joel stated that due to high inflation, our costs have increased. As discussed in prior years, smaller, more frequent increases are the preferred approach for increasing rates. Joel explained there are two different approaches that can be used to adjust rates on the Water Department side of things. One is a standard rate case. This process takes months to complete, starting with hiring someone to put the financial information together, then it is given to the Public Service Commission which reviews the information and tells you what the rate should be based on your current needs and the rate of return needed. The other approach is called a simplified rate case. The PSC is currently providing an increase of 4.5%. Joel is proposing the same increase of 4.5% for the Wastewater Utility.

The Stormwater Utility, because this utility has a smaller rate base and large recent projects, needs a larger adjustment to accommodate those projects and to account for the last debt issuance. Over the next two years, we will need to account for an increase of approximately 22% to maintain the needed revenue in that utility. This year we are proposing half of that amount, 11%.

An average single family household uses 2,500 cubic feet of water in a quarter. Their bill at the current rates would be \$236.49, with the proposed rates it would be \$248.34 an increase of \$11.85.

The Department is requesting permission to submit a Simplified Rate Case to the PSC and implement 4.5% rate increase for the Water and Wastewater Utilities and 11% for the Stormwater utility.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve submitting a Simplified Rate Case to the PSC and implement a 4.5% increase for the Water and Wastewater Utilities and 11% for the Stormwater Utility.

Ayes all. Nays none. Motion carried.

5. Renewal of Izaak Walton League agreement - Joel Lemke

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the renewal of the Izaak Walton League agreement.

Ayes all. Nays none. Motion carried.

6. Water Supply and Distribution Reports - Eric Southworth

Eric stated the water towers need to be inspected every 5 years. The Water Street tower and the Well 11 tanks will be cleaned and inspected along with the collector well lines as well.

Operation Deep Freeze will be starting sometime within the next couple of weeks.

Eric will provide the Commission a report showing residential consumption verses the industrial or commercial properties.

7. Sewage Treatment Operations Report - Chris Lefebvre

Chris stated everything has been going well the last two months. Permit requirements were met in the last two months. The biogas treatment skid is back operational. We save approximately \$9,000 -\$10,000 monthly by using biogas.

8. Construction and Maintenance Report - Craig Czaikowski

Craig stated we are in the process of winter operations, checking hydrants to make sure they are not frozen etc. The new vac truck was received. They are working on the final touches determining the equipment they would like on it. The crew has been plowing and performing maintenance on equipment/trucks.

9. Community Area Network Report - Joel Lemke

Joel stated infrastructure is in the ground in regards to the recent project involving the Police, the Parks Dept and the Plover Water Utility/Rural Water. Things are going well.

10. Directors Report - Joel Lemke

Capital Operations & Maintenance will be brought to the Commission for approval in February. There are a couple things being discussed tonight at the Finance meeting involving the projects and assessments. Joel is also waiting for the 2023 projects to be fully designed.

Joel stated there will be discussion on a proposed Transportation Utility and extra revenue possibilities for the City at tonight's Finance meeting. The Transportation Utility would involve us because it would be another utility included on our quarterly bill. Paul Adamski is not happy with the possibility of the new Transportation Utility being on our quarterly bills because our Commission would look like the decision makers on this new utility when they weren't even consulted. Joel briefly summarized how the Transportation Utility would be billed.

11. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:37PM

**City of Stevens Point
Airport Commission
January 9, 2023 - 12:30 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, Carl Rasmussen, Mae Nachman, Ray Schmidt and Anna Haines

ALSO PRESENT: Joel Lemke, Mary Klesmith, Chris Lefebvre, Eric Southworth, Craig Czaikowski and Jaime Zdroik

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the November 14, 2022 meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve the department claims for November and December 2022 as audited and read.

Ayes all. Nays none. Motion carried.

4. Written/Verbal Report - Jason Draheim

Jason explained that air traffic is down due to the runway project not being completed yet. The physical runway itself is completed but the electrical/lighting has not been due to supply chain issues and the weather. Jason explained our instrument approaches have been limited or shut off due to this project not being completed and therefore, we can't safely operate the runways.

The Commission questioned if Sentry having a new hangar in Mosinee affects us negatively. Sentry has been using larger planes and has outgrown our facility. They are keeping their hangar they currently have at our Airport.

5. Adjournment.

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:45PM

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

January 9, 2023 - 6:05 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chairperson Mayor Wiza, Ald. Mary Kneebone, Ald. David Plaisance, Ald. Shaun Morrow, Ald. Ginger Keymer and Ald. Dean Shuda.

EXCUSED Fred Hopfensperger

OTHERS PRESENT **Directors:** Scott Beduhn, Joel Lemke, Dan Kremer and Ryan Kernosky.
Alderspersons: Keely Fishler, Mykeerah Zarazue, Marc Christianson, Polly Dalton, David Shorr and Meleesa Johnson.
City Staff: C/T Corey Ladick, Deputy C/T and Finance Manager Carrie Freeberg, Fire Chief Jb Moody, Police Chief Robert Kussow, City Clerk Kari Yenter and Attorney Beveridge.
Others Present: Bill Bushman and Fran Mokrov.

Informational

1. Director's Report

No need for a motion or vote on this item.

Discussion and Possible Action

2. Consideration to special assess for curb and gutter for the 2023 Streets Improvement Project #23-01.

Ald. Keymer **moved** to approve the cost of the curb and gutter for the 2023 Streets Improvement Project #23-01 to be covered by the City, Ald. Morrow **seconded**.

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

3. Approval of the revised Irrevocable License Agreement for 1101 First Street regarding an existing encroachment into the First Street right-of-way.

Ald. Morrow **moved**, Ald. Shuda **seconded**, to approve the revised Irrevocable License Agreement for 1101 First Street.

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

4. To award the Fire Department Roofing Project #23-07 to Michels Roofing in an amount not to exceed \$84,243.25.

Ald. Kneebone **moved**, Ald. Keymer **seconded**, to award the Fire Department Roofing Project #23-07 to Michels Roofing an an amount not to exceed \$84,243.25.

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

Adjourn

Adjourned at 6:10 p.m.

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
January 9, 2023 - 6:00 PM**

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

**OR
Zoom Teleconferencing**

Discussion and Possible Action on:

1. Roll Call.

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

Others

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

2. License List:

A. Class “B” Beer License: Atithi LLC at 5110 Main Street, Stevens Point for license period beginning January 17, 2023.

Clerk Yenter gave an overview of the request.

Chief Moody spoke about the violations present at the location.

Ald. Kneebone moved, Ald. Keymer seconded, to approve with the condition that all the fire inspection anomalies are corrected and no concerns are raised by police.

No concerns from law enforcement.

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

3. Adjournment.

Adjourned at 6:04 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

January 9, 2023 - 6:11 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 845 3154 0857 | Passcode: 325496

By Computer:

[https://us02web.zoom.us/j/84531540857?pwd=dUZNakdRaFNBVWNB
S3JVa3RwWVRmdz09](https://us02web.zoom.us/j/84531540857?pwd=dUZNakdRaFNBVWNB
S3JVa3RwWVRmdz09)

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

MINUTES

I. Non-Action Items:

1. Roll Call.

PRESENT Ald. Morrow, Johnson, Dalton, and Plaisance

EXCUSED Ald. Shorr

OTHERS PRESENT Mayor Wiza; Attorney Beveridge; C/T Ladick; Clerk Yenter; Deputy C/T Freeberg; Alderpersons Kneebone, Zarazua, Fishler, Christianson, Keymer, and Shuda; Directors Lemke, Kernosky, Beduhn, Kremer; Police Chief Kussow; Fire Chief Moody; Bill Bushman; Fran Makrov

II. Discussion and Possible Action on:

2. Consideration of options for addressing challenges in the 2024 operating budget.

Ald. Morrow **moved**, Ald. Plaisance seconded, to move a decision to the full Council meeting on January 16, 2022.

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

Bill Bushman, Elmwood Avenue, stated he does not support the transportation utility and all the options have pitfalls. He stated that he thinks the City should really take a look at cost reductions in the budget, possibly even cutting staff or programs. Ald. Johnson stated that staff did cut items from their budget this year.

Bill Bushman spoke against the transportation utility due to the cost to churches, schools, etc. and what that will do to potential future businesses.

3. Award of 2023 Contracted City Tree Operations to Zblewski Brothers in the not-to-exceed amount of \$32,055.

Ald. Dalton **moved**, Ald. Morrow seconded, to approve the 2023 Contracted City Tree Operations to Zblewski Brothers in the amount not-to-exceed \$32,055.

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

4. Approval of Claims Paid.

Ald. Dalton **moved**, Ald. Plaisance seconded, to approve the payment of claims in the amount of \$2,610,372.47.

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

5. Adjourn into closed session (approximately 6:55 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Discussion and Possible Action on Acquisition of Parcels within TIF 11 (PID 281240829240033, 281240829240046, 281240829240047)

Ald. Morrow **moved**, Ald. Plaisance seconded, to adjourn into closed session at 6:49 p.m.

Roll Call: Ayes: Ald. Morrow, Johnson, Plaisance Nays: Ald. Dalton Motion carried.

6. Reconvene for Possible Action on the above-referenced closed session items.

III. Closing Items:

7. Adjournment

Adjournment in closed session at 7:09 p.m.

COMPTROLLER-TREASURER REPORT
for the period ending November 30, 2022

	Bal November 1, 2022	Receipts	Disbursements	Bal November 30, 2022
GENERAL OPERATING CASH	\$689,932.92	\$24,543,086.87	\$24,569,821.02	\$663,198.77
UTILITIES & TRANSPORTATION (Cash and Investments)	\$14,055,986.50	\$11,436,675.89	\$3,055,502.10	\$22,437,160.29
INVESTMENTS	Bal November 1, 2022	TRANSFER IN	TRANSFER OUT	Bal November 30, 2022
GENERAL	\$23,102,185.58	\$8,788,161.83	\$1,000,000.00	\$30,890,347.41
SPECIAL REVENUE	\$817,756.02	\$0.00	\$0.00	\$817,756.02
DEBT SERVICE	\$0.00	\$227,817.27	\$0.00	\$227,817.27
CAPITAL PROJECTS	\$4,900,963.35	\$4,540,981.00	\$192,520.36	\$9,249,423.99
INTERNAL SERVICE	\$2,063,348.37	\$1,191.95	\$0.00	\$2,064,540.32
TRUST	\$3,966,288.72	\$0.00	\$0.00	\$3,966,288.72
TOTALS	<u>\$34,850,542.04</u>	<u>\$13,558,152.05</u>	<u>\$1,192,520.36</u>	<u>\$47,216,173.73</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,153,469.00	\$3,623,781.71	87.25%
POLICE	\$5,870,534.00	\$5,354,230.19	91.21%
FIRE	\$5,551,322.00	\$4,901,953.33	88.30%
PUBLIC WORKS	\$6,142,653.00	\$5,256,856.95	85.58%
PARK & REC	\$2,156,623.00	\$1,899,589.64	88.08%
CAPITAL PROJECTS	\$7,979,100.00	\$4,979,591.21	62.41%
DEBT SERVICE	\$8,788,980.00	\$7,681,181.25	87.40%
YTD TARGET	91.66%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$26,545,561.00	\$23,410,861.55	88.19%

City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481-3594
Fax: 715-346-1530



Mike Wiza
Mayor
mwiza@stevenspoint.com
715-346-1570

January 11, 2023

To: Common Council

The Business Improvement District (BID) was approved in December of 2022 by the Common Council. The BID Board will oversee the administrative and oversight duties of the BID as outlined in the BID implementation and operational plan, also approved by Council. The Board makeup shall be as follows:

The BID shall be comprised of seven (7) voting members appointed by the Mayor of Stevens Point and confirmed by the City Council. Said members shall comprise of the following: - Two (2) real property owners within the District, or their designee, that do not own or operate a business within the District. - Two (2) real property owners within the District, or their designee, that also operate a business within the District. - Two (2) business owners within the District, or their designee, that do not own any real property within the District - One (1) Alderperson representing the property within the District. - The Director of Community Development or their designee shall serve as an ex-officio non-voting member of the Board.

After review of applicants and discussion with all department heads, the following appointments are submitted for your consideration:

Real Property Owners:

Jeanna Trzebiatowski, representing Wildcard Corp. for a two-year term expiring 1/31/2025
Mike Beacom, representing Point Housing for a three-year term expiring 1/31/2026

Real Property AND Business Owners:

Brian Cummins, representing Great Northern Distilling for a two-year term expiring 1/31/2025
Rosalind Kealiher, representing Rose House for a three-year term expiring 1/31/2026

Business but NOT Real Property Owners:

Hana Cutler, representing Emy J's for a two-year term expiring 1/31/2025
Tara Manzke, representing Bria Bella and Co. for a three-year term expiring 1/31/2026

City Alderperson:

Marc Christianson, for a two-year term expiring 1/31/2025

Your confirmation of this appointment would be appreciated.

A handwritten signature in black ink that reads "Mike Wiza".
Mayor Mike Wiza



BID Board of Directors Application

The Downtown Business Improvement District (BID) Board of Directors will have six (6) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the downtown, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years, except for three (3) of the first appointees who will have a three (3) year term to initiate the BID.

Please provide all details below:

Name:

Brian Cummins

Email:

[REDACTED]

Phone:

[REDACTED]

Property or Business Name and Address:

Great Northern Distilling - 1011 Second Street



Property owner who is subject to the BID assessment



Property owner who operates a business at the property



Business owner without real property in the BID

I would designate an employee to represent my property or business:



Designee Name:

[REDACTED]

Designee Email:

[REDACTED]

Designee Phone:

[REDACTED]

Please attach a written response to the following questions / prompts:

- 1) What is your vision for Downtown Stevens Point?
- 2) How will you ensure the BID is serving all of Downtown Stevens Point?
- 3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?
- 4) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property and/or operate a business within the boundaries of the Downtown Business Improvement District and that I am at least 18 years of age.

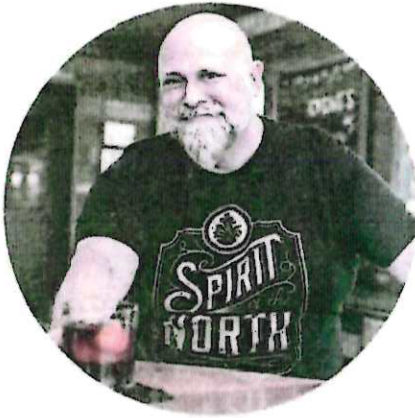

Signature

1-3-2023

Date

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481



PROFILE

Brian Cummins is an experienced manager and the founder of Great Northern Distilling in Stevens Point, Wisconsin. Brian studied Chemical Engineering and moved to Stevens Point for an engineering position in the paper industry. After a career which included process engineering, quality control, product development and marketing strategy, Brian founded Great Northern Distilling in 2013 to make spirits of exceptional smoothness from ingredients sourced within 150 miles of the distillery.

CONTACT

PHONE:

Great Northern Distilling
1011 Second Street
Stevens Point, WI 54481

EMAIL:

BRIAN CUMMINS

Founder, Great Northern Distilling

EDUCATION

Miami University, Oxford, OH
B.S. Chemical Engineering

University of Wisconsin, Madison, WI
Management Certificate

Six Sigma Academy, Scottsdale, AZ
Lean Six Sigma Black Belt

WORK EXPERIENCE

Great Northern Distilling - Founder
2013– Present

Nekoosa Coated Products - Director of Product Development
2011–2013

NewPage Corporation - Marketing Strategy Manager
2008–2011

Stora Enso – Product and Supply Chain Manager
2004–2008

BOARD EXPERIENCE

Small Business Advisory Council – Appointed by Gov. Evers
Agricultural Export Advisory Council– Appointed by Gov. Evers
Stevens Point Area Convention and Visitors Bureau
Wisconsin Distillers Guild
LGBT Chamber of Commerce
Monteverdi Chorale
CWAct

Brian Cummins – Business Improvement District Application

January 3, 2023

- 1) **What is your vision for Downtown Stevens Point?** I envision a downtown that is thriving with a variety of businesses, both locally owned and national chains. Downtown should support not only retail, entertainment, and hospitality businesses, but also professional and manufacturing businesses providing good paying employment. I want people to be able to live, work, and play all within reasonable walking and biking distance of the downtown core of Stevens Point.

- 2) **How will you ensure the BID is serving all of Downtown Stevens Point?** I always feel that by serving on a board, I do not represent only my own interests, but rather the interests of others that do not have a voice at the table. I will ensure the Business Improvement District is serving all of downtown Stevens Point by being open to and welcoming of suggestions from those residents and stakeholders affected by our decisions.

- 3) **How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?** From my experience on the Stevens Point Area Convention and Visitors Bureau board of directors, I've learned that overnight visitors are sometimes "kicking the tires" of a new place to live. We need to have a downtown core that is attractive and entertaining for visitors, but also where they can see themselves building their families. Creating an environment that caters to both living and working is important to our community's long-term viability.



BID Board of Directors Application

The Downtown Business Improvement District (BID) Board of Directors will have six (6) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the downtown, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years, except for three (3) of the first appointees who will have a three (3) year term to initiate the BID.

Please provide all details below:

Name:

Hana Cutler

Email:

Phone:

Property or Business Name and Address:

Emy JS Coffeehouse
1009 First St. Stevens Point, WI

I am a:

☐

Property owner who is subject to the BID assessment

☐

Property owner who operates a business at the property

☒

Business owner without real property in the BID

I would designate an employee to represent my property or business:

☐

Designee Name:

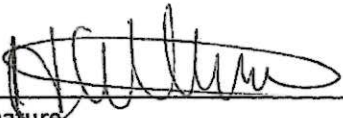
Designee Email:

Designee Phone:

Please attach a written response to the following questions / prompts:

- 1) What is your vision for Downtown Stevens Point?
- 2) How will you ensure the BID is serving all of Downtown Stevens Point?
- 3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?
- 4) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property and/or operate a business within the boundaries of the Downtown Business Improvement District and that I am at least 18 years of age.


Signature

12 / 26 / 22
Date

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481



BID

What is your vision for downtown Stevens Point?

Stevens Point's local, hometown flavor gives us a unique city to call home. Our downtown has been embracing this community feeling for years and with new improvements our city can only get better.

How will you ensure the BID is serving all of downtown Stevens Point?

I live and work in the heart of Stevens Point. As both a resident and a business owner centered downtown, I have a vested interest in growing and improving our city center.

How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?

My family and I live downtown, my kids and I walk or bike down our lovely mainstreet to Pfiffner Park. We can get groceries, lunch and a cup of coffee. We shop at the farmers market and meet up with friends. I know most of the local business owners by name and we work together to make our community strong. Visitors will only increase the value of our downtown and grow my business along with those of my colleagues.

Resume attached;

Resume...



PROFILE

Charismatic, inspirational Small business owner of a wonderful coffeehouse focusing on community, sustainability and community.

CONTACT ME



1009 Firsts St.
Stevens Point WI
54481

HANA CUTLER

Owner of Emy J's CoffeeHouse

➤ PROFESSIONAL SUMMARY

Experienced local leader. Passionate about strengthening my community. With excellent people skills and understanding customer service. Continuously working toward stronger connections with other small businesses to build a thriving community.

➤ HIGHLIGHTS

- Creative and inspirational member of several community groups.
- Strong knowledge of organic fair trade coffee as well as farm to table food.
- Experienced with developing young people in work ethic and customer service.

➤ WORK EXPERIENCE

EMT at St. Michael Hospital
Massage Therapist
Stevens Point school EMT
CoffeeHouse Barista/Manager/Owner

➤ EDUCATION

UWSP

Health promotion and Wellness

MIDSTATE TECHNICAL COLLEGE

Emergency medical Technician

Continuing education on Marketing.



BID Board of Directors Application

The Downtown Business Improvement District (BID) Board of Directors will have six (6) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the downtown, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years, except for three (3) of the first appointees who will have a three (3) year term to initiate the BID.

Please provide all details below:

Name:

Opera House LLC

Email:

[REDACTED]

Phone:

[REDACTED]

Property or Business Name and Address:

1124 + 1136 mainst. Stevens Point

I am a:



Property owner who is subject to the BID assessment



Property owner who operates a business at the property



Business owner without real property in the BID

I would designate an employee to represent my property or business:



Designee Name:

Jeanna Trzebiatowski

Designee Email:

[REDACTED]

Designee Phone:

[REDACTED]

Please attach a written response to the following questions / prompts:

- 1) What is your vision for Downtown Stevens Point?
- 2) How will you ensure the BID is serving all of Downtown Stevens Point?
- 3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?
- 4) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property and/or operate a business within the boundaries of the Downtown Business Improvement District and that I am at least 18 years of age.


Signature

12/20/2022
Date

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

Please attach a written response to the following questions / prompts:

1) What is your vision for Downtown Stevens Point?

- To see locals and visitors enjoying the downtown area safely, with ease on foot for all it has to offer in food, shopping and entertainment, seven days a week.

2) How will you ensure the BID is serving all of Downtown Stevens Point?

- If serving on the board for the BID, I would do my best to keep the better interests of the downtown, as a whole, at the forefront of decision making. The purpose is to utilize the funds in a way that benefits the safety and enjoyment of visitors to the downtown area, not to directly benefit any single business or business industry.

3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?

- The BID can and should support residents and visitors by continuing to evaluate the needs, safety concerns and desires of the area as they arise, and making an educated decision on how to manage on a case by case basis with the greater goals for the BID in mind.

4) Please attach a resume for this role.

See relative experience below

Relative Experience:

- **Wonderful Water Run Inc. (Founded 2020)**
 - Title: Co-Founder, Course Director, Board Chair
 - Responsibilities: Course creation, community engagement, facilitating cooperation between WWR, local police auxiliary, parks department and participants, chairing meetings with board and committee members, collaborating with local businesses for support and exposure, and other tasks as needed.
- **Stevens Point Area Run Community (Founded 2019)**
 - Title: Founder and Current Organizer
 - Responsibilities: Promotion, social media engagement, Facebook live videos/giveaways, donation collection, content creation, press releases, meetup organization, local business outreach and more.
- **Ignite Young Professionals**
 - Board Member and Community Committee Chair (2018-2021)
 - Responsibilities: Create and execute agendas for monthly Community meetings, execute fundraising events with the help of the committee, contribute thoughts, knowledge and opinions during board meeting to help make informed decisions, and other tasks as needed.
- **Star Point Quilt Guild**
 - Title: President (2019-2021)
 - Responsibilities: Assemble agendas each month, attend planning committee meetings and control budget items, collect membership, hire presenters for entertainment, create a fundraising event in November each year, and other tasks as needed.
- **Village of Whiting**
 - Tree Board & Public Works and Parks Committee (2018-2021)
 - Responsibilities: Representing the Village of Whiting as a citizen member, facilitating conversation between citizens and board members, conflict resolution, meeting minutes, and other tasks as needed.
- **Big Brothers Big Sisters of Wood County**
 - Board Member (2016-2018)
 - Responsibilities: Schedule meeting times among the board, plan and execute fundraising events, organize and consolidate thoughts from many people and translate into concise notes to share, and other tasks as needed.
- **Sentry Toastmasters**
 - Title: PR Manager (2015-2016)
 - Responsibilities: Recruit new members, promote events via email and social media, update websites as needed, keep events current online and in email messages, facilitate meetings as needed.



BID Board of Directors Application

RECEIVED
DEC 21 2022
CITY CLERKS
OFFICE

The Downtown Business Improvement District (BID) Board of Directors will have six (6) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the downtown, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years, except for three (3) of the first appointees who will have a three (3) year term to initiate the BID.

Please provide all details below:

Name:

Mike Beacom

Email:

Phone:

Property or Business Name and Address:

Mission Coffee ... 1100 Main Street

I am a:

☐

Property owner who is subject to the BID assessment

☒

Property owner who operates a business at the property

☐

Business owner without real property in the BID

I would designate an employee to represent my property or business:

☐

Designee Name:

Designee Email:

Designee Phone:

Please attach a written response to the following questions / prompts:

- 1) What is your vision for Downtown Stevens Point?
- 2) How will you ensure the BID is serving all of Downtown Stevens Point?
- 3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?
- 4) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property and/or operate a business within the boundaries of the Downtown Business Improvement District and that I am at least 18 years of age.

Signature

Date

12-21-2022

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

1. What is your vision for Downtown Stevens Point?

We have a thriving downtown. It's been that way for some time, much thanks to the City, Stevens Point Alliance (SPA), and a community that supports local. But to remain strong, the downtown business district needs constant attention and energy.

I believe a PTE/LTE manager (much like we had with Sarah O'Donnell) could assist the downtown with grant opportunities, event coordination, group marketing, and a host of other needs that individual business operators do not have the time for.

I think our downtown needs to continue to emphasize the arts. I believe we could feature more live music events and create more visual experiences for visitors.

Finally, I would like to see better coordination to achieve shared objectives. The homeless/transient community is a growing concern for our downtown. Snow removal seems like a no-brainer for sharing resources to save money and achieve better management of snow.

2. How will you ensure the BID is serving all of Downtown Stevens Point?

That's the key to a successful BID – engaging ALL of our downtown stakeholders. SPA consists of dedicated people who invest in the downtown, but it's become clear there are a number of business operators with good ideas who are not engaged with SPA. I believe that has led to missed opportunities.

To answer the question: make myself available and listen. I feel I've been doing this already for the past decade as a fixture of the downtown business community. Whether the topic has been parklets, snow removal or shared garbage services, I've sought the opinions of a diverse group of stakeholders. This has allowed me to shape my own opinions, and while I'm comfortable making unpopular decisions if I feel it best serves a particular need, I'm willing to sit and listen to anyone.

3. How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?

We need to keep shops full (and with unique retail, service, food/beverage). A thriving downtown is an asset to any community; an empty downtown is a boat anchor sure to sink a community eventually.

To achieve this and to serve the community and visitors, we need to help young entrepreneurs make the transition from idea to brick-and-mortar (i.e. the Create model). We need to build relationships between local industry/campus and our downtown center. And we need to continue to work with the City in partnership.

MIKE BEACOM

Mike Beacom

Experience

2022-Present National Association of State Conservation Agencies
Executive Director

Serve a membership of 50 state offices and more than 250 members nationwide.

2008-Present Central Wisconsin Apartment Association
Board Member

Help to represent the needs of a membership that provides roughly 50% of available housing in the Stevens Point/Plover area.

2008-Present Point Housing
Co-Owner

Manage a portfolio of single-family, multi-family, mixed-use and commercial real estate throughout Central Wisconsin.

2006-2022 National Association of Conservation Districts
Forestry Specialist

Staffed the association's forestry committee; coordinated communication and policy efforts with state and federal partners.

2002-2016 University of Wisconsin-Stevens Point
Associate Lecturer, Journalism

Taught a 200-level and 300-level writing course.

Education

1994-1999 University of Wisconsin-Stevens Point
Communication & Political Science



BID Board of Directors Application

The Downtown Business Improvement District (BID) Board of Directors will have six (6) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the downtown, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years, except for three (3) of the first appointees who will have a three (3) year term to initiate the BID.

Please provide all details below:

Name:

Tara Manzke

Email:

[REDACTED]

Phone:

[REDACTED]

Property or Business Name and Address:

Bria Bella + Co.
925 Main St.
Stevens Point, WI 54481

I am a:

- ☐ Property owner who is subject to the BID assessment
- ☐ Property owner who operates a business at the property
- ☒ Business owner without real property in the BID

I would designate an employee to represent my property or business:

☐

Designee Name:

Designee Email:

Designee Phone:

Please attach a written response to the following questions / prompts:

- 1) What is your vision for Downtown Stevens Point?
- 2) How will you ensure the BID is serving all of Downtown Stevens Point?
- 3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?
- 4) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property and/or operate a business within the boundaries of the Downtown Business Improvement District and that I am at least 18 years of age.

Signature

Date

12/20/22

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

1) What is your vision for Downtown Stevens Point?

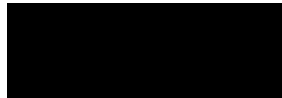
I have been a business owner in Downtown Point for 5.5 years to date, and the development in our community during that time has been exciting. Over these past few years, I have watched as new businesses have opened, as well. It has been rewarding to see more people coming to downtown to shop, socialize, eat, and participate in activities for all ages. We all benefit from a vibrant downtown. My overall vision for Downtown Stevens Point is two-fold. First, I envision a collective group of small business owners that positively collaborate together to help ensure the success of all Downtown businesses. Second, I envision our Downtown Point evolving into a vibrant and inclusive destination that residents of our community can enjoy, and that also draws visitors and new residents from outside areas to Stevens Point. Together, these things will help to support, sustain and ultimately lead to further growth of our local economy.

2) How will you ensure the BID is serving all of Downtown Stevens Point? And, How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?

If elected to the BID board, I will remain committed to creating a positive culture for both business and property owners in Downtown Stevens Point. A culture where all people feel comfortable voicing their ideas, as well as their concerns. I will work collaboratively with other members of the BID board to create opportunities for residents and visitors to provide direct and meaningful feedback to the board. This would include the development of an online feedback form, public listening sessions, and one-on-one conversations with downtown businesses. I believe it is vital for all of our downtown business owners to understand the purpose of the BID and feel comfortable asking questions and raising concerns. To that end, I will remain open minded and make decisions strategically while keeping all small businesses in mind. I believe the most effective way to serve and support the residents of and visitors to Stevens Point is to encourage their active participation in the decisions that directly impact the BID district.

I will be dedicated to defining the Downtown mission, collectively establishing the overall goals, and working with the board to create effective strategies to help our Downtown economy grow and thrive.

925 Main Street
Stevens Point, WI
54481



Tara Manzke

Experience

Bria Bella & Co.

Business Owner - 2017-Present

- Recipient of the 2020 Small Business of the Year award, Portage County Business Council.
- Designed the ideas and concept of Bria Bella & Co., LLC, a women's clothing boutique that includes both in-store and online shopping options.
- Created a privately labeled clothing line with a brick and mortar location that emphasizes & focuses on being a positive experience for each woman.
- Responsible for working directly with designers and wholesale vendors to select and purchase a complete line of women's apparel, goods and accessories.
- Hired and supervised 5 part-time retail associates, and work alongside a marketing specialist for various projects
- Developed and implemented a comprehensive marketing and promotion campaign; including social media, fashion shows, print media and radio.
- Developed and implemented promotional and community events; such as a live fashion show, various in-store events, Executed campaigns to boost attendance for various community events (Taste of the Town, Hollywood Walk the Runway, etc.) and other projects.
- Serves on the Board of Directors for the Downtown Business Association, helping to plan the calendar of events and the chair of Shop Small annual event since 2019.
- Created a successful promotional campaign to collect food, hygiene products and cash donations for local Big Brothers Big Sisters of Portage County.
- Active member of the Portage County Business Council (PCBC) Ambassadors since 2022. Attended PCBC events such as ribbon cuttings, ground breakings, Business After Hours events, business socials and monthly Ambassador meeting gs.

Security Health Plan (Marshfield Clinic)

Manager, Business Sales - 2016

- Responsible for leading and coaching a team of Sr. Account Executives, which collectively managed the entire new business sales pipeline.
- Led a team in the design, planning and roll-out of the following sales initiatives: Sales Strategic Business Plan, defining a quote request process through Salesforce, State-wide company Road Show, Lunch n Learn targeted informational sessions, and Broker Business Planning.
- Developed strong working relationships with clients by creating and maintaining a level of trust and teamwork to ensure needs and goals were met from both sides.
- Assisted in the implementation of a company RoadShow Tour which consisted of 12 executive sessions in 6 cities in the state of WI over a 6-week time frame, which received top ratings in feedback surveys by attendees.
- Achieved and exceeded all monthly sales goals that were directly given to the new business division, growing the company by revenue as well as adding and strengthening partnerships with key clients to ensure continued financial growth and success.
- In-depth use and knowledge of Salesforce for all reporting needs, quoting, prospecting, lead generation and organization, and for coaching reps on how to manage their business pipeline with the use of a CRM.

- Partnered internally with marketing staff to execute effective campaigns and track the level of success, review mailers and company ads, design sales presentations, and ensure all materials were updated as needed for each sales meeting, presentation and event that was attended.

Renaissance Learning

Division Sales Director, Madison, WI - 2015 - 2016

- Promoted and relocated to the company corporate office location to help build a new sales division, called the Customer Success Sales Team, which managed a total pipeline of over \$8M in company sales.
- Assisted in the hiring and training of a new team of 25 highly motivated inside sales professionals residing in 3 cities: Dallas, TX, Wisconsin Rapids, WI and Madison, WI.
- Recognized by the Sr. leadership team as a top sales leader for creating a culture of enthusiasm, motivation, and fun resulting in high team performance, attracting top talent from other teams internally as well as externally.
- Exceeded team goal by securing \$3.6M in renewal and upsell sales opportunities within the first 3 months.

Field Account Executive, Philadelphia, PA - 2014 - 2015

- K12 software sales to the top 50 largest school districts in eastern Pennsylvania and southern New Jersey.
- Built and advanced relationships with top level administrators through networking at superintendent events and associations.
- Exceeded quarterly sales quotas including both renewal sales & new business.
- Reported directly to Regional Vice President.
- Received award for top sales of the company's assessment products.

Regional Sales Manager, Wisconsin Rapids, WI - 2011 - 2014

- Lead, engaged, and coached a team of 10 District Account Executives.
- Conducted team meetings on a weekly basis to discuss sales strategies, roundtable discussions, training sessions, cross departmental training meetings, and other topics.
- Interviewed candidates for open sales positions within northeast region.
- Handled escalated customer calls as needed to provide additional customer service and team support.
- Submitted weekly forecasting and sales productivity reports to the Senior Vice President of Sales.
- Exceeded 105% of Annual Regional Goal (\$30M) for 2011/12 sales year
- Exceeded 103% of Annual Regional Goal (\$36M) for 2012/13 sales year
- Earned Presidents Club Award (100% above quota) for the region and Top Regional Sales Award in 2012.
- Earned Presidents Club Award & Top Regional Sales Award in 2013

District Account Executive - 2010 - 2011

- Directed sales of software solutions to school districts and schools. Sold both new business and renewals. Developed relationships with superintendents, district administrators, principals and teachers.
- Prospected new software sales by calling existing customers for cross sell/upsell business and potential customers for new sales.
- Built and improved relationships with existing clients to retain renewal business within territory throughout sales year.
- Successfully transformed a chronically underperforming territory in one sales year by exceeding

117% of annual territory goal for 2010/11 sales year.

- Among top 5% of Account Executives within company sales organization.
- Earned Founder's Club Award for high achieving sales territory.

Aspen Technology, Boston, MA

Inside Sales Executive – 2007-2010

- Achieved 117% of annual quota in 2008 and 143% of annual quota in 2009.
- Established and maintained relationships with existing Fortune 500 clients to ensure contract renewals and reactivations.
- Achieved highest percentage of reactivation sales on team
- Assisted in interviewing, hiring, and training new employees.
- Managed team pipeline and forecasted to Sr Vice President

University of Wisconsin-Stevens Point

Job Fair Coordinator, Student Involvement and Employment - 2007

- Coordinated 3 annual student Job Fairs at UW-Stevens Point.
- Managed marketing strategy to ensure a high job fair turnout.
- Promoted job fair throughout community by calling and meeting with local employers. Record keeping of all earned income of all UWSP-hired employees.
- Managed all aspects of job fair, including recruiting employers and attendees, marketing, set up, and follow up surveys.

Abilities

- Highly effective at team building and functioning within a team.
- High achieving, results-driven Di (DISC™ Profile).
- Confident and highly influential C-level communicator.
- Self-motivated, competitive, and goal oriented.
- Highly efficient in the use of CRM tools: Salesforce and Microsoft Dynamics

Education

- University of Wisconsin-Stevens Point - Bachelor of Science
Majors: Public Administration & Policy Analysis; Political Science
- Certified Sales Manager



BID Board of Directors Application

The Downtown Business Improvement District (BID) Board of Directors will have six (6) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the downtown, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years, except for three (3) of the first appointees who will have a three (3) year term to initiate the BID.

Please provide all details below:

Name:

Rosalind Kealiner

Email:

Phone:

Property or Business Name and Address:

Rox House LLC
1140 Clark St
Stevens Point WI 54481

I am a:

☒

Property owner who is subject to the BID assessment

☒

Property owner who operates a business at the property

☐

Business owner without real property in the BID

I would designate an employee to represent my property or business:

☐

Designee Name:

Designee Email:

Designee Phone:

Please attach a written response to the following questions / prompts:

- 1) What is your vision for Downtown Stevens Point?
- 2) How will you ensure the BID is serving all of Downtown Stevens Point?
- 3) How will you ensure that Downtown Stevens Point will support the residents of, and visitors to, Stevens Point?
- 4) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property and/or operate a business within the boundaries of the Downtown Business Improvement District and that I am at least 18 years of age.


Signature

12/30/22
Date

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

Rose House
LLC
Wedding & Event Space

What is my vision for downtown Stevens Point?

Having grown up in Stevens Point, I spent a lot of time in the downtown area as a teenager in the 90's. I always loved the downtown area for the niche variety shops, food, music, and events. I know many other lifetime residents share this nostalgic view of our city and would love to see it return. I enjoy the vision and fondness of the past, but I also look forward to seeing it adapt to technology and today's society needs. Our downtown community has been hard at work to bring back the variety & excitement that I remember from my youth. I'm proud to be a part of that process as downtown business owner. I want to continue assisting in the revitalization efforts that will ensure a thriving, exciting, community centered downtown we can all be proud of.

How will I ensure the BID is serving all of downtown Stevens Point?

As individual business owners, we have a role to play in the greater collective success of the downtown. From what I can see, all of us take that role very seriously. As a member of Stevens Point Alliance, I have seen firsthand that we are all eager to help the downtown flourish. Since my business is located at the corner of Clark St and Strongs Ave, I believe that I can bring a different perspective as a business outside of the core area of Main St and the Square that will ensure we are serving the entire downtown.

How will I ensure that downtown Stevens Point will support the residents and visitors of Stevens Point?

Hospitality is key to the Rose House. We center around making people feel loved, valued, and supported. As a venue that hosts many weddings each year, I work with many out of town visitors and do everything I can to make their experience here a success. Not only do I do this through the Rose House, but through the short term rental we own that brings 2-3 out of town visitors in per month. In the past I have had the experience and joy of hosting many foreign exchange students through AFS, the Magdeberg program, and Dokyo program. It is a privilege to see our city through their eyes. I also host local events and am open daily in the Rose House Weekday Café, here I am able to spend time freely with local residents who have come downtown. I hear about the discoveries they've made while downtown, about what they are looking for, and what brings them here. I look forward to sharing what I observe through these interactions and brainstorming ideas for supporting visitors and residents as a part of this board.

Rose House LLC

Wedding & Event Space

Rosalind Kealiher
1111 Minnesota Ave
Stevens Point WI 54481

2019 – present: Member of the Stevens Point Alliance

Meeting on a monthly basis with other downtown business owners provides me with an awareness of their needs and goals.

2018 – present: Owner of Rose House LLC

I have spent the last few years working with a wide variety of people to assemble an equally wide variety of celebrations and events, and make sure they are great experiences for all in attendance.

2018 – 2019: The Vision for the Rose House

I had a vision for a downtown wedding & event space. Once we purchased the property I had to organize and direct contractors, laborers, and the Community Development Department to transform the historic space into this vision. It is through this process that I now have a very thorough understanding of the processes involved with any major undertaking such as this.

2010 – 2020: Head Photographer, Graphic Designer for Dekaios Designs, LLC

For nearly a decade prior to my venture as the owner of an event venue, I ran a successful business called Dekaios Designs LLC, which was centered upon art creation, graphic design, and photography. All aspects of the business had their own unique challenges, but through it I have become intimately acquainted with the natural beauty of Stevens Point, and helped other to realize their own visions for various projects.

2008 – present: Volunteer with Wisconsin Nicaragua Partners

Early in my volunteer work with W/NP, I worked as an office intern doing various graphic design projects geared towards raising awareness and funds for the organization. I learned a lot about the operations of a nonprofit. Being raised in a bilingual home has allowed me to assist W/NP with guided tours to Nicaragua, where our volunteers can see how their service are being utilized, and give them a sense of the life and needs in Nicaragua.

2005 – 2006: Served on the leadership of the CHAT co-op (local homeschool network)

This was a role I took on as a young homeschooling mom. It was the job of the leadership to put together activities that would meet the educational needs of a wide variety of area families. We coordinated with teachers, parents, and instructors of all kinds to set up different classes/courses for the homeschooling community. We also organized retreats for the moms that allowed them to get away long enough to brainstorm new ideas, and troubleshoot any issues that may have arisen.

Education

2002 Associates Degree in Early Childhood Development from MSTC

2010 Bachelor of Fine Arts in Graphic Design from UWSP

References

Amy Wiza – Director of Wisconsin Nicaragua Partners

Lisa Taylor – Volunteer for the CHAT Homeschool group

Stephanie Feitzman – Photographer for Dekaios Designs LLC

1140 Clark St, Stevens Point

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

January 12, 2023

To: Common Council

From: Christopher Johnson, Streets Superintendent

Re: Resolution: Application for DNR grant for Weed Harvester

The city owns and maintains two aquatic weed harvesters for the skimming and weed harvesting operations at McDill Pond. One was purchased in 1992 and the other in 2001. In the summer of 2022, the older (1992) unit was severely damaged when it overturned during harvesting operations.

The damage to the unit is extensive. The manufacturer, Aquarius systems, recommends replacement rather than attempting to repair the unit. The city submitted an insurance claim that has yet to be settled and is not expected to be resolved until mid-February. While the claim is ongoing, staff is looking to utilize all funding options for a replacement unit.

The Wisconsin DNR "Recreational Boating Facilities Weed Harvester/Trash Skimmer Grant" offers a 50/50 funding option for the purpose of funding weed harvesters for municipalities, lake districts and other qualified entities. In 1992 the city was granted funding through this program for the purchase of the now damaged unit.

Staff feels that there is a good likelihood of obtaining this grant for the purchase of a replacement harvester. A resolution from the Common Council is required in submitting the application, which is due February 1, 2023. The resolution is needed as a commitment to the financial obligation of the 50 percent local funding and also authorizes staff members to act on behalf of the City in regard to the grant including such things as signing the application and other reports and documents pertaining to the grant.

Should the city be awarded this grant, the city portion of the harvester could be funded through the insurance proceeds. Although I'm confident that the insurance settlement would cover the city portion, if the settlement is not enough other funding option would need to be identified.

Thank you.

Instructions: Each applicant must submit to the Wisconsin Department of Natural Resources (DNR) an *Authorizing Resolution* that is approved by the governing body of the organization and indicates which officers or employees of the organization are authorized to do the following:

1. Sign and submit the grant application
2. Sign the Agreement/Contract between applicant and the DNR
3. Submit required reports to the DNR to satisfy the Agreement/Contract (See Agreement/Contract for Requirement, if any)
4. Submit reimbursement request(s) to the DNR
5. Sign and submit other required documentation that maybe required for your specific project.

We strongly recommend that the applicant indicates the authorized person(s) by the title of position in the Authorizing Resolution, rather than by the name of the employee or officer. Employees have been known to retire or change jobs in the middle of a project, and, were this to happen, your resolution would be ineffective if it only lists the employee by name. If your organization requires that a person be named in an Authorizing Resolution, then the resolution should also include the title of position and contact information for the named individual.

Note: If applicant is required to submit a draft "intergovernmental agreement (IGA)" along with your agreement, an Authorizing Resolution is not a substitute for an IGA.

STANDARD AUTHORIZING RESOLUTION

WHEREAS, (*applicant*) City of Stevens Point is interested in obtaining a cost-share grant from the Wisconsin Department of Natural Resources (DNR) for the purpose of Weed Harvester (as described in the application);

WHEREAS, the respondent attests to the validity and veracity of the statements and representations contained in the application;

WHEREAS, an Agreement/Contract is required to carry out the project; and

NOW, THEREFORE, BE IT RESOLVED, that (*applicant*) City of Stevens Point

will meet the financial obligations necessary to fully and satisfactorily complete the project and hereby authorizes and empowers the following officials or employees to submit the following documents to the DNR for financial assistance that may be available:

Task	Title of Authorized Representative	Email address and phone number if alternative is used
Sign and submit application	Streets Superintendent	cjohnson@stevenspoint.com / 7153461540
Enter into an Agreement/Contract with the DNR	Streets Superintendent	cjohnson@stevenspoint.com / 7153461540
Submit required reports to the DNR to satisfy the Agreement/Contract, as appropriate	Streets Superintendent	cjohnson@stevenspoint.com / 7153461540
Submit reimbursement request(s) to the DNR per the Agreement/Contract	Streets Superintendent	cjohnson@stevenspoint.com / 7153461540
Sign and submit other documentation as necessary to complete the project per the Agreement/Contract	Streets Superintendent	cjohnson@stevenspoint.com / 7153461540

BE IT FURTHER RESOLVED that respondent will comply with all local, state, and federal rules, regulations, and ordinances relating to this project and the cost-share Agreement/Contract.

I hereby certify that the foregoing resolution was duly adopted by Stevens Point Common Council at a legal meeting held on this 16th day of January, 2023.

Authorized Signature _____ Date _____

Title _____

NOTE: The Authorized Signature and the Representative should not be the same person, unless minutes of the meeting where the resolution was adopted are attached.



MEMORANDUM

To: Board of Public Works

From: Ryan Kernosky, Director of Community Development 

Date: January 9, 2023

RE: **License Agreement for First Street Right of Way Encroachment at 1101 First St.**

Background: As members may recall, this item was before you in November 2022. The owner of 1101 First Street is in the process of selling the property. One of the challenges is that the building (constructed in 1996) was constructed between 1' and 6" into the First Street Right of Way. Because of that, buyers are having a challenging time obtaining appropriate title insurance and the seller is having a challenging time selling the property.

After the current owner and the City had agreed to the changes, an interested party reviewed the agreement and wanted additional changes to be made to the agreement. This included adding the words "Irrevocable" throughout the license agreement, but outlining a clause wherein the irrevocable license would become revocable. Additionally, the interested party wanted the agreement to be clearer that the agreement would be applicable to future property owners. Overall, the proposed changes are not substantial and do not impact the spirit of the previously approved agreement.

As part of discussions with the property owner, City staff has put together the updated license agreement that will address the concerns about the encroachment with title companies.

Staff Recommendation: City staff and the City Attorney have reviewed the proposed changes and would recommend approval as presented.

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.

**IRREVOCABLE LICENSE
AGREEMENT**

Document Number

Document Title

This Irrevocable License Agreement ("Agreement") is made by and among the City of Stevens Point ("City"), and Jeffery and Christy Thompson ("Property Owners") as of the ____ day of _____, 2022-2023 ("Effective Date"). Collectively known as the "Parties."

Recording Area

Name and Return Address:

City of Stevens Point

c/o City Clerk

1515 Strongs Avenue

Stevens Point, WI 54481

PIN: **281240832200507**

RECITALS

- A.** The City owns certain public right-of-way ("ROW") adjacent to the west property line at 1101 First Street, Stevens Point, WI 54481 ("Subject Parcel"). Such ROW and Subject Parcel are further outlined in EXHIBIT A of this document.
- B.** The building constructed at the Subject Parcel was constructed 1994 and encroaches into the ROW along the west property line. Such encroachment is further outlined in EXHIBIT B of this document ("License Area").
- C.** The City is willing to join in this Agreement and grant an irrevocable occupancy license within the ROW to the Property Owners and their successors and assigns, based on the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, the City and the Property Owners, in consideration of the above premises and of the covenants herein contained, the receipt and sufficiency of the which is hereby mutually acknowledged by each party hereto, do hereby covenant and agree as follows:

1. City Irrevocable License Agreement.

- a. The City hereby grants to the Property Owners an irrevocable occupancy license to utilize portions of the City ROW as outlined on EXHIBIT B of this document.
 - b. The Property Owners may occupy the Licensed Area, but shall not enlarge, change, cause further need for additional occupancy within the Licensed Area.
 - c. This ~~License~~ Agreement shall become revocable and, at the discretion of the City, automatically terminate in the event of the following:
 - i. The building at 1101 First Street is razed, destroyed, partially destroyed and/or demolished, or moved out of the Licensed Area. It shall be the discretion of the City Council whether or not an event outlined within this section will result in the removal of the building and the subsequent termination of this ~~Revocable License~~ Agreement.
 1. If any event occurs as outlined in Section 1(c)(~~i1~~), ~~another~~the building may not be reconstructed within the Licensed Area on the same footprint as the existing building.
 2. Any new additions, exterior alterations, and/or construction must occur outside of the Licensed Area. This section is exempt for exterior improvements, including, but not limited to, siding, window replacement (not new windows), and general maintenance.
 - d. Property Owners acknowledge that any improvements done within the License Area shall be at the sole expense of the Property Owners, and if this Agreement is terminated for any reason, the Property Owners shall not be compensated for the cost of such ~~i~~ improvements and/or any loss.
2. Rent. In exchange for the Property Owners maintaining the Licensed Area and the area surrounding the Licensed Area, the City agrees to not charge any monetary value for the License.
 3. Insurance. So long as this license shall remain in force, Property Owners, at Property Owner's sole expense, shall maintain a comprehensive general liability policy of insurance, naming the City of Stevens Point as an additional insured and containing a contractual endorsement reading as follows:

"It is agreed that this policy covers the liability assumed by the ~~insure~~ underinsure under agreement dated _____, 20__ issued by The City of Stevens Point for premises located

in the _____ Quarter of the _____ Quarter of
Section __, T2_N, R_E, City of Stevens Point, Portage County,
Wisconsin."in Government Lot 1 of Section 32, T24N, R8E,
City of Stevens Point, Portage County, Wisconsin.

The Policy shall contain a combined single limit of liability for personal injuries and property damage of not less than \$1,000,000.00. Property Owners shall furnish a Certificate of Insurance to the City stating that said insurance is in force and that it will not be canceled or materially changed without giving the City not less than ten (10) days prior written notice addressed to:

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

4. Indemnification. Property Owners agrees to indemnify and hold harmless the City from and against any and all claims, losses, actions, damages, liabilities and expenses in connection with loss of life, personal injury and/or damage to property that occurs in the Licensed Area arising from or out of the negligence or willful misconduct of Property Owners. In case the City shall, without fault on its part, be made a party to any litigation commenced by or against the Property Owners, then the Property Owners shall protect and hold the City harmless and shall pay all costs, expenses, and reasonable attorneys' fees incurred or paid by the City in connection with such claim or litigation.
5. Default. In the event the Property Owners fails or refuses to keep and perform any of the terms, covenants, or conditions herein required of the Property Owners and such default is not cured within thirty (30) days after the City gives Property Owners written notice of such default, then the Property Owners shall be deemed "Default" under the terms of this Agreement. Provided, however, if the Default cannot reasonably be cured within thirty (30) days, then the Property Owners shall be deemed to have complied with such notice so long as it has commenced to comply with the notice within the period set forth in the notice and thereafter is proceeding to cure the Default with all possible diligence. Upon the occurrence of a Default, the City may declare this Agreement terminated and institute action to expel the Property Owners from the premises. Furthermore, the City shall be permitted any other right or remedy allowed by law to the City.
6. Covenants Running with the Land. This ~~License~~ Agreement constitutes the entire Irrevocable License Agreement between the Parties, and all provisions of this ~~License~~ Agreement shall be deemed to be covenants running with the land

described on Exhibit A and shall be binding upon the Property Owners and their successors and assigns for as long as~~the Term of~~ this Agreement shall remain in effect.

7. Miscellaneous.

- a. If any term or condition of this Agreement or part thereof is held invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.
- b. This Agreement may only be further modified or amended by written instrument, signed by all parties hereto.
- c. This Agreement shall be construed under the laws of the State of Wisconsin.

8. Notice. Any notice, consent or other communication given pursuant to this Agreement shall be in writing and shall be given by personal delivery or mailed to the address designated below, or such other address as they may designate in writing, mailed by registered or certified mail, return receipt requested, with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

If to the City: City of Stevens Point
 c/o City clerk
 1515 Strongs Avenue
 Stevens Point, WI 54481

If to the Property Owners
and their successors and
assigns: _____ Property Owner
 1101 First Street
 Stevens Point, WI 54481

9. Effective Date. This Agreement is made as of the Effective Date.

Signatures on following pages.

Property Owners:

By: _____
Jeffery Thompson

By: _____
Christy Thompson

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF PORTAGE)

Personally came before me this day of _____, 20222023, the above-named Jeffery Thompson and Christy Thompson, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Notary Public, Wisconsin
My Commission Expires: _____

City of Stevens Point:

By: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF PORTAGE)

Personally came before me this day of _____, 20222023, the above-named Mike Wiza, Mayor for the City of Stevens Point, and Kari Yenter, City Clerk for the City of Stevens Point, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Notary Public, Wisconsin
My Commission Expires: _____

EXHIBIT A
Legal Description of the Property

Lot 1 of Portage County Certified Survey Map Number 011672, located in Government Lot 1 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

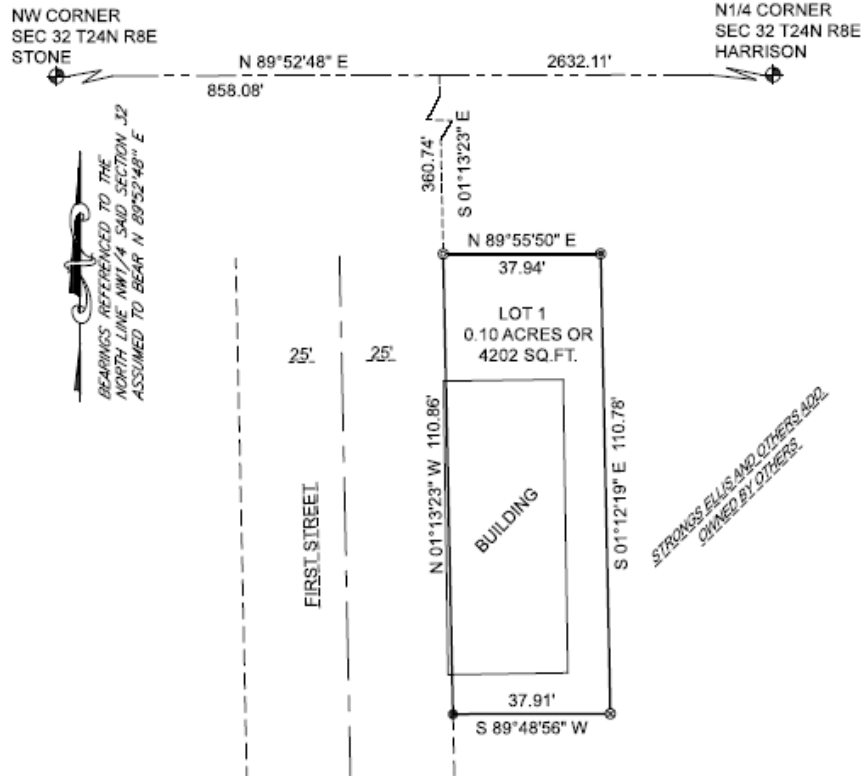
Site Address:
1101 FIRST ST STEVENS POINT WI 54481

Parcel ID: 281240832200507

EXHIBIT B License Area

PORTAGE COUNTY CERTIFIED SURVEY MAP
PREPARED FOR: JEFF THOMPSON
BEING LOT 1, CSM NO. 5639 VOL. 20 PG. 210, LOCATED IN
GOVERNMENT LOT 1, SECTION 32, T24N R8E, CITY OF
STEVENS POINT, PORTAGE COUNTY, WISCONSIN

SURVEY NOTE:
PORTIONS OF THIS SURVEY BASED ON CITY OF STEVENS POINTS
SURVEY WORK PRIOR TO FIRST STREET RECONSTRUCTION
PARCEL: 281-24-0832200507



LEGEND

- ⊕ = GOVERNMENT CORNER LOCATION
- = 3/4in. x 18in. REBAR 1.50lbs/ft. SET
- ⊗ = CUT X FOUND IN CONCRETE
- ⊙ = CUT X SET IN CONCRETE
- ⦿ = MAG NAIL SET



SHEET 1 OF 3

2023 FIRE STATION ROOFING PROJECT #22-07**OWNER: CITY OF STEVENS POINT****Bid Opening January 4, 2023 at 1:00 p.m.**

Contractor	Base Bid #1 - Roof Replacement Section 2			Add #1 - Roof Replacement Section 4			Add #2 - Hourly Rate Sections 1&3	Total Base Bid #1 & Add #1	Total including contingency
	A	B	Total Base Bid 1	A	B	Total Add #1			
Michels Roofing	\$ 40,456.00	\$ 13,017.00	\$ 53,473.00	\$ 14,626.00	\$ 5,156.00	\$ 19,782.00	\$65.00/hour	\$ 73,255.00	\$ 84,243.25
Mauer Roofing	\$ 57,107.00	\$ 13,993.00	\$ 71,100.00	\$ 22,902.00	\$ 3,998.00	\$ 26,900.00	\$92.00/hour	\$ 98,000.00	\$ 112,700.00
Pioneer Roofing	\$ 70,690.00	\$ 14,307.00	\$ 84,997.00	\$ 32,072.00	\$ 5,233.00	\$ 37,305.00	\$110.00/hour	\$ 122,302.00	\$ 140,647.30

City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481-3594



Corey D. Ladick
Comptroller-Treasurer

Phone: 715-346-1574
Fax: 715-346-1683

January 12, 2023

To: Common Council

Subject: Resolutions for a Referendum to Exceed Levy Limits

There are two resolutions attached for going to referendum to exceed levy limits, a version with a 2.5% increase and a version with a 3.0% increase.

I would like to note that while we have discussed various options for addressing the projected shortfall in the 2024 operating budget, the only one we need to make a decision on this month is the referendum option, so that is why it is the only one on the agenda. Also note that pursuing this option does not eliminate the other options, such as a transportation utility, that we have discussed. Given that several of our various options contain uncertainty, we can pursue multiple options and then make some more detailed decisions during the budget process in terms of the property tax levy versus other revenue sources.

**RESOLUTION APPROVING A REFERENDUM FOR ALLOWING THE CITY OF STEVENS
POINT TO EXCEED THE STATE IMPOSED PROPERTY TAX LIMIT UNDER WIS. STATS.
66.0602(4).**

WHEREAS, the State of Wisconsin has imposed limits on town, village, city and county property tax levies under Wis. Stat. sec. 66.0602; and

WHEREAS, Wis. Stat. sec. 66.0602 limits the increase to the local property tax levy to no more than the greater of (a) 0% of last year's actual levy or (b) a percentage equal to the percentage change in equalized value due to new construction less improvements removed; which for the City of Stevens Point is estimated to be 1.50 percent; and

WHEREAS, the cost of providing critical local services increases over time, at a rate greater than 1.50 percent annually; and

WHEREAS, the State of Wisconsin has failed to provide sufficient aid payments to properly support such local services; and

WHEREAS, the Common Council of the City of Stevens Point believes it is in the best interest of the residents of the City of Stevens Point to maintain current service levels in order to meet the needs of the community; and

WHEREAS, Wis. Stat. sec. 66.0602(4) allows for a municipality to exceed the property tax levy increase limit if such increase is approved in a referendum; and

WHEREAS, the Common Council of the City of Stevens Point finds it necessary to exceed the levy increase limit otherwise applicable under Wis. Stat. sec. 66.0602.

Now, Therefore the Common Council of the City of Stevens Point, Portage County does hereby resolve and order as follows:

The Common Council hereby supports an increase in the City tax levy for 2023 (to be collected in 2024) to exceed the state levy limit. The Common Council intends that the levy increase be applied on an ongoing basis by including it in the base used to calculate the limit for 2024 as well. The purpose for which the increased levy will be used is maintaining current services given rising costs in providing police and fire protection, street maintenance, garbage and recycling collection, park and recreation amenities, and administrative functions

The Common Council directs that the question of increasing the City tax levy for 2023 (to be collected in 2024) by 2.5 percent, which would increase the City levy by \$316,889 over the past year's levy, for a City tax levy of \$12,992,460, the increase to be used for maintaining current services given rising costs in providing police and fire protection, street maintenance, garbage and recycling collection, park and recreation amenities, and administrative functions, shall be submitted to the electors in a referendum at the spring election to be held on April 4, 2023.

The actual wording of the ballot question to be submitted to exceed the levy limit shall be as follows:

"Under state law, the increase in the levy of the City of Stevens Point for the tax to be imposed for the next fiscal year, 2024, is limited to 1.5%, which results in a levy of \$12,865,705. Shall the City of Stevens Point be allowed to exceed this limit and increase the levy for the next fiscal year, 2024, for the purpose of maintaining current services given rising costs in providing police and fire protection, street maintenance, garbage and recycling collection, park and recreation amenities, and administrative functions, by a total of 2.5%, which results in a levy of \$12,992,460, and on an ongoing basis, include the increase of \$126,755 for each fiscal year going forward?"

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: January 12, 2023
Adopted: January 16, 2023

**RESOLUTION APPROVING A REFERENDUM FOR ALLOWING THE CITY OF STEVENS
POINT TO EXCEED THE STATE IMPOSED PROPERTY TAX LIMIT UNDER WIS. STATS.
66.0602(4).**

WHEREAS, the State of Wisconsin has imposed limits on town, village, city and county property tax levies under Wis. Stat. sec. 66.0602; and

WHEREAS, Wis. Stat. sec. 66.0602 limits the increase to the local property tax levy to no more than the greater of (a) 0% of last year's actual levy or (b) a percentage equal to the percentage change in equalized value due to new construction less improvements removed; which for the City of Stevens Point is estimated to be 1.50 percent; and

WHEREAS, the cost of providing critical local services increases over time, at a rate greater than 1.50 percent annually; and

WHEREAS, the State of Wisconsin has failed to provide sufficient aid payments to properly support such local services; and

WHEREAS, the Common Council of the City of Stevens Point believes it is in the best interest of the residents of the City of Stevens Point to maintain current service levels in order to meet the needs of the community; and

WHEREAS, Wis. Stat. sec. 66.0602(4) allows for a municipality to exceed the property tax levy increase limit if such increase is approved in a referendum; and

WHEREAS, the Common Council of the City of Stevens Point finds it necessary to exceed the levy increase limit otherwise applicable under Wis. Stat. sec. 66.0602.

Now, Therefore the Common Council of the City of Stevens Point, Portage County does hereby resolve and order as follows:

The Common Council hereby supports an increase in the City tax levy for 2023 (to be collected in 2024) to exceed the state levy limit. The Common Council intends that the levy increase be applied on an ongoing basis by including it in the base used to calculate the limit for 2024 as well. The purpose for which the increased levy will be used is maintaining current services given rising costs in providing police and fire protection, street maintenance, garbage and recycling collection, park and recreation amenities, and administrative functions

The Common Council directs that the question of increasing the City tax levy for 2023 (to be collected in 2024) by 3.0 percent, which would increase the City levy by \$380,267 over the past year's levy, for a City tax levy of \$13,055,838, the increase to be used for maintaining current services given rising costs in providing police and fire protection, street maintenance, garbage and recycling collection, park and recreation amenities, and administrative functions, shall be submitted to the electors in a referendum at the spring election to be held on April 4, 2023.

The actual wording of the ballot question to be submitted to exceed the levy limit shall be as follows:

"Under state law, the increase in the levy of the City of Stevens Point for the tax to be imposed for the next fiscal year, 2024, is limited to 1.5%, which results in a levy of \$12,865,705. Shall the City of Stevens Point be allowed to exceed this limit and increase the levy for the next fiscal year, 2024, for the purpose of maintaining current services given rising costs in providing police and fire protection, street maintenance, garbage and recycling collection, park and recreation amenities, and administrative functions, by a total of 3.0%, which results in a levy of \$13,055,838, and on an ongoing basis, include the increase of \$190,133 for each fiscal year going forward?"

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: January 12, 2023
Adopted: January 16, 2023

RESOLUTION

WHEREAS, the City of Stevens Point is required prior to the start of any physical construction of any municipally financed (in whole or in part) public roadway or transportation project requiring a city capital expenditure of \$1,000,000.00 or more, the common council shall submit to the electorate a binding referendum for approval of the project pursuant to RMC 4.18. The wording of any referendum shall provide the specific purpose, location, and cost of the project.

THEREFORE, BE IT RESOLVED, by the Common Council of the City of Stevens Point, for placement on the April, 2023 General Election ballot, the following referendum question: Shall the City of Stevens Point reconstruct Bliss Avenue from Water Street to approximately Park Avenue, Mason Street from Water Street to approximately Park Avenue, Prairie Street from approximately the CN Railroad to Francis Street, Koch Street from Water Street to Prairie Street, and Francis Street from approximately Prairie Street to Water Street, including the replacement and/or installation of all pavement, curb, gutter, sidewalk, and multi-use trail at an estimated cost of \$1,300,000?

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: January 12, 2023
Adopted: January 16, 2023

RESOLUTION

WHEREAS, the City of Stevens Point is required prior to the start of any physical construction of any municipally financed (in whole or in part) public roadway or transportation project requiring a city capital expenditure of \$1,000,000.00 or more, the common council shall submit to the electorate a binding referendum for approval of the project pursuant to RMC 4.18. The wording of any referendum shall provide the specific purpose, location, and cost of the project.

THEREFORE, BE IT RESOLVED, by the Common Council of the City of Stevens Point, for placement on the April, 2023 General Election ballot, the following referendum question: Shall the City of Stevens Point reconstruct Maria Drive from approximately Second Street to approximately Division Street, Walker Street from approximately Second Street to its west termini, and Vincent Street from Maria Drive to approximately Sixth Avenue, including the replacement and/or installation of all pavement, curb, gutter and sidewalk at an estimated cost of \$2,900,000?

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: January 12, 2023
Adopted: January 16, 2023