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

October 21, 2024
7:00 PM

OR

Zoom Teleconferencing

Meeting ID: 847 4790 7992 | Passcode: 912389
By Computer: Zoom Link
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:
   1. County Executive - John Pavelski, County Board Chairman - Ray Reser and Circuit Court Judge Baker: County-City building, moving City Hall and remodel for Courthouse.
   2. Neighborhood Planner/Economic Development Specialist-Chris Klesmith: Presentation on 2025 EPA Brownfields Cleanup Grant.

Consideration and Possible Action on the Following:

6. Consent Agenda:
   a. Minutes of the Common Council Meeting of September 16, 2024, Special Common Council Meeting of September 19, 2024 and Special Common Council Meeting of October 14, 2024.
   b. Actions of the Police and Fire Commission meeting of September 10, 2024:
      3. Approval of Minutes.
      4. Confirmation of Bills.
      5. Discussion, with possible action, to approve the Memorandum of Understanding (MOU) between the City of Stevens Point and the Stevens Point Police Officers Organization regarding the payout of earned time to Austin Lee upon his resignation.
      6. Discussion, with possible action, to approve the 2025 Stevens Point Police

Department Operational Budget.
8. Discussion, with possible action, to approve TJ Ewers to the position of Field Training Paramedic/Firefighter effective September 11, 2024.
9. Discussion, with possible action, to approve the 2025 Stevens Point Fire Department Operational Budget.

Actions of the Police and Fire Commission meeting of October 8, 2024:
3. Approval of Minutes.
4. Confirmation of Bills.

c. Actions of the Park Commission meeting of October 2, 2024:
3. A request from the Friends of Emerson Park to install a historic marker on the property located at 1401 East Avenue (Seramur Park).
4. A request from Randy Shukar to apply for grant funding to complete shoreline planting improvements adjacent to the McDill Disc Golf Course.
5. Director's Report.

d. Minutes and Actions of the Plan Commission meeting of October 7, 2024:
2. Selection of a temporary chairperson for the October 7, 2024 meeting of the City Plan Commission.
3. Report of the September 3, 2024 meeting of the City Plan Commission.
4. Report of the September 5, 2024 meeting of the City Plan Commission.
7. A request from PJ Thieren, representing UW Credit Union, for a site plan review to construct a principal structure on the property located at 5605 U.S. Highway 10 East (Parcel ID 281240836230003), consistent with Ch. 23.02(2)(e)(5).
8. A request from Brian Sharon, representing ENT Holdings LLC, for a site plan review to exceed the maximum allowance of on-site parking spaces on the property located at 5509 Vern Holmes Drive (Parcel ID 281230802400410), consistent with Ch. 23.01(17)(c)(4).
9. Presentation and discussion on the draft historic preservation plan.
10. Discussion only: petition document from the Stevens Point Municipal Airport for state and federal aid.

e. Actions of the Board of Water and Sewerage Commissioners meeting of October 14, 2024:
2. Approval of minutes.
3. Approval of department claims.
8. Notice of employee seeking elected office.

f. Actions of the Airport Commission meeting of October 14, 2024:
2. Approval of minutes.
3. Approval of department claims.

g. Actions of the Transportation Commission of October 14, 2024:
2. Approval of the August 12, 2024 Minutes.
3. Approval of the August and September 2024 Financial/Claims Reports.
4. Approval of using Gillig manufacturing through the WisDOT state contract for the purchase of three (3) 29-foot buses.
5. Approval of Free Ride Fridays from November 29 to December 27, 2024.
6. Approval of free rides to polling places on Tuesday, November 5, 2024.

h. Minutes and Actions of the Personnel Committee meeting of October 14, 2024:

3. Request for Merit Pay consistent with Administrative Policy 2.13 "Pay for Performance."
6. Employee seeking Public Office per Policy 1.10 Employee Participation in Political Activity - (2) Non-Partisan Activity.

i. Minutes and Actions of the Public Policy and General Government meeting of October 14, 2024:
2. License List.
3. Request to Hold Event/Street Closing.

j. Minutes and Actions of the Finance Committee meeting of October 14, 2024:
3. Consider adding a line item to the proposed 2025 capital budget for a citywide facilities plan.
5. Preliminary approval of 2024 General Obligation Borrowing.
6. Approval of change orders from AECOM related to Business 51 design services.
8. Request from the City of Stevens Point to apply for the Environmental Protection Agency's FY2025 Brownfield Cleanup Grant Program.
9. Request from the Redevelopment Authority of the City of Stevens Point to transfer Parcel 281240832202969 from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point.
10. Approval of 2026 capital project funding for the Fire Department Training Center.
11. Approval of Claims Paid.

k. Statutory Monthly Financial Report by Comptroller/Treasurer.

l. Mayoral Appointments.
-Housing Authority: Eric Riskus, reappointed for a 5-year term, expiring 12-31-2029.
-Redevelopment Authority: Gene Kemmeter, reappointed for a 5-year term expiring 12-31-2029.
-Supplemental Poll Workers.

7. Public Hearing on an application from the City of Stevens Point to the Environmental Protection Agency (EPA) for the 2025 EPA Brownfields Cleanup Grant for remediation of select contamination at and around 1200 Main Street (Parcel ID 281240832202950 and portions of adjacent parcels).

8. Ordinance Amendment - A request from the City of Stevens Point to amend Section 23.02(4)(d), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends the Wireless Communication Towers Ordinance to achieve compliance with Wis. Stats. 66.0404.

9. Resolution authorizing an application to the Wisconsin Economic Development Corporation's Community Development Investment Grant Program on behalf of the City of Stevens Point

10. Resolution - Approving the Downtown Business Improvement District 2025 Operating Plan, and 2024 Special Assessment Levy.

11. Public Hearing related to the petitioning of the Secretary of Transportation for airport improvement aid.

12. Resolution petitioning the Secretary of Transportation for airport improvement aid.

13. Ordinance Amendment - Chapter 30, Section 30.01(4) as it relates to building code.

14. A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $16,160,000 General Obligation Promissory Notes, Series 2024A, and All Related Details
15. Approval of 2025 Capital Budget.
16. Resolution authorizing the City of Stevens Point to apply for the Wisconsin Economic Development Corporation's Small Business Development Grant for FY2025.
17. Elected Official Salary - City Attorney, City Clerk, City Comptroller-Treasurer for 2025–2029.
18. Consideration of setting Alderperson salary terms beginning in 2025 and 2026.
19. Request to amend Administrative Policy 3.06 Holidays.
20. Adjournment.

RMC – Revised Municipal Code

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

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

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

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI

September 16, 2024
7:00 PM

OR

Zoom Teleconferencing

Agenda

1. Roll Call.

Present:

Ald. Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Buse, Morrow.

Ald. Lang arrival at 7:05 pm.

Others Present:

Mayor Wiza, Clerk Yenter, H/R Manager Frasch, Director Beduhn, Executive Assistant Dowling, Director Kremer, C/T Ladick, Director Kernosky, Chief Kussow, Chief Moody, Tax Specialist Pagel, Director Lemke, Neighborhood Planner/Economic Development Specialist Klesmith, City Engineer Schanen.

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.

John Gardner, 2101 Birchwood Avenue, spoke in support of the unanimous action of the Plan Commission to adopt the tax increment district 14 plan as amended. Mr. Gardner discussed the history of a site selection study and encouraged the common council to review site selection studies prior to choosing a site.

Consideration and Possible Action on the Following:

5. Consent Agenda:

a. Minutes of the Common Council Meeting of August 19, 2024.

b. Minutes and Actions of the Plan Commission meeting of September 3, 2024:
2. Report of the August 5, 2024 meeting of the City Plan Commission.
9. A request from Andy Weden, representing North Wisconsin District of the Lutheran Church - Missouri Synod, for an exception to the City's Driveway Ordinance for the property located at 1517 Maria Drive (Parcel ID 281240829400401), consistent

with Ch. 23.01(17)(i)(3)(k).
10. Director's Report.

c. Minutes of the Special Plan Commission meeting of September 5, 2024.

d. Actions of the Board of Water and Sewerage Commissioners meeting of September 9, 2024:
2. Approval of minutes.
3. Approval of department claims.
4. Software upgrade costs and modifications to 2024 Capital Operations and Maintenance Plan.
9. A lease with Giving Gardens.
10. Timber sale approval.

e. Actions of the Airport Commission meeting of September 9, 2024:
2. Approval of minutes.
3. Approval of department claims.

f. Minutes and Actions of the Personnel Committee meeting of September 9, 2024:
3. Request to approve new certifications with associated pay and amend Administrative Policy 3.01 Standard Benefits - Licenses and Certifications.

g. Minutes and Actions of the Board of Public Works meeting of September 9, 2024.

h. Minutes and Actions of the Public Policy and General Government meeting of September 9, 2024:
2. License List.
3. Request to Hold Event/Street Closing.

i. Minutes and Actions of the Finance Committee meeting of September 9, 2024:
4. Approval of Claims Paid.
6. Extension of real estate purchase options in Tax Incremental Financing District 9, and exercise of real estate purchase options in Tax Incremental Financing District 9.

j. Statutory Monthly Financial Report by Comptroller/Treasurer.

k. Mayoral Appointments.
-Janet Jurgella-Finn – Historic Preservation and Design Review, to fill the vacant Alternate #2 position, expiring 4-30-27.
-Bicycle and Pedestrian Street Safety Commission, Adam Johnson filling the unexpired term of Lawrence Leviton expiring 04-30-2027.
-Supplemental Poll Workers.

Ald. Morrow moved, Ald. Steinmetz seconded, to approve the consent agenda.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried

6. Resolution - A request from Jason Davis, representing Blue Top Enterprises LLC, for a conditional use permit to operate a car wash on the property located at 3457 Church Street (Parcel ID 281230804301426), consistent with Ch. 23.02(2)(d)(3)(k).

Ald. Buse moved, Ald. Keymer seconded, to approve the request.

Ald. Buse thanked Mr. Davis for open communication.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

7. Resolution - A request from Drew Bain, representing the Wisconsin Public Service Corporation, for a conditional use permit to construct a utility structure on an unaddressed parcel bounded by Whiting Avenue (Parcel ID 281230805450801), consistent with Ch. 23.01(1)(a)(3)(b).

Ald. Buse thanked all for the open communication as well as offered congratulations.

Ald. Buse moved, Ald. Kneebone seconded, to approve the request.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

8. Resolution - A request from the City of Stevens Point to apply a permanent zoning classification of "R-3" Single- and Two-Family Residential to an unaddressed parcel bounded by Brilowski Road and Old Highway 18 (Parcel ID 281240836330100), and an unaddressed parcel bounded by Old Highway 18 (Parcel ID 281240836330200).

Trevor Roark, 601 Washington Avenue, spoke against the request due to his belief that sprawling residential plans are not sustainable.

Ald. Kneebone moved, Ald. Steinmetz seconded, to approve the request.

Ald. Steinmetz discussed that residents are happy with the steps to make the zoning residential.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

9. Ordinance Amendment - To approve the ordinance creation in Chapter 9, Section 9.05 as it relates to parking at Seramur Park.

Ald. Keymer moved, Ald. Birr seconded, to approve the ordinance.

Ald. Keymer announced a public celebration will be held on September 21, 2024 at 10:00 a.m. at Seramur Park.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

10. Ordinance Amendment - To approve the ordinance creation in Chapter 16, Section 16.14 as it relates to the maintenance and restoration of swales.

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

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

11. Ordinance Amendment - To approve the ordinance amendments in Chapter 9, Section 9.05 as it relates to parking kiosks.

Ald. Christianson moved, Ald. Lang seconded, to approve the ordinance.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

12. To award the 2024 Fall Paving Project #24-03 to American Asphalt of Wisconsin for an amount not to exceed $572,566.51.

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

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

13. Ordinance Amendment - Creation of Sustainability Commission.

Trevor Roark, 601 Washington Avenue, shared his excitement and thanked all that worked on the project.

Ald. Christianson moved, Ald. Guthrie seconded, to approve the ordinance.

Ald. Lang expressed his excitement about a path to a sustainable city.

Ald. Kneebone suggested an opportunity for a developer to build sustainable housing within the previously voted Resolution- to apply permanent zoning designation to residential.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

14. Request to Hold Event/Street Closing - SPASH Fall Color Run on October 19, 2024 (Recurring Event).

Ald. Birr moved, Ald. Keymer seconded, to approve the request.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

15. Recognition and Comments of outgoing Director of Community Development, Ryan Kernosky.

Mayor Wiza thanked Director Kernosky for his years of service as well as presented him with a plaque.

Director Kernosky thanked the Council, his staff, and his wife.

16. Adjournment.

Adjourned at 7:22 p.m.

CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI

September 19, 2024
4:08 PM

OR

Zoom Teleconferencing

1. Roll Call.

Present:
Ald. Christianson, Keymer, Broderick, Steinmetz, Kneebone, Shuda, Buse.

Ald. Lang arrival at 4:08 pm.

Ald. Morrow arrival at 4:16 pm.

Excused
Ald. Guthrie, Birr.

Others Present:
Mayor Wiza, Clerk Yenter, H/R Manager Frasch, Director Kernosky, C/T Ladick, Attorney Beveridge.

Upon the arrival of Ald. Lang, a quorum was met. The meeting was called to order at 4:08 p.m.

Consideration and Possible Action on the Following:

2. Confirmation of Appointment for Jarod Kivela to Director of Community Development.

Ald. Kneebone moved, Ald. Broderick seconded, to confirm the appointment.

Director Kernosky discussed his appointment to Director of Community Development and stated that his resume, cover letter as well as interview questions were a part of the agenda packet.

Mayor Wiza confirmed that moving forward supporting documents will be a part of agenda packets for appointments.

Call for the vote: Ayes: Buse, Lang, Shuda, Kneebone, Steinmetz, Broderick, Keymer, Christianson.
Nays: None. Motion carried.

3. Resolution establishing an alternative location for voter registration for Aldermanic District 5.

Clerk Yenter provided information regarding the need for the resolution.

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

Call for the vote: Ayes: Christianson, Keymer, Broderick, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

4. Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 9.

Director Kernosky gave a brief background discussing the need for the resolution.

Ald. Christianson moved, Ald. Lang seconded, to approve the resolution.

Ald. Keymer asked for clarification about the timing issue of not having this resolution on the Common Council agenda.

Director Kernosky provided the answer for the timing issue.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Broderick, Keymer, Christianson.
Nays: None. Motion carried.

5. Resolution Creating Tax Incremental District No. 14, Approving its Project Plan and Establishing its Boundaries.

Bill Bushman, 5516 Elmwood Avenue, spoke in favor of the resolution. Mr. Bushman questioned the purpose of the extension of the water line within the proposal.

Director Kernosky provided an answer to Mr. Bushman's question.

Ald. Steinmetz moved, Ald. Keymer seconded, to approve the request.

Call for the vote: Ayes: Christianson, Keymer, Broderick, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

6. Adjournment.

Adjourned at 4:22 p.m.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
Fax 715-346-1530

Department of
Administrative Services
Ph: 715-346-1594

Date: 9/19/2024

To: Common Council

Re: Jarod Kivela consideration

All,

First, I need to apologize for the lack of documentation in the agenda. That is totally my fault. I was hoping to have the letter/email you received last night from Jarod before then.

Alderperson Keymer and I had a discussion and I'm providing more information before today's meeting.

We had 13 total applicants and when the HR manager and I reviewed them, we determined 5 had qualifications that warrant an interview. After the first round of interviews we narrowed the field to three, but one already stood out.

The 2nd interview team consisted of me, HR Manager Frasch, Personnel Chair Kneebone and Chief Building Official Scott Omernik.

Jarod has a Master's degree in Economic Development, a Bachelors in Urban Planning and Sustainable Energy. He is currently the Community Development Director in Waupaca and has extensive experience in his field.

Both Alderperson Kneebone and Christiansen have had an opportunity to review ALL applications, even those that were not selected for interviews.

He was the unanimous choice from our team and will be available at the meeting for questions.

We hope you will support our choice.

Mayor Mike Wiza

Personnel Chair Mary Kneebone

Human Resources Manager Frasch

CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI

October 14, 2024
6:00 PM

OR

Zoom Teleconferencing

1. Roll Call.

Present:

Ald. Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.

Others Present:

Mayor Wiza, Clerk Yenter, C/T Ladick, Chief Kussow, HR Manager Frasch, Director Kremer, Marcy Peterson, Chief Moody, Attorney Beveridge, Director Beduhn, Neighborhood Planner/Economic Development Specialist Chris Klesmith, Director Lemke, Deputy C/T Freeberg.

Consideration and Possible Action on the Following:

2. Acquisition of 337 square foot parcel from Nicholas and Abigail Flies for purpose of connecting Evelyn Court to Maple Bluff Road.

Attorney Beveridge provided the council with a revised agreement.

Ald. Christianson moved, Ald. Kneebone seconded, to approve as presented.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

3. Adjournment.

Adjourned at 6:04 p.m.

AGREEMENT FOR NEGOTIATED PURCHASE OF REAL ESTATE PURSUANT TO WISCONSIN STATUTES § 32.05(2a)

THIS AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 20___, by and between the City of Stevens Point ("City"), a Wisconsin municipal corporation with primary offices located at 1515 Strongs Avenue, Stevens Point, Wisconsin 54481, and Abigail and Nicholas Flies ("Owners"), a married couple residing at 215 Maple Bluff Road S, Stevens Point, WI 54482, for the City's acquisition of a portion of Owners' property located at 215 Maple Bluff Road S, Stevens Point, WI 54482 and identified as ~~Outlot~~ Lot 1~~1~~ on ~~the~~ Certified Survey Map titled "CSM: 011911" attached to this Agreement as Exhibit A and recorded with the Portage County Register of Deeds on July 23, 2024 as Document No. 906677 ("Lot 1"), ~~(the "Property")~~ via a negotiated purchase under Wisconsin Statutes § 32.05(2a). The portion of Lot 1 which the City will acquire is legally described on Exhibit B to this Agreement and is hereinafter referred to as the "Property."

WITNESSETH:

WHEREAS, the City wishes to acquire the Property for the purpose of constructing a roadway connecting Evelyn Court to Maple Bluff Road and any associated municipal utilities located within such area; and

WHEREAS, Owners wish to sell the Property to the City as agreed to herein; and

WHEREAS, the City previously provided to the Owners the pamphlet entitled "The Rights of Landowners Under Wisconsin Eminent Domain Law"; and

WHEREAS, the City and the Owners subsequently engaged in negotiations for the City's acquisition of the Property;

NOW THEREFORE, in consideration of the representations and mutual promises herein contained, the City and Owners agree as follows:

SECTION I – CITY'S PURCHASE OF PROPERTY

A. The City will pay the Owners the sum of thirteen thousand dollars ($13,000.00) as consideration for acquisition of the Property. Said payment of $13,000.00 shall be made in lieu of condemnation.

B. Such purchase price shall include ~~all personal property located at the Property and~~ any and all timber located upon the ~~property~~Property.

C. The City shall pay for all closing costs related to the sale.

D. The Owners shall execute and deliver to the City the Quitclaim Deed attached to this Agreement as Exhibit C.

Section II – WAIVERS, REPRESENTATIONS, AND RELEASES BY OWNERS

A. In consideration of the compensation to be paid by City to Owners under Section IA. of this Agreement, which represents an amount in excess of the fair market value of the Property, the Owners agree to waive certain rights and procedures as follows. Owners waive the requirement that the City provide Owners a full narrative appraisal of the Property under Wis. Stats. § 32.05(2)(a). Owners waive their right to the creation of their own full narrative appraisal of the Property at the City's cost under Wis. Stats. § 32.05(2)(b). The Owners waive the requirement that a Relocation Order be prepared pursuant to Wis. Stat. § 32.05(1). The Owners waive their right to contest the right of condemnation of the Property under Wis. Stats. § 32.05(5). The Owners waive their right to contest the amount of compensation for the Property under Wis. Stats. § 32.05(2a).

B. The Owners represent and warrant that their entry into this Agreement and the City's acquisition of the Property will not result in any circumstances for which compensation is

required under Wis. Stats. § 32.19, Wis. Stats. § 32.195, or Wisconsin Administrative Code Ch. Adm 92.

C. The ~~Owners~~ City represents and warrants that there are no other property owners to whom offers are being made for property acquisition as relates to the requirement to provide Owners a list of names of such other persons under Wis. Stat. § 32.05(2a).

D. The Owners hereby consent to any entry upon the Property, removal of vegetation upon the property, and other work and activity upon the Property by the City and its contractors which occurred prior to the execution of this agreement and the City's acquisition of the Property. The Owner waives its ability to bring any suit in law or equity against the City, its officers, employees, or its contractors for trespass upon the Property, damage to personal property located on the Property, and timber or other agricultural products located upon the Property. If the City engages in any construction related activities outside of the Property, but on Lot 1, the City shall acquire a temporary construction easement from the Owners.

Section III - SUCCESSORS AND ASSIGNS

City and the Owners each bind themselves, their partners, successors, heirs, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, heirs, assigns and legal representatives of such other party in respect to all covenants of this Agreement. The Owners shall not assign, sublet, lease or transfer its interest in this Agreement without the City's written consent. In no event shall any contractual relationship be created between City and any third party.

Section IV – CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have duly executed this Agreement, or caused it to be duly executed, as of the _____ day of _____, 2024.

OWNERS:

By: _____ Date:_____
Nicholas Flies

By: _____ Date:_____
Abigai Flies

CITY OF STEVENS POINT:

By: _____ Date: _____
Mike Wiza, Mayor

Attest: _____ Date: _____
Kari Yenter, City Clerk

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF SEPTEMBER 10, 2024

1. **Roll Call:** Commissioners Behrendt, Kirschling, Mrozek, Ostrowski, Zenner

   Also Present: Police Chief Kussow, Fire Chief Moody, Ast. Chief Rottier, Ast. Chief Williams, Ast. Chief Zvara, RB Supervisor Tork, Alderperson Kneebone

2. **President's Report**

   Commissioner Kirschling reminded the Commission that upcoming meetings have been changed to Tuesday, October 8, and Thursday, November 7.

3. **Approval of Minutes**

   Commissioner Ostrowski moved, seconded by Commissioner Mrozek, to approve the minutes of the August 6, 2024, meeting as presented.

   Ayes, all; nays, none. Motion carried.

4. **Confirmation of Bills**

   Commissioner Ostrowski moved, seconded by Commissioner Zenner, to approve the confirmation of the August 2024 bills.

   Ayes, all; nays, none. Motion carried.

5. **Discussion, with possible action, to approve the Memorandum of Understanding (MOU) between the City of Stevens Point and the Stevens Point Police Officers Organization regarding the payout of earned time to Austin Lee upon his resignation.**

   Commissioner Zenner moved, seconded by Commissioner Ostrowski, to approve the request.

   Ayes, all; nays, none. Motion carried.

6. **Discussion, with possible action, to approve the 2025 Stevens Point Police Department Operational Budget.**

Commissioner Mrozek moved, seconded by Commissioner Zenner, to approve the request.

Ayes, all; nays, none. Motion carried.

7. Police Chief's Report

Commissioner Ostrowski moved, seconded by Commissioner Mrozek, to approve the Police Chief's report and place it on file for August 2024.

Ayes, all; nays, none. Motion carried.

8. Discussion, with possible action, to approve TJ Ewers to the position of Field Training Paramedic/Firefighter effective September 11, 2024.

Commissioner Ostrowski moved, seconded by Commissioner Zenner, to approve the request.

Ayes, all; nays, none. Motion carried.

9. Discussion, with possible action, to approve the 2025 Stevens Point Fire Department Operational Budget.

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, to approve the request.

Ayes, all; nays, none. Motion carried.

10. Fire Chief's Report/EMS Report/EM Report

Commissioner Zenner moved, seconded by Commissioner Mrozek, to approve the Fire Chief/EMS/EM reports and place them on file for August 2024.

Ayes, all; nays, none. Motion carried.

9. Adjournment.

The meeting adjourned at 1:38 p.m.

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF OCTOBER 8, 2024

1. Roll Call: Commissioners Behrendt, Kirschling, Mrozek, Ostrowski

Excused: Commissioner Zenner

Also Present: Fire Chief Moody, Ast. Chief Williams, Ast. Chief Zvara, Ast. Chief Gemza, Officer Plummer, RB Supervisor Tork, Alderperson Kneebone

2. President's Report

Commissioner Kirschling reminded everyone of the upcoming Stevens Point Fire Department referendum in November.

3. Approval of Minutes

Commissioner Ostrowski moved, seconded by Commissioner Mrozek, to approve the minutes of the September 10, 2024, meeting as presented.

Ayes, all; nays, none. Motion carried.

4. Confirmation of Bills

Commissioner Ostrowski moved, seconded by Commissioner Mrozek, to approve the confirmation of the September 2024 bills.

Ayes, all; nays, none. Motion carried.

5. Presentation by Officer Plummer on the new drones for the Police Department.

6. Police Chief's Report

Commissioner Mrozek moved, seconded by Commissioner Ostrowski, to approve the Police Chief's report and place it on file for September 2024.

Ayes, all; nays, none. Motion carried.

7. Fire Chief's Report/EMS Report/EM Report

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the Fire Chief/EMS/EM reports and place them on file for September 2024.

Ayes, all; nays, none. Motion carried.

9. Adjournment.

The meeting adjourned at 1:31 p.m.

REGULAR MEETING MINUTES
Board of Park Commissioners
October 2, 2024 - 6:30 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 882 3469 5027 **| Passcode: 217560**
By Computer: Join
By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on:

1. Roll Call.

Present: Alder Broderick, Alder Buse, Freckmann, Disher, Glodosky, Alder Keymer, Okonek, Przybylski Sorenson
Excused: McDonald, Winn
Also Present: Dean Shuda

2. Approval of August 7, 2024 meeting minutes

Motion to approve by Disher, second by Sorenson, passed 9-0.

3. A request from the Friends of Emerson Park to install a historic marker on the property located at 1401 East Avenue (Seramur Park).

Motion to approve as presented by Sorenson, second by Przybylski; passed 9-0.

4. A request from Randy Shukar to apply for grant funding to complete shoreline planting improvements adjacent to the McDill Disc Golf Course.

Motion to approve by Glodosky, second by Disher; passed 9-0.

5. Director's Report

a. Seramur Park ribbon cutting (September 21)
b. Groholski Park construction update
c. KB Willett project update
d. Master planning process update (Zenoff and Goerke Parks)
e. Plover River Crossing project update
f. Jacob Sutherland selected as Arborist for the department.

No action.

6. Adjournment.

Motion to adjourn by Disher, second by Sorenson; meeting adjourned at 6:30 pm.

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.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date and Time:	October 7, 2024 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing Meeting ID: 851 7047 7864 Passcode: 455434 By Computer: https://us02web.zoom.us/j/85170477864?pwd=GcrTTBqF3ZErCZGPfKXmLuii By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call
   - Meeting called to order at 6:01PM.
   - Members Present: Alder Kneebone, Commissioners Arntsen, Miskowiak, Rice
   - Members Excused: Mayor Wiza, Commissioners Beacom, Schuler

Discussion and Possible Action on:

2. Selection of a temporary chairperson for the October 7, 2024 meeting of the City Plan Commission.
   - Nomination: Arntsen nominates Kneebone. No other nominations.
   - Vote: Unanimous approval.

3. Report of the September 3, 2024 meeting of the City Plan Commission.
   - Motion: Arntsen moves approval of the report of the September 3, 2024 meeting of the City Plan Commission.

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

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

- Second: Miskowiak seconds.
- Discussion: No discussion.
- Vote: Unanimous approval.

4. Report of the September 5, 2024 meeting of the City Plan Commission.
    - Motion: Miskowiak moves approval of the report of the September 5, 2024 meeting of the City Plan Commission.
    - Second: Arntsen seconds.
    - Discussion: No discussion.
    - Vote: Unanimous approval.

5. Public Hearing and action on a request from the City of Stevens Point to establish a Business Park Business Improvement District and its initial operating plan, consistent with Wis. Stats. 66.1109(2)(c).
    - Background: Zoning Administrator Adam Kuhn provides background information regarding the petition to establish the Business Improvement District (BID) for the Portage County Business Park. Background information includes the purpose of business improvement districts, boundaries of the district, and total assessed value of the district. The initial operating plan outlines initial Business Improvement District activities, the special assessment attributed to each parcel, total assessment income, and the window of opportunity for dissent. Following approval from the City Plan Commission, a 30-day window will begin for impacted property owners to object to the request to establish the business improvement district.
    - Miskowiak inquires if the special assessment is applied to all taxable parcels in the city or just parcels within the BID boundaries. Kuhn answers that only parcels in the district have the special assessment.
    - Public Hearing: No comments from the public.
    - Arntsen inquires about the current status of the Downtown BID and if there are any lessons learned.
    - Downtown Manager C. Kreuser answers the question citing the different purposes of the districts. While the Portage County Business Park BID is focused more on stormwater and snowfall management whereas the Downtown BID provides more support for economic vitality of Downtown Stevens Point. Downtown Stevens Point's BID has reported success since creation.
    - Kuhn adds that the operating plan of the new BID is reviewed and approved annually.
    - Rice asks who started the process to form the BID and what additional services might be provided beyond standard City services.
    - Kuhn answers that a group of business owners in the business park petitioned the city and formed the BID planning committee.
    - Jeff Ramlow, representing Skyward, adds context that once all parcels were sold from the County that the operations of the business park would revert to the owners of the business park. Ramlow adds that the responsibilities of managing the district were ample enough to require additional help and sought assistance from Director Kernosky. The members of the business park acknowledged an opportunity to work alongside the City to meet mutual goals to manage the business park. Additional similarities between the business park and Downtown Stevens Point were noticed, and members of the business park did want to ensure their voices are included in the management of the business park. Establishing the district also allows for the

business park to plan for the future as well, in alignment with the City and members of the park.

- Motion: Miskowiak moves approval of the request to establish a Business Park Business Improvement District and its initial operating plan, consistent with Wis. Stats. 66.1109(2)(c).
- Second: Arntsen seconds.
- Discussion: No additional comments.
- Vote: Unanimous approval.

6. Public Hearing and action on a request from the City of Stevens Point to amend Section 23.02(4)(d), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends the Wireless Communication Towers Ordinance to achieve compliance with Wis. Stats. 66.0404.
    - Background: A. Kuhn provides background on the request, including the City's ability to regulate new and existing cell towers, application requirements, height and setback requirements, and examples of special regulations. Requests made since 2013 have been reviewed pursuant to State law.
    - Public Hearing: No comments from the public.
    - Arntsen asks if there was any additional regulations included in the ordinance language. Kuhn answers that the purpose and intent was made to reflect the city, but the rest of the language is based on state statute.
    - Motion: Miskowiak moves approval of the request from the City of Stevens Point to amend Section 23.02(4)(d), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends the Wireless Communication Towers Ordinance to achieve compliance with Wis. Stats. 66.0404.
    - Second: Arntsen seconds.
    - Discussion: None.
    - Vote: Unanimous approval.

7. A request from PJ Thieren, representing UW Credit Union, for a site plan review to construct a principal structure on the property located at 5605 U.S. Highway 10 East (Parcel ID 281240836230003), consistent with Ch. 23.02(2)(e)(5).
    - Background: A. Kuhn provides background information on the request, the site, and site plan provided by UW Credit Union. Renderings and site plan were included in the agenda packet. Kuhn describes that the proposed project is allowable by right, but a site plan review is necessary. Kuhn explains the site plan; adequate site access is provided; parking is appropriate given the traffic impact of the proposal. Kuhn explains conditions that staff would recommend for an approval of the plan.
    - Motion: Arntsen moves approval of the site plan presented.
    - Second: Miskowiak seconds.
    - Discussion: Kneebone suggests that given the amount of glass on the exterior, that the applicant consider a preventative measure to minimize the amount of bird strikes.
    - Vote: Unanimous approval.

8. A request from Brian Sharon, representing ENT Holdings LLC, for a site plan review to exceed the maximum allowance of on-site parking spaces on the property located at 5509 Vern Holmes Drive (Parcel ID 281230802400410), consistent with Ch. 23.01(17)(c)(4).
    - Background: A. Kuhn provides background information regarding the request. The

proposed use of the site is a permitted use within the zoning classification of the site, and plan set meets applicable provisions of the Business Park's deed restrictions and protective covenants. The only exception requested is to exceed the maximum allowance of on-site parking spaces. Kuhn further explains the minimum parking required by ordinance for the site for phase I (32). 54 spaces are proposed for Phase I, and 63 are proposed for Phase II. Applicants may not exceed 150% of the minimum, unless Council approval is received. Kuhn explains that this exception had been granted to another member of the Portage County Business Park recently.

- Arntsten inquires about the severity of reason required to deny the request. Kuhn answers that precedent had been set to approve the request, but it is up to the body to approve or deny the request.
- Rice asks if the applicant expressed the need for the additional parking (users, clients) or if the applicant is simply using the maximum allowable space.
- The applicant's builder answers the question, that the request is based on the patient flow and number of patients served by the applicant, not that the exception is needed to fully utilize the space. Applicant further explains that the design is cognizant of the environmental deed restrictions and exceeds the minimum.
- Motion: Arntsen moves approval of the site plan.
- Second: Miskowiak seconds.
- Discussion: None.
- Vote: Unanimous approval.

9. Presentation and discussion on the draft historic preservation plan.
    - Background: A. Kuhn provides background information on the draft historic preservation plan produced by Kuhn and the Historic Preservation and Design Review Commission. Kuhn explains the purpose of the planning document as a guide for local staff and officials to address local needs and opportunities. Local ordinance requires the formation of a historic preservation plan, and preservation administration is a relatively new practice within municipal planning; state comprehensive planning law does outline some of this requirement. Full context of the plan can be reviewed from the recording of the most recent meeting of the Historic Preservation and Design Review Commission. Kuhn emphasizes the Zoning & Development section of the plan, as this section is directly related to the powers and purpose of the City Plan Commission. This section outlines five (5) policies to be implemented (Policies 4.1 – 4.5).
    - Discussion: Arntsen and Miskowiak comment on the document. Miskowiak asks how this document relates to the City's comprehensive plan. Kuhn answers that the plan is meant to provide additional value to the Agricultural, Natural, and Cultural Resources element of the City's comprehensive plan.
    - Kuhn explains that Monday, October 28th, will be the last open house for the City's Historic Preservation Plan and will expect to host a public hearing at December's City Plan Commission and to review the document for approval.
    - Kneebone expresses gratitude for the staff and community for developing a robust plan that will help the community move forward.

10. Discussion only: petition document from the Stevens Point Municipal Airport for state and federal aid.
    - Background: Director Lemke provides background information regarding the petition documents. A public hearing will be held at Common Council this month to petition

for state and federal funds for improvements for runway lighting, hangar improvements, and clearing of approaches. The petition is a part of routine business for the airport.

- Discussion: No discussion.

Closing Section:

11. Adjourn.
    - City Plan Commission is adjourned at 7:06PM.

City of Stevens Point
Board of Water and Sewerage Commissioners
October 14, 2024 - 12:00 PM
Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI

OR
Zoom Teleconferencing
Meeting ID: 820 26885705
By Computer: https://us02web.zoom.us/j/82026885705
By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Carl Rasmussen, Anna Haines, Ray Schmidt

ALSO PRESENT: Joel Lemke, Jenny Schmeiser, Eric Southworth, Chris Lefebvre, Shane Kohnen, Jason Draheim, Ald. Shuda and Jaime Zdroik

EXCUSED ABSENCE: Paul Adamski, Mae Nachman

2. Approval of Minutes

Motion made by Anna Haines, seconded by Ray Schmidt to approve the September 9, 2024, meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Joel stated the Commission will see a large payment in regards to a Fiber project to extend conduit and fiber in the City.

Motion made by Ray Schmidt, seconded by Anna Haines to approve the department claims for the month of September 2024 as audited and read.

Ayes all. Nays none. Motion carried.

4. Water Supply and Distribution Reports - *Eric Southworth*

Eric stated Well 12 drilling started today. They will be onsite for approximately two weeks.

5. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated that all D.N.R. required permit limits were met for the month of September. They are working on outside equipment getting ready for winter.

6. Construction and Maintenance Report - *Shane Kohnen*

Shane stated all the utilities have been installed on Bliss Avenue and Mason Street and the contractors will just be finishing up some paving. All utilities have also been installed

on Badger Avenue project in the Business Park. On Forest Creek there are just a few services to complete yet. The Northside project will not be completed this year.

Crews are installing storm mains on W Scott St. They are replacing laterals outside of the Walker Street project. Crews are continuing to televise, cut, jet and flush lines.

Industrial Park project has also been completed by our crews.

7. Discussion of lateral line replacement - *Joel Lemke*

Joel explained that every year we have several customers who find their sanitary lateral has collapsed/broken and needs to be replaced. When it is in the right-of-way, they own it, and it is their cost to replace it. This unexpected cost to the homeowner is approximately $4,000 to $10,000. We do not offer payment plans or have grants for this.

We are looking for solutions to help homeowners with these unexpected costs. One possible solution is to start collecting a small fee, approximately $2/month from sewer customers, to cover all sewer lateral line replacements in the public right-of-way. We could hold the money in-house and/or use it as part of a program where a third party administers this program and other customer-focused programs.

Joel also explained that when we do our annual projects, the utility pays for new laterals because they are in our way to construct new mains. So, essentially, someone could replace their broken sanitary lateral at their own cost and if that road is part of the annual project, say in the future, we would be replacing those laterals anyway, so it is a complicated issue.

They are looking into the different potential options and will report back to the Commission in the coming months.

8. Notice of employee seeking elected office - *Joel Lemke*

Joel stated there has been no conflict with this and recommends the Commission approve it. This will also go to the Personnel Committee tonight.

Motion made by Anna Haines, seconded by Ray Schmidt to approve of an employee seeking elected office.

Ayes all. Nays none. Motion carried.

9. Directors Report - *Joel Lemke*

Nothing to report.

10. Adjournment.

Motion made by Anna Haines to adjourn the meeting.

Ayes all. Nays none. Motion carried.

REPORT TO THE OCTOBER 14, 2024
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of September 1, 2024	$ 5,035,320.86
Bank deposits recorded in September 2024	$ 1,245,932.49
	$ 6,281,253.35

CHECKS ISSUED SEPTEMBER 2024:

59369	Baker Tilly Virchow Krause LLP	2023 Audit	273.21
59370	Batteries Plus LLC	Flashlight	35.35
59371	Department of Natural Resources	Exam Fees-T. Sterling, N. Smolarek, J. Reigel, B. Wiza, Roger K.	150.00
59372	Employee Resource Center	August EAP Fees	48.45
59373	Fastenal Company	Gas cylinder, supplies	174.94
59374	Ferguson Waterworks #1476	Bolts	595.00
59375	Hawkins Inc	Chemicals	2,935.77
59376	Michelle Heavner	Refund Check 018781-000, 2240 Fourth Ave.	27.47
59379	Metal Crafters Inc	Hydrant wrenches	306.70
59380	Rasmussen Plumbing & Heating	Replace shut off under kitchen sink, fixed supply line	398.43
59381	Roberts Irrigation Company Inc	Hoses	268.80
59382	Total Energy Systems Llc	Generator maintenance-Well 11	2,220.00
59383	Vestis	Rugs	46.82
59384	Worzellas Point Supply	Utility Sink Soap	61.17
59386	Mae Nachman	Salary	62.35
59387	Community Foundation of Central WI	Employee Contribution	10.00
59388	United Way Of Portage County	United Way	47.00
59389	AnSer	After hours answering services	185.00
59390	Aspirus Medical Group, Inc.	Random drug & alcohol testing	72.50
59392	Avineon, Inc.	GIS Managed Services	757.50
59393	Central States H & W Fund	Health Insurance Premiums	50,867.42
59394	City Of Stevens Point	Workers Comp Insurance Premiums	2,270.02
59395	CORE & MAIN LP	Inventory	617.71
59399	First Supply LLC -Plover	Inventory bell end pipe, inventory	3,430.60
59403	INFOSEND INC	Statement & notice printing	2,674.50
59405	Martelle Water Treatment	Chemicals-aquadene	8,413.45
59406	Municipal Well & Pump	Well 12 Drilling	39,216.00
59408	Petty Cash	Office supplies & postage	335.68
59409	Mastercard	Tools & supplies, repair wellfield mower, office supplies	1,201.99
59411	Rasmussen Plumbing & Heating	Replaced hose bib	317.98
59414	Springbrook Holding Company LLC	Civic Pay transaction fees	1,302.00
59416	Vestis	Rugs	46.82
59417	Wi State Laboratory of Hygiene	Fluoride testing	29.00
59418	Wimme Sand & Gravel, Inc.	Yard material	991.15
59419	Aspirus Medical Group, Inc.	Wellness Program	79.00
59421	Springbrook Holding Company LLC	Professional Services -ESS	20.00
59424	Batteries Plus LLC	Lights for Well 11	358.50
59428	Ferguson Waterworks #1476	Meter couplings	1,100.00
59431	Strand Associates Inc	Professional Services 2024 Street Improvements, Michigan Avenue Improvements, Professional Services August 2024-Well 12 & Treatment Facility	5,464.44
59433	City Of Stevens Point	PILOT Payment	838,743.00
59435	Ferguson Waterworks #1476	Parts	2,488.00
59437	Heartland Business Systems, LLC	September Monthly Billing	209.23
59441	Springbrook Holding Company LLC	ESS Training Professional Services	120.00
59442	Teamsters Union Local 662	October Union Dues	1,797.00
59443	Mastercard	Tools & supplies, Truck #6 parts, Gloves & tools, Tools & fire hose, AWS fee for GIS server, Garage supplies, Springbrook Conference Hotel, Conference expenses, Sprinkler head repair	4,145.30
59446	Community Foundation of Central WI	Employee Contribution	10.00
59447	United Way Of Portage County	United Way	47.00
59448	City Of Stevens Point	July & August - Asphalt & Concrete, Workers Comp Insurance	17,762.92
59449	Clark Dietz	Professional Services for July 27-Aug 30 2024	20,640.00

59451	Cummins Sales & Service	Generator Repairs - Well 11	775.50	
59453	Ferguson Enterprises Inc #3325	Meter pit key	133.66	
59454	First Supply LLC -Plover	Inventory	1,252.80	
59455	Hawkins Inc	Chemicals	4,606.13	
59457	Metron-Farnier LLC	Meters & shipping	25,771.52	
59459	Springbrook Holding Company LLC	Annual Subscriptions - Inventory, Purchase Orders &	4,990.51	
59460	Transpariclean	Window Cleaning	240.00	
59461	Vestis	Rugs	23.66	
59462	Volm Companies	Inventory & supplies	2,083.00	
59463	Trent Witkowski	Refund Check 030444-000, 4206 Nebel St.	44.55	
59464	Wolter, Inc.	Battery for garage floor sweeper	13.93	
59465	Wroblewski Concrete Construction, LLC	Rings	2,424.00	
	Bank Fees	Bank Fees	1,147.73	
	WPS	Utility Charges	28,097.80	
	Payroll	Payroll	36,456.63	
	IRS & DOR PR Tax	Payroll Taxes	44,985.56	
	Loan Payment	Loan Payment	56,317.01	
	Verizon Cell & iPad Charges	Phone & iPad Charges	637.22	
	DOR Garnishment	Garnishment	9.35	
	HRA Admin Fees	Renewal & Admin Fees	30.00	
	TOTAL EXPENSES LISTED		$ 1,223,415.73	$ 1,223,415.73
	BALANCE ON HAND SEPTEMBER 30, 2024			
		Balance on Hand		$ 5,057,837.62
		Plus uncleared checks		$ 84,917.48
		Less checks previously written clearing this month		$ (3,341.60)
		Ending Cash Balance matching Bank Statements		$ 5,139,413.50
		Less Restricted Funds		$ 1,151,070.93
		Cash on Hand		$ 6,290,484.43

REPORT TO THE OCTOBER 14, 2024
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS
SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of September 1, 2024	$ 7,356,073.29
Bank Deposits recorded in September 2024	$ 343,592.30
	$ 7,699,665.59

CHECKS ISSUED IN SEPTEMBER 2024:

59369	Baker Tilly Virchow Krause LLP	2023 Audit	201.78
59371	Department of Natural Resources	Exam Fees - D. Ehmann	25.00
59372	Employee Resource Center	August EAP Fees	25.65
59376	Michelle Heavner	Refund Check 018781-000, 2240 Fourth Ave.	38.50
59378	MacQueen Equipment	O-rings	59.81
59383	Vestis	Rugs & laundry services	215.43
59391	Associated Bag	Dumpster bags	1,799.06
59392	Avineon, Inc.	GIS Managed Services	757.50
59393	Central States H & W Fund	Health Insurance Premiums	14,092.76
59394	City Of Stevens Point	Workers Comp Insurance Premiums	1,644.03
59396	CV Technology	Inspection/Maintenance, Parts & supplies	7,290.00
59397	Department of Natural Resources	Operator Certification Renewal - Ryan S.	45.00
59398	Donohue & Associates, Inc.	Engineering Services - Lift Station Replacement	19,980.00
59399	First Supply LLC -Plover	Supplies	382.50
59400	Grainger	Air pump regulators	524.84
59401	Harter's Fox Valley Disposal	Dumpster service	675.44
59407	NCL of Wisconsin Inc	Glass fiber filter	403.33
59409	Mastercard	Tools & supplies	106.64
59412	SJE	SCADA Computer Repair	2,815.30
59413	Spee Dee Delivery Service Inc.	Shipping charges	12.42
59415	USA Blue Book	Coal tar epoxy	112.95
59416	Vestis	Rugs & laundry services	215.43
59418	Wimme Sand & Gravel, Inc.	Yard material	991.15
59419	Aspirus Medical Group, Inc.	Wellness Program	79.00
59420	Endress & Hauser Inc.	Parts	576.39
59421	Springbrook Holding Company LLC	Professional Services -ESS	20.00
59423	AT&T	Phone charges	44.98
59425	Bond Trust Services Corp	Sewer Revenue Bond Series 2022C Interest Payment	59,081.25
59426	CT Laboratories	Biosolids analysis	454.00
59429	Hawkins Inc	Chemicals	578.20
59430	Rogan's Shoes	2023-24 Boot Alowance - Adam Clark	195.00
59431	Strand Associates Inc	Professional Services 2024 Street Improvements, Michigan Avenue Improvements	294.17
59432	Xylem Water Solutions USA Inc	Drainage Station Pump Repair	1,197.50
59434	Energenecs Inc	Biogas Flare	4,058.00
59436	Grainger	Supplies	194.56
59437	Heartland Business Systems, LLC	September Monthly Billing	209.23
59438	MacQueen Equipment	Nozzle for televising truck	516.00
59440	Seiler Instrument & Mfg	Glass Screen Protector	88.99
59443	Mastercard	AWS fee for GIS Server, String trimmer heads, IT Pipes, SCADA software, Conference expenses,Supplies	3,865.62
59444	Vestis	Button down shirt - Dan E.	27.97
59448	City Of Stevens Point	July & August Asphalt, August-concrete	10,901.95
59449	Clark Dietz	Professional Services for July 27-Aug 30 2024	5,160.00
59450	Cooper Oil Company Inc	Supplies	732.70
59452	Department of Natural Resources	Operator Certification - Mark Zalewski	45.00
59456	MC Tools and Repair LLC	Clamp for Truck #30	187.81
59458	PBBS Equipment Corp	Temp Sensor	1,115.55
59459	Springbrook Holding Company LLC	Annual Subscriptions - Inventory, Purchase Orders & Work Orders	4,990.50
59460	Transpariclean	Window Cleaning	240.00
59461	Vestis	Rugs & laundry services	215.43
59463	Trent Witkowski	Refund Check 030444-000, 4206 Nebel St.	45.56
59464	Wolter, Inc.	Battery for garage floor sweeper	13.93
	Loan Payment	Loan Payment	153,841.70
	HRA	HRA Admin Fee	30.00

Verizon Charges	Verizon Charges		552.55		
WPS Utility Charges	Gas & Electric		25,515.28		
Sewer Payroll	Payroll		63,355.91		
Payroll Taxes	Payroll Taxes		4,045.04		
TOTAL OF EXPENSES LISTED			$ 394,884.29	$	394,884.29
BALANCE ON HAND SEPTEMBER 30, 2024				$	7,304,781.30
		Balance on Hand		$	7,304,781.30
		Plus uncleared checks		$	34,804.05
		Less checks previously written clearing this month		$	(9,768.38)
		Ending Cash Balance matching Bank Statements		$	7,329,816.97

Less Restricted Balance	$	(5,648,350.07)
TOTAL	$	1,681,466.90

***Additional restricted cash of $250,000.00 is invested in CDs.

REPORT TO THE OCTOBER 2024
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of September 1, 2024	$ 2,289,812.86
Bank deposits recorded in September 2024	$ 117,588.76
	$ 2,407,401.62

CHECKS ISSUED SEPTEMBER 2024:

59369	Baker Tilly Virchow Krause LLP	2023 Audit	201.46	
59371	Department of Natural Resources	Exam Fees - B. Kucharzak	25.00	
59372	Employee Resource Center	August EAP Fees	14.25	
59376	Michelle Heavner	Refund Check 018781-000, 2240 Fourth Ave.	14.46	
59377	Lincoln Contractors Supply Inc	Laser repair	357.37	
59392	Avineon, Inc.	GIS Managed Services	757.50	
59393	Central States H & W Fund	Health Insurance Premiums	9,704.82	
59385	Malise Beduhn	Salary	149.05	
59394	City Of Stevens Point	Workers Comp Insurance Premiums	1,000.12	
59402	Jeff Hoffman	Jean allowance	168.77	
59404	John Fabick Tractor Co	Glass for #51 back hoe	157.68	
59410	Professional Vegetation Management Services LLC	Vegetation control Sandpiper swales	680.00	
59418	Wimme Sand & Gravel, Inc.	Yard material	991.14	
59419	Aspirus Medical Group, Inc.	Wellness Program	79.00	
59421	Springbrook Holding Company LLC	Professional Services -ESS	20.00	
59422	Affordable Auto Glass	Replace broken side glass on storm tractor	189.90	
59425	Bond Trust Services Corp	Storm Water Revenue Bond Series 2019 & 2021 Interest Payments, Revenue Bond-Paying Agent Fee	50,775.00	
59431	Strand Associates Inc	Professional Services 2024 Street Improvements	294.17	
59437	Heartland Business Systems, LLC	September Monthly Billing	209.23	
59439	Reinders Inc	Lawn seed	619.00	
59443	Mastercard	AWS fee for GIS Server & Conference Expenses	936.25	
59445	Malise Beduhn	Salary	89.44	
59448	City Of Stevens Point	Workers Comp Insurance Premiums	628.72	
59449	Clark Dietz	Professional Services for July 27-Aug 30 2024	5,160.00	
59452	Department of Natural Resources	Operator Certification - Shane Kohnen	90.00	
59459	Springbrook Holding Company LLC	Annual Subscriptions - Inventory, Purchase Orders & Work Orders	4,990.50	
59460	Transpariclean	Window Cleaning	240.00	
59463	Trent Witkowski	Refund Check 030444-000, 4206 Nebel St.	19.89	
59464	Wolter, Inc.	Battery for garage floor sweeper	13.94	
	Virtuosity	Software	3,303.21	
	Bank Fees	Bank Fees	1,147.74	
	Verizon	iPad & cell phone charges	490.41	
	Payroll	Payroll	24,016.53	
	IRS	Payroll Taxes	2,195.40	
	WPS	Monthly Utility Charges	19.07	
	TOTAL OF EXPENSES LISTED		$ 109,749.02	$ 109,749.02
	BALANCE ON HAND SEPTEMBER 30, 2024			$ 2,297,652.60

Balance on Hand	$ 2,297,652.60
Plus checks written after the end of this month	
Plus uncleared checks	$ 12,168.74
Less checks previously written clearing this month	$ (1,526.18)
Ending Cash Balance matching Bank Statements	$ 2,308,295.16

REPORT TO THE OCTOBER 2024
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of September 1, 2024		$ 495,268.86
Bank deposits recorded in September 2024		$ 261.53
		$ 495,530.39

CHECKS ISSUED SEPTEMBER 2024:

59427	Fastenal Company	Locate Paint	86.76	
	Payroll	August Payroll	375.56	
	TOTAL OF EXPENSES LISTED		$ 462.32	$ 462.32
	BALANCE ON HAND SEPTEMBER 30, 2024			$ 495,068.07

Balance on Hand	$ 495,068.07
Plus checks written after the end of this month	
Plus uncleared checks	
Less checks previously written clearing this month	$ (135.04)
Ending Cash Balance matching Bank Statements	$ 494,933.03

City of Stevens Point
Airport Commission
October 14, 2024 - 12:34 PM

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

OR

Zoom Teleconferencing

Meeting ID: 820 26885705
By Computer: https://us02web.zoom.us/j/82026885705
By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.
PRESENT: Carl Rasmussen, Anna Haines, Ray Schmidt

ALSO PRESENT: Joel Lemke, Jenny Schmeiser, Eric Southworth, Chris Lefebvre, Shane Kohnen, Jason Draheim, Ald. Shuda and Jaime Zdroik

EXCUSED ABSENCE: Paul Adamski, Mae Nachman

2. Approval of Minutes
Motion made by Anna Haines, seconded by Ray Schmidt to approve the September 9, 2024 meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims
Motion made by Anna Haines, seconded by Ray Schmidt to approve the department claims for the month of September 2024 as audited and read.

Ayes all. Nays none. Motion carried.

4. Discussion only regarding Airport petitions - *Joel Lemke & Jason Draheim*
Joel stated a letter enclosed in the packet, notifies the Commission that the Airport will be petitioning the State of Wisconsin for state and federal aid to undertake development projects. This is typically done every five years, but it has been approximately seven since we did this last. There will be a notice in the Stevens Point Gazette informing the public of a public hearing that will occur at the City's Common Council meeting on October 21.

The projects listed in the petition are for the paving and lighting of the crosswind

runways and hangar development.

5. Written/Verbal Report - *Jason Draheim*

Jason stated he will be bring an item to the Commission for a tree clearing project. There will be a tree clearing process for runways 1, 2 and 30 to the approach ends of those runways. This will be fully funded by the state bureau of aeronautics through another federal grant. Trees will be cut on Airport property designated as part of the runway protection areas.

6. Adjournment.

Motion made by Anna Haines to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:44 P.M.

REPORT TO THE OCTOBER 14, 2024
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of September 1, 2024	$	83,375.58
Bank deposits recorded in September 2024	$	196,658.92
	$	280,034.50

CHECKS ISSUED IN SEPTEMBER 2024

2903	Baker Tilly Virchow Krause LLP	2023 Audit		68.35		
2904	Employee Resource Center	August EAP Fees		5.70		
2905	Abel Ruga	August Cleaning Services		175.00		
2906	Titan Aviation Fuels	Fuel purchase		23,539.18		
2907	BlueGlobes LLC	Taxi bulbs		896.43		
2908	Central Door Solutions LLC	Hangar door maintenance		869.00		
2909	Century Fence Company	Auto Gate Service		1,716.00		
2910	City of Stevens Point	Workers Comp - August		511.85		
2911	QTpod	QT Network & Support Contracts		2,270.50		
2912	Riesterer & Schnell Inc.	JD 6120M Tractor Warranty Inspection		437.50		
2913	Stevens Point Public Utilities	Work for the Airport		1,676.47		
2914	Walt's Petroleum Service Inc.	100LL Dispenser Solenoid Repair		222.25		
2915	Worzellas Point Supply LLC	Janitorial supplies		109.00		
2916	Heartland Business Systems, LLC	September Monthly Billing		78.46		
2917	Mastercard	Cable, rugs & supplies		586.89		
EFT	Payroll	September 2024		8,419.39		
	WI Dept of Revenue	Business Tax		10.00		
	Delta Dental	Dental Insurance Premiums		71.38		
	Wisconsin Public Service	Utility Charges		1,708.69		
	WI Dept of Revenue	Fuel Tax		349.86		
	IRS & WI Dept of Revenue	Payroll Taxes		3,401.58		
TOTAL EXPENSES LISTED			$	47,123.48	$	47,123.48
BALANCE ON HAND SEPTEMBER 30, 2024					$	232,911.02

Balance on Hand	$	232,911.02
Plus checks written after end of month		
Plus uncleared checks	$	586.89
Less checks previously written clearing this month	$	(1,373.14)
Ending Cash Balance matching Bank Statements	$	232,124.77

City of Stevens Point
Transportation Commission Meeting

October 14, 2024 - 5:00 PM
2700 Week Street, Stevens Point, Wisconsin
Or
Zoom Teleconferencing

Minutes

1. **Roll Call**
   Present: Karalyn Peterson, Nichole Lysne, Ald. Allison Birr, Tom Bertram, Neil Prendergast
   Present via Zoom: Heidi Oberstadt, Ald. Dean Shuda
   Others Present: Talin Scheuermann, Kaitlyn Wall

2. **Approval of the August 12, 2024 Minutes**
   Ald. Dean Shuda made a motion to approve the August 12, 2024 minutes. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

3. **Approval of the August and September 2024 Financial/Claims Reports**
   Ald. Allison Birr made a motion to approve the August and September 2024 Financial/Claims Reports. Neil Prendergast seconded. All in favor; none opposed. Motion carried.

4. **Approval of using Gillig manufacturing through the WisDOT state contract for the purchase of three (3) 29-foot buses.**
   Neil Prendergast made a motion to use Gillig manufacturing through the WisDOT state contract for the purchase of three (3) 29-foot buses. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

5. **Approval of Free Ride Fridays from November 29 to December 27, 2024**
   Heidi Oberstadt made a motion to approve Free Ride Fridays from November 29 to December 27, 2024. Ald. Allison Birr seconded. All in favor; none opposed. Motion carried.

6. **Approval of free rides to polling places on Tuesday, November 5, 2024**
   Neil Prendergast made a motion to approve free rides to polling places on Tuesday, November 5, 2024. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

7. **Next Meeting Date**
   November 11, 2024, at 5:00 p.m.

8. **Adjournment**
   5:20 PM

PERSONNEL COMMITTEE
October 14, 2024 - 6:09 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

MINUTES

Discussion and Possible Action on:

1. Roll Call.

Present:

Ald. Steinmetz, Guthrie, Lang, Broderick, Kneebone

Others Present:

Mayor Wiza, Clerk Yenter, C/T Ladick, Chief Kussow, HR Manager Frasch, Director Kremer, Marcy Peterson, Chief Moody, Attorney Beveridge, Director Beduhn, Neighborhood Planner/Economic Development Specialist Chris Klesmith, Director Lemke, Deputy C/T Freeberg, Ald. Christianson, Ald. Keymer, Ald. Birr, Ald. Shuda, Ald. Buse, Ald. Morrow.

2. Request to amend Administrative Policy 3.06 Holidays

H/R Manager Frasch gave an overview of the request.

Ald. Guthrie moved, Ald. Birr seconded, to approve the request.

Director Lemke spoke about the history of floating holidays.

C/T Ladick answered questions regarding the budgetary considerations of the request.

Ald. Christenson spoke about the holiday pay implications for people who work on holidays currently.

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

3. Request for Merit Pay consistent with Administrative Policy 2.13 "Pay for

Performance."

Ald. Guthrie moved, Ald. Lang seconded, to approve the request.

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

4. Elected Official Salary - City Attorney, City Clerk, City Comptroller-Treasurer for 2025 - 2029

Ald. Guthrie moved, Ald. Steinemtz seconded, to approve item number four.

Ald. Morrow spoke about paying staff what they are worth and the quality of staff that results from not keeping up with wage increases.

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

5. Consideration of setting Alderperson salary terms beginning in 2025 and 2026.

Ald. Guthrie moved, Ald. Land seconded, to approve the increase in pay for the Alders by taking the necessary amount from the Alder expense line items.

Ald. Morrow spoke about the pay increase being for the future alders coming aboard.

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

6. Employee seeking Public Office per Policy 1.10 Employee Participation in Political Activity- (2) Non-Partisan Activity

Director Lemke gave an overview of the request.

Ald. Steinmetz moved, Ald. Birr seconded, to approve.

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

7. Adjournment.

Adjourned at 6:49 p.m.

CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES

October 14, 2024 - 6:05 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Discussion and Possible Action on:

1. Roll Call.

Present:

Ald. Keymer, Birr, Steinmetz, Lang, Buse.

2. License List:

A. "Class A" Beer & Liquor License: Shell on Stanley Street at 2733 Stanley Street, Stevens Point for license period beginning October 22, 2024.

B. Class "B" Beer and Class "C" Wine License: Pho Ever 21 at 5509 US Highway 10 East, Suite A, Stevens Point for license period beginning October 22, 2024.

Ald. Birr moved, Ald. Steinmetz seconded, to approve the licenses for items A and B.

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

3. Request to Hold Event/Street Closing:

A. Trick or Treat Downtown on October 25, 2024 (Recurring).

Clerk Yenter clarified the date of the event would be October 26, 2024.

No issues from Police Department.

Ald. Lang moved, Ald. Birr seconded, to approve the event.

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

4. Ordinance Amendment - Chapter 30, Section 30.01(4) as it relates to building code.

Attorney Beveridge discussed the need for the amendment.

Ald. Steinmetz moved, Ald. Lang seconded, to approve the ordinance amendment.

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

5. Adjournment.

Adjourned at 6:08 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA
October 14, 2024 - 6:51 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 842 8851 3265 | Passcode: 334022
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Non-Action Items:

1. Roll Call.

PRESENT Ald. Christianson, Morrow, Shuda, Keymer, and Broderick

OTHERS PRESENT Mayor Wiza; C/T Ladick; Attorney Beveridge; Clerk Yenter; Alderpersons Kneebone, Lang, Buse, Birr, Guthrie, Steinmetz; Directors Lemke, Beduhn, Kremer; Police Chief Kussow; Fire Chief Moody; Planner Klesmith; HR Manager Frasch; Deputy C/T Freeberg and Peterson; Brandi Makuski; John Gardner

2. Introduction of Marcy Peterson: Incoming Finance Office Manager/Deputy Comptroller Treasurer.

No action.

Discussion and Possible Action on:

3. Consider adding a line item to the proposed 2025 capital budget for a citywide facilities plan

Ald. Morrow **moved**, Ald. Keymer seconded, to approve adding a line item of $50,000 to the proposed 2025 Capital budget for a citywide facilities plan.

Call for the vote: ayes, Ald. Christianson, Morrow, Shuda, and Keymer all; nays, Ald. Broderick; motion carried.

4. Approval of 2025 Capital Budget.

Ald. Morrow **moved**, Ald. Broderick seconded, to approve the 2025 Capital Budget.

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

5. Preliminary approval of 2024 General Obligation Borrowing.

Ald.Keymer **moved**, Ald. Morrow seconded, to approve the preliminary approval of 2024 General Obligation Borrowing.

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

6. Approval of change orders from AECOM related to Business 51 design services.

Ald. Morrow **moved**, Ald. Broderick seconded, to approve the change orders from AECOM related to Business 51 design services.

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

7. Resolution authorizing the City of Stevens Point to apply for the Wisconsin Economic Development Corporation's Small Business Development Grant for FY2025.

Ald. Keymer **moved**, Ald. Morrow seconded, to approve the resolution authorizing the City of Stevens Point to apply for the Wisconsin Economic Development Corporation's Small Business Development Grant for FY2025.

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

8. Request from the City of Stevens Point to apply for the Environmental Protection Agency's FY2025 Brownfield Cleanup Grant Program.

Ald. Shuda **moved**, Ald. Broderick seconded, to apply for the Environmental Protection Agency's FY2025 Brownfield Cleanup Grant Program.

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

9. Request from the Redevelopment Authority of the City of Stevens Point to transfer Parcel 281240832202969 from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point.

Ald. Morrow **moved**, Ald. Broderick seconded, to approve the request from the Redevelopment Authority of the City of Stevens Point to transfer Parcel 281240832202969 from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point.

Roll Call: Ayes: Ald. Christianson, Morrow, Shuda, Keymer, and Broderick Nays: None Motion carried.

10. Approval of 2026 capital project funding for the Fire Department Training Center.

Ald. Broderick **moved**, Ald. Morrow seconded, to approve the 2026 Capital project funding for the Fire Department Training Center.

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

11. Approval of Claims Paid.

Ald. Keymer **moved**, Ald. Morrow seconded, to approve the claims paid in the amount of $6,715,070.07.

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

Closing Section:

12. Adjournment

Adjournment at 8:20 p.m.

COMPTROLLER-TREASURER REPORT
for the period ending August 31, 2024

	Bal August 1, 2024	Receipts	Disbursements	Bal August 31, 2024
GENERAL OPERATING CASH	$2,346,080.30	$14,290,403.68	$14,069,947.44	$2,566,536.54
UTILITIES & TRANSPORTATION (Cash and Investments)	$19,696,808.96	$1,319,769.09	$4,525,127.58	$16,491,450.47

INVESTMENTS	Bal August 1, 2024	TRANSFER IN	TRANSFER OUT	Bal August 31, 2024
GENERAL	$40,835,244.60	$0.00	$9,500,000.00	$31,335,244.60
SPECIAL REVENUE	$796,240.20	$0.00	$0.00	$796,240.20
DEBT SERVICE	$168,441.32	$0.00	$0.00	$168,441.32
CAPITAL PROJECTS	$2,161,442.21	$0.00	$0.00	$2,161,442.21
INTERNAL SERVICE	$0.00	$0.00	$0.00	$0.00
TRUST	$3,974,575.43	$0.00	$0.00	$3,974,575.43
TOTALS	$47,935,943.76	$0.00	$9,500,000.00	$38,435,943.76

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	$4,445,947	$2,973,642	66.88%
POLICE	$6,624,425	$4,291,967	64.79%
FIRE	$6,021,115	$4,051,623	67.29%
PUBLIC WORKS	$6,680,064	$4,214,614	63.09%
PARK & REC	$2,371,388	$1,570,979	66.25%
CAPITAL PROJECTS	$10,060,400	$5,849,266	58.14%
DEBT SERVICE	$8,832,068	$8,998,174	101.88%
YTD TARGET	66.67%		

REVENUES:	BUDGET	YTD	%
GENERAL	$28,438,303	$20,345,599	71.54%

Supplemental Poll Workers for 2024-2025

Presented for approval by the Common Council – October 21, 2024

Last Name	First Name	Party
Delikowski	Karleen	Un
Hirsch	Frank	Un
Hoffmann	Anne	Un
Mickler	Pamela	Un
Odogba	Hadiza	Un
Pagel	Susan	Un
Soucek	Andrew	Un
Welling	Ariel	Un

1.a. Project Area Description and Plans for Revitalization – Target Area and Brownfields

(i) Overview of Brownfield Challenges and Description of Target Area. The City of Stevens Point (City; Population 25,549), is located in Portage County, Wisconsin along the banks of the Wisconsin River (the River). Development in Stevens Point began in the early 1800s via European settlement focused on lumber and agricultural pursuits. Prominent businesses were established in the late 1800s which included multiple lumber mills, the Stevens Point Brewery (opened in 1857 and operating today), and the Lullabye Furniture Corporation (established in 1895). The bustling Market Square in the City's downtown ("CT-9610" or "Target Area") was a favored trading spot for farmers and other businessmen, as well as a social gathering place for residents. Target Area densification accelerated in the late 19th and early 20th centuries with population growth spurred by an excelling economy, ample employment opportunities, and the founding of the University of Wisconsin Stevens Point in 1895.

Similar to other "rust belt" cities in the Midwest over the past several decades, Stevens Point has been forced to transform its economy from a primarily manufacturing economy to a services-based one by adding jobs in health care, professional services, and retail trade. In response to the shifting economic landscape and need to reevaluate past planning efforts, the City developed a Targeted Area Master Plan (***Master Plan***) for the Downtown Corridor. The *Downtown Plan* calls for increasing connectivity and maintaining the historic commercial capacity while adding new opportunities for mixed-use residential, employment, dining, and entertainment at infill sites. Because the City is landlocked by neighboring municipalities and natural features, continued economic growth has been increasingly dependent on successful redevelopment of historic manufacturing and commercial properties. Over the last decade, the City has taken steps to revitalize their downtown by renovating the Market Square through acquisition of multiple brownfield sites including two large properties located near the center of downtown; a failing shopping mall that closed in 2012 impacted from the operation of two former dry cleaners and the vacant former Lullabye Furniture Corporation that sat idle for over 26 years. Following acquisition, the City invested nearly $8 million (M) in cleanup and revitalization efforts in just these two properties, resulting in construction of Mid-State Technical College (MSTC), corporate offices, a hotel, and 30,000 square feet of commercial/retail space (under construction), representing $32.5M in redevelopment, bringing 225 jobs, 570 full time students, and 211 residential units (under construction) to the downtown.

According to the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS), 581 open and closed remediation cases are identified within the City, (32 within ¼-mile of the Target Area) adjacent low income or impoverished residents. Target Area household incomes are approximately **50% of county and state levels** (policymap.com) and p**overty rates among residents living within the Target Area are more than double state and national averages (24.4% vs. 10.4% and 12.5%, respectively).** The increase risk to this sensitive population is evidenced by the USEPA's Environmental Justice Screen Tool (EJ Screen) identifying residents of the Target Area specifically situated within the 97%ile of living within proximity to a superfund site (WPSC MGP Site). A brownfield inventory completed as a part of the City's FY19 CWA grant further identified 62 brownfield sites within the Target Area. The greatest needs to be addressed with cleanup and redevelopment in the Target Area include: (1) increasing low/moderate income housing options to support low-income residents as the City is desperately short of this housing stock (51% of renters in CT9610 are cost burdened); (2) enhancing community connections and access to public transportation (14% residents of CT9610 do not own a car); and (3) promoting downtown investment and revitalization. The cleanup and redevelopment of the Target Area aligns with community needs and will bring catalytic improvements to quality of life in the City to address significant blight, poor economic conditions, and welfare discussed in Section 2.a.

(ii) Description of the Proposed Brownfield Site. The project will remediate the Former Shopko property composed of two parcels totaling 5.96-acres **(Target Property)** in the City's downtown. The former Shopko Redevelopment parcels are specifically situated at 0 and 1200 Main Street, between Centerpoint Drive and Main Street to the north and south, as well as Church Streets and Strongs Avenue to the east and west in the City's downtown. The parcels have remained vacant since Shopko declared bankruptcy in 2019 and closed their retail store 2 months later. Following the store closure, environmental investigation revealed significant contamination from historical commercial uses (i.e, multiple filling stations, automotive repair shops, print shop, and laundry/drycleaner businesses formerly located on or adjacent the Target Property) and historic fill impacted the majority of the former mall footprint and adjacent parcels. Instead of standing idle while the parcels fall into disrepair, the City of Stevens Point acquired ownership of the former Shopko parcels through simple purchase in November 2023 and November 2024 and updated their *Downtown Plan* to include resue options for the Target Property. The City utilized previous USEPA awarded community-wide assessment grant funds (CA #BF00E03052 & BF00E02413) to conduct pre-purchase due diligence and environmental assessment of the parcels between 2020 and 2024. Phase II ESAs and a Site Investigation (SI) of the parcels were completed which identified widespread Resource Conservation Recovery Act (RCRA) metals, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs) in soil. Petroleum and chlorinated VOCs were also identified in groundwater on the parcels from on and offsite sources, respectively. Potential risks to human health from identified contaminants include birth defects, cancer (liver, brain, lung, biliary, bladder), as well as nervous and reproductive system damage. With contamination characterized and defined, the City recently razed the

Select acronyms: Target Area = Census Tract 9610; Priority Site = Former Shopko Redevelopment Site; BAC = Brownfield Advisory Committee; RAP/MMP = Remedial Action Plan/Material Management Plan; ABCA = Analysis of Brownfield Cleanup Alternatives; CIP = Community Involvement Plan; WDNR = Wisconsin Department of Natural Resources; blue text are hyperlinks to source material.

~90,000ft² former Shopko building in the summer of 2024 making the Target Property one step closer in being shovel ready for redevelopment.. As noted in the Downtown Plan, the Target Property represents the City's greatest potential to immediately address the Target Area housing insecurity, transportation enhancements, and catalyze immediate economic investment.

1.b. Project Area Description and Plans for Revitalization – Revitalization of the Target Area

(i) Reuse Strategy and Alignment with Revitalization Plans. The reuse of the Priority Site aligns with the revitalization efforts and reuse strategies identified in the City's ***(Master Plan).*** The Master Plan promotes the reuse of infill sites (brownfields) to rejuvenate the community and identify catalyst projects (specifically the Priority Site). The Master Plan calls for reuse options to promote housing opportunities and commercial/mixed-uses that are expected to spur further reinvestment and redevelopment in the Target Area. The Master Plan also directly advises enhancing the transit hub for the community and providing improved connectivity to neighborhoods and the downtown through street realignments. The revitalization of the Priority Site for Low-to-Moderate Income (LMI) Housing and a new transit center aligns with the Master Plan strategies of (1) Protecting and enhancing the historic Main Street (downtown) core, (2) Increasing activity downtown, (3) advancing redevelopment opportunities, and (4) Enhancing the New Transit Center. As part of the ***2005 Comprehensive Plan (2023 Amendment)***, the City identified abundant natural resources, parks, recreation opportunities, and sustainability as its strengths. Weaknesses included low paying jobs, lack of business and industry, **poor condition of housing stock**, and aging infrastructure with a primary goal to improve pedestrian connections.

The ***2023 Housing Task Force Report*** identified four primary goals the City should attempt to consider when it comes to housing. Two of the identified goals align directly with reuse plans for the Priority Site which include (1) the need to decrease housing insecurity and (2) the benefits of diversifying and expanding the City's housing stock for all residents. The task force referenced the recommendations of the ***2017 Housing Study*** which noted the need to include more multi-family housing in the downtown specifically near Main Street. According to the Urban Institute, housing insecurity is "…a real, persistent, and growing problem with implications for people's education, health, and well-being…" It is estimated over one-quarter of Stevens Point residents are cost burdened spending over 30% of their income on housing. The addition of the proposed LMI housing and transit center will provide safe, energy efficient living conditions for sensitive populations of the Target Area while also placing these disadvantaged individuals within easy reach of public transportation and therefore more employment opportunities.

(ii) Outcomes and Benefits of Reuse Strategy. Cleanup of the Priority Site will be conducted concurrently and/or prior to construction projects to help minimize a significant cost burden on the City as it seeks to attract developers to the Priority Site. **KG Development Group** (minority developer with significant multi-family experience; herein "developer") plans to acquire ~1.9-acres of the Priority Site following completion of cleanup activities and construct a $23 million 3-story apartment complex with underground parking. The complex will contain 75 multi-family, ADA-compliant apartments targeted to LMI residents. Renderings and building layout are included in the Analysis of Brownfield Cleanup Analysis (ABCA). Construction will begin in Q3 FY2025 and incorporate energy efficiency in the building and mechanical designs, with the goal of having the building certified through the Wisconsin Environmental Initiative (WEI) Green Built Home program. This increase in energy efficiency will improve local climate adaptation/mitigation capacity and resilience to protect resident and community investment. The additional 75-units in the downtown will alleviate the housing shortfall which decreased by 278 housing units between 2011 and 2021. The development is also expected to attract additional investment on the remaining portions of the former Shopko parcels. Increased residential density will in turn create demand for businesses along Centerpoint Drive, Church and Main Streets.

Redevelopment also includes construction of a new City bus transit center on a portion of the Priority Site. Like many Wisconsin Cities, Stevens Point's large geographic footprint relative to the population isolates disadvantaged members of the community who are unable or do not own a car (14% of Target Area residents). The proposed City transit center in conjunction with the proposed Strongs Avenue and College Court layout will combat isolation and increase community connectivity on neighborhood and City-wide scales. Restructuring College Court and Strongs Avenue is vital to increase pedestrian connectivity between low-income/disadvantaged residential neighborhoods north and east of the Priority Site into the downtown core.

1.c. Project Area Description and Plans for Revitalization – Strategy for Leveraging Resources

Leverage and coordinated public funding are cornerstones to successful redevelopment of the Priority Site. To date, the City has spent over $1.6-million in community funds to abate asbestos/lead and demolish the former Shopko building. In addition to this grant, the leverage described below **will be sufficient** to complete the proposed redevelopment/reuse of the Property. The City is eligible and will pursue the following; the City also will support the developer in pursuing funding.

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Table A – Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource: City of Stevens Point	**Purpose**: 1.c.iii – Site Reuse (Construction)	**Status**: Secured
	Additional Details: The city has committed $2-million for the multi-family development project in addition to the $1.6-million dollars spent to acquire the parcels and demolish the Shopko building. $153,377 spent on assessment and investigation of Shopko parcel environmental impacts using 2018 and 2021 USEPA CWA funds. TID 6 & 10 and excess revenue shares from TID 9.	
Name of Resource: Developer	**Purpose**: 1.c.ii – Site Reuse (Construction)	**Status**: Secured
	Additional Details: The developer secured **$23.2-million** from: Permanent mortgage ($4,592,664), Low Income Housing Tax Credits (Federal - $9,675,130 & State – $4,918,784), Bank of Chicago Federal Home Loan Affordable Housing Program ($2,000,000), City of Stevens Point ($2,000,000), Private Funding ($731,190)	
Name of Resource: WEDC Grant Monies	**Purpose**: 1.c.ii – Site Reuse (Construction)	**Status**: Eligible; Unsecured
	Additional Details: If needed, the City could secure additional grant-funded assessment work through the Wisconsin Economic Development Corporation Site Assessment Grant (SAG), Idle Sites, and/or Brownfield programs.	
Name of Resource: WDNR WAM monies	**Purpose**: 1.c.ii – Site Characterization/Planning	**Status**: Eligible; Unsecured
	Additional Details: If needed, the City could secure additional grant-funded assessment work through the WDNR Wisconsin Assessment Monies (WAM) program.	

(iv) Use of Existing Infrastructure. The Target Property is an urban infill project that will use the existing infrastructure systems for transportation (roads, sidewalks, bike lanes, and transit), water, sewer, gas, and telecommunication wherever possible. The existing infrastructure will be extended to provide utilities for future redevelopments in combination with expansion of existing roadways and installation of new sidewalks to better accommodate pedestrians and vehicular traffic and provide the much needed connectivity in the downtown. These enhancements may be funded by a combination of sources identified in Table A above.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need – 2.a.i. The Community's Need for Funding. The Target Area and more specifically the Block Group 550979610001 (Block Group 9610-1) of which the Shopko Parcels sit contains historic Main Street and is situated along key transportation routes and the River, which has seen decades of commercial and industrial use leaving blight and numerous environmental challenges for the City that has hindered revitalization. Simply, **the City lacks substantial financial resources** to conduct remediation which hinders redevelopment of the Target Property without additional support from state or federal agencies. While funding could be sought at the state level, area-wide funding opportunities are limited due to state politics and budgetary demands. Leading indicators of disproportionally impacted populations summarized on Table 1 demonstrate a gradual decline in economic condition over the past 20 years. Specifically, the Target Area experienced a **57.4% increase in the poverty rate** and a **7.5% decrease in population (compared to a 7.5% increase statewide and 14% increase nationally) since 2000**, which is why revitalization of this area is critical. During the same time, the black or African American population in the Target Area has seen a 97% increase, however, 44% of the African American population currently live in poverty (policymap.com). Poor economic conditions in the form of slow-growing wages and loss of manufacturing jobs contribute to semi-skilled workforce adapting careers, typically at the expense of wages resulting in cyclic impoverished conditions.

Table 1. Indication of Community Need	**CT-9610 Target Area**	**City of Stevens Point**	**Portage County**	**State of WI**	**US**
Population (change since 2000)	2,323 **(-7.5%)**	25,549 (8.3%)	70,281 (4.8%)	5.8m (7.5%)	331.4m (14%)
Percent Poverty Rate (change since 2000)	**24.4% (+57.4%)**	16.4% (46%)	10.4% (44%)	10.7% (53%)	12.5% (35%)
Percent Black or African American (change since 2000)	**4.7% (+ 97 %)**	1.6% (+157%)	0.9% (+118%)	6.2% (+22%)	13% (+18)
Median Renter Income	**$26,154**	$32,854	$39,540	$44,856	$48,844
Mean Household Income	**$36,434**	$53,611	$71,301	$72,458	$75,149
Median Percent of Income Spent on Rent	**31.4%**	28.7%	26.8%	27.0%	30.0%

Stevens Point is a relatively **small city** (population of 25,549) compared to other cities in WI and the US; therefore, the City **does not qualify for Entitlement Funds from HUD or brownfield funding from the USDA**. Over half of households in the Target Area (62%) and 79.9% of Block Group 9610-1 rent (policymap.com). The average income of renters in the Target Area is $26,154, compared to that of the county ($39K), state ($44K), and nation ($48K), of which 31.4% of household

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income is spent on rent (Table 1). The 25% increase in rent since 2013 compounded with the high annual cost of childcare ($24K) for a working couple with two children (livingwage.mit.edu), clearly indicates the housing burden is a significant factor contributing to escalating poverty rates in the Target Area. The proposed redevelopment at the Target Property intentionally addresses housing insecurity for LMI families to advance the economic condition of the community. To date, the City has **spent $1,608,072 to acquire and demolish the former blighted building at the Target Property**. Additionally, the City is simultaneously managing projects with **competing needs**, including reconstruction of several corridors in the City. The Target Property is located within two TIDs (TID 6 and TID 10) with other pressing project demands; therefore, the City's investment of local TID funds for cleanup activities severely limits the reuse options of the Target Property without EPA grant funding. The City is committed to the cleanup and redevelopment of the Target Property and in turn making the proposed revitalization a reality, which is only possible with the USEPA's assistance.

2.a.ii. Threats to Sensitive Populations – 2.a.ii(1): Health or Welfare of Sensitive Populations. The welfare of the Target Area population has been impacted by brownfield sites, resulting in economic burdens with 24% of the population living in poverty (Table 2). Sensitive population demographics presented in Table 2 indicate the Target Area is comprised of 61% women of child-bearing age (15-44 years old); 4.7% black or African American citizens; and 13% citizens with one or more disabilities. Each of these sensitive populations in the Target Area experience poverty at rates greater than City, County, State, and US rates. Further, 29% of disabled citizens in the Target Area are unemployed, exacerbating the high rate of poverty among that population (policymap.com). These sensitive populations are most susceptible to risks posed from brownfields due to lack of financial means to relocate; therefore, becoming acclimatized to unsafe physical conditions and exposed to contaminants through air, water, and land.

Table 2. Sensitive Populations	**CT-9610 Target Area**	**City**	**County**	**WI**	**US**
Poverty Rate	**24.4%**	16.4%	10.4%	10.7%	12.5%
Percent Female 15-44 years old	**61.1%**	56.8%	42.5%	38.4%	40.0%
Percent Disabled Citizens	**13.4%**	12.0%	10.8%	11.9%	12.9%
Percent Black or African Americans in Poverty	**44.3%**	27.5%	19.6%	28.9%	21.5%
Percent Female 15-44 years old in Poverty	**10.3%**	9.9%	7.6%	6.8%	7.3%
Percent Disabled in Poverty	**27.3%**	15.2%	18.2%	20.8%	20.8%
Percent Elderly in Poverty	**10.7%**	8.1%	6.0%	8.1%	10.0%
Percent of African Americans w/ Less Than High School Diploma	**34.7%**	18.1%	12.5%	14.2%	12.4%

All data originated from the 2018-2022 American Community Survey with 5-Year Estimates accessed through www.policymap.com or https://data.census.gov on October 9, 2024.

***RED** = Statistic for CT9610 is worse than or equal to City/County and WI/US*

The Target Area is recognized with persistent poverty, indicating at least 20% of population has lived in poverty over the past 30 years. As noted above, the rate of poverty in the Target Area's African American population is double the rate of the nation, which likely contributes to this sensitive population's less than a high school diploma attainment rate (34.7%) compared to Portage County (12.5%), state (14.2%) and national (12.4%) rates (Table 2). According to Healthy People 2030, impoverished communities experience limited access to education, employment opportunities, and health care, which directly impacts their ability to **secure healthy housing** (health.gov/healthypeople).

Housing. A significant need in the Target Area and Block Group 9610-1 is stable healthy housing seeing as 62% of households in the Target Area and 79.9% of households in Block Group 9610-1 rent homes and 51% of renters spend at least 30% of their household income on rent, as summarized in Table 3. Finances are strained to cover housing costs with 31% of loan borrowers in Portage County being low income (policymap.com). Housing options are substantially limited to old homes built prior to the 1978 ban on lead-based paint, resulting in 96% of homes at risk for lead exposure. The ***2017 Housing Study*** indicates aging homes often have poor energy performance and higher maintenance cost, resulting in additional financial pressure on sensitive populations to maintain their living conditions (stevenspoint.com). The lack of available and affordable safe housing forces families with young children to live in high risk of lead exposure homes.

Table 3. Housing and Transportation Indicators	**Block Group 9610-1**	**CT-9610 Target Area**	**City**	**County**	**WI**	**US**
Rental Households	**80%**	**62%**	48%	30%	32%	35%
Renters Cost Burdened	**50%**	**51%**	45%	39%	41%	46%
Houses built before 1980	**93%**	**96%**	62%	52%	58%	54%
Households with No Vehicles	**16%**	**14%**	8.4%	4.7%	6.3%	8.3%

All data originated from the 2018-2022 American Community Survey with 5-Year Estimates accessed through www.policymap.com on October 9, 2024.

Transportation. A high proportion of households in the Target Area (14%) and Block Group 9610-1 (16% - over twice the county and state rate) **do not have a vehicle**, which can be linked to the high poverty rates and lower median household

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income (Table 3). Without a vehicle or reliable transportation, sensitive populations have difficultly seeking, obtaining, and traveling to employment, further feeding the poverty cycle. In addition to the planned construction of LMI housing, proposed redevelopment of the Priority Site will also eventually include a transit center easily accessible to sensitive populations.

Cleanup and reuse of the brownfield site will positively impact sensitive populations within the Target Area by: (1) Reducing health threats to children, young women, disabled, elderly, and African American populations living in aging housing near brownfield properties potentially unaware of the hazards; (2) Providing mixed-income multifamily housing/commercial development with supportive services for sensitive populations; (3) Providing a hub for multimodal transportation to provide transportation to employment opportunities outside of the Target Area; and (4) Decreasing contaminant source of toxic chemicals in soil, groundwater, air, and direct contact exposure for area residents.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions. The Target Area currently poses a threat of hazardous substance exposure to sensitive populations, evidenced by the EJScreen ranking in the 97th percentile for Superfund proximity compared to the State and US, as well as 32 known brownfield sites within a ¼ mile of the Target Area (Table 4; dnrmaps.wi.gov). The following identified contaminants of concern (COC) at the Former Shopko Redevelopment Site are known to cause a variety of severe health effects:

- VOCs: eye, nose, and throat irritation; liver/kidney/central nervous system damage; loss of coordination; nausea; headaches (pca.state.mn.us)
- PAHS: Cancer; respiratory issues; and suppressed immune system (pca.state.mn.us)
- Heavy Metals: Birth defects, gastrointestinal or kidney dysfunction; nervous system disorder; lung cancer; skin lesions; cardiovascular disease; diabetes; cognitive development (pca.state.mn.us)

Asthma: The USEPA Toxics Release Inventory reported 27,207 pounds of toxic chemical waste generated from five facilities in the City in 2022 (edap.epa.gov). Of the reported chemicals released, certain glycol ethers account for 41% of the toxic chemicals, commonly used as solvents in industrial and household cleaning products and paint, which are linked to increased likelihood of asthma, especially in children (hsph.harvard.edu). According to the CDC, asthma prevalence among children in Portage County (6.4%) is greater than adjacent Wood County (4.2%) (cdc.gov). Additionally, asthma in adults within the Target Area (12%) exceeds the national rate (9.9%) (data.cdc.gov).

Lead Exposure: Lead is a particularly significant COC as the Target Area is ranked in the 91st percentile compared to the state for homes with lead paint (screeningtool.geoplatform.gov). Further, 96% of the homes in the Target Area were built before lead paint was banned in 1978, which is nearly twice the National rate (51%) as indicated in Table 4. Lead exposure in children has proven detrimental health impacts on development, hearing, speech, and cognitive functions (cdc.gov). Between 2018 and 2021, 3.5% of children (birth to 6 years old) were lead poisoned in the Target Area, compared to the same aged children in Portage County (1.4%) and the state (2.8%) (policymap.com).

Cleanup and reuse of the Target Property will address these health concerns by directly reducing the source of contamination and increasing healthy living opportunities as summarized in Section 1.b.ii in which multigenerational housing for low-income families will be constructed.

2.a.ii(3a): Identification of Environmental Justice (EJ) Issues. 32 sites with known environmental impacts are identified within the Target Area, including gas stations, dry cleaners, paper mills, wastewater plants, and manufacturing facilities (dnrmaps.wi.gov). An active Superfund site is situated downtown along the banks of the Wisconsin River. The presence these sites, including the 5.96-acre Former Shopko Redevelopment Site, clustered in the Target Area increases the potential for community exposure, especially to sensitive populations. Data from EJScreen, presented in Table 4, indicates significantly higher risks (74% to 97%) of exposure to NO_2, lead, Superfund sites, underground storage tanks, and wastewater discharge in the Target Area compared to the State and US. Each of these environmental conditions places a burden on underserved communities grown accustomed to their presence without the financial resources to relocate.

Table 4. EJScreen Environmental Burden Indicators	**Target Property** Percentile in WI and US	
	State	**US**
Nitrogen Dioxide (NO_2)	80	79
Lead Paint (% Pre-1960 Housing)	89	**93**
Superfund Proximity (site/distance)	**97**	**97**
Underground Storage Tanks (count/area)	74	74
Wastewater Discharge (concentration/distance)	83	50

All data originated from the EJScreen Version 2.3 accessed through https://screeningtool.geoplatform.gov on October 9, 2024

Target Area's history of persistent poverty has resulted in a disproportionate burden to sensitive populations (women, black or African Americans, elderly, disabled) in this area. While not identified as a disadvantaged census tract according to the Climate and Economic Justice Screening Tool (CEJST), the Target Area **suffers from poverty**, ranked in the 92nd percentile. According to recent Census data presented in Table 1, the median household income in Block Group 9610-1 ($30,411) is considerably less than the Target Area ($36,434) and is over half of the household median income for Portage County

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($71,301) and the state ($72,458). Residents are also disproportionately impacted by a **lack of sustainable housing** due to older housing stock with a high lead paint risk (91st percentile). Remediation and redevelopment of the Target Area will reduce the threat of direct contact with environmental contaminants at the Target Property and prevent potential offsite migration of contaminants via airborne dust, stormwater and/or groundwater. Grant funding would facilitate cleanup and reuse of 5.96-acres of contaminated land, directly improving health conditions of the Target Area's sensitive populations and investing in affordable housing and commercial business spaces.

2.a.ii(3b): Advancing EJ. Cleanup and Redevelopment of the Target Area will facilitate the *Path to Achieving Justice40 Initiative* in the disproportionately impacted sensitive populations by creating a more livable community through increased access to healthy housing, reliable transportation, eliminating contamination source, and streamlining traffic patterns to provide more connectivity in downtown. Reuse plans for the Target Property specifically addresses housing for LMI households by providing safe, affordable housing opportunities with integrated supportive services; therefore, displacement of underserved populations will not occur.

2.b. Community Engagement – 2.b.i. Project Involvement and 2.b.ii. Project Roles. Key local project partners and their roles are summarized below.

Table 5. List of Organizations/Entities/Groups & Roles

Organization	Entity's Mission	Partner Role/Specific Involvement
Downtown Business Improvement District (BID) Chloe Kreuser; 715-496-0823; ckreuser@stevenspoint.com	"Enhancing downtown Stevens Point by collaboratively connecting property owners, businesses, residents, and visitors with resources and experiences."	Facilitate redevelopment by identifying and finding resources to encourage commercial businesses to locate at the Target Area and commercial spaces included in the reuse of the Target Property.
Portage County Business Council (PCBC) Michael Witte; 715-344-1940; michaelw@portagecountybiz.com	"... to serve & expand our business community by working together with business professionals in our region, providing opportunities, information services and advocacy."	Facilitate redevelopment by engaging network development to pursue positive and proactive opportunities including future residents of the Target Property. Promote redevelopment of the target site and adjacent properties.
Stevens Point Housing Authority (SPHA) Idowu Odedosu; 715-340-7161; iodedosu@spha-wi.org	"... to provide quality, affordable, and safe housing for low to moderate-income individuals and families in Stevens Point, Wisconsin."	Provide support and experience in managing LMI properties during reuse planning.
City of Stevens Point Community Development Department Jarod Kivela; 715-346-1568; jkivela@stevenspoint.com	"…to promote a safe, diverse, dynamic, and vibrant community, and enhances the living, working, and recreation choices for community residents and visitors."	Coordinate outreach to share information and collect input on cleanup/reuse planning and coordination during cleanup.
KG Development Group Anthony Kazee; 414-323-3666; anthony@kgdevgroup.com	"...to provide intentional, sustainable, and supportive solutions that remove Social Determinants of Health barriers to benefit people and their communities."	Future Priority Site developer. Will assist in cleanup planning and implementation. Intends to design, construct, and manage future buildings onsite for workforce housing and commercial uses.

2.b.i iii Incorporating Community Input. Incorporating community input in the decision-making and planning stages at the Target Area is a continued priority for the City. Within one month of the award, the City will develop a site-specific Community Involvement Plan (CIP) to engage community stakeholders listed above in Sections 2.b.i and 2.b.ii. The CIP will deliberately involve underserved community members while providing information and opportunities for feedback. The CIP will also include how community input will be solicited, considered, and responded to. The approved CIP will be instituted in Fall 2025 and facilitated by the City's Brownfields Advisory Committee (BAC) to engage the community and local businesses in the cleanup and overall redevelopment of the Target Area.

The plan for disseminating progress will at a minimum include: (1) A press release and public meeting following award to disclose general information on the cleanup grant and solicit input on community concerns regarding brownfields. The meeting facilities will be ADA-compliant to accommodate needs of sensitive populations (i.e., disabled or elderly) and interpreters will be provided as necessary to address the concerns of non-English speakers; (2) Publication of program information and documents on the City's website (stevenspoint.com/1246/Brownfield-Sites); (3) Sending notices to stakeholders for dissemination to networks; (4) Publication of program information and documents in the local newspaper, on the City's website and on electronic social media for increased visibility to key information related to pertinent programs or topics; and (5) Posting of notices and program documents at area libraries.

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3.a. Task Descriptions, Cost Estimates, and Measuring Progress – Proposed Cleanup Plan

Contaminated Media to be Addressed: As documented by the Phase II ESAs and site investigation activities conducted between 2020 and 2024 residual soil and groundwater impacts associated with prior commercial use and placement of historic fill are present at the Property. Specifically, hazardous substances of PAHs, VOCs, and RCRA metals in the soil are widespread across the Property at concentrations greater than applicable health-based direct contact and groundwater protection standards rendering the site unsuitable for multi-family residential redevelopment or a public transit center. Groundwater sampling results identified arsenic, PAHs, and VOCs in excess of applicable groundwater quality standards. The existing VOC impacts in both soil and groundwater pose vapor intrusion concerns for future redevelopment(s).

The impacted soil targeted for active remediation appear to be associated with historic releases from former commercial operations and historic fill placed on the Target Property. Institutional controls to maintain the engineered barriers and prevent contact with groundwater will be enacted by the City or developer following construction. This cleanup plan is consistent with the Reuse Plans.

Cleanup Method: Upon award, the ABCA will be finalized, groundwater monitoring wells abandoned, and waste characterization sampling conducted to develop waste profiles and a RAP/MMP prepared for landfill, WDNR, and USEPA concurrence on the proposed cleanup at the Target Property. The RAP/MMP will describe cleanup methods to facilitate the reuse as a multi-family residential reuse, transit center, and construction of new utilities and infrasctructure in the expanded road right-of-ways. The selected remedial approach to be completed by appropriately licensed/certified remedial contractors, with work overseen by the Qualified Environmental Professional (QEP) firm and regulatory agencies (USEPA and WDNR) under this grant will likely include: (1) demolition of the existing asphalt parking lot to access subsurface for cleanup; (2) Excavation/Offsite Disposal of 1200 CY of soil and capping for Proposed Lot 1 (Potential Transit Center). Capping will include installation of clean soil caps and engineered barriers on the remainder of Proposed Lot 1; (3) Excavation/Offsite Disposal of 17,340 CY of impacted soil & Limited Capping for Proposed Lot 2 (Residential Building). Approximately 17,340 CY of impacted soil will be excavated and hauled to a licensed solid waste landfill. This removal is necessary to prepare the site for construction of the future building with underground parking and the as well as the installation of clean soil caps and engineered barriers outside the building footprint. This task also includes importing clean fill and topsoil onsite to complete softscape caps and provide stable sub-base beneath impermeable covers such as asphalt and concrete. (4) Excavation/Offsite Disposal of 14,775 CY of impacted soil, backfill and limited capping for Strongs Avenue and College Court Reconfigurations. This soil removal is necessary to facilitate proper road grades and installation of new utilities within each section of the road expansion. This task includes importing clean granular fill and gravel to provide stable sub-base beneath impermeable covers such as asphalt and concrete and complete limited capping in softscapes. Sidewalks will also be constructed to serve as a cap to address potential direct contact concerns. (5) A SSDS will be designed for the multi-family residential building to mitigate the risk for vapor intrusion. As part of the redevelopment efforts, KG Development Group (developer) will install the SSDS and establish institutional controls to provide for long-term control of residual soil and groundwater impacts post-construction. A construction documentation report (CDR) will be prepared following completion of active remediation.

Disposal Requirements: Preliminary characterization suggests excavated soil can be handled as a solid waste and transported/disposed of at a local licensed solid waste landfill. PAH and RCRA metal impacted soil can be beneficially reused on site or at the landfill if geotechnically suitable and space allows. Dewatering is not anticipated during excavation, however, if encountered would be pumped and hauled off-site for proper treatment prior to disposal.

3.b.i – 3.b.iv Task Descriptions, Cost Estimates, and Measuring Progress – Description of Tasks/Activities and Outputs. The City has developed the appropriate tools and procedures to immediately begin implementation of this grant and execute key project activities within the performance period. The City is the owner of the Target Property, therefore, an access agreement is not needed and work can begin immediately and completed within the grant, as reflected in the task descriptions below:

Task 1 - Activity: Program Management
i. Project Implementation: Procure and Manage QEP, prepare Quarterly Reports, Annual Financial Reports, and Minority Business Entity (MBE)/Women-Based Entity (WBE) Reports; update ACRES database; prepare Grant Closeout Report
ii. Anticipated Project Schedule: QEP procured by the time the Cooperative Agreement is issued (October 1, 2025), Quarterly progress reports will be submitted by Jan. 30th, Apr. 30th, Jul. 30th, and Oct. 30th of each year, with the first due on Jan. 30, 2026. Annual [Insert DBE definition] (DBE) reports will be submitted by Oct. 30th, with the first due on Oct. 30, 2026. Grant closeout is expected to be completed no later than October 30, 2028.
iii. Task/Activity Leads: City's Project Director will lead this task with support from QEP
iv. Outputs: Admin Records; Contractor Procurement Documentation; (16) Quarterly Reports; (3) Annual Financial Reports; (3) MBE/WBE Reports; (1) Grant Closeout Report

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Task 2 - Activity: Cleanup Oversight
i. Project Implementation: Finalize ABCA, adapt current QAPP, abandon monitoring wells, and complete waste characterization sampling to develop waste profiles and prepare RAP/MMP. Develop bid specifications, retain remedial contractor, oversee cleanup activities and Davis-Bacon Act compliance, and prepare CDR.
ii. Anticipated Project Schedule: Finalize ABCA, adapt current QAPP, abandon monitoring wells, complete waste characterization sampling, develop waste profiles and RAP/MMP for WDNR and landfill approvals, and design sub-slab depressurization system (SSDS) during Q1 FY26. Develop bid specs, retain remedial contractor, and implement cleanup plan in Q1 FY26. Complete Davis Bacon Act (DBA) compliance documentation concurrent with Task 3. Prepare CDR in Q3-Q4 FY27. If early work request granted, schedule will shorten by (1) quarter.
iii. Task/Activity Leads: City's Project Director, QEP, with input from WDNR and USEPA PMs
iv. Outputs: ABCA; QAPP; waste profiles; RAP/MMP; bid spec; DBA Summary; Const. Doc. Report, SSDS design
Task 3 - Activity: Cleanup *(Remediation Contractor Only)*
i. Project Implementation: Implement cleanup plan described in Section 3.a
ii. Anticipated Project Schedule: Q1 FY26 through Q2 FY27
iii. Task/Activity Leads: City's Project Director, Remedial Contractor's PM (to be retained in Q1 FY26), and QEP PM
iv. Outputs: Daily construction logs; landfill tickets
Task 4 - Activity: Community Outreach
i. Project Implementation: Prepare and implement a Site-Specific CIP, host public meetings to discuss Target Property cleanup and redevelopment plans; community events; attend two National Brownfield Conferences
ii. Anticipated Project Schedule: Scheduled outreach activities will be ongoing with and a first meeting held as early as Q1 FY26 and will end with completion of construction in FY 2027.
iii. Task/Activity Leads: City's Project Director and BAC, with input from QEP and community partners
iv. Outputs: CIP, meeting deliverables, reuse plans, presentation materials

3.c. Task Descriptions, Cost Estimates, and Measuring Progress – Cost Estimates. The total cleanup costs are estimated to be $3,977,035 of which the City is requesting this grant amount. Personnel ($38/hr) and fringe ($12/hr) are an average of City staff. Contractual and construction estimates are based on responses to recent bids issued within the past year.

Budget Categories		Task 1	Task 2	Task 3			Task 4	Total
		Program Management	Cleanup Oversight	Cleanup (broken out by areas)			Community Outreach	
				Lot 1 (Transit Center)	Lot 2 (Residential Building)	Expansion of College Court/Strongs Ave.		
Direct Costs	Supplies						$2,500	$2,500
	Travel						$3,500	$3,500
	Contractual	$12,000	$233,000				$5,500	$250,500
	Construction			$257,000	$1,714,000	$1,749,535		$3,720,535
TOTAL BUDGET		$12,000	$233,000	$3,720,535			$11,500	$3,977,035

Task 1 – Program Management = $12,000
Cost Basis and Assumptions: The City will lead grant administration but will be supported by the QEP. Contractual Costs of **$12,000** are budgeted for an estimated 96hrs (@ $125/hr) of work by QEP in providing assistance in completing various required reports as follows: preparation of quarterly reports and maintenance of the ACRES database (5hr/quarter*16 quarters=80hr), annual financial and DBE reports (4 @ 2 hr each = 8 hrs); and final closeout report (1 @ 8 hr = 8 hr).
Task 2 – Cleanup Oversight: Total Budget = $233,000
Cost Basis and Assumptions: This budget includes all contractual costs for remediation activities and oversight to be completed as part of the City's USEPA cleanup grant. Contractual Costs of **$233,000** are budgeted for the following work to be performed by the QEP: complete pre-design waste characterization sampling ($50,000, includes driller and lab costs); seal monitoring wells (9 wells @ $750 per well); finalize the ABCA, adapt the existing QAPP for use on the project, develop landfill waste profiles and prepare a Remedial Action Plan / Material Management Plan (100hr @ $150/hr); prepare three bid specs and assist City in bidding (180hr @ $150/hr); securing appropriate permits (40hr @ $150/hr); remedial contractor oversight and DBA documentation (65 days @ $1,500/day); preparing a construction documentation report(s) (125hr @ $150/hr); designing a Sub-Slab Depressurization System (SSDS; 80hr @ $150/hr).
Task 3 – Cleanup: Total Budget = $3,720,535

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Cost Basis and Assumptions: Construction Costs of **$3,720,535** are budgeted for the remedial activities to be completed to address 33,350 CY of RCRA metals, PAH and VOC-impacted soils at the site the pose a threat to groundwater and/or direct contact. Lot 1 construction cleanup costs ($257,000) include removal of remaining asphalt, excavation and offsite disposal of impacted soils to facilitate the transit center footings/foundation installation and surficial soil removal for the remainder of the site including landscaped areas to facilitate installation of a cap (1200 CY of soil @ $25/CY to excavate, load, haul and landfill disposal of 1200 CY*1.4 CY/ton=1680 tons @ $50/ton). To address direct contact concerns the site will be capped with a combination of impermeable surfaces (5,400 SF of concrete @ $15/SF and 225 tons of asphalt @ $200/ton overlaying road base gravel (400 CY @ $20/CY)) and landscaped surfaces (315 CY granular fill @ $18/CY and 160 CY of topsoil @ $20/CY). Lot 2 construction cleanup costs ($1,714,000) include removal of remaining asphalt ($20,500), excavation and offsite disposal of impacted soils to facilitate the future residential building with underground parking, and surficial soil removal from the remainder of the site to facilitate installation of a landscaped or impermeable surface cap (17,340 CY of soil @ $25/CY to excavate, load, haul soil; landfill disposal of 17,340 CY*1.4 CY/ton=24,276 tons @ $50/ton; and erosion control/asphalt removal @ $25,630). To address direct contact concerns the landscaped areas and future parking lots will be capped with the following: 1,165 CY granular fill @ $18/CY, 290 CY of topsoil @$20/CY, and 715 CY of road base gravel @ $20/CY. College Court and Strongs Avenue Expansion construction cleanup costs ($1,749,535) include removal of remaining asphalt, excavation and offsite disposal of impacted soils to facilitate the installation of utilities, future roads, and sidewalks where future roadways will be extended through the former Shopko Parcels. It is estimated the 14,775 CY of soil will be removed and landfilled from the portion of the Project Area (@ $25/CY to excavate, load, haul and 14,775 CY*1.4 CY/ton=20,685 tons @ $50/ton). To address direct contact concerns this area of the site will be capped with a combination of impermeable surfaces (9,470 SF of concrete sidewalks @ $8/SF) and road base gravel (4,800 CY @ $20/CY)). The utility excavations will be backfilled with granular fill (9,675 CY granular fill @ $18/CY).

Task 4 – Community Outreach: Total Budget = $11,500

Cost Basis and Assumptions: Supply Costs of **$2,500** are budgeted for printing costs ($1,500) and mailing costs for public notices ($1,000). Travel Costs of **$3,500** are budgeted for expenses for the Project Director and one other City staff member to attend one 3-day USEPA-sponsored National Brownfield conference. Travel costs are estimated on airfare costs of $450/person ($450 x 2 = $900 for 2 tickets), hotel/meal costs of $290 per person/day ($290 x 2 x 3 = $1,740 for 3 days), conference registration ($350 x 2 = $700) and costs for ground transportation and incidentals of $80/person/event ($80 x 2 = $160). Contractual Costs of **$5,500** are budgeted for an estimated 44 hr of work by the QEP (@ $125/hr) to prepare a site-specific CIP and assist with outreach activities.

3.d. Task Descriptions, Cost Estimates, and Measuring Progress – Plan to Measure and Evaluate Environmental Progress and Results. Project results/outputs and outcomes will be tracked, and progress measured/evaluated monthly using existing tools developed by the City and summarized in quarterly progress reports and annual financial reports prepared during the project under Task 1. Project outputs, progress, and schedule will be tracked continuously using Microsoft Project to ensure the grant funds are expended in a timely and efficient manner to the greatest benefit of the community. For measuring and evaluating progress, outputs will be compared to the project schedule proposed in Section 3.b; if a deviation of more than one fiscal quarter is reached, interventions (ex. increased team meetings) will be implemented to maintain the project schedule. Project outcomes and accomplishments, including project milestones/deliverables, and leveraged resources will further be tracked on a **monthly/quarterly** in the ACRES. Project-specific outcomes will be tracked and quantified in the final progress report by comparing future community demographics/welfare characteristics to current conditions and will include: (1) acreage of shovel-ready portions of the Target Property for redevelopment; (2) leveraged investment in the Target Property; (3) increase in connectivity of the downtown corridor and residences to other parts of the City through public transit and road reconfiguration. Outcomes advancing the City's Brownfield Objectives include; (4) increase in developer interest in the adjoining Phase II Redevelopment Area of the former Shopko property, and more broadly; (5) dollars of public and private funding leveraged; (6) increase in property values in the vicinity of the Target Property; (7) Reduction of poverty rates and increase in median household incoming within the CT; and (8) availability of housing options. If the timelines for advancing one or more phases of work at the Target Property are not well-aligned with the USEPA grant project period, then the City and QEP will work with WDNR/USEPA to adjust the approach to maintain progress on achieving the project outcomes. Outcomes will be **tracked long-term** on a five-year basis by the City and reported in future brownfield conferences, fact sheets and/or the City website.

4.a. Programmatic Capability and Past Performance – Programmatic Capability

(i) Organizational Structure. Following procedures used in the previously awarded USEPA grants, administrative aspects of the project will be managed by the City's Community Development Department (CDD) with technical assistance provided by staff in the Community Development, Planning, Engineering, and Utilities Departments. City finance will also be involved with financial aspects of the grant and managing reimbursement requests. CDD personnel will ensure the timely and successful expenditure of funds within the allotted grant period. The City and the CDD will serve as the BAC and solicit

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public input regarding the development of the Cleanup Area and provide updates to the community regarding grant activities. Through previous federal grant experience, the CDD has the internal procedures and experience to retain a QEP firm per the requirements of 2 CFR 200.317 - 200.326 prior to execution of the Cooperative Agreement.

(ii) Description of Key Staff: **Christopher Klesmith**, the City's Neighborhood Planner and Economic Development Specialist, will be the Project Director and oversee implementation of all grant activities, including tracking, reporting, and coordinating with the USEPA, WDNR, and other agencies as necessary. Mr. Klesmith has served the City of Stevens Point since June 2022 leading redevelopment initiatives in both greenfield and brownfield sites, and managing the City's FY22 assessment grant which was expended on time and budget. Mr. Klesmith possesses his Bachelor's degree from the University of Wisconsin – Madison and has prior experience working among municipalities and non-profits to implement federal, state, and local grant/loan funds for redevelopment projects. **Scott Beduhn**, Director of Public Works and **Joel Lemke**, Director of Public Utilities and Transportation will assist with technical aspects of the grant to ensure efficient project execution. Specifically, Mr. Beduhn and Lemke will use their collective 30 years of experience to efficient redevelopment of the public road and transit center aspects of the project. Director Beduhn earned his Bachelor's degree in environmental engineering from Michigan Technological University. Director Lemke earned his Bachelor's degree in resource management and environmental protection from the University of Minnesota. Together, Mr. Klesmith, Mr. Beduhn, and Mr. Lemke will also draw on the skills of their department staff which include a Planner, Engineer, Surveyor, Utilities Superintendent, GIS Specialist, and administrative staffers to complete grant objectives. **Corey Ladick**, the City Comptroller-Treasurer will continue to provide financial tracking and grant documentation support to ensure all financial grant requirements are met including timely reimbursement requests.

The residential development team is led by **Anthony Kazee**, Principal of KG Development Group, and **Que El-Amin**, President of Scott Crawford, Inc. Mr. Kazee and El-Amin have executed numerous projects ranging from adaptive reuse to brownfield redevelopment projects specializing in affordable/supportive housing and developments. The residential development team will work closely with the aforementioned City staff to align public and private development activities to ensure public safety and project goals are achieved.

(iii) Acquiring Additional Resources. Through experience implementing the City's FY19 and FY21 USEPA assessment grant awards, the City has the ability to acquire any additional expertise or resources necessary to implement this USEPA Assessment Grant and to successfully complete the project. The City maintains a professional human resources department with the staff resources, experience, and expertise to recruit qualified replacements for any key Project staff that depart. The appropriate tools and procedures to immediately begin implementation of this grant already exist to execute key project activities within the performance period. The City has not yet retained a QEP but intends to procure one per the requirements of 2 CFR 200.317 - 200.326 to assist with cleanup tasks upon notice of grant award. If needed, additional contractors can be retained following similar procurement methods.

4.b. Past Performance and Accomplishments – Previously Received a USEPA Brownfields Grant

(i) USEPA CWA Grant for Hazardous Substance and Petroleum Brownfields (FY19; $300K): 1. Accomplishments: All goals established in the approved project workplan for the FY19 grant were achieved. A brownfield inventory was completed of the Downtown Target Area and assessment and/or remedial/reuse planning activities were performed at 14 sites. This included: (14) Phase I ESAs; (13) sampling and analysis plans (SAPs); (13) Phase II ESAs; (4) regulated building material surveys, and (9) remedial action plans (RAPs). Assessment activities led to the City's acquisition and assembly of nine parcels into two large redevelopment sites for future development (former Belke Block). Other pending redevelopments as the result of the FY19 grant include expansion of MSTC, residential housing opportunities, and a financial institution in all totaling approximately $29M in private investment.

(i) USEPA CWA Grant for Hazardous Substance and Petroleum Brownfields (FY21; $300K): 1. Accomplishments: The City recently completed the CWA grant awarded by the USEPA for FY21. Focus was primarily given to fewer but larger complex project sites within the Target Area presenting the highest redevelopment potential. These sites included the Former Shopko parcels, Pfiffner Pioneer Park, Former Edgewater Manor, and the 2nd and 3rd Street parcels. Assessments included (2) Phase I ESAs, (3) Phase II ESAs; (2) regulated building material surveys; (3) Site Investigations; and (1) RAP. Assessment activities led to the City purchasing and demolishing the former Shopko building and leveraging the former Shopko parcels for the upcoming redevelopments discussed in Section 1.b. Additional sampling at Pfiffner Park has also prompted the USEPA to reopen investigation into possible coal gas residuals on the site through the Responsible Party of an adjacent superfund case for further assessment.

2. Compliance with Grant Requirements: The City has received two USEPA grants since 2019. Both grants maintained compliance with the grant workplan/schedule as well as the terms/conditions of the cooperative agreement. The City submitted all the required annual financial reports, quarterly reports, and project deliverables in a timely manner per the workplan and cooperative agreement schedule. All funds were also expended in the period of performance.

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DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Former Shopko Redevelopment Site
Stevens Point, Wisconsin

WDNR BRRTS CASE IDs:
02-50-586653 (ERP; Open)
02-50-595099 (ERP; Open)

USEPA ACRES IDs:
242495
292496

Lynelle P. Caine
Sr. Brownfields Project Manager

Stu Gross, P.G.
QA/QC Manager

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Stantec

October 14, 2024
Project Number 193710797

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TABLES

Table 1: Analysis of Brownfield Cleanup Alternatives

APPENDIX

Appendix A: Shopko Redevelopment - Current & Proposed Boundaries
Appendix B: Proposed Redevelopment Plans/Renderings

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GENERAL INFORMATION

FACILITY:	Shopko Redevelopment Site, 0 and 1200 Main Street; Portion of Strongs Avenue right-of-way (ROW) Stevens Point, Wisconsin
PARCEL IDs	Northern 4.35 acres of PINs: 281240832202950; 281240832202969; (Portion of Strongs Avenue ROW)
SIZE:	4.35-acres
USEPA ACRES ID:	242495 292496
WDNR BRRTS #s:	02-50-586653 (ERP; Open) 02-50-595099 (ERP; Open)
PROPERTY LOCATION:	NE1/4 of the NW 1/4 of Section 32, Township 24 North, Range 08 East, Portage County, Wisconsin
PROPERTY OWNER:	City of Stevens Point 1515 Strongs Avenue Stevens Point, WI 54481
Contact:	Mr. Chris Klesmith Economic Development Specialist City of Stevens Point, Wisconsin 1515 Strongs Avenue Stevens Point, WI 54481 Phone: (715) 341-4171 Email: cklesmith@stevenspoint.com
CONSULTANT:	Stantec Consulting Services Inc. 1165 Scheuring Road De Pere, Wisconsin 54115
Contact:	Lynelle P. Caine Sr. Brownfields Project Manager Phone: (920) 655-7211 Email: Lynelle.caine@stantec.com
WDNR OVERSIGHT:	Wisconsin Department of Natural Resources 1300 W. Clairemont Eau Claire, Wisconsin 54701
Contact:	Ms. Dee Lance Hydrogeologist Phone: (715) 697-0632 Email: dee.lance@wisconsin.gov

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1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) completed this **DRAFT** Analysis of Brownfields Cleanup Alternatives (ABCA) on behalf of the City of Stevens Point (City), for two parcels located at 0 and 1200 Main Street associated with the former Shopko retail store site in the City's downtown. The City intends to redevelop the parcels and realign Strongs Avenue and College Court to provide more connectivity in the downtown. To facilitate redevelopment, the City intends to conduct parcel reconfiguration which would split the current two parcels into three "Lots" and a proposed "Out Lot" as depicted on the figure in **Appendix A**. Cleanup efforts outlined in this ABCA will be associated with all of proposed Lots 1 and 2, College Court expansion, and a portion of present day Strongs Avenue. In total, the area of environmental cleanup will occupy approximately 4.35-acres (herein referred as the "Phase I Cleanup Area" or "Cleanup Area"). The Cleanup Area relative to local topography is illustrated on **Figure 1.** The Cleanup Area in relation to the current parcel boundaries is depicted on **Figure 2.**

This **DRAFT** ABCA was prepared utilizing the framework provided in ch. NR 722 Wisconsin Administrative Code (WAC) (NR 722) for a Remedial Action Options Report (RAOR).

The United States Environmental Protection Agency (USEPA) Assessment, Cleanup, and Redevelopment Exchange System (ACRES) identification numbers associated with prior assessment work at the Subject Property are 242495 and 292496.

Through extensive investigation history, significant residual soil, and groundwater impacts from petroleum and/or hazardous substances is present onsite. Impacts are largely associated with prior commercial uses and/or placement of historical fill which will complicate redevelopment. Groundwater contamination has also migrated to the Cleanup Area from an off-site source. Contamination present within the Cleanup Area is summarized below.

> Soil. As illustrated on **Figures 3a-3c**, volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and heavy metals were detected in soil at concentrations greater than applicable health-based ch. NR 720 WAC (NR 720) Residual Contaminant Levels (RCLs) and/or Background Threshold Values (BTVs).
>
> Groundwater. The potentiometric surface of shallow groundwater grades downward towards the southeast towards the Wisconsin River, which serves as a constant head boundary for regional groundwater as illustrated on **Figure 4**. VOCs and heavy metals were detected in groundwater at concentrations greater than applicable health-based ch. NR 140 WAC (NR 140) groundwater quality standards. It appears that chlorinated VOCs in groundwater have migrated from an off-site upgradient source. The extents of groundwater impacts can be found on **Figure 5**.
>
> Vapor Intrusion. Sub-slab vapor samples were collected beneath the former Shopko building prior to demolition. Sample results identified multiple VOCs exceeding laboratory limits of detection but lower than applicable state regulatory limits, however, the heating and cooling systems were not operating at the time of sampling. Remaining portions of the Cleanup Area have been vacant and undeveloped. Therefore, the vapor intrusion pathway could not be quantitatively evaluated in full. Soil and/or groundwater with residual VOC impacts extends beneath areas of the proposed multi-family residential Cleanup Area and/or in areas bisected by utility corridors. Therefore, residual VOC impacts could pose a threat to indoor air quality due to vapor intrusion directly into the structure and/or through new or future preferential flow pathways into the structure. It is recommended that any new occupied structures at this property must consider implementation of vapor mitigation technologies in accordance Wisconsin remedial action laws.

A developer has secured/stacked the necessary funding to redevelop Lot 2 of the Cleanup Area for low to moderate income (LMI) multi-family housing. As illustrated on the plan set in **Appendix B**, the redevelopment will include:

- (1) Multi-Family Building [116,670 ft^2 (3-stories above ground with underground parking)],
  - ~ 29,120 ft^2/floor
  - 61,760 ft^2 of residential space comprising 75-units
  - 10,061 ft^2 of common or commercial space
- Landscaped/Greenspace (~ 0.7-acres),

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- Asphalt-Paved Parking Lot (~ 0.4-acres), and
- Sidewalks (~ 0.5-acres)

The City intends to construct a new transit center on a portion of the former Shopko parcels which will be focused on the City bus system. One proposal includes the construction to take place on Lot 1 as conceptually depicted in **Appendix B**. The transit center to be placed on the former Shopko parcels is still in design but is estimated to include:

- Roof covered open air waiting platform;
- ~ 5,400 ft^2 of concrete curb and sidewalk;
- ~ 9,200 ft^2 asphalt pavement

The City also intends to relocate a portion of Strongs Avenue and extend College Court through the Cleanup Area as depicted on the figure in **Appendix A**. The road construction projects will include installation of new utilities, asphalt pavement, and adjacent sidewalks as depicted in **Appendix B**. In total, the road improvements will include:

- ~ 1,100 lineal feet of new storm, sanitary, and water utilities,
- ~ 33,000 ft^2 of asphalt pavement, and
- ~ 6,550 ft^2 new concrete sidewalk

In order to facilitate the above redevelopments in the Cleanup Area, remedial action activities are warranted. Based on the evaluation described herein, the selected remedial approach under this **DRAFT** ABCA includes:

1. Excavation and offsite disposal of soil contaminated with VOCs, PAHs, and heavy metals, from:
   - building foundation excavations;
   - footings for the potential transit center;
   - roadways, softscape areas, general grading; and
   - utility installations
2. Importing clean soil to construct engineered barriers in softscapes to prevent direct contact exposure to residual contaminants;
3. Installing impermeable caps (asphalt and concrete) to prevent direct contact exposures in the new roadways, multi-family residential, and potential transit center developments; and
4. Design of a sub-slab depressurization system (SSDS) to prevent the risk for vapor intrusion into the multi-family residential structure.

The following additional remedial activities to facilitate the proposed non-industrial redevelopment will be completed in the future by others and therefore are not evaluated in this ABCA:

- Construction of finished surfaces of the sitewide engineered barrier including:
  - Softscape (topsoil, turf, plantings) and all hardscaped surfaces on proposed Lot 2 by developer;
  - Hardscaped surfaces within the street right-of-way including (curb, gutter, and asphalt) by the City.
- Construction of stormwater infrastructure/best management practices;
- Establishing appropriate plant materials (i.e., turf, perennials, bushes, trees) in the vegetated areas
- Post-construction groundwater monitoring;
- Installing new utilities, including clay plugs in utility trenches;
- Installation of a SSDS below the multi-family residential building;
- Post-construction sub-slab vapor sampling; and/or
- Establishing institutional controls, continuing obligations and maintenance plans to provide for long-term control of residual soil, groundwater, and vapor impacts, as warranted.

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2.0 BACKGROUND INFORMATION

Stantec completed this **DRAFT** ABCA on behalf of the City for the approximately 4.35-acre former Shopko Cleanup Area depicted in **Appendix A** within the City of Stevens Point, Wisconsin. The location of the Cleanup Area relative to local topography and current parcel boundaries are illustrated on **Figure 1** and **Figure 2,** respectively. This **DRAFT** ABCA was prepared utilizing the framework provided in ch. NR 722 WAC for a RAOR.

2.1 HISTORIC PROPERTY USE/OCCUPANCY

Commercial & Residential Development. Phase I ESAs were conducted on both current former Shopko parcels in 2023 and 2024. The results indicate that the former Shopko parcels encompassing the Cleanup Area were comprised of numerous small residential and commercial parcels. Former commercial businesses included a print shop, filling stations, and retail stores. Historical documents reveal this portion of the City has gone through extensive parcel consolidation, address changes, and street reconfiguration in the last 100 years.

Property Ownership. The City currently owns both parcels encompassing the Cleanup Area. The former Shopko building parcel (PIN: 281240832202950) was purchased by the City from Division Main, LLC on November 30, 2023. A Phase I ESA was completed by Stantec (2023) per the All-Appropriate Inquiries (AAI) rule detailed in 40 CFR §312.21 utilizing ASTM E1527-21 on behalf of the City on November 15, 2023 prior to parcel acquisition. The adjoining former Shopko Parking Lot parcel (PIN: 281240832202969) will be retained by the City of Stevens Point from the Redevelopment Authority (RDA) prior to the grant application submittal. An AAI and ASTM E1527-21 compliant Phase I ESA (2024) was completed within 180 days of the planned acquisition. Prior RDA ownership was obtained through the accumulation of numerous small parcels in the early 1980s which were situated entirely on or portions of the current parking lot parcel.

Since taking ownership, the City has maintained compliance with required continuing obligations and no records have been identified indicating the City is considered potentially liable or known to be affiliated with any other person that is potentially liable for contamination at the former Shopko parcels. Proposed redevelopments associated with the Cleanup Area are illustrated in **Appendix B.**

2.2 ENVIRONMENTAL SITEASSESSMENTS & INVESTIGATIONS

Stantec 2023 – Former Shopko Building Phase I ESA. The Phase I ESA identified the following recognized environmental conditions (RECs):

- The historic presence of multiple filling stations, automotive repair shops, print shop, and laundry/drycleaner businesses formerly located on or adjacent the Subject Property;
- The presence of tetrachloroethene (PCE)-contaminated groundwater extending onto the Subject Property from known releases to the north across Centerpoint Drive; and
- The proximity of residually PCE impacted soil and groundwater from adjacent sites to the west and south of the Subject Property which poses a potential vapor encroachment condition (VEC).

Stantec 2024 – Former Shopko Parking Lot Phase I ESA. The Phase I ESA identified the following RECs:

- The historic presence of multiple filling stations, automotive repair shops, print shop, and laundry/drycleaner businesses formerly located on or adjacent the Subject Property;
- The open Environmental Repair Program (ERP) case associated with contamination identified on the Subject Property;
- The presence of PCE-contaminated groundwater extending onto the Subject Property from known releases to the north across Centerpoint Drive;
- The open ERP case on the adjoining former Shopko building parcel; and
- The proximity of residually PCE impacted soil and groundwater from adjacent sites to the west and south.

Stantec – Former Shopko Parking Lot Phase II ESA and Site Investigation. 31 soil borings and 11 temporary monitoring wells were installed on the parcel for environmental analysis as part of Phase II ESA and SI works completed on the former Shopko Parking Lot parcel between 2020 and 2023. Laboratory analysis of

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shallow soil samples collected from 0 to 4 ft bgs at the Site detected numerous VOCs, PAHs, and/or heavy metals exceeding the WAC NR 720 RCLs for groundwater protection and/or non-industrial direct contact. Benzo(a)pyrene was detected above industrial direct contact RCLs in multiple boreholes.

Based on sampling results, it was surmised that soil contamination on-site does not appear to be significantly affecting groundwater quality at the parcel. However, chlorinated VOCs were identified in the groundwater on-site. The available data indicates chlorinated VOCs are likely associated with the Dun-Rite Cleaners release upgradient of the parcel and not believed to be associated with historical activities conducted onsite. Petroleum impacts identified in the groundwater appear to consist of total trimethylbenzenes exceeding WAC NR140 ES and are not likely widespread. Therefore, no further groundwater monitoring appears to be necessary.

Stantec – Former Shopko Building Phase II ESA. During December 2023, Stantec completed a Phase II ESA on behalf of the City for the former Shopko Building located at 1200 Main Street. During the Phase II ESA, 9 soil borings were installed on the parcel with temporary groundwater monitoring wells constructed in 3 borings. The soils encountered at the parcel consist primarily of fine to medium grained sand and gravel up to 16 ft bgs. Brick debris and black mottling were observed in borings up to 8 feet bgs, likely indicative of historic urban fill.

Laboratory analysis of soil samples collected from the former Shopko Building parcel detected lead, benzo(a)pyrene, chrysene, and VOCs exceeding respective NR720 RCLs for groundwater protection and/or direct contact exposure. Benzo(a)pyrene was the only contaminant detected in excess of RCLs based on direct contact exposure. PCE is the most widespread contaminant identified on the parcel and is likely related to historic offsite releases with which also impact the Property. Detections of lead, benzo(a)pyrene, and chrysene are likely associated with historic fill observed onsite.

Groundwater analysis identified multiple VOCs including trichloroethene (TCE) and methylene chloride exceeding the NR140 preventative action limit (PAL) in two of the three temporary monitoring wells installed at the parcel. PCE and bromodichloromethane were also detected exceeding the NR140 enforcement standard (ES) in one or more wells.

Demolition of the former Shopko building began in July 2024. Prior to demolition, four sub-slab vapor extraction ports were installed within the floor of the building and sampled for VOCs. Vapor analysis revealed numerous detections including TCE and PCE above laboratory minimum detection limits. However, none of the detections exceeded their respective Wisconsin Vapor Risk Screening Levels (VRSLs) for large commercial/industrial, small commercial, and residential sites. It should be noted that samples were collected when the buildings HVAC system was not in operation.

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3.0 REMEDIAL ACTION OPTIONS EVALUATION

3.1 PROPOSED PROPERTY REDEVELOPMENT

Redevelopment of the former Shopko parcels has been part of the vision for the City since Shopko closed the onsite retail store in 2019. At present, the greatest community need in the City is healthy housing, especially for LMI households. To meet this demand, the proposed project will introduce a new 75-unit multi-family residential housing building on Lot 2 of the Cleanup Area. The residential redevelopment project aims to be generationally diverse, providing safe, stable, and supportive housing for low-income families. The development also seeks to accommodate individuals with disabilities, veterans, and the elderly. 15-units are proposed to be dedicated supportive housing where tenants can access a host of valuable services (mentoring, financial advising, mental health, etc.) intended to cultivate tenant independence.

The City is also seeking to construct a transit center which would potentially be established on Lot 1 of the Cleanup Area. A new transit center will provide a much-improved hub for public transportation and protection for users from the outdoor elements. The City also has plans to extend College Court and relocate the northern portion of Strongs Avenue through the current parcels. The proposed transit center and new roadways will enhance community connectivity between residential neighborhoods north of downtown to the City's commercial center. The proposed transit center will also improve the City's public transportation system connecting residents to employment opportunities and services City-wide. Proposed reuse features for the Cleanup Area are depicted on the **Figure 6**.

However, as illustrated on **Figures 3a-3c** and **Figure 5**, significant soil and groundwater impacts remain in the Cleanup Area which must be mitigated to facilitate the proposed reuse.

3.2 CLEANUP STANDARDS AND APPLICABLE LAWS

Remedial activities proposed under this **DRAFT** ABCA will be completed per the requirements of ch. NR 700 WAC. The WDNR will provide regulatory oversight of the project, including reviewing/approving plans and reports described in Section 4 of this **DRAFT** ABCA.

Cleanup soil quality standards are established in ch. NR 720 WAC and groundwater quality standards are established in ch. NR 140 WAC. Criteria for beneficial reuse of soil/fill at the Property are established under ch. NR 718 WAC. Toxicity thresholds specified in 40 CFR 261 will be used to determine proper waste/material management. Impacted soil/fill generated during excavation will be managed per ch. NR 600 WAC and ch. NR 500 WAC.

3.3 REMEDIAL ACTION OPTIONS EVALUATION

Soil and groundwater impacts relative to proposed Cleanup Area features are illustrated on **Figures 3a-3c** and **Figure 5**, respectively. Significant soil and groundwater impacts are expected to be encountered during redevelopment. As such, remedial action activities are warranted to facilitate redevelopment at the Property. An evaluation of three remedial options was conducted utilizing criteria presented in ch. NR 722.07(4) WAC and ch. NR 722.09(2m) WAC to address legacy environmental impacts to facilitate redevelopment for non-industrial purposes. As summarized on **Table 1**, the remedial options evaluated under this **DRAFT** ABCA includes:

1. Natural Attenuation (no action).
2. Excavate all impacted soils for offsite licensed landfill disposal; import clean backfill to final grade; and establish an institutional control to manage residual groundwater impacts.
3. Removal and landfill disposal of only the impacted materials required to facilitate construction projects (foundations, utilities, grading, etc.); capping areas of residual contamination with impermeable surfaces or a WDNR approved thickness of clean soil to prevent direct contact with residual impacted soil; design of an SSDS to be installed beneath the proposed building to mitigate the risk of vapor intrusion.

In general, each remedial option is considered technically feasible; however, the short and long-term effectiveness of each remedial option's capability to be protective of public health, safety, and welfare of the environment, reasonableness, resilience to address potential adverse impacts from extreme weather events, and cost associated with each approach varies greatly.

DRAFT

Alternative 1. Although the cost to implement remedial Alternative 1 is the least of the three options, many of the constituents associated with residual impacts are considered recalcitrant to natural attenuation. The overall magnitude, mobility, and toxicity of impacts would not decrease readily, and Cleanup Area restoration will not occur within a reasonable timeframe. Following redevelopment, impacts would be near sensitive receptors and impacts could be mobilized during extreme weather events. Therefore, Remedial Alternative 1 is not considered a prudent approach.

Alternative 2. Excavation and offsite disposal of ALL impacted soils proposed in Alternative 2 will be effective in long-term elimination of the mobility, toxicity, and magnitude of residual soil impacts and would not be impacted by extreme weather events. However, the landfill cost alone for Alternative 2 is excessive (estimated at over $5.2 million). Further, Alternative 2 will require an equal volume of clean fill to be imported to the Cleanup Area to return to current grade (estimated $1.2 million). Therefore, Alternative 2 is not considered a sustainable option.

Alternative 3. Remedial Alternative 3 will consist of:

- Removal and offsite landfill disposal of approximately 33,350 CY of impacted soil from the Cleanup Area. Excavations will occur for:
    - Lot 2 residential building foundation/underground parking installation
    - Lot 2 excavation to facilitate installation of landscape cap and hard surface caps
    - Strongs Avenue and College Court utility installations.
    - Lot 1 excavation of footings for the potential transit center.
    - Lot 1 excavation to facilitate installation of landscape cap and hard surface caps
- Importing clean soil granular backfill (9,700 CY) in utility excavations and to construct engineered soil caps (3,100 CY) in areas that will remain landscaped. Future areas where paved surfaces will be installed on Lot 2 and in the respective road right of ways will be backfilled with 6 inches of gravel road base (5,950 CY).
- Hardscape surfaces consisting of sidewalks (9,470 SF) will be installed in portions of the Cleanup Area to serve as an impermeable cap to avoid direct contact concerns.
- Hardscape surfaces including concrete and asphalt (5,400 SF) on portions of Lot 1 to address potential direct contact concerns.
- Design of SSDS to prevent the risk for vapor intrusion into the multi-family residential structure.

The engineered barriers and clean soil caps will prevent direct contact with soil impacts while mitigating the risk for potential adverse extreme weather events exacerbated by climate change (such as mobilization of impacts during flood events). Designing the SSDS will provide for a plan to install the system during future construction. Completion of the hardscape engineered barriers/caps on Lot 2 outside of the scope of this **DRAFT** ABCA is likely to include various amenities (e.g., building, parking lot, outdoor space, and sidewalks), as illustrated in **Appendix B**.

Remedial Alternative 3 will cost-effectively provide for long-term reduction in the mobility, toxicity, and magnitude of impacts. Institutional controls will provide for long-term maintenance of the engineered barrier and will prevent groundwater consumption. Remedial Alternative 3 is considered the most reasonable and cost-effective approach to facilitate proposed redevelopment. Remedial Alternative 3 is the selected remedial alternative based on its short-term and long-term effectiveness, ability to be implemented within the proposed development, restoration time frame, economic feasibility, and sustainability.

DRAFT

4.0 SELECTED REMEDIAL ACTION OPTION

4.1 SELECTED REMEDIAL ACTION OPTION

The selected remedial action option includes up to 8 tasks, as described below:

Task 1. Waste Characterization Sampling. Representative samples of soil targeted for offsite disposal will be collected and submitted to an analytical laboratory for waste characterization. Additional samples will also be collected to address data gaps across the site and further evaluate contaminant impacts at various depths where excavation activities are planned to sufficiently characterize the soil for future disposal. Based on the results of the sampling, multiple waste profiles/manifests will be established with a licensed solid waste landfill.

Task 2. Develop a Remedial Action Plan / Material Management Plan. A combined remedial action plan (RAP) and material management plan (MMP), if applicable, will be completed and submitted to WDNR for approval. The RAP/MMP will discuss beneficial reuse of non-VOC impacted soils generated during construction to be reused on-site if future site grades allow. The RAP/MMP will describe the soils targeted for use in the engineered barrier (e.g., quality, placement location, placement depth, etc.) and outline contingency plans for managing fluids (e.g., infiltrated groundwater, stormwater, etc.) and/or other materials encountered during construction. Groundwater monitoring wells in the Cleanup Area (n=9) will be sealed per ch. NR 141 WAC in Task 2.

Task 3. Excavation/Offsite Disposal & Capping for Proposed Lot 1 (Potential Transit Center). Approximately 1,200 CY of impacted soil will be excavated and hauled to a licensed solid waste landfill. This removal is necessary to facilitate the foundation and footings for the potential transit center and installation of clean soil caps and engineered barriers on the remainder of the site. In turn, clean imported fill and topsoil will be required to complete softscape caps and provide stable sub-base beneath impermeable covers such as asphalt and concrete installed on the remainder of the property.

Task 4. Excavation/Offsite Disposal & Limited Capping for Proposed Lot 2 (Residential Building). Approximately 17,340 CY of impacted soil will be excavated and hauled to a licensed solid waste landfill. This removal is necessary to prepare the site for construction of the future building with underground parking and the as well as the installation of clean soil caps and engineered barriers outside the building footprint. This task also includes importing clean fill and topsoil onsite to complete softscape caps and provide stable sub-base beneath impermeable covers such as asphalt and concrete.

Task 5. Excavation/Offsite Disposal, Backfill and Limited Capping for Strongs Avenue and College Court Reconfigurations. Approximately 14,775 CY of impacted soil will be excavated and hauled to a licensed solid waste landfill. This removal is necessary to facilitate proper road grades and installation of new utilities within each section of road. This task includes importing clean granular fill and gravel to provide stable sub-base beneath impermeable covers such as asphalt and concrete and complete limited capping in softscapes. Sidewalks will also be constructed to serve as a cap to address potential direct contact concerns.

Task 6. Design SSDS for Multi-Family Residential Building. A SSDS will be designed for the multi-family residential building to mitigate the risk for vapor intrusion**.** Plans will be submitted to WDNR for concurrence.

Task 7. Engineering, Permitting, Contractor Oversight, Program Management, Community Outreach, Supplies, and WDNR Review Fees. Engineering and design services, procurement of necessary permits to complete the proposed cleanup activities, oversight of contractor work, and community outreach activities will be performed.

Task 8. Construction Documentation Report. A construction documentation report will be prepared following completion of Task 8. It is assumed separate submittals may be required for Tasks 3 through 5. A closure request will also be prepared if applicable. The report will be submitted to WDNR for agency records.

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4.2 SCHEDULE

A proposed schedule for the implementation of Remedial Alternative 3 is presented on the table below.

Schedule for Remedial Alternative 3

Task #	Task Description	Weeks to Complete
1	Waste Characterization Sampling	4- 6 Weeks
2	Develop a Remedial Action Plan / Material Management Plan	2-4 Weeks, pending the results of Task 1
3	Excavation/Offsite Disposal & Capping for Proposed Lot 1 (Potential Transit Center)	4-8 Weeks, pending Landfill approval of waste profile
4	Excavation/Offsite Disposal & Limited Capping for Proposed Lot 2 (Residential Building)	3-8 Weeks
5	Excavation/Offsite Disposal, Backfill & Limited Capping for Strongs Avenue and College Court Reconfigurations	4-16 Weeks, pending landfill approval of waste profile
6	Design SSDS for Multi-Family Residential Building	2-3 Weeks
7	Engineering, Permitting, Contractor Oversight, Program Management, Community Outreach, Supplies, and WDNR Review Fees	Duration of Remedial Alternative 3
8	Construction Documentation Reporting	2-3 Weeks, following completion of Tasks 1-7

4.3 ESTIMATED COST

A preliminary estimate of the total cost for implementation of Remedial Alternative 3 is presented on the table below.

Cost Estimate for Remedial Alternative 3

Task #	Item	Potential Cost
1	Waste Characterization Sampling	$50,000
2	Develop a Remedial Action Plan / Material Management Plan	$10,000
3	Excavation/Offsite Disposal & Capping for Proposed Lot 1 (Potential Transit Center)	$257,000
4	Excavation/Offsite Disposal & Limited Capping for Proposed Lot 2 (Residential Building)	$1,714,000
5	Excavation/Offsite Disposal, Backfill & Limited Capping for Strongs Avenue and College Court Reconfigurations	$1,749,535
6	Design SSDS for Multi-Family Residential Building	$12,000
7	Engineering, Permitting, Contractor Oversight, Program Management, Community Outreach, Supplies, and WDNR Review Fees	$154,000
8	Construction Documentation Reporting	$30,500
	Total Remedial Cost	**$3,977,500**

4.4 RESTORATION TIME FRAME

Many of the tasks described in Section 4.2 can be completed concurrently. Given the development schedule, implementation of Remedial Alternative 3 is anticipated to take 12-18 months to complete with the goal of starting street reconfiguration and residential building construction in Summer (July/August 2025). Once the final engineered barriers are constructed by the developer, long-term maintenance will include annual inspections of the engineered barrier and regular maintenance of the SSDS which is not expected to be completed as part of the EPA grant.

DRAFT

4.5 PERFORMANCE MEASURES

Confirmation samples will not be collected as part of the proposed work. Confirmation of cap installation and cap thickness in landscaped areas will be completed.

4.6 TREATMENT RESIDUALS

No additional treatment of residuals is anticipated as part of the proposed work.

4.7 SUSTAINABLE REMEDIAL ACTION CONSIDERATIONS

The described remedial approach relies on removing only the impacted soil which is required for buildings and infrastructure. Site raising will be accomplished by reuse of impacted materials where feasible or utilizing clean capping soil to eliminate direct contact exposure with impacted material and achieve final site grades. This approach minimizes transporting of soil for offsite disposal in a landfill. The approach minimizes excess trucking costs and emissions associated with offsite disposal. Low sulfur diesel can be used for equipment, and a no-idle policy will reduce the carbon footprint.

4.8 ADDITIONAL REMEDIAL ACTIONS

This **DRAFT** ABCA evaluated a set of remedial actions to address residual soil and groundwater impacts within the Phase 1 Cleanup Area to prepare the property for redevelopment. Additional remedial actions to be discussed in a future RAP not described in this **DRAFT** ABCA could, if required by WDNR, include:

- Construction of finished surfaces of the sitewide engineered barrier including:
  - Softscape (topsoil, turf, plantings) and all hardscaped surfaces on proposed Lot 2 by developer;
  - Hardscaped surfaces within the street right-of-way including (curb, gutter, and asphalt) by the City.
- Construction of stormwater infrastructure/best management practices;
- Establishing appropriate plant materials (i.e., turf, perennials, bushes, trees) in the vegetated areas
- Post-construction groundwater monitoring;
- Installing new utilities, including clay plugs in utility trenches;
- Installation of a SSDS below the multi-family residential building;
- Post-construction sub-slab vapor sampling; and/or
- Establishing institutional controls, continuing obligations and maintenance plans to provide for long-term control of residual soil, groundwater, and vapor impacts, as warranted.

DRAFT

5.0 DISCLAIMER AND LIMITATIONS

The conclusions in this report are Stantec's professional opinion, as of the time of the report, and concerning the scope described in the report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The report relates solely to the specific project for which Stantec was retained and the stated purpose for which the report was prepared. The report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from the City and third parties in the preparation of the report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

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6.0 REFERENCES

Stantec, *Phase I Environmental Site Assessment - 1200 Main Street, Stevens Point, WI*; November 15, 2023

Stantec, *Phase I Environmental Site Assessment - Former Shopko Parking Lot, Stevens Point, WI*; October 2, 2024 (2024a)

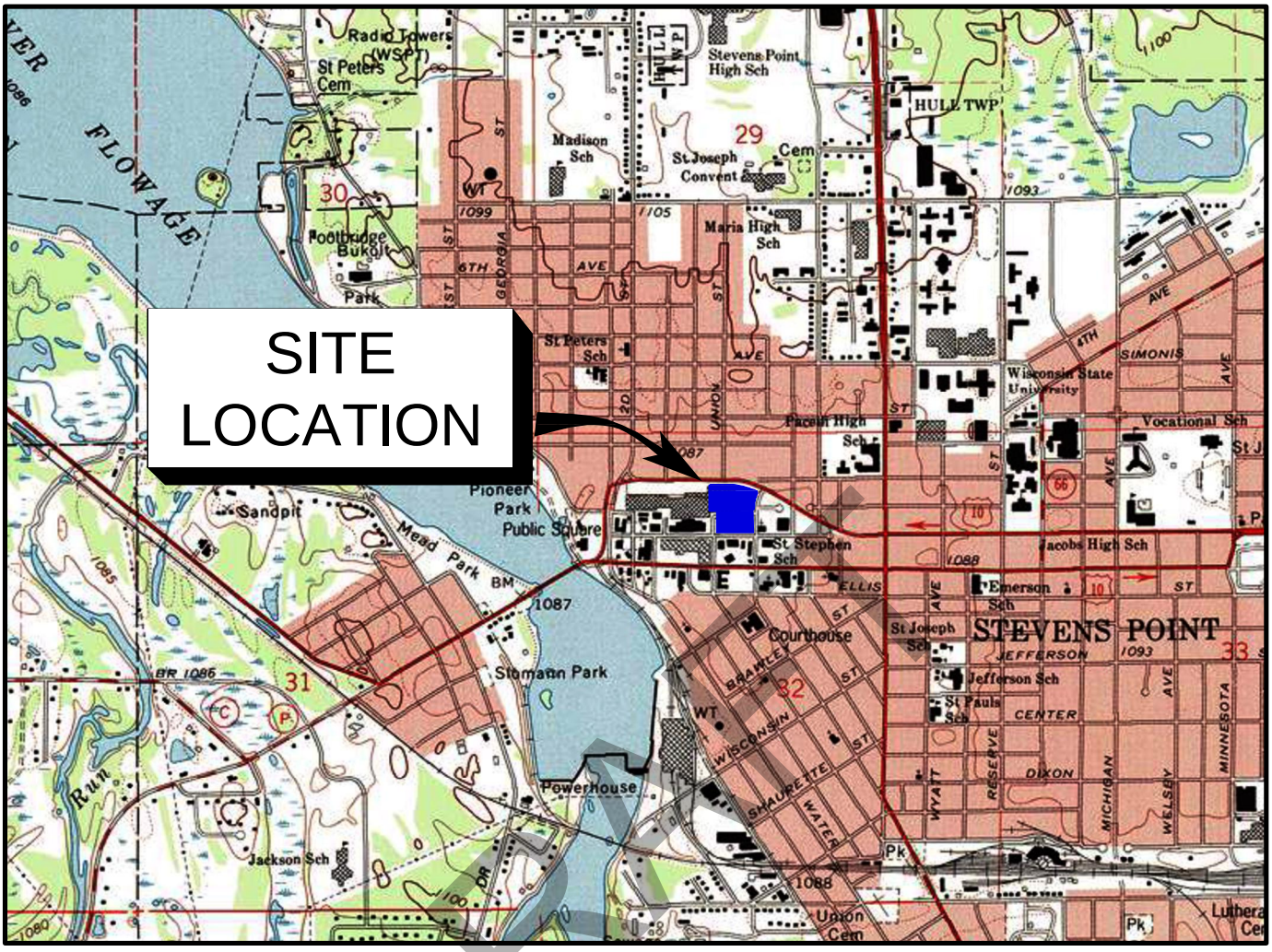
Stantec, *Phase II Environmental Site Assessment – Former Shopko Building Parcel, 1200 Main Street, Stevens Point, WI*; March 6, 2024 (2023)

Stantec, *Site Investigation - Former Shopko Parking lot, 0 Main Street, Stevens Point, WI*; August 30, 2024 (2024c)

DRAFT

FIGURES

DRAFT



DRAFT

SCALE IN FEET

1" = 2000'

0 1000 2000 3000 4000 5000 6000 7000 8000

N

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, STEVENS POINT WISCONSIN, 1991 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

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SITE LOCATION AND LOCAL TOPOGRAPHY

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/09/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 1

N

SCALE IN FEET

40 0 40 80

LEGEND

PHASE 1 – CLEANUP AREA

APPROXIMATE PROPERTY LINE

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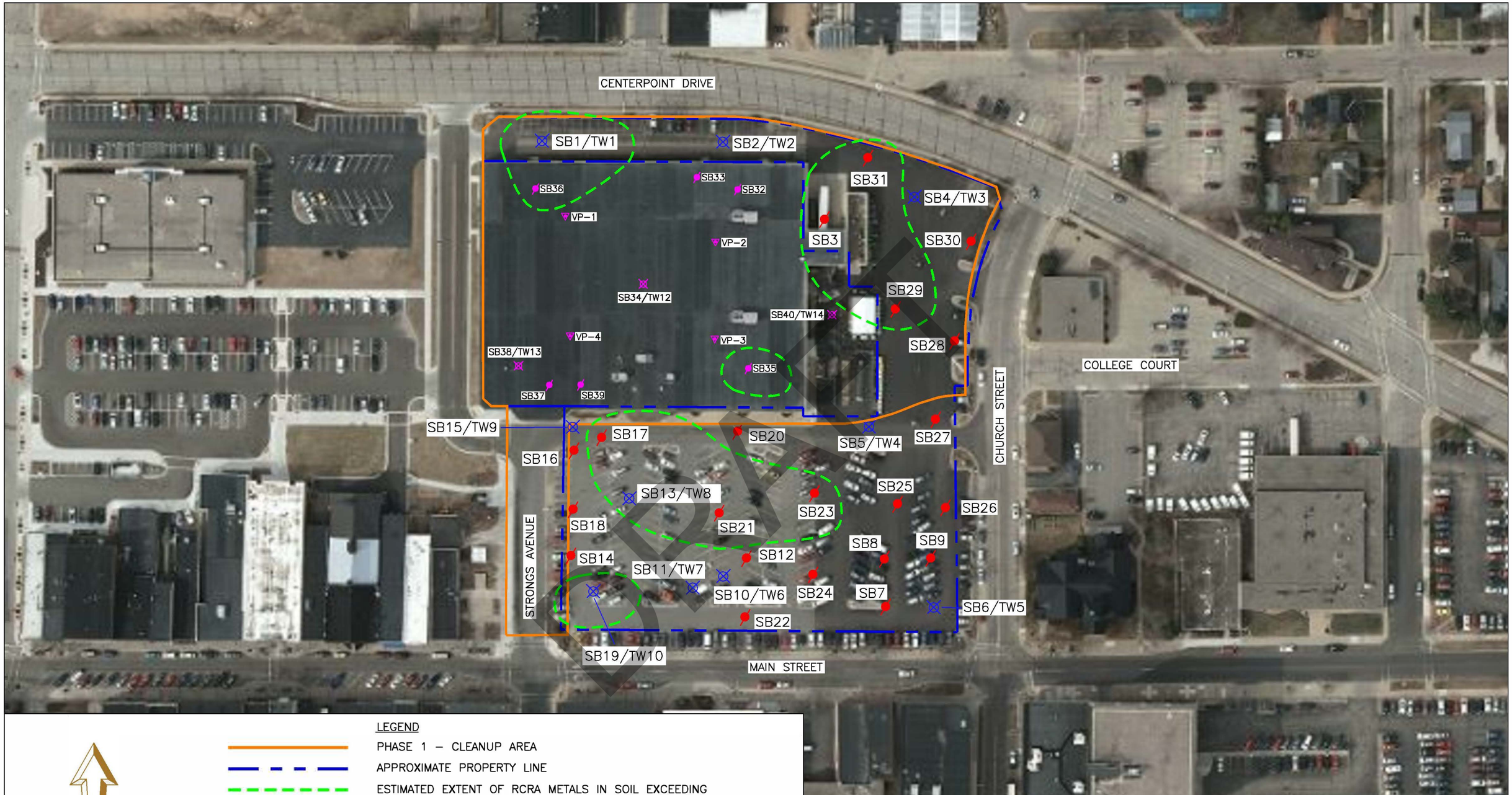
FORMER SHOPKO PARCELS AND PROPOSED CLEANUP AREA

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/11/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 2



LEGEND

	PHASE 1 – CLEANUP AREA
	APPROXIMATE PROPERTY LINE
	ESTIMATED EXTENT OF RCRA METALS IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER AND/OR BTV
SB3	SOIL BORING LOCATION
SB1/TW1	SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
SB32	SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
SB34/TW12	SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
VP-1	VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)

N

SCALE IN FEET

50 0 50 100

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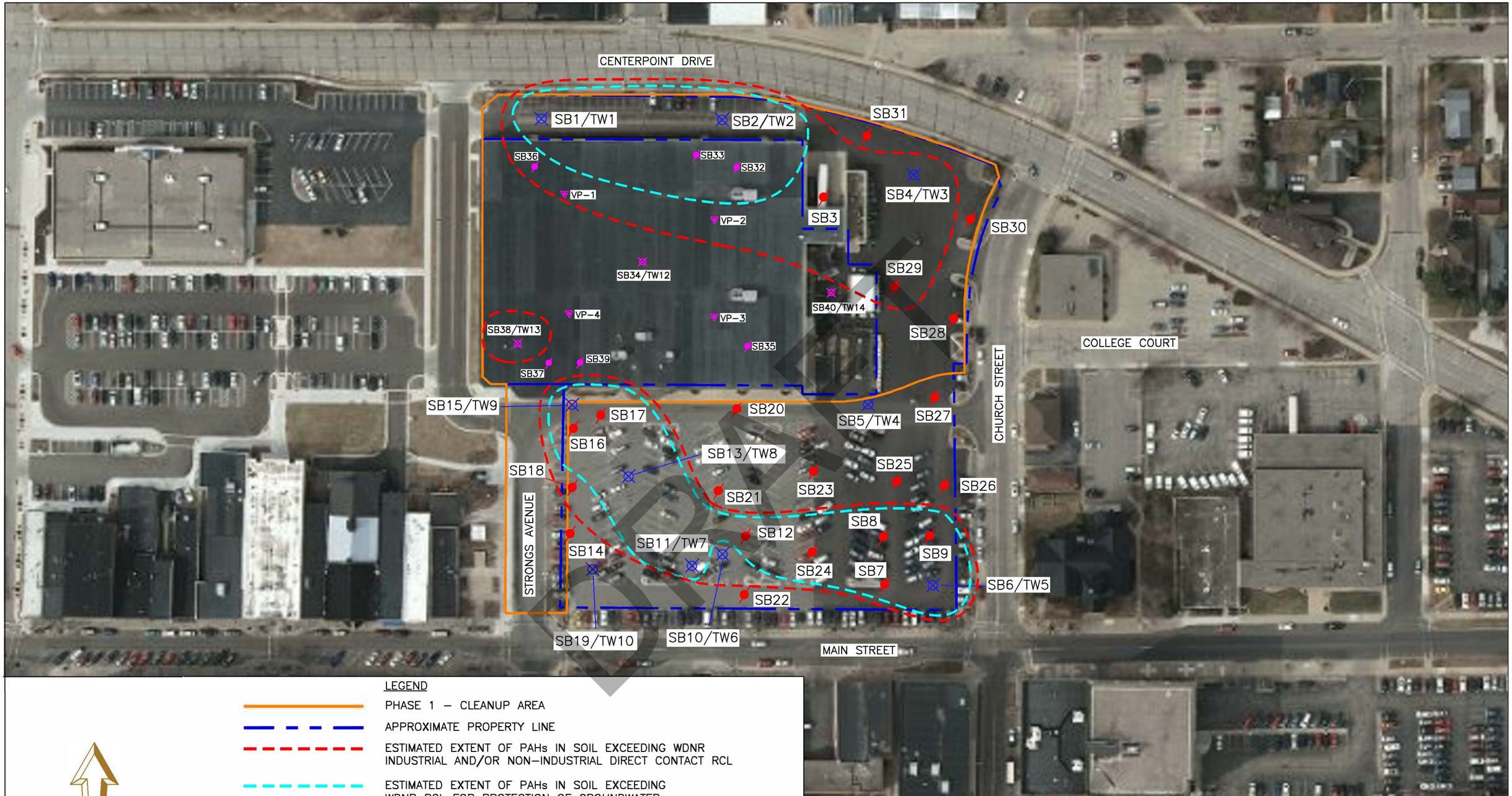
ESTIMATED EXTENT OF RCRA METAL CONTAMINATION IN SOIL

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/09/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 3a



LEGEND

	PHASE 1 – CLEANUP AREA
	APPROXIMATE PROPERTY LINE
	ESTIMATED EXTENT OF PAHs IN SOIL EXCEEDING WDNR INDUSTRIAL AND/OR NON–INDUSTRIAL DIRECT CONTACT RCL
	ESTIMATED EXTENT OF PAHs IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER
SB3	SOIL BORING LOCATION
SB1/TW1	SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
SB32	SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
SB34/TW12	SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
VP–1	VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)

N

SCALE IN FEET

50 0 50 100

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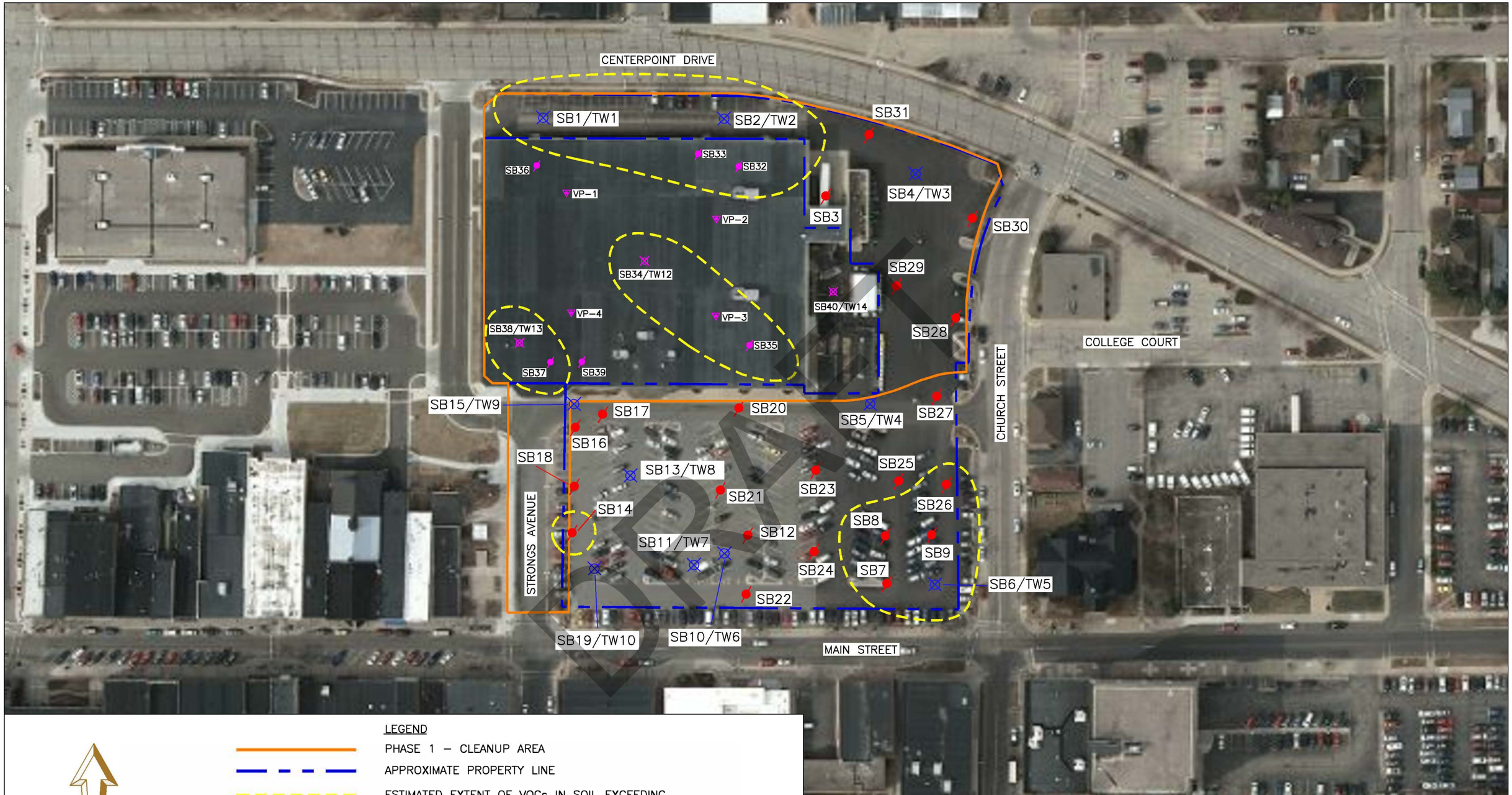
ESTIMATED EXTENT OF PAH CONTAMINATION IN SOIL

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/09/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 3b



DRAFT

N

SCALE IN FEET

50 0 50 100

LEGEND

	PHASE 1 – CLEANUP AREA
	APPROXIMATE PROPERTY LINE
	ESTIMATED EXTENT OF VOCs IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER
SB3	SOIL BORING LOCATION
SB1/TW1	SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
SB32	SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
SB34/TW12	SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
VP-1	VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)

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ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/09/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 3c

N

SCALE IN FEET

50 0 50 100

LEGEND

PHASE 1 – CLEANUP AREA

APPROXIMATE PROPERTY LINE

TW1 88.88 — TEMPORARY MONITORING WELL LOCATION AND GROUNDWATER ELEVATION ON 09/12/23

88.10 — GROUNDWATER CONTOUR LINE: DASHED WHERE INFERRED CONTOUR LINE INTERVAL = 0.10 FEET

GROUNDWATER FLOW DIRECTION

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GROUNDWATER FLOW MAP (09/12/23)

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/09/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 4

LEGEND

- PHASE 1 – CLEANUP AREA
- APPROXIMATE PROPERTY LINE
- ESTIMATED EXTENT OF CVOCs IN GROUNDWATER EXCEEDING WDNR ENFORCEMENT STANDARD (ES)
- ESTIMATED EXTENT OF CVOCs IN GROUNDWATER EXCEEDING WDNR PREVENTATIVE ACTION LIMIT (PAL)
- ESTIMATED EXTENT OF BROMODICHLOROMETHANE IN GROUNDWATER EXCEEDING WDNR PREVENTATIVE ACTION LIMIT (PAL) AND ENFORCEMENT STANDARD (ES)
- ESTIMATED EXTENT OF PVOCs AND RCRA METALS IN GROUNDWATER EXCEEDING WDNR PREVENTATIVE ACTION LIMIT (PAL) AND ENFORCEMENT STANDARD (ES)
- TW1 TEMPORARY MONITORING WELL LOCATION

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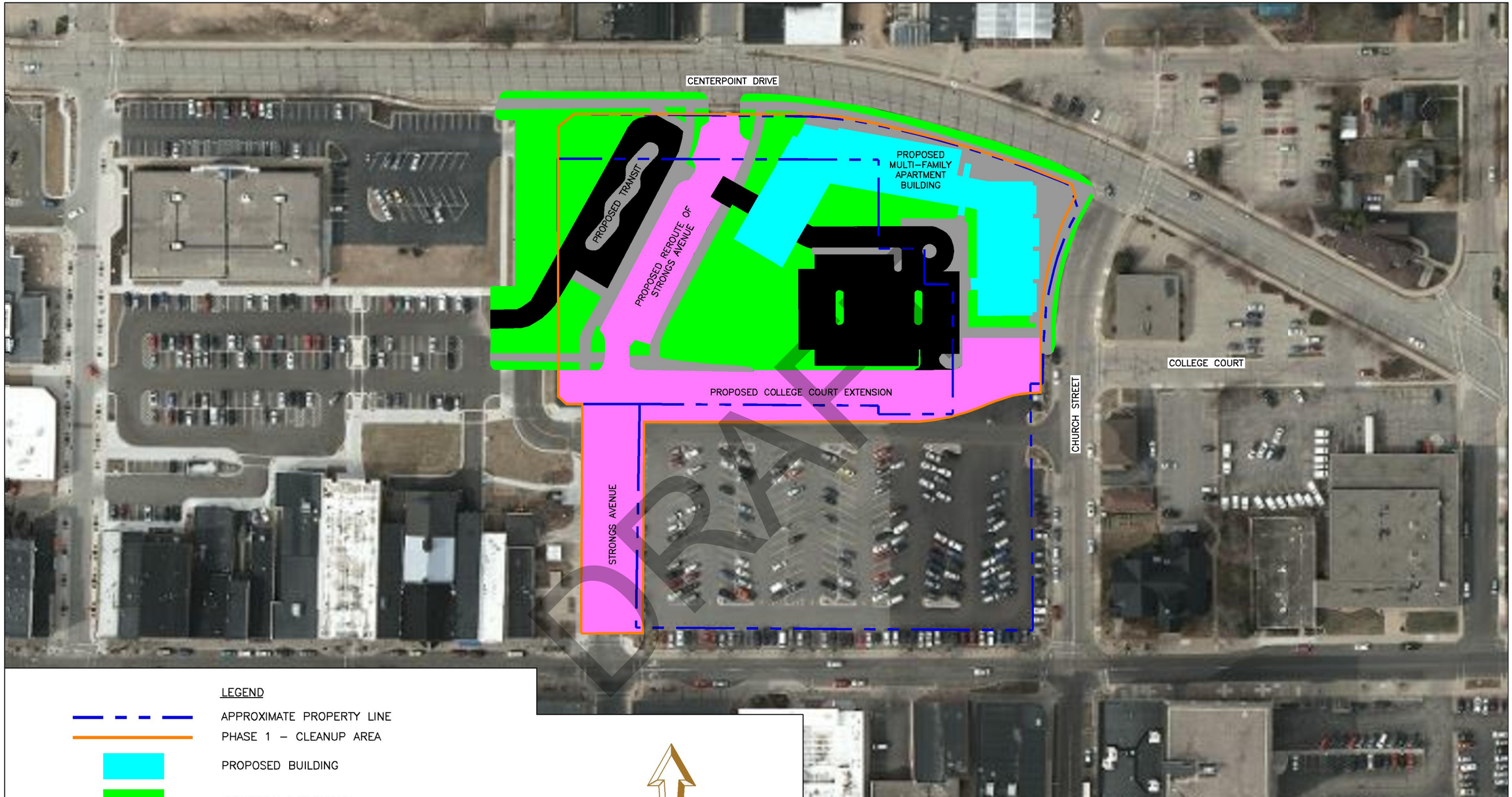
DATE: 04/04/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707942	FIGURE 5

ESTIMATED EXTENT OF GROUNDWATER IMPACTS

ADJACENT PARKING LOT
0 MAIN STREET
STEVENS POINT, WISCONSIN



LEGEND

- APPROXIMATE PROPERTY LINE
- PHASE 1 – CLEANUP AREA
- PROPOSED BUILDING
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED REVISED RIGHT–OF–WAY

N

SCALE IN FEET

50 0 50 100

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PROPOSED REUSE FEATURES

CENTERPOINT APARTMENT DEVELOPMENT
FORMER SHOPKO SITE
0 MAIN STREET
STEVENS POINT, WISCONSIN

DATE: 10/08/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193710797	FIGURE 6

TABLE

DRAFT

Table 1
Analysis of Brownfields Cleanup Alternatives
Former Shopko Redevelopment Site
Stevens Point, Wisconsin

Remedial Action Area Description:		The City intends to redevelop two parcels and a portion of Strongs Avenue near the historic downtown associated with the former Shopko retial site. The parcels are currently located at 0 and 1200 Main Street and occupy approximatley 5.96-acres of valuable real estate. Redevelopment is proposed to cleanup approxiamtely 4.35-acres of the former Shopko parcels (Cleanup Area) after being reconfigured into three new "Lots" with an associated "Outlot". As a part of the proposed redevelopment, the northern portion of Strongs Avenue will be rerouted with College Court extended through the Cleanup Area. Previous investigations have identified concentrations of hazardous substances and petroleum are present in soil/fill at concentrations greater than health-based ch. NR 720 WAC non-industrial direct contact and/or ch. NR 720 WAC soil to groundwater residual contaminant levels (RCLs). Tetrachloroethene (PCE) is also present in groundwater which exceeds ch. NR 140 WAC groundwater standards.										
Exposure Routes of Concern (*Check Boxes As Applicable*):		**Soil**				**Groundwater**		**Sub-Slab Vapor**		**Building Materials**		
		Direct Contact	*Yes*	Soil to Groundwater	*Yes*	Consumption	*Yes*	Vapor Intrusion	*Possibly; VOCs detected in soil/groundwater*	Lead Paint	*No*	Asbestos	*No*
Media	**Remedial Alternative**	**Remedial Action Options Evaluation**										
		Technical Feasibility - ch. NR 722.07(4)(a)								**Economic Feasibility ch. NR 722.07(4)(b)**		**Sustainability ch. NR 722.09(2m)**
		Long-Term Effectiveness		*Short Term Effectiveness*		*Implementability*		*Restoration Time Frame*				
Soil and Groundwater	Alt 1 - Natural Attenuation	Natural attenuation of residual petroleum and solvent impacts to soil and groundwater is possible. However, heavy metal impacts in soil are considered recalcitrant to natural attenuation. Therefore natural attenuation would not reduce the overall heavy metal toxicity, mobility, and volume of impacts. Natural attenuation would not be protective of public health, safety, or welfare or the environment in the short-term or long-term time periods.				Implementation of Alt 1 is technically feasible; however, monitoring the effectiveness of the remedial action is impractical. Redevelopment potential would be impeded.		As heavy metal constituents associated with residual impacts are considered recalcitrant, the overall magnitude, mobility, and toxicity of impacts would not decrease and Site restoration will not occur within a reasonable timeframe.		Initial and capital costs to implement Alt 1 are minimal; however, future potential costs associated with monitoring natural attenuation could be significant as constituents are recalcitrant to natural attenuation.		The carbon footprint and energy use associated with Alt 1 is considered minimal. However, Alt 1 is not considered to be protective of public health, safety, or the environment. within a reasonable timeframe.
	Alt 2 - Excavate all impacted soils for offsite licensed landfill disposal; import clean backfill to final grade; and establish an institutional control to manage residual groundwater impacts.	Excavation of impacted soil/fill will provide for immediate and permanent reduction in the toxicity, mobility, and volume of contaminants and would protect public health, safety, and the environment in a short-term time frame. An institutional control is considered effective for prevention of groundwater consumption while any residual impacts naturally degrade.				Alt 2 is technically feasible and technology is available for implementation. Waste disposal approval will be needed from a licensed solid waste landfill.		The Property would be restored concurrent with redevelopment. Institutional controls will be needed to provide for long-term control of residual impacts.		Source removal capital includes excavation and offsite disposal of a considerable volume of impacted material as well as backfilling the excavation to current grade with clean imported fill (estimated $6.4 million). Establishing the institutional control to control groundwater consumption will occur with final closure of the open contaminant cases ($10,000).		Extraordinary energy and fuel use will be incurred with offsite disposal of building materials and backfilling excavations; however low sulfur diesel can be used and a no-idle policy will reduce the carbon footprint. Alt 2 will maximize energy use and soil disturbance. Alt 2 allows for maximum reuse of the Property.
	Alt 3 - Removal and landfill disposal of only the impacted materials required to facilitate construction projects (foundations, utilities, grading, etc.); capping areas of residual contamination with impermeable surfaces or a WDNR approved thickness of clean soil to prevent direct contact with residual impacted soil; design of an SSDS to be installed beneath the proposed building to mitigate the risk of vapor intrusion.	Excavation and removal of soil with comingled heavy metal, PAH, and VOC impacts is effective in both the short and long-term. Reduction in contaminant load on the Property and installation of caps over residual contaminants will reduce short-term impacts. However, long-term effectiveness will depend on maintenance of the engineered barrier. Residual groundwater impacts will be effectively managed by an institutional control by mitigating the risk for vapor intrusion, if the SSDS is installed and properly maintained with an institutional control.				Alt 3 is technically feasible and technology is available for implementation.		The Property would be restored concurrent with redevelopment. Institutional controls will be needed to provide for long-term control of residual impacts after redevelopment is complete.		Removal of heavy metal, PAH, and VOC soils for offsite disposal from the excavation of the future residential building footprint, utility trenches, area-wide grading, and future landscaped areas will be completed in a as needed basis during the construction process. Final work will include importing clean fill to bring the site to rough grade while constructing the base of the necessary engineered barriers as well as the subbase portion of impermeable caps. Design of a SSDS system and addiitional waste characterization sampling will occur immediately after notice of grant award.		Energy and fuel use would be minimized due to only excavating and disposing what is required to meet development objectives; however, local infrastructure (roads) could be impacted during importation of soil; however low sulfur diesel can be used and a no-idle policy will reduce the carbon footprint.

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APPENDIX A
Shopko Redevelopment
Current & Proposed Boundaries

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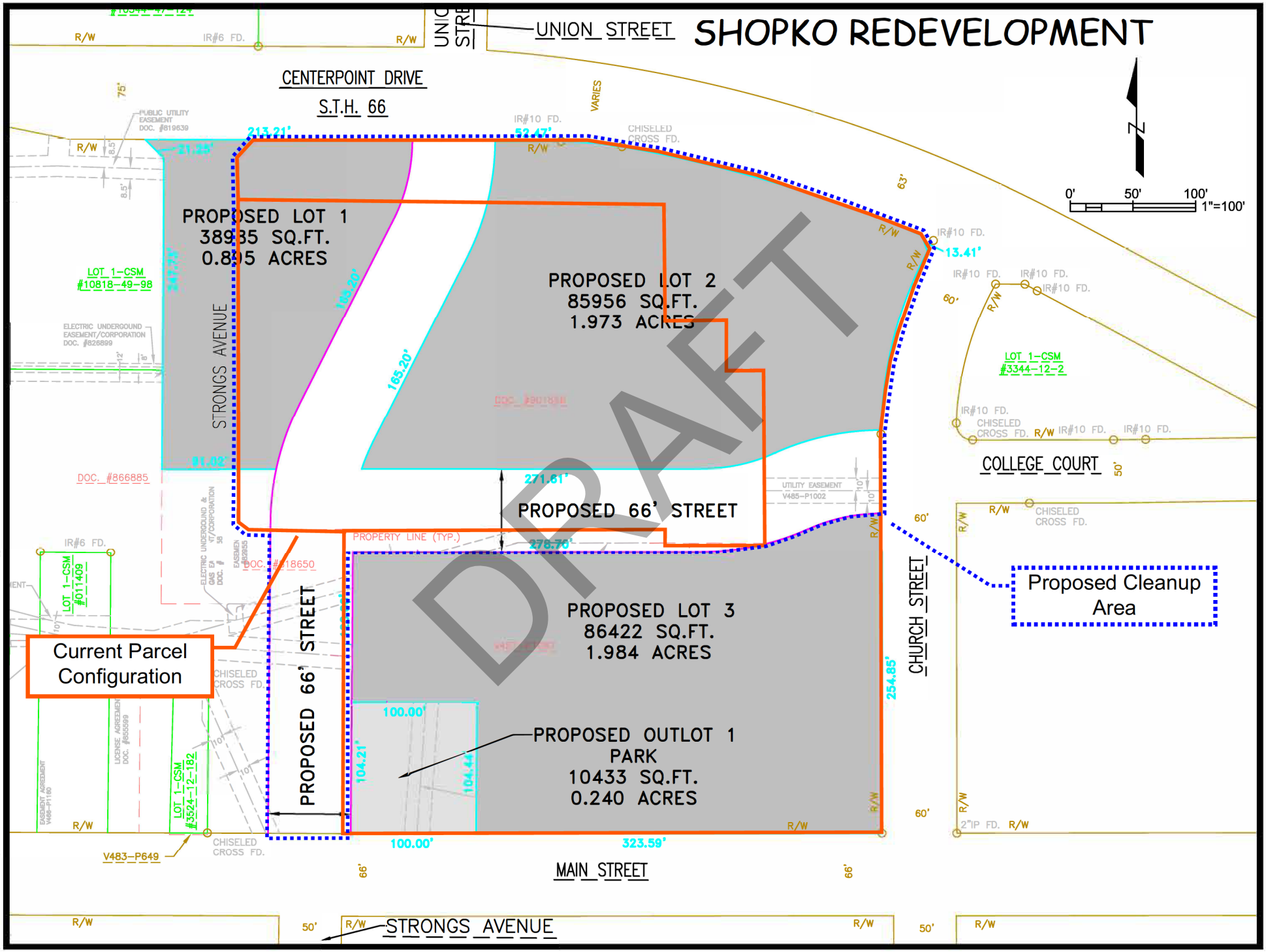
SHOPKO REDEVELOPMENT
UNION STREET
CENTERPOINT DRIVE
S.T.H. 66
PROPOSED LOT 1
38935 SQ.FT.
0.895 ACRES
PROPOSED LOT 2
85956 SQ.FT.
1.973 ACRES
PROPOSED 66' STREET
PROPOSED LOT 3
86422 SQ.FT.
1.984 ACRES
PROPOSED OUTLOT 1
PARK
10433 SQ.FT.
0.240 ACRES
STRONGS AVENUE
PROPOSED 66' STREET
CHURCH STREET
COLLEGE COURT
MAIN STREET
STRONGS AVENUE
Proposed Cleanup Area
Current Parcel Configuration
DRAFT
0' 50' 100'
1"=100'
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APPENDIX B
Architectural Renderings

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APARTMENT COUNT

	1 BED	2 BED	3 BED	TOTAL
1ST FLR	0	0	13	13
2ND FLR	20	9	2	31
3RD FLR	20	10	1	31
TOTAL	40	19	16	75

FLOOR PLATE AREA

BASEMENT	29,120 SF
1 ST FLR	29,520 SF
2 ND FLR	29,175 SF
3 RD FLR	28,855 SF
TOTAL	116,670 SF

RESIDENTAL AREA

1 ST FLR	15,220 SF
2 ND FLR	23,270 SF
3 RD FLR	23,270 SF
TOTAL	61,760 SF

APARTMENT SIZE

1 BED	MIN 575 S.F
2 BED	MIN 825 S.F
3 BED	MIN 1,100 SF.

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NEW CONSTRUCTION

CENTERPOINT APARTMENTS

STEVENS POINT, WI 5/16/2024

PROJ. NO. 2023-132

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PROJECT INFORMATION

ZONING: B-3 "CENTRAL BUSINESS DISTRICT" (CBD)

SITE INFO:

- HEIGHT: 35' - 85'
- LOT AREA: 2,650 SF LOT AREA PER GROUND FLOOR UNIT PLUS ADDITIONAL 50 SF PER BEDROOM. 870 SF LOT AREA PER ABOVE GROUND FLOOR UNIT PLUS AN ADDITIONAL 50 SF PER BEDROOM.
- PARKING: PARKING STALL RATIOS EXEMPT - 0 FOR ALL USES. ALL OTHER PERTINENT REQUIREMNTS IN 23.01 (14) SHALL APPLY.
- SETBACKS:
- SIDE: 0'
- STREET: 0'
- REAR: 0'

NEIGHBORS: NEIGHBORING BUILDINGS RANGE FROM 1-4 STORIES ABOVE GRADE

PRELIMINARY BUILDING INFO:

- HEIGHT: APPROX 45'
- STORIES: 4 STORIES (3 ABOVE GRADE)
- PARKING: UNDERGROUNG - 69 STALLS
  SURFACE (APPROX) - 71 STALLS
- LOCKERS: 96 LOCKERS (MIN 3'x6')

SITE PLAN

SCALE: 1" = 80'-0"

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NEW CONSTRUCTION

CENTERPOINT APARTMENTS

STEVENS POINT, WI 08/28/2024

PROJ. NO. 2023-132

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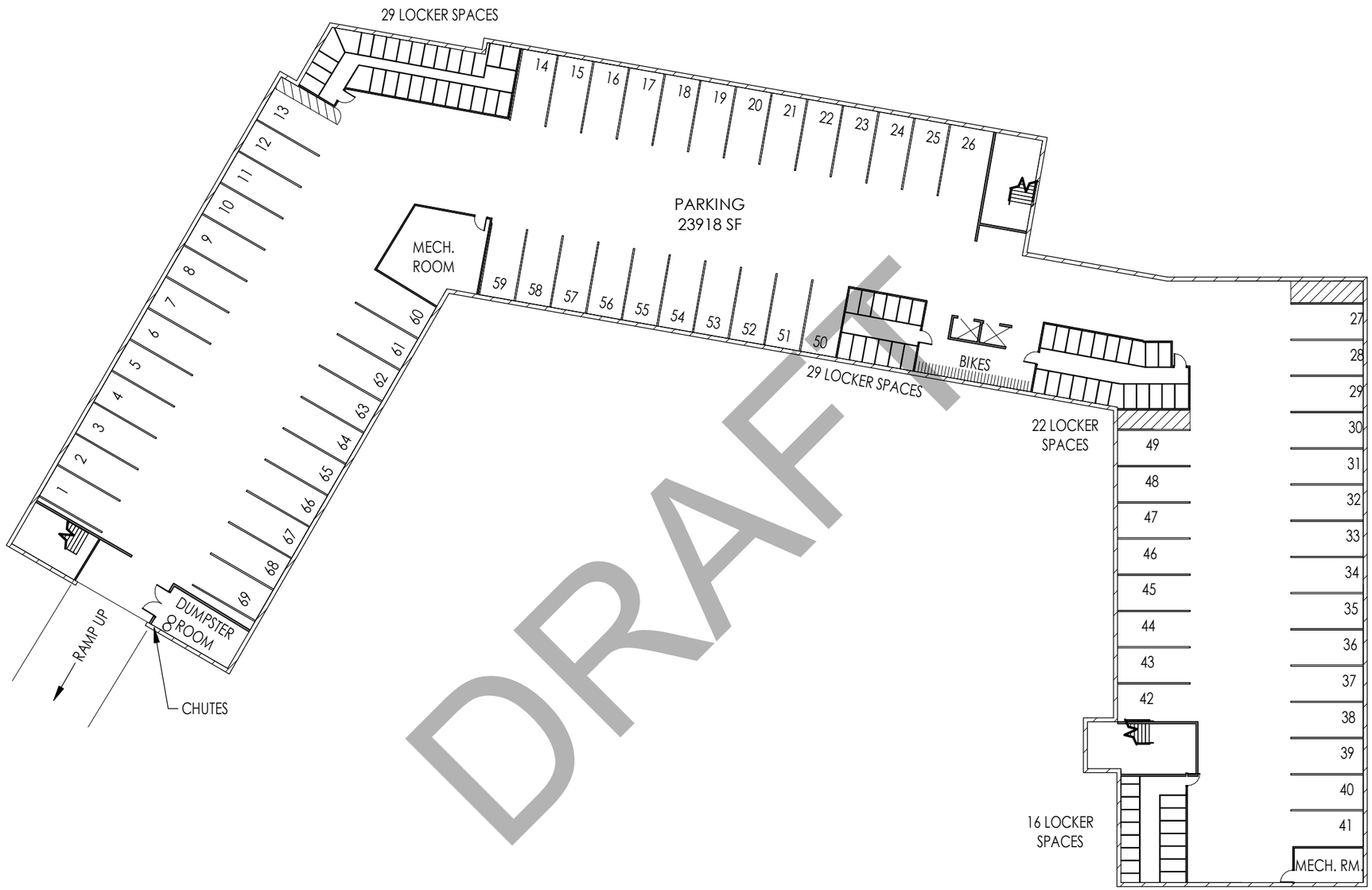

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LOWER FLOOR

SCALE: 1" = 30'-0"

NEW CONSTRUCTION

CENTERPOINT APARTMENTS

STEVENS POINT, WI 5/16/2024

PROJ. NO. 2023-132

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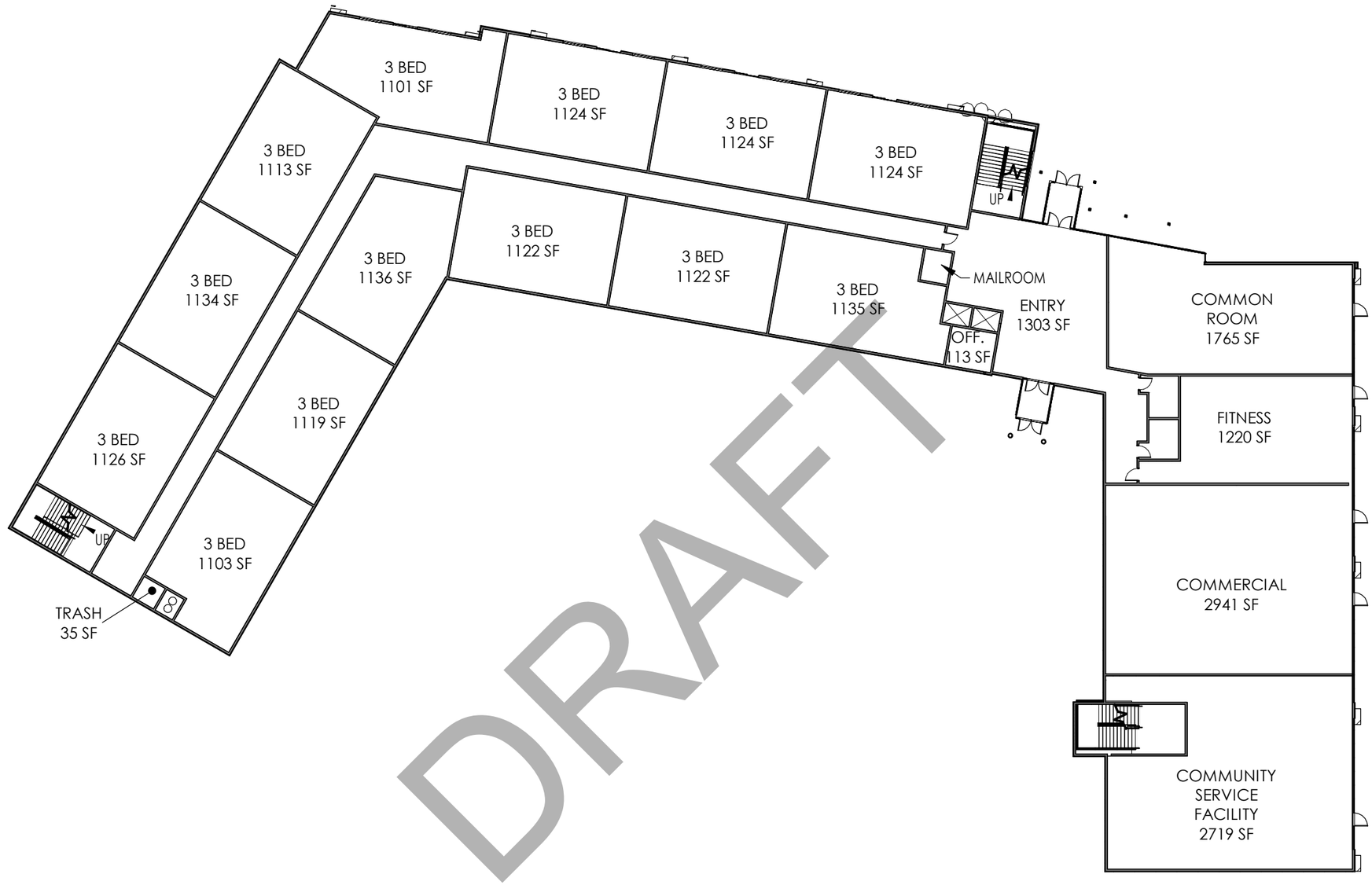

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FIRST FLOOR

SCALE: 1" = 30'-0"

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NEW CONSTRUCTION

CENTERPOINT APARTMENTS

STEVENS POINT, WI 5/16/2024

PROJ. NO. 2023-132

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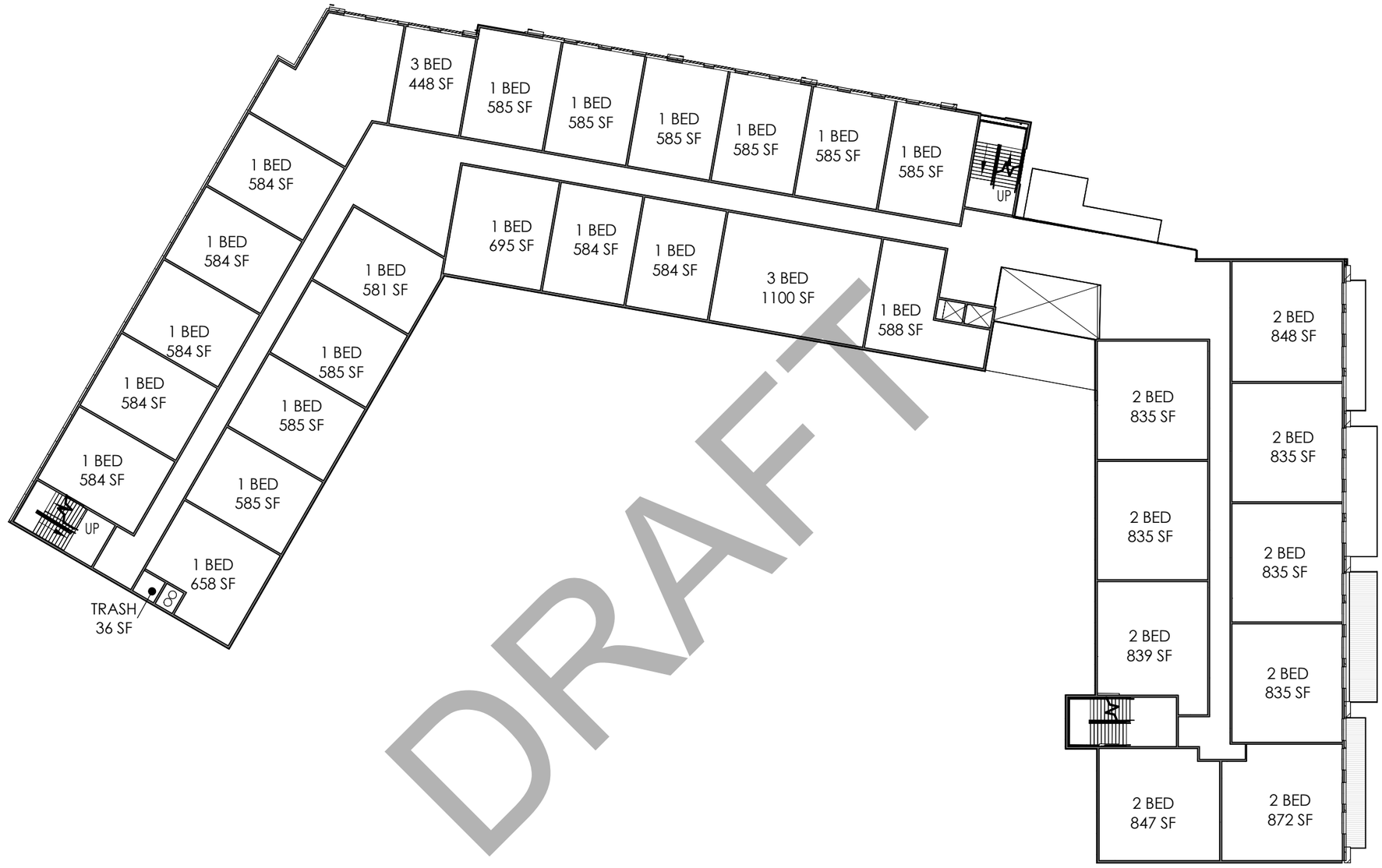

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SECOND FLOOR

SCALE: 1" = 30'-0"

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NEW CONSTRUCTION

CENTERPOINT APARTMENTS

STEVENS POINT, WI 5/16/2024

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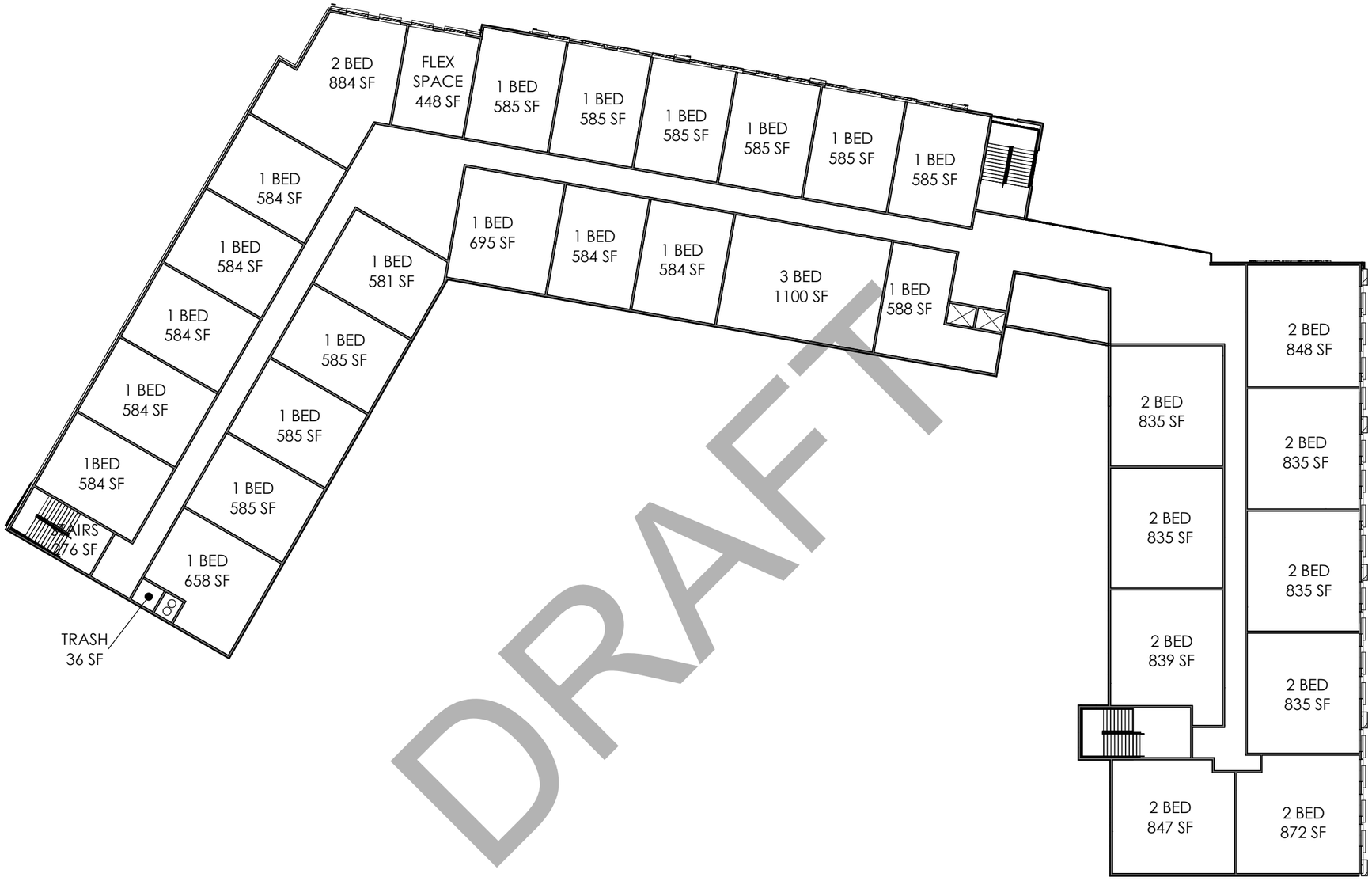

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THIRD FLOOR

SCALE: 1" = 30'-0"

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NEW CONSTRUCTION

CENTERPOINT APARTMENTS

STEVENS POINT, WI 5/16/2024

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Downtown Entrance Feature
Residential
B/C
Cobblestone Hotel & Suites
Expanded Hotel Parking
Residential
D
Church St
Park
E
Mixed-Use
~11,500 sf
Mixed-Use
~10,000 sf

X9
BUSES ONLY
NO THRU TRAFFIC

DRAFT

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: October 7, 2024

RE: Amendment to Wireless Communication Towers Ordinance

Background: As part of the 2013 Biennial Budget, the State of Wisconsin passed 2013 Act 20. Act 20 outlines that a political subdivision may regulate new and existing cell towers under a zoning ordinance, but it placed further restrictions on a municipality's ability to do so. For example, Act 20 stated that certain types of collocations (i.e., the placement of a new mobile service facility on an existing support structure) shall be permitted by right. Besides use standards, additional regulations were included as it relates to application requirements and special regulations that a community may adopt (e.g., lighting restrictions, Federal Aviation Administration regulations, etc.).

As found within this agenda packet, the City currently has a Wireless Communication Towers Ordinance that has not been updated since 2013. While past and present Zoning Administrators have administered new tower and collocation requests under the guidance of State law, it is important that our local ordinance is updated to reflect statutory limitations.

Attorney Beveridge and I have been working on the attached ordinance amendment and believes that it satisfies Act 20.

Staff Recommendation: Staff recommends **APPROVAL** of the ordinance amendment as presented.

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.

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Wireless Communication Towers]

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

SECTION I: That Section 23.02(4)(d), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be repealed in its entirety.

SECTION II: That Section 23.02(4), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended to create a Wireless Communication Towers Ordinance to Section 23.02(4)(d) as follows:

d) Wireless Communication Towers

1) Purpose and Intent.

The purpose of this ordinance is to establish regulations for wireless communications facilities that minimize adverse impacts to the community; minimize the total number of antenna support structures; encourage the attachment of antennas to existing structures; identify appropriate locations for wireless communications facilities; to the extent allowed under law, encourage the development of antennas in a manner that minimizes adverse visual impacts; avoid damage to adjacent properties from antenna support structure failure through careful engineering and locating of such structures; facilitate the provision of wireless communications facilities; and enhance the ability to provide wireless communications facilities to the community quickly, effectively and efficiently.

2) Definitions.

All definitions as identified in Wis. Stats. §66.0404 & 66.0406 shall be used in the administration and enforcement of this ordinance.

3) Applications and Approvals.

The intent of this subsection is to regulate by a conditional use permit within all zoning districts for:

a) The siting and construction of new wireless communication towers.
b) Class 1 collocation which involves the placement of a new mobile service facility on an existing support structure without constructing a freestanding support structure for the facility but does need to engage in substantial modification.

A substantial modification is defined as follows:

1) For structures with an overall height of 200 feet or less, increases the overall height of the structure more than 20 feet.
2) For structures with an overall height of more than 200 feet, increases in the overall height of the structure by 10 percent or more.
3) Increases the width of the support structure by 20 feet or more, unless the increase is necessary for collocation.
4) Increases the square footage of an existing equipment compound to a total area by more than 2,500 square feet.

c) Class 2 collocations, defined as the placement of a new mobile service facility on an existing support structure which does not require the need to construct a freestanding support structure or engage is a substantial modification of an existing support structure and mobile service facilities, is a permitted use within all zoning districts. Substantial modification shall be defined as indicated within Wis. Stats. § 66.0404 & 66.0406.

4) Exceptions.

The following shall not apply from the provisions of this Wireless Communication Towers Ordinance, but does not negate the need for conformity to other applicable provisions of the Revised Municipal Code:

a) Amateur radio antennas and towers licensed by the Federal Communications Commission (FCC).
b) Electronic towers, broadcast towers and broadcasting or receiving antennas and satellite dishes that are an accessory use to agricultural, residential, railroad, temporary, public institutional, commercial, or industrial uses.
c) Electronic towers, broadcast towers and broadcasting or receiving antennas and satellite dishes including the placement of equipment buildings, shelters or cabinets that are associated with a broadcast

station.

d) Mobile services providing public information coverage of news events of a temporary or emergency nature.

5) Special Regulations.

The following special regulations shall apply to the installation of a new wireless communication tower, including Class 1 & 2 Collocations:

a) Federal Requirements. Each wireless communication tower and mobile service facility shall meet all applicable regulations and standards of the Federal Aviation Administration, Federal Communications Commission, and any other federal agency with authority over the structure and facility that are in effect at the time the structure or facility is placed in service.
b) Height Limitation Zoning Ordinance. The Height Limitation Zoning Ordinance shall apply in the regulation of land that falls within the Airport Height Overlay District.
c) Lighting. No antenna support structures shall be artificially lighted except as required by the Federal Aviation Administration or other governmental agency.

6) Application Requirements.

Applications for a conditional use permit and building permit, as applicable, must be completed by any applicant and submitted to the Zoning Administrator along with the application fee. The application submittal shall include the following:

a) The name, business address and contact individual for the property owner and application.
b) The location of the proposed or modified wireless communication tower.
c) The location of the proposed mobile service facility.
d) For the construction of a new wireless communication tower, an applicant shall provide:

    1) A construction plan that describes the new tower and facilities.
    2) An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement attesting to one of the following regarding collocation within the area in which the applicant needs to site the new facilities:

        a) Collocation would not result in the same mobile service functionality, coverage, and capacity.
        b) Collocation is technically infeasible.
        c) Collocation is economically burdensome to the mobile

service provider.

e) For Class 1 Collocations, if the application is to substantially modify an existing wireless communication tower, a construction plan which describes the proposed modifications to the support structure and the equipment and network components.
f) For Class 2 Collocations, the application shall include the name and business address of and contact individual for the applicant, the location of the affected tower, and location of the proposed facilities.

7) Application Response.

A determination of completeness shall be completed by the Zoning Administrator within ten days of the submittal date of the conditional use permit application and/or building permit application. If the Zoning Administrator finds that the application is incomplete, the Zoning Administrator shall notify the applicant in writing within ten days from the submittal of the permit application. The written notification shall specify in detail the required information that was incomplete. The applicant may resubmit an application as often as necessary until it is complete.
Within 90 days of receiving a complete conditional use permit application, the City shall:

a) Review the application to determine whether it complies with Revised Municipal Code.
b) Make a final decision whether to approve or disapprove the application.
c) Notify the applicant in writing of its final decision.
d) If the decision is to disapprove the application, a written notification shall be provided that includes substantial evidence to support that decision.

If the City fails to comply with the above requirements by the 90-day deadline, the application is considered approved, except that the political subdivision and the applicant may agree to extend the deadline.

8) Height and Setback Requirements.

a) Any new wireless communication tower that is constructed on or substantially modified on a parcel that allows for a single-family residence as a permitted use shall be set back from the lot lines a distance that equals or exceeds the height of the tower.
b) Any new wireless communication tower that is constructed on or substantially modified on a parcel that is adjacent to a parcel that allows for a single-family residence as a permitted use shall be set back from the lot lines a distance that equals or exceeds the height of the tower.
c) Any new wireless communication tower that is constructed on or

substantially modified on a parcel that identifies a single-family residence as a conditional or prohibited use shall be set back from lot lines a distance equal to the setbacks of a principal building/structure pursuant to the underlying zoning district development standards. Setbacks may be reduced to a lesser specified agent if the applicant submits a report stamped by a Wisconsin Registered Professional Engineer that certifies that the wireless communication tower is designed and engineered to collapse upon failure within the lesser specified distance unless the City has and provides the applicant with substantial evidence that the engineering certification is flawed.

SECTION III: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: October 7, 2024
Adopted: October 21, 2024

Drafted by: Adam Kuhn
Return to: City Clerk

A PD rezoning does not expire. A PD concept plan expires after two years if no preliminary plat, site plan or building permit has been filed. A two year extension may be granted by the Common Council.

c) "A-H" Airport Height Overlay

1) Intent. This overlay district is established to maintain navigable air space over the aerial approaches in a condition best suited for the safe operation of aircraft.

2) Permitted Uses. Uses to the extent that they are not prohibited by any other provisions of this chapter or any other ordinance as follows:

   a) Uses which would not create electrical interference with radio communication between the airport and aircraft, or make it difficult for pilots to distinguish between airport lights and others, or result in glare in the eyes of pilots using the airport, or impair visibility in the vicinity of the airport or otherwise endanger the land, taking off, or maneuvering of aircraft.

   b) Filling of property

3) Conditional Uses. Uses that would create an electrical interference with radio communication or result in glare.

4) Minimum Performance Standards for the "A-H" District

"A-H" AIRPORT HEIGHT OVERLAY

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
All permitted buildings or uses	As permitted in underlying district		As indicated on height limitation map	As permitted in underlying district				

5) Exception to height of structure: Approval for government structures to exceed the Stevens Point airport height restriction may be granted by the Common Council after first obtaining written approval from the Federal Aviation Administration and/or the Wisconsin Department of Transportation, Bureau of Aeronautics.

d) Wireless Communication Towers

1) Purpose. The purpose of this ordinance is to establish regulations for wireless communications facilities that minimize ad verse impacts to the community; encourage the location of antenna support structures in non-residential zoning districts; minimize the total number of antenna support structures; encourage the

attachment of antennas to existing structures; identify appropriate locations for wireless communications facilities; ensure that antennas and antenna support structures are configured in a way that minimizes adverse visual impacts by careful design, appropriate wiring, landscape screening and innovative camouflaging techniques; consider the health and safety of wireless communications facilities; avoid damage to adjacent properties from antenna support structure failure through careful engineering and locating of such structures; facilitate the provision of wireless communications facilities; and enhance the ability to provide wireless communications facilities to the community quickly, effectively and efficiently.

1.1) Antennas to Which This Chapter Has no Application:

The provisions of this chapter do not apply to radio or television reception antennas, satellite or microwave parabolic antennas not used by wireless communications service providers, receive-only antennas, antennas less than 70 feet in height and owned and operated by a federally-licensed amateur radio station operator, towers that are 55 feet in height or less if that tower is constructed using an open-weave tower no larger than 12"x12"x12" galvanized metal and with no more than 2 antennas of less than 2.5 feet in diameter each, any tower or antenna lawfully in existence in the city on the date that this chapter becomes effective, or to the facilities of any cable television company holding a valid and current franchise, or commercial radio and/or television broadcasting facilities.

1.2) Building Code

The construction and installation of antenna support structures, antennas, antenna arrays, the installation or placement of antenna arrays on buildings, and the placement of antennas on alternative antenna support structures, shall be subject to the requirements of the city's Building Code the requirements of the Electronics Industries Association/Telecommunications Industries Association, and any additional standards applicable thereto published by the Electronics Industries Association.

1.3) Lighting

No antenna support structures shall be artificially lighted except as required by the Federal Aviation Administration or other governmental agency.

1.4) Signage

There shall be no signs, symbols, flags, banners or other devices or things attached to or painted or inscribed upon any antenna support structures, or antennas, unless the support structure is constructed as a flag pole and the American flag is integral to the design of the support structure.

1.5) Finish

All lattice towers and monopole towers shall be finished in a non-reflective neutral color or otherwise as directed by the Community Development Department.

2.0) "Reserved"

3.0) New Freestanding Antennas

No new antenna support structure shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the City that no existing antenna support structure, alternative support structure, or alternative technology that does not require the use of towers or structures, can accommodate the applicant's need for an antenna or antenna array at the site of the applicant's proposed location. An applicant shall submit information requested by the Director of Community Development relating to the availability of suitable existing antenna support structures, alternative antenna support structures, or alternative technology. Evidence submitted to demonstrate such facts may consist of the following:

a) that no existing antenna support structures or alternative antenna support structures are located within the geographic area which meet the applicant's engineering requirements; and/or

b) that existing antenna support structures and alternative antenna support structures are not of sufficient height to meet applicant's engineering requirements; and/or

c) that existing antenna support structures and alternative antenna support structures do not have sufficient structural strength to support applicant's proposed antennas and related equipment; and/or

d) that applicant's proposed antennas would cause electromagnetic interference with the antennas on the existing antenna support structure or alternative antenna support structure, or the antennas on the existing antenna support structure or alternative antenna support structure would cause interference with the applicant's proposed antennas; and/or

e) that the fees, costs, or contractual provisions required by the owner in order to share an existing antenna support structure or alternative antenna support structure or to adapt an existing antenna support structure or alternative antenna support structure for co-location sharing is unreasonable. Costs exceeding new antenna support structure development are presumed to be unreasonable;

f) that there are other limiting factors that render existing antenna support structures or alternative antenna support structures unsuitable; and/or

g) that an alternative technology that does not require the use of towers or

buildings for height, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new antenna support structure development shall not be presumed to render the technology unsuitable.

All wireless communications service providers shall cooperate with other wireless communications service providers in co-locating additional antennas on antenna support structures and/or on existing building or other alternative antenna support structures. A wireless communications service provider shall exercise good faith in co-locating with other providers and sharing antenna sites, provided that such shared use does not give rise to a substantial technical level impairment of the ability to provide wireless communications service. Such good faith shall include sharing of technical information to evaluate the feasibility of the co-location. In the event that a dispute arises as to whether a provider has exercised good faith in accommodating other providers, the city may require a third party technical study at the expense of either or both of such providers.

3.1) Location of New Antennas and Co-Location of Antennas

Co-location or Freestanding New Antenna

	Industrial	University & Commercial			Residential	Conservancy
	M-1 & M-2	B-4, B-5, & U	B-3	R-5, B-1, & B-2	RLD, R-1, R-2, R-3, & R-4	C
Antenna on existing tower or building (co-location)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
New tower	Conditional	Conditional	Conditional	Conditional	Prohibited	Conditional
Height (max.)	150’ (175’ only within 2,000 feet of I-39 and not closer than 250’ of residences)	135’	120’	60’	60’	150’*
Setbacks (min.)	Height of tower (but not to exceed 150’)	All antennas subject to airport height restrictions Height of tower (but not to exceed 150’). Setbacks in “B-5” Highway Commercial may be one-half the height of the tower only in cases where the antenna array is constructed no more than 2’ from the exterior of the tower.			Height of tower	Height of tower*

Note: Setbacks in any district may be modified by the Common Council only in cases where the tower cannot be physically located on the site, or where the applicant has camouflaged the support structure by design or appearance that hides, obscures, or conceals the presence of the tower and antennas, for example, as a flag pole, or added the antenna to an existing support structure, for example on an existing light pole, and only in cases where the public interest is served by the modification.

New Telecommunications Towers are a conditional use in the M2 Heavy Industrial, M1 Light Industrial, B5 Highway Commercial, B4 Commercial,

B3Central Business District, B2 Central Business Transition, B1 Neighborhood Commercial, University, R-5 Multifamily II, and C Conservancy Districts. Telecommunications Towers are prohibited in R-4, 3, 2, 1, & LD Residential Zones unless on publicly owned property. Preference will be given to sites which are greater than 300 feet from Residential Zones.

* exceptions to height and setback may be made in instances where the land in the vicinity of the proposed site in Conservancy zoning only is not developed to its full potential and in the opinion of the council the site is likely to remain undeveloped due to area constraints.

Antenna arrays may be mounted on the top of and attached to roofs of existing buildings or structures that are at least thirty feet (30') or more in height above the street grade upon which such building fronts or may be attached to the facades of buildings, existing towers, or other structures; provided, however, that such antenna arrays shall add not more than twenty feet (20') to the total height or elevation of such building from the street grade, (including the antenna array) and antenna arrays so mounted shall be obscured from view from the street up such building fronts by the use of screening materials designed, painted and maintained in a manner that will blend with the appearance of the building

3.2) Public Owned Property

In addition to all other locations allowed or allowed as a conditional use, antenna and appurtenant structures may be permitted on all publicly owned property including land owned by the City of Stevens Point, the Stevens Point School Board, and Portage County.

4.0) Support Facility Requirements

a) All support facilities including buildings used for switching and other support functions shall be placed in close proximity to the support structure on which antennas are proposed.

b) Support facilities, including all equipment enclosures, shelters, cabinets, boxes or vaults designed for and used to house and protect the electronic equipment necessary and/or desirable for processing wireless communication signals and data, including any provisions for air conditioning, ventilation or auxiliary electrical generators, shall be completely screened with trees, shrubs, fences or other decorative materials planted to a minimum width of 5 feet so as to be obscured from view from adjacent properties and from the street. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. Support structures located on large, wooded lots with natural growth around the property perimeter may be considered a sufficient buffer by the Community Development Director.

Support facilities shall be kept locked at all times and shall be clearly labeled as to the owner, operator or a person to be contacted in the event of an emergency.

Support facilities shall meet the setback requirements of the underlying Zoning District.

5.0) Antenna Support Structures – Removal When no Longer Used:

Any antenna support structure that has had no antenna mounted upon it for a period of successive days, or if the antennas mounted thereon are not operated for a period of 180 successive days, shall be considered abandoned, and the owner thereof shall remove such structure and any accompanying equipment enclosure within 90 days after the receipt of a notice from the City to do so. During such 90 days, the owner may apply, and for good reason, be granted an extension of time on such terms as the Director of Community Development shall determine. If such structure and equipment enclosure are not so removed, the city may seek and obtain a court order directing such removal and imposing a lien upon the real property upon which such structures are situated in an amount equal to the cost of removal. Any notice given under this section is subject to appeal to the City Council. In the event that more than one wireless communications service provider is using the support structure, then this provision shall not become effective until all users cease using such structure.

e) Groundwater Protection Overlay District

1) Purpose and Authority

Purpose. The residents of Stevens Point and Portage County, whether served by private wells or municipal supplies, depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions to protect the municipal water supplies of the Villages of Amherst, Junction City, Plover and Whiting, and the City of Stevens Point, and to promote the public health, safety and general welfare of the residents of Portage County.

Authority. Statutory authority of the City to enact these regulations was established by the Wisconsin Legislature in 1983, Wisconsin Act 410 (effective May 11, 1984), which specifically added groundwater protection to the statutory authorization for municipal planning and zoning to protect public health, safety and welfare.

a) Application of Regulations

The regulations specified in this Groundwater Protection Ordinance shall apply to the incorporated and unincorporated areas of the City of Stevens Point and Portage County that lie within the recharge areas for municipal water supply wells as a Groundwater Protection Overlay District and are in

RESOLUTION

Authorization to apply for WEDC Community Development Investment Grant Program for The Oaks Affordable Housing Project

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) has the Community Development Investment Grant Program, which are grant funds available for projects to support urban, small city and rural community (re)development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts; and,

WHEREAS, developers are an eligible applicant and can apply for said grant funds with the approval of the local municipality; and,

WHEREAS, Three Leaf Development, Impact Seven, and their assignee(s) are applying for said grant funds for the redevelopment of the former K-Mart shopping center property for the purposes of creating affordable housing and a community serving facility.

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Stevens Point that Three Leaf Development, Impact Seven, and their assignee(s) are hereby authorized to submit an Community Development Investment Grant application to the WEDC to obtain funds for said purpose with the support of the City of Stevens Point.

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: October 17, 2024
Adopted: October 21, 2024

Business Improvement District

Downtown Stevens Point

2025 Operating Plan

3rd Year of Operation

DRAFT

October 14, 2024

APPROVED BY THE BID BOARD OF DIRECTORS ON: October 1, 2024

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF STEVENS POINT ON:

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Introduction

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute is ". . . to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities."

In October 2022, a petition to create a BID in downtown Stevens Point was received from downtown property owners representing the Stevens Point Alliance. In December 2022 the City of Stevens Point Common Council approved a Resolution establishing a downtown BID and adopting the initial operating plan for the BID. In January 2023, the Common Council approved the appointments of members to the BID consistent with Article II, Section I of the BID Bylaws (Appendix B).

The mission of the Downtown Business Improvement District (DBID) is: "Enhancing downtown Stevens Point by collaboratively connecting property owners, businesses, residents, and visitors with resources and experiences". With a vision of "A thriving downtown that engages diverse audiences and celebrates local businesses to foster a vibrant district". The core values of the DBID are Accountable, Thriving, Collaborative, Supportive, and Innovative. Additionally, and arguably the most critical to the success of the BID, is intended to unite businesses, organizations, and local government through collaboration and partnership to achieve the main objectives discussed within the initial operating plan.

Consistent with BID Statute, this 2025 Operating Plan for the district has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District, and the special assessment method applicable to properties within the District for the 2025 Operating Plan. This plan has been developed by the BID Board of Directors with technical assistance from the Department of Community Development.

District Boundaries

The 2025 BID boundaries are consistent with the original BID boundaries adopted in 2022. Flanked by the Wisconsin River on the western border, the BID boundaries include Portage Street as the northern border, Centerpoint Drive to Rogers Street to the east, and along Ellis Street and Arlington Place along the southern border of the district. A full map is outlined in Appendix C. A list of properties included in the BID is included in Appendix D and Appendix E.

2023 Operating Plan Goals Review

1. Recertify the City's Downtown as a Wisconsin Economic Development Corporation "Main Street Community" community (2005 Comprehensive Plan, pg. 145).
    a. The BID was recertified as a Main Street Community in July 2023 with major assistance from the BID Board of Directors, Community Development Staff, and a commitment of funds from the City of Stevens Point Common Council.

2. Encourage, revise, and promote the City's façade improvement grant program (2005 Comprehensive Plan, pg. 122).

a. The City of Stevens Point's Community Development Department manages the Façade Improvement Program. One downtown storefront utilized the program in 2023, 1040 Main Street. Several other storefronts intend to use the program in 2024.

3. Assist, with help from community partners, continued maintenance and implementation of a wall mural program in the Downtown (2005 Comprehensive Plan, pg. 122).
   a. A contemporary mural program is lead by CREATE Portage County, and a historic mural program is maintained by the City. Assistance may be provided by the Business Improvement District to ensure mural installations maintain the health of the historic buildings in Downtown Stevens Point while supporting the goals of both programs. The Business Improvement District may also inform priority locations for murals to fulfill Goal #4.

4. Enhance the District by placemaking and embracing the City's heritage through historic markers and monuments (2005 Comprehensive Plan, pg. 121).
   a. Currently under consideration by the City's Historic Preservation Commission, the historical markers and monument program is likely to be implemented in 2024/2025 as the City and downtown property owners invest in the historical markers and their story of each historical property in Downtown Stevens Point.

5. Promote, with assistance from the City, unique business development, expansion, and relocation to the District through managed events and marketing (2005 Comprehensive Plan, pg. 145).
   a. Events occurring in Downtown Stevens Point seldom target industries and eliminating property vacancies. New programs to fill vacancies and promote industry expansion will need to be piloted.

6. Continue to encourage Downtown Revitalization through partnerships and cooperation (2005 Comprehensive Plan, pg. 164).
   a. Several organizations serve Downtown Stevens Point, and many other organizations in Central Wisconsin have tools and expertise that can support the work of these organizations. Partnerships with organizations such as the Community Foundation of Central Wisconsin, the Stevens Point Area Convention and Visitor's Bureau, and others should be built to expand visitor capture and grow the financial capacity of the organizations.

7. Promote, manage, and elevate Stevens Point Cultural Events that occur downtown (2005 Comprehensive Plan, Appendix F of said document).
   a. Cultural events serve multiple purposes for Downtown Stevens Point. Goals of events should be clearly defined so partner organizations can allocate appropriate resources (marketing, volunteer recruitment, etc) to benefit – and expand – the variety of events that take place in Downtown Stevens Point.

8. Execute projects and programs in accordance with approved updates to the City of Stevens Point Comprehensive Plan.

9. Execute specific improvements in the BID as identified in downtown targeted area master plans as such plans become approved.
    a. The City of Stevens Point Community Development Department has recently requested a completion of the 2018 Targeted Area Master Plan for Downtown Stevens Point. Downtown members will be notified as the plan moves toward completion.

2024 Operating Plan Goals Review

1. Hire & Onboard Main Street Manager
    a. Hiring and onboarding a dedicated staff member to ensure the success of the BID will be critical for 2024. This position, in cooperation with the Stevens Point Area Convention and Visitors Bureau, will provide critical guidance, leadership, and planning for a successful BID.

2. Continued Support of Downtown with Memorandum of Understanding
    a. It is the goal of multiple organizations to support the vitality of Downtown Stevens Point, including, but not limited to, the Stevens Point Alliance and Downtown Business Improvement District. Efficiency of work completed in Downtown Stevens Point can be enhanced by focusing organizations on complementary programs and services.

3. Establish Public Space Enhancement Program
    a. Enhancement of public spaces in Downtown Stevens Point are a critical component of ensuring future success of the BID. When visitors and residents find comfortable public spaces to spend their time at in downtown, the more likely they are to visit retail, restaurants, and other spaces. This program could include additional murals, lighting, streetscape design, and other placemaking activities consistent with placed-based economic development practices.

4. Establish Vacant Storefront Reinvestment Program
    a. Vibrant, full storefronts in Downtown Stevens Point make our downtown an active, thriving place that visitors, residents, and business want to invest in. Vacancy in our storefronts can communicate to the public that our downtown is vulnerable to economic downturn, unsafe conditions, or lack of care. To ensure that there are capital opportunities to reinvest in existing but vacant store fronts, the BID had identified a modest grant program to make these investments. A goal of the BID is to establish the Vacant Storefront Reinvestment Program for 2024. Such specific details and program guidelines will need to be addressed through City staff and the BID Board in 2024.

5. Maintain Main Street Community Designation
    a. After a 10-year hiatus from being a Main Street Community and being reaccepted into the program in 2023, maintaining the designation will be a critical component of ensuring local, state, and federal support to Downtown Stevens Point.

6. Update BID Bylaws to add a Vice-Chair position
    a. Current BID Bylaws do not have a vice-chair position. The intention of the vice-chair position is to stand-in for the BID Chair when they are unable to do so. This could include presiding over BID Board of Director meetings, signing documentation, working with City staff, and providing general leadership to the BID Board of Directors.

7. Hold Annual Town Hall in 2024
    a. Annually, it's important to invite all property owners within the BID to a town hall to provide an informal place to ask questions, and understand how the BID is working to better Downtown Stevens Point. This takes the formality, typically imposing to the public found with government meetings out of the question. Annual meetings should be held in the fall

Proposed 2025 Operating Plan

Goal: Maintain Previous Operating Goals of the District
These goals are the following; Hold Town Hall 2025, Downtown Manager developing BID structure alongside the BID Board of Directors, continue strong relationship building with Downtown Stakeholders, continue efforts to fill vacant storefronts, and maintain Main Street America Affiliate status.

Goal: Hire and Onboard Special Events and Marketing Coordinator
Hiring and onboarding a contracted coordinator to ensure the success of the BID-ran events, previously Stevens Point Alliance events, in 2025 and beyond. This position will be the first hired part-time contracted role for events in Downtown. This is critical for the engagement of the local population, visitors, business retention, and expansion into a cohesive district.

Goal: Promote and Install the Public Space Enhancement Project
Enhancement of public spaces in Downtown Stevens Point is a critical component of ensuring the future success of the BID. In 2024, the 2025 project went to a public vote at the annual town hall meeting. The people's choice was activating an alleyway. In 2025, the BID's goal is to promote and install the first large-scale Public Space Enhancement.

Goal: Expand Marketing for Downtown Stevens Point to Enhance Vibrancy
Effective marketing is essential for vitalizing Downtown Stevens Point and attracting diverse audiences. By implementing strategic marketing initiatives, we can draw both new visitors and returning residents to experience the unique offerings of our district. A well-coordinated marketing approach—encompassing a central downtown hub and cohesive social media engagement—will not only enhance visibility but also create a sense of community. This focus

on marketing is vital for ensuring the sustained vibrancy and success of our downtown area, ultimately benefiting local businesses and enriching the overall experience for all who visit.

Goal: Launch Vacant Storefront Reinvestment Program
Full storefronts in Downtown Stevens Point make our downtown an active, thriving place that visitors, residents, and businesses want to invest in. Vacancy in our storefronts can communicate to the public that our downtown is vulnerable to economic downturn, unsafe conditions, or lack of care. To ensure that there are capital opportunities to reinvest in existing but vacant storefronts, the BID has identified a modest grant program to make these investments. In 2024, specific details and program guideline planning started. In 2025, the Vacant Storefront Reinvestment Program will start rolling out.

Goal: Develop Volunteer Engagement Strategies
Fostering volunteer engagement is crucial for cultivating vibrancy and strengthening community ties in Downtown Stevens Point. Volunteers play a key role in organizing events, supporting local initiatives, and promoting a sense of belonging among residents. By developing effective strategies to engage volunteers, we can harness their passion and skills to enhance our district's activities and services. This not only enriches the community experience but also builds lasting relationships among residents, creating a more vibrant and connected downtown. Strong volunteer participation reflects a thriving community spirit, which is essential for the ongoing vitality and appeal of our area.

Goal: Create Board and Staff Policy for 2026 Operating Plan
In 2025, the Downtown Manager and the BID Board will establish a *Board and Staff Policy Book* for the 2026 Operating Plan. This is vital for ensuring effective governance and strategic alignment as we implement positive change in Downtown Stevens Point. With the introduction of a dedicated staff member focused on enhancing our community, clear policies will provide the framework for collaboration, accountability, and consistent decision-making. This organizational structure is essential for maximizing our marketing efforts and volunteer engagement strategies, ultimately fostering a vibrant and cohesive downtown. By defining roles and responsibilities, we can ensure that our initiatives are sustainable and impactful, paving the way for a thriving community.

Proposed Expenditures and Method of Assessment

The 2025 proposed annual budget is $108,989.00 Of which, $69,699.68 will be the amount received from the BID assessments from properties within the BID. $35,000 is additional income provided from the City of Stevens Point annually through 2027. Consistent with BID state law, a segregated account has been established with the City of Stevens Point Treasurers office for exclusive use within the BID. A full 2025 budget outlining expenditures and revenue can be found in Appendix F.

The Board shall approve an annual operating budget for the District each year. The BID Board will review the Operating Plan and Special Assessment Levy and make a recommendation to the Common Council of the City of Stevens Point, who will hold a public hearing and approve the annual operating plan and budget for the BID for that year. Said public hearing and subsequent

approval of the budget and operating plan took place at a Special Meeting of the Common Council on _____,2024.

Method of Assessment
The 2023 assessed valuation of all property within the original District boundaries was approximately $88,623,800.00. The annual assessment for BID operating expenses will be levied against each property within the District in direct proportion to the commercial assessed value of each property for real property tax purposes on record with the BID as of the date the Common Council held the public hearing regarding its 2024 Operating Plan (November 20, 2023). No owner of property within the BID shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix D identifies each property included in the District and shows the BID assessment for each property for the 2024 Operating Plan. Such proposed assessments are based on the assessed value and classification for the 2024 assessment roll.

2025 Budget Income (based upon a mill rate of $0.75 per $1,000 of assessed value) $69,699.68.

Excluded and Exempt Properties
The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed-use properties containing some residential use will be assessed by the BID consistent with applicable law.

2. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the BID boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be special assessed by the BID. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

Promotion of Orderly Development of the City

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The BID will encourage commerce, increase business activity, and subsequently economic vitality within the District. Orderly development is consistent with the City's Comprehensive Plan and Downtown Targeted Area Master Plan.

City Role in District Operation

The City of Stevens Point is committed to helping owners and occupants in the District promote the objectives outlined in this Operating Plan, while maintaining autonomy in the preparation of its annual budget. The City has made significant annual investments in the District for maintenance, economic investments, infrastructure, and others. The City will continue providing services, capital improvements, funds for maintenance, the Facade Grant Program, Revolving Loan Fund Program and promoting economic development within the District. The City of Stevens Point will also commit to the following:

1. Encourage County, State and Federal Governments to support activities of the District, including application for grants and other non-BID revenue monies for projects, infrastructure, and economic investments.
2. Collect assessments and maintain a segregated account.
3. Provide disbursement of BID funds to service providers in accordance with the Operating Plan and budget.
4. Obtain and review annual audits as required per WI Stats. §66.1109(3)(c)
5. Provide a separate monthly financial statement to the BID Board.
6. Review annual audits as required by WI Stats. §66.1109(3)(e) of the BID Law.
7. Provide to the BID Board no later than September 1st each plan year, the official City records on assessed value for each tax parcel within the District as of that date in each Operating Plan year, for the purpose of calculating the BID assessment.
8. Adopt this Operating Plan in the manner required by the BID Law.
9. Appoint and confirm new BID Board members as required by BID Law.

Future Year Operating Plans

It is anticipated that the BID will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the BID, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

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Early Termination of the District
The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the BID is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the BID shall be sent by certified mail to all owners of real property within the BID.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the BID or, if the owner did not sign the petition, that the owner requests termination of the BID.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

Amendment, Severability, and Expansion
This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire BID Board and a majority of the Common Council of the City of Stevens Point as and when they conduct their annual Operating

Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

Automatic Termination Unless Affirmatively Extended

The District Board shall not incur obligations extending beyond thirty years from the date on which the BID was created. At the end of the twenty-ninth year of the BID's existence, the BID Board shall prepare an operating plan for the thirtieth year that contemplates termination of the District at the commencement of the thirtieth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

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Appendix A: Wisconsin Statutes §66.1109

Updated 2021–22 Wis. Stats. Published and certified under s. 35.18. September 14, 2023.

purchase and rehabilitation of housing in the neighborhood or area.

(b) "Local legislative body" means the common council, village board of trustees or town board of supervisors.

(c) "Municipality" means a city, village or town.

(d) "Planning commission" means a plan commission created under s. 62.23 or a plan committee of the local legislative body.

(e) "Reinvestment neighborhood or area" means a geographic area within any municipality not less than one–half of which, by area, meets 3 of the 5 following conditions:

1. It is an area in need of rehabilitation as defined in par. (a).

2. It has a rate of owner–occupancy of residential buildings substantially below the average rate for the municipality as a whole.

3. It is an area within which the market value of residential property, as measured by the rate of change during the preceding 5 years in the average sale price of residential property, has decreased or has increased at a rate substantially less than the rate of increase in average sale price of residential property in the municipality as a whole.

4. It is an area within which the number of persons residing has decreased during the past 5 years, or in which the number of persons residing has increased during that period at a rate substantially less than the rate of population increase in the municipality as a whole.

5. It is an area within which the effect of existing detrimental conditions is to discourage private lenders from making loans for and present or prospective property owners from investing in the purchase and rehabilitation of housing.

(2) DESIGNATION OF REINVESTMENT NEIGHBORHOODS OR AREAS. A municipality may designate reinvestment neighborhoods or areas after complying with the following steps:

(a) Holding of a public hearing by the planning commission or by the local governing body at which interested parties are afforded a reasonable opportunity to express their views on the proposed designation and boundaries of a reinvestment neighborhood or area. Notice of the hearing shall be published as a class 2 notice, under ch. 985. Before publication, a copy of the notice shall be sent by 1st class mail to the Wisconsin Housing and Economic Development Authority, and a copy shall be posted in each school building and in at least 3 other places of public assembly within the reinvestment neighborhood or area proposed to be designated.

(b) Designation by the planning commission of the boundaries of a reinvestment neighborhood or area recommended by it to be designated and submission of the recommendation to the local legislative body.

(c) Adoption by the local legislative body of a resolution which:

1. Describes the boundaries of a reinvestment neighborhood or area with sufficient definiteness to identify with ordinary and reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.

2. Designates the reinvestment neighborhood or area as of a date provided in the resolution.

3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.

History: 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

66.1108 Limitation on weekend work. (1) DEFINITIONS. In this section:

(a) "Construction project" means a project involving the erection, construction, repair, remodeling, or demolition, including any alteration, painting, decorating, or grading, of a private facility, including land, a building, or other infrastructure that is directly related to onsite work of a residential or commercial real estate development project.

(b) "Political subdivision" means a city, village, town, or county.

(2) CONSTRUCTION PROJECTS; WEEKEND WORK. (a) A political subdivision may not prohibit a private person from working on the job site of a construction project on a Saturday. A political subdivision may not impose conditions that apply to a private person who works on a construction project on a Saturday that are inapplicable to, or more restrictive than the conditions that apply to, such a person who works on a construction project during weekdays.

(b) If a political subdivision has enacted an ordinance or adopted a resolution before April 5, 2018, that is inconsistent with par. (a), that portion of the ordinance or resolution does not apply and may not be enforced.

History: 2017 a. 243.

66.1109 Business improvement districts. (1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights–of–way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax–exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2

notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded $300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. (4) was less than $300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of $10 if the revised amount is not a multiple of $10 or, if the revised amount is a multiple of $5, such an amount shall be increased to the next higher multiple of $10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all

property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax–exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

66.1110 Neighborhood improvement districts. (1) In this section:

(a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).

(b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.

(c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.

(d) "Municipality" means a city, village, or town.

(e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

(3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

(b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

Appendix B: Business Improvement District Bylaws

Bylaws for the City of Stevens Point

Downtown Business Improvement District

Article I – General

Section I – Name

This organization shall be known as the Downtown Business Improvement District (DBID), operating as the Board of Directors of the Downtown Business Improvement District.

Section II – Creation

The DBID was approved on December 19, 2022 by the Common Council of the City of Stevens Point and must, per Chap. 66.1109, Wis. Stats. be approved annually by that body.

Section III – Purpose, Mission, Vision and Values

The main objective of the DBID is to improve the social, economic, and physical environment of Historic Downtown Stevens Point and the surrounding business areas that are impacted by the economic vitality of the downtown. The DBID exists to unite businesses, organizations, and local government through collaboration and partnership to achieve objectives identified in the DBID Operating and Implementation Plan.

Mission: *"Enhancing downtown Stevens Point by collaboratively connecting property owners, businesses, residents, and visitors with resources and experiences."*

Vision: *"A thriving downtown that engages diverse audiences and celebrates local businesses to foster a vibrant district"*

- Accountable – We are held accountable by everyone in the downtown business district through public meetings, town halls, and transparent goals and finances.
- Thriving – We leverage opportunities for growth and success that build and maintain a thriving, dynamic downtown.
- Collaborative – We create the future of downtown by encouraging partnerships, building community, and fostering collaboration.
- Supportive – We support downtown businesses by curating resources, sharing information, facilitating incentives, and actively engaging with our community.
- Innovative – We seek innovative and creative solutions to enhance our district, improve experiences, and drive progress.

Section IV – Area

The DBID will include all properties shown within the boundaries outlined in Appendix B of the DBID Operating and Implementation Plan.

Article II – Board of Directors

Section I – Board Composition and Appointment

The DBID Board of Directors shall be comprised of seven (7) voting members appointed by the Mayor of Stevens Point and confirmed by the City Council. The DBID Board of Directors will make annual Board member recommendations to the Mayor. Said members shall comprise of the following:

- Two (2) real property owners within the District that do not own or operate a business within the District (excluding real estate services).

- Two (2) real property owners within the District that also operate a business within the District.

- Two (2) business operators within the District that do not own any real property within the District

- One (1) Alderperson representing the 1st Aldermanic District

- The Director of Community Development or their designee shall serve as an ex-officio non-voting member of the Board.

Section II – Term of Office

Term appointments will be for a period of two (2) years on staggered terms each ending December 31st of the year of expiration. Term of office will begin January 1st. The Alderperson serving the DBID will serve a term of two (2) years.

Section III – Meetings

The DBID Board of Directors shall meet monthly to achieve the goals as defined in the Operating Plan.

Section IV – Quorum

A simple majority of the current total voting Board membership shall constitute a quorum. The concurrence of a majority of the voting Board members present at a meeting at which a quorum is present shall be necessary to conduct the business of the Board. “Present” shall be defined as physical or virtual attendance.

Section V – Voting

At any meeting of the Board, each voting Board member shall be entitled to one vote with a majority vote determining the issue.

Section VI – Vacancies

Vacancies on the Board of Directors shall be filled by appointment of the Mayor and confirmed by the City Council.

Section VII – Officers

Board members shall appoint a Chairperson, Vice Chairperson, Treasurer, and Secretary on a yearly basis each January. Any two of the four officers shall have the authority to execute documents on behalf of the BID Board, only for purposes authorized by the full BID Board of Directors, including the authorization for writing of checks and executing contracts.

A. Chairperson. The Chairperson shall serve as the chief officer of the DBID and shall preside at all meetings of the Board of Directors. The Chairperson shall assign committee chairs, subject to approval of the Board of Directors. The Chairperson shall also act as the supervisor to DBID staff on behalf of the Board of Directors.

B. Vice Chairperson. The Vice Chairperson shall serve as the chief officer of the DBID and shall preside over all meetings of the Board of Directors in any absence of the Chairperson. If the position of Chairperson becomes vacant, the Vice Chairperson shall assume position of Chairperson until the next appointment of officers.

C. Treasurer. The Treasurer shall be responsible for overseeing and reporting the financial activities of the DBID. Activities include coordinating the annual budget with the Chairperson and committee chairs, presenting notable updates of DBID finances to the Board, and consulting the Board of Directors or DBID staff about the financial health of the DBID. Funds shall be kept in a segregated account in the municipal treasury and disbursed through the City of Stevens Point.

C. Secretary. The Secretary will be responsible for preparing the minutes of each meeting according to the requirements of Open Meetings Law and shall provide them to the DBID Chairperson and staff no later than one (1) week after the previous DBID Board meeting.

Article III – Finances

Section I – Special Assessment

Special assessments under this Operating Plan will be levied by the City of Stevens Point against each taxable property within the District pursuant to Wis. Stats. 66.1109. These properties will be levied at a rate determined by the Board of Directors and approved by the City of Stevens Point Common Council.

Section II – Exemptions

All properties within the boundaries of the DBID shall be assessed, except for properties used exclusively for residential purposes and property exempt from paying real estate taxes or owned by government agencies.

Section III – Probationary Funding

The City of Stevens Point will provide the DBID a minimum of $70,000.00 upon inception and a minimum of $35,000.00 per calendar year from 2024-2027 to support the establishment and investigate the efficacy of the DBID.

Section IV – Fiscal Year

The fiscal year of the DBID shall close on December 31st of each year.

Section V – Budget & Report

Each August, the DBID Officers shall formulate a budget in line with the coming year's goals and objectives. The DBID Treasurer shall present a proposed budget at the September meeting, which will, in turn, be presented along with the previous year's report to the City of Stevens Point Finance Committee and Common Council.

Section VI – Accounting

Until the DBID budget exceeds the amount necessary for annual audit ($300,000), the DBID shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

Article IV – General Provisions

Section I – Parliamentary Authority

The current edition of Democratic Rules of Order shall be the final source of authority in all questions of parliamentary procedure when such rules are not consistent with the Bylaws of the DBID.

Section II – Amendments

These bylaws may be amended or altered by a two-thirds vote of the Board of Directors.

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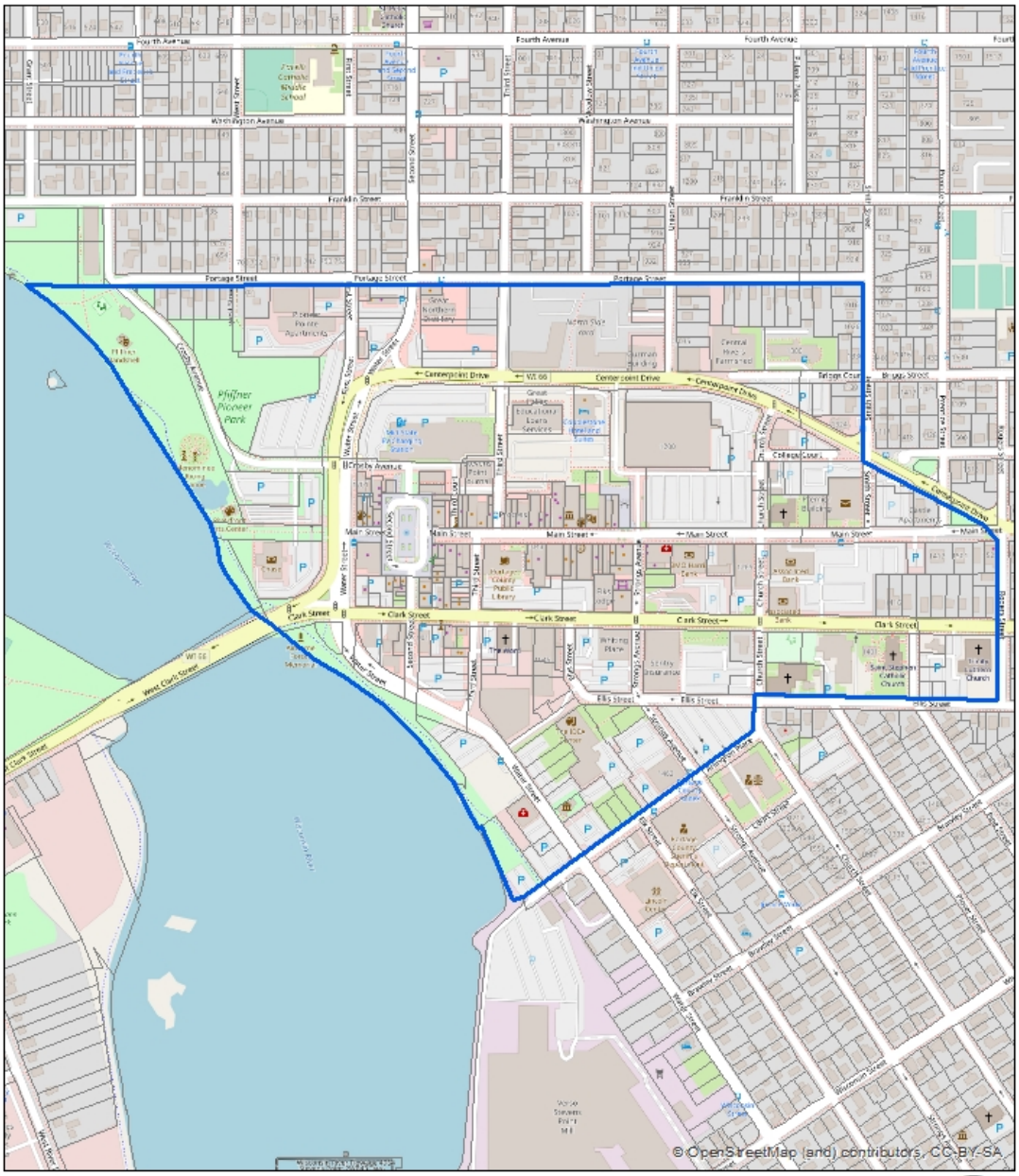
Appendix C: Downtown Business Improvement District Map

2024 Downtown Business Improvement District Boundary



Department of Community Development

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

Legend

Downtown BID Boundary

Appendix D: List of Properties in Downtown BID and Subject to BID Assessment

Owner	Property Description	2024 Assessment	BID Levy Liability
281-24-0832100511 FIRST FINANCIAL BANK INC C/O FIRST FINANCIAL ATTN ASSOCIATED-LEASING MS8227 433 MAIN ST GREEN BAY, WI 54301	Main St S 32' W 1/2 LOT 4 S 32' LOT 5 LOTS 6,7 & 8 BLK 7 SMITH BRIGGS&PHILLIPS CSM12/64BNG PRT NW NE S32 T24 R8 468/685 476/780 Section: 32 Acres: 0.510	$183,700 **$183,700**	110.22
281-24-0832100512 SUZANA WORZALLA WERWINSKI MARIA WORZALLA BORIS 110 E ROSSMAN ST HARTFORD WI 53027	1416 Main St L9&10 & PT LTS 1&2 BLK 7 SMITH BRIGGS&PHILLIPS ADD EX PRT SLD HWY 430/549; BNG PRT NWNE S32 350/460; 430/295;494/1043;528/64; Section: 32 Acres: 0.243	$257,000 **$257,000**	154.20
281-24-0832100601 BRODY L. RICE MICHELLE A. RICE 111 MAPLE BLUFF RD N STEVENS POINT WI 54482	1525 Main St LOT 1 CSM#6158-22- 231 BNG PRT NWNE S32 T24 R8 SUBJ TO NON-EXCLUSIVE ESMT & INCLUD ESMT DES 665/1 838864 Section: 32 Acres: 0.146	$333,900 **$333,900**	200.34
281-24-0832100604 SCHULFER INVESTMENTS LLC 7677 ANDREWS LN CUSTER WI 54423	1417 Main St E 25' LOT 1 BLK 1 SMITH BRIGGS & PHILLIPS ADD & PRT NW NE S32 T24 R8 BNG A PRCL 87' x 126' AS DES 568323 S32 T24 R8 767874;893862;893864 Section: 32 Acres: 0.321	$327,400 **$327,400**	196.44
281-24-0832100605 SCHULFER INVESTMENTS LLC 7677 ANDREWS LN CUSTER WI 54423	Main St W 50' LOT 1 E 25' LOT 2 BLK 1 SMITH BRIGGS & PHILLILPS ADD BNG PRT NE NE S32 T24 R8 767874;893862;893864 Section: 32 Acres: 0.215	$61,100 **$61,100**	36.66
281-24-0832100628 FIRST FINANCIAL BANK INC C/O FIRST FINANCIAL ATTN ASSOCIATED-LEASING MS8227 433 MAIN ST GREEN BAY, WI 54301	1305 Main St LOT 1 CSM#9559-41- 39 BNG PRT NENW,NWNE & SWNE S32 T24 R8 288/406 320/152 356/632 401/173 474/148 476/774 592/555 Section: 32 Acres: 3.167	$5,493,100 **$5,493,100**	3295.86
Owner	**Property Description**	**Total**	0.00

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281-24-0832101503 1501 CLARK ST LLC 1410 ROGERS ST STEVENS POINT WI 54481	1501 Clark St N 75' LOTS 9 & 10 A G ELLIS ADD S32 T24 R8 813598 Section: 32 Acres: 0.179	$281,100 **$281,100**	168.66
281-24-0832200111 1001 UNION LLC 221 UNION ST STEVENS POINT WI 54481	1001 Union St LOT 1 & 2 CSM#6749 -24-272 BNG LOT 7 & PRT LOT 8 BLK 35 VALENTINE BROWN ADD S32 T24 R8 579943 Section: 32 Acres: 0.355	$284,500 **$284,500**	170.70
281-24-0832200116 13 INVESTMENTS LLC 1043 UNION ST STEVENS POINT WI 54481	1043 Union St LOTS 1 & 2 BLK 35 VALENTINE BROWN ADD S32 T24 R8 796618;800400AGMT;811122AGM Section: 32 Acres: 0.285	$388,000 **$388,000**	232.80
281-24-0832200137 ELODIN HOLDINGS LLC PO BOX 186 STEVENS POINT WI 54481	1220 Briggs Ct LOT 1 CSM#10171-45 -51 BNG PRT LOTS 3,4,8,9 & & ALL LOTS 18,19,20&21 BLK 35 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 762543 Section: 32 Acres: 1.045	$399,600 **$399,600**	239.76
281-24-0832200201 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1000 Union St LOT 7 BLK 34 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 854120 Section: 32 Acres: 0.152	$27,400 **$27,400**	16.44
281-24-0832200205 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	Union St LOT 9 BLK 34 VALENTINE BROWN ADD S32 T24 R8 886787 Section: 32 Acres: 0.152	$42,900 **$42,900**	25.74
281-24-0832200206 RON HANSON LLC 2740 STANLEY ST UNIT B STEVENS POINT WI 54481	1008 Union St LOT 8 CSM#3157-11- 115 BNG LOT 8 BLK 34 VALENTINE BROWN ADD S32 T24 R8 303/563 516/25 792225;792735AOC Section: 32 Acres: 0.152	$145,600 **$145,600**	87.36
Owner	**Property Description**	**Total**	0.00
281-24-0832200207 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1100 Centerpoint Dr LOTS 11 & 12 & E 132' LOT 13 BLK 34 VALENTINE BROWN ADD ACCESS RIGHTS-438/480 S32 T24 R8 886787 Section: 32 Acres: 0.439	$500,800 **$500,800**	300.48

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281-24-0832200305 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1009 Portage St Unit 4, NORTH SIDE YARD CONDO & UNDIV 1% INT IN COM ELEMTS SUBJ TO DECL-868961,891901;SUB REST-573677851495 Section: 32 Acres: 0.300	$78,400 **$78,400**	47.04
281-24-0832200306 NORTH SIDE YARD CONDO 1 LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1060 Centerpoint Dr UNIT 1 NORTH SIDE YARD CONDO & UNDIV 37% INT COM ELMTS;SUBJ DECL 868961,891901; SUBJ REST-573677 1.370A870295;891899AOC Section: 32 Acres: 1.370	$10,858,000 **$10,858,000**	6514.80
281-24-0832200307 NORTH SIDE YARD CONDO 2 LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1020 Centerpoint Dr UNIT 2 NORTH SIDE YARD CONDO & UNDIV 37%INT COM ELMTS; SUBJ DECL 868961,891901 SUBJ REST-573677 1.359A870294;891900AOC Section: 32 Acres: 1.359	$9,132,000 **$9,132,000**	5479.20
281-24-0832200308 NORTH SIDE YARD CONDO 3 LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1017 Third St UNIT 3 NORTH SIDE YARD CONDO & UNDIV 25% INT COM ELMTS;SUBJ DECL 868961, 891901;SUBJ REST-573677 .919A891902 Section: 32 Acres: 0.919	$6,495,000 **$6,495,000**	3897.00
281-24-0832200404 KIM L. KRAYECKI 1001 SECOND ST STEVENS POINT WI 54481	1001 Second St N 40' LOTS 45 & 46 EX E 10' BLK 16 STRONG ELLIS & OTHERS ADD S32 T24 R8 684/670 Section: 32 Acres: 0.083	$194,200 **$194,200**	116.52
281-24-0832200424 GND PROPERTIES QOZB LLC MFG 343 COUNTY ROAD E SOUTH STEVENS POINT WI 54481	1011 Second St LOT 1 CSM#011596 DOC-883286 BNG PRT BLK 16 STRONGS, ELLIS & OTH IN GL1 & NENW S32 T24 R8 .537A 888658(MFG) Section: 32 Acres: 0.537	$0 **$0**	0.00
Owner	**Property Description**	**Total**	0.00
281-24-0832200501 KIM L. KRAYECKI 1001 SECOND ST STEVENS POINT WI 54481	Portage St N 51 1/2' LOTS 42, 43,44 BLK 17 STRONG ELLIS & OTHERS PLAT S32 T24 R8 639/497 Section: 32 Acres: 0.179	$36,900 **$36,900**	22.14
281-24-0832200505 YME CAFE LLC 1708 CHURCH ST STEVENS POINT WI 54481	1009 First St LOT 1 CSM#2328-8- 186 BNG PRT LOTS 41, 42, 43 & 44 BLK 17 STRONG ELLIS & OTHERS ADD 596264 596532 609773 609770 728412 728414 Section: 32 Acres: 0.326	$324,700 **$324,700**	194.82

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281-24-0832200507 JEFFREY J. THOMPSON CHRISTY A. THOMPSON 1442 WEST RIVER DR W STEVENS POINT WI 54481	1101 First St LOT 1 CSM#011672 DOC-890392 BNG PRT LOT 52 BLK 15 STRONGS ELLIS & OTH GOV LOT 1 S32 T24 R08 .096A 484356;894494AGMT Section: 32 Acres: 0.096	$205,200 **$205,200**	123.12
281-24-0832200601 OAK TREE INVESTMENTS LLC 1004 FIRST ST STE 4 STEVENS POINT WI 54481	1004 First St LOT 1 CSM#4040-14- 96 BNG PRT BLK 18 STRONG ELLIS & OTHERS ADD & PRT GL 1 S32 T24 R8 835966 Section: 32 Acres: 0.358	$462,500 **$462,500**	277.50
281-24-0832200910 WI PUBLIC SERVICE 231 W MICHIGAN ST MILWAUKEE WI 53203	1111 Crosby Ave LOTS 60,61,62 BLK 19&BLK14 STRONG ELLIS&OTHER & PRT GL1 S32 T24 R8 ALSO VAC RIVER ST OWNED BY WI PUBLIC SERVICE EX PT Section: 32 Acres: 3.010	$194,200 **$194,200**	116.52
281-24-0832201110 BANK ONE WISCONSIN C/O BANK ONE WI ATTN LERETA LLC PO BOX 35605 DALLAS, TX 75235	Water St LOT 2 CSM#3583-12- 241 BNG PRT BLKS 1,2,7 & 8 STRONG ELLIS&O ADD BNG PRT GOVT LOT 1 S32 T24 R8 AGRMT ESMT-480/687 VAC CROSBY- Section: 32 Acres: 0.840	$422,900 **$422,900**	253.74
281-24-0832201218 BANK ONE WISCONSIN C/O BANK ONE WI ATTN LERETA LLC PO BOX 35605 DALLAS, TX 75235	601 Main St LOT 1 CSM#8136-31- 116 BNG PRT GL 1 S32 T24 R8 480/366 480/687-AGRMT 480/709-ESMT 480/686 480/780 481/638 507/1178 678146 Section: 32 Acres: 1.556	$2,312,000 **$2,312,000**	1387.20
Owner	**Property Description**	**Total**	0.00
281-24-0832201401 JODI A. KOBACK 2151 ELLIS ST STEVENS POINT WI 54481	841 Clark St E25' LOT 4 & W25' OF THE S 56' LOT 4 BLK 10 EX N 8' FOR ST STRONG ELLIS & OTHERS ADD S32 T24 R8 590164 Section: 32 Acres: 0.103	$187,800 **$187,800**	112.68
281-24-0832201412 SCHERTZ FAHRNER LLC 2688 SCENIC DR STEVENS POINT WI 54481- 9630	817 Clark St THAT PRT LOTS 1, 2 & 7 BLK 10 STRONG ELLIS & OTHERS ADD LYG NELY OF HWY ROW S32 T24 R8 737771 Section: 32 Acres: 0.257	$281,900 **$281,900**	169.14
281-24-0832201413 TERENCE J. LANDOWSKI LOUISE R. LANDOWSKI 921 EIGHTH ST PLOVER WI 54467-2150	833 Clark St LOT 1 CSM#6767-24- 290 BNG PRT LOTS 3, 4, 5 & 6 BLK 10 STRONG ELLIS & OTHERS ADD S32 T24 R8 705/1143-CERT 703141 Section: 32 Acres: 0.340	$389,800 **$389,800**	233.88

281-24-0832201508 TR RANCH PROPERTIES LLC 2130 COUNTY ROAD J NORTH CUSTER WI 54423	900 Main St S36' LOTS 1 & 2 W3' OF S 36' LOT 3 BLK 4 STRONG ELLIS & OTHERS ORIG PLAT BNG PRT NWNW S32T24R8 435/139 577/1145 715388 Section: 32 Acres: 0.085	$321,300 **$321,300**	192.78
281-24-0832201509 1616 MAIN ST LLC 1052 MAIN ST STE #203 STEVENS POINT WI 54481	1221 Second St N25' LOT 7 & N26' OF W 1/2 LOT 6 BLK 4 STRONG ELLIS & OTHERS ;SUBJ ESMT OVR E10'-454/465 S32T24R08 664661CERT;800970 832190RES Section: 32 Acres: 0.043	$212,000 **$212,000**	127.20
281-24-0832201510 BARS NONE INC PO BOX 586 STEVENS POINT WI 54481	1225 Second St PRT LOT 7 BLK 4 STRONG ELLIS&OTHERS DES:COM 82' N SW/C LOT 7;TH E 25'; TH N 6 INCHES;TH E 25';TH N 24 1/2'; TH W50';TH S 25' TO POB S32T24R8 Section: 32 Acres: 0.029	$185,600 **$185,600**	111.36
281-24-0832201515 ROBERT L. BUTT CARRIE L. BUTT 1434 PLOVER HEIGHTS RD STEVENS POINT WI 54482	944 Main St W 15 3/8' LOT 5 BLK 4 STRONG ELLIS & OTHERS AD EX W 4 INCHES OF SAID DES 354/178 S32 T24 R8 552927 Section: 32 Acres: 0.045	$79,600 **$79,600**	47.76
Owner	**Property Description**	**Total**	0.00
281-24-0832201516 ROBERT L. BUTT CARRIE L. BUTT 1434 PLOVER HEIGHTS RD STEVENS POINT WI 54482	944 Main St W 12 3/8' LOT 1 BLK 28 VALENTINE BROWN ADD & E 9 5/8' LOT 5 BLK 4 STRONG ELLIS & OTHERS ADD S32 T24 R8 552927 Section: 32 Acres: 0.067	$135,000 **$135,000**	81.00
281-24-0832201522 ELODIN HOLDINGS LLC PO BOX 186 STEVENS POINT WI 54481	1200 Third St LOTS 3 & 4 BLK 28 V BROWN ADD 818399 Section: 32 Acres: 0.341	$338,800 **$338,800**	203.28
281-24-0832201524 ELODIN HOLDINGS LLC PO BOX 186 STEVENS POINT WI 54481	Third St PRCL 1 DES IN 455/1002 BNG PRT BLK 4 STRONG ELLIS & OTHERS ADD 818399 Section: 32 Acres: 0.055	$18,400 **$18,400**	11.04
281-24-0832201526 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	968 Main St LOT 2 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 903537 Section: 32 Acres: 0.041	$110,300 **$110,300**	66.18

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281-24-0832201527 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	1236 Third St LOT 3 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 .017A 903537 Section: 32 Acres: 0.017	$51,000 **$51,000**	30.60
281-24-0832201528 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	956 Main St LOT 1 CSM#8248-32- 78 & E 43 5/8' LOT 1 & LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 587481 635643 663498 Section: 32 Acres: 0.233	$946,400 **$946,400**	567.84
281-24-0832201529 TROY HOJNACKI DANIEL RETZKI PO BOX 586 STEVENS POINT WI 54481	912 Main St LOT 7 BLK 4 STRONG ELLIS & OTHERS ADD BNG PRT NWNW S32 T24 R8 666401;789326AGMT Section: 32 Acres: 0.094	$618,900 **$618,900**	371.34
Owner	**Property Description**	**Total**	0.00
281-24-0832201531 JAMES E. LAABS PATRICIA A. LAABS 1026 SECOND ST N STEVENS POINT WI 54481	1205 Second St N56' OF S92' LOTS 1&2, AND W3' OF N56' OF S92' LOT 3 ALL IN BLK 4STRONG ELLIS & OTH .133A 353/314;666768 Section: 32 Acres: 0.132	$413,000 **$413,000**	247.80
281-24-0832201603 GREAT SETTER PROPERTIES LLC 6022 STATE HWY 66 STEVENS POINT WI 54482-9349	1201 Water St LOT 1 & W 7 1/2' OF S 86' LOT 2 & W 42 1/2' OF N 46' LOT 2 BLK 3 EX PRT SOLD-221/210 STRONG ELLIS & OTHERS ADD S32 T24 R8 800209;818651RES Section: 32 Acres: 0.101	$351,400 **$351,400**	210.84
281-24-0832201605 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	804 Main St PRT LOT 8 BLK 3 FRONT20.8' ON MAIN ST &120' DEEP DES 186/46 ALSO USE OF ROW OVER N 12' OF SD LOT 8 STRONG ELLIS & OTHERS ADD 668150 Section: 32 Acres: 0.057	$208,700 **$208,700**	125.22
281-24-0832201606 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	812 Main St PARCEL 1 CSM#9858- 43-38 BNG PRT LOTS 7 & 8 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW;ALSO 1/2 INT IN ROW OVR N12' L8 & PT L7 Section: 32 Acres: 0.051	$226,800 **$226,800**	136.08
281-24-0832201607 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	820 Main St PARCEL 2 CSM#9858- 43-38 BNG PRT LOT 7 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW S3 T24 R8 903959 904249AOC Section: 32 Acres: 0.055	$266,600 **$266,600**	159.96

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281-24-0832201608 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1232 Second St PARCEL 3 CSM#9858- 43-38 BNG PRT LOTS 7 & 8 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW;ALSO 1/2 INT IN ROW DES 240/406 S32 T24 R Section: 32 Acres: 0.036	$168,800 **$168,800**	101.28
281-24-0832201609 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1220 Second St PARCEL 4 CSM#9858- 43-38 BNG PRT LOTS 2 & 7 BLK 3 STRONG ELLIS & OTHERS ADD;SUBJ TO SIDEWALK ESMT DES 676561 S32 T24 R8 903959 Section: 32 Acres: 0.094	$379,800 **$379,800**	227.88
Owner	**Property Description**	**Total**	0.00
281-24-0832201618 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	832 Main St LOT 1 CSM#3403-12- 61 BNG PRT LOT 3 BLK 3 STRONG ELLIS & OTHERS ADD S32 T24 R8 857136 Section: 32 Acres: 0.049	$312,200 **$312,200**	187.32
281-24-0832201701 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	823 Main St LOTS 1 & 2 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 558642 564197 564873-REST Section: 32 Acres: 0.303	$919,000 **$919,000**	551.40
281-24-0832201702 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	800 Clark St LOT 8 CSM#2689-9- 247 AKA LOT 8 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 564871 564872-REST Section: 32 Acres: 0.143	$92,800 **$92,800**	55.68
281-24-0832201703 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	Clark St LOT 7.1 CSM#3320- 11-278 BNG PRT LOT 7 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 564871 564872-REST Section: 32 Acres: 0.055	$23,200 **$23,200**	13.92
281-24-0832201705 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	Clark St LOT 5 BLK 6 STRONG ELLIS & OTHERS ORIG PLAT EX N 98' THEREOF & EX S 8' MOL FOR ST S32 T24 R8 739310 Section: 32 Acres: 0.030	$10,000 **$10,000**	6.00
281-24-0832201709 SEAN J. STROIK 3016 DELLA ST STEVENS POINT WI 54481	831 Main St PRT LOT 6 BLK 6 BNG 29' E &W BY 61' N & S IN NE COR SD LOT STRONG ELLIS & OTHERS ADD S32 T24 R8 660252 662002 Section: 32 Acres: 0.041	$113,400 **$113,400**	68.04

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281-24-0832201712 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	Clark St LOT 1 & OUTLOT 1 CSM#4447-15-242 BNG PRT LOTS 6 & 7 BLK 6 STRONG ELLIS & OTHERS ADD S32T24R8 528/267 558642 564873-REST Section: 32 Acres: 0.193	$74,600 **$74,600**	44.76
Owner	**Property Description**	**Total**	0.00
281-24-0832201713 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	835 Main St LOT 1 CSM#5101-18- 126 BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 645108 Section: 32 Acres: 0.028	$143,800 **$143,800**	86.28
281-24-0832201714 MIDAS VENTURES LLC ATTN SCHULTZ PROPERTY MGMT PO BOX 804 STEVENS POINT WI 54481-0804	1324 Second St LOT 1 CSM#5168- 18-193 & 193A OUTLOT 1 CSM#5101- 18-126 & 126A&B BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 895752 Section: 32 Acres: 0.018	$121,600 **$121,600**	72.96
281-24-0832201715 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	1338 Second St LOT 2 CSM#5101-18- 126 & LOT 2 CSM#5154-18-179 BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD BNG PRT SW NE S32 T24 R8 678555 Section: 32 Acres: 0.054	$120,700 **$120,700**	72.42
281-24-0832201716 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	1342 Second St LOT 3 CSM#5101-18- 126&A&B BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 779259 Section: 32 Acres: 0.015	$62,100 **$62,100**	37.26
281-24-0832201803 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	927 Main St E 46' LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 671304-CERT 778653RES;826599RES;832369 Section: 32 Acres: 0.139	$472,900 **$472,900**	283.74
281-24-0832201804 SUSAN M. SIMKOWSKI 519 NO HAMMOND HWY NEW ORLEANS LA 70124-1507	921 Main St E23' OF N60'LOT 2& W4'OF N60'LOT3 BLK 5 STRONG ELLIS&OTHERS EX JT USE OF STAIRWAY W SDE BLDG-115/407 197/477 201/432 1/2 544/285 773466 Section: 32 Acres: 0.037	$192,100 **$192,100**	115.26
281-24-0832201805 DBGREEN LLC 605 N MAPLE BLUFF CT STEVENS POINT WI 54482-9251	913 Main St W 27' OF N 60' LOT 2 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 799686 W/STIP Section: 32 Acres: 0.037	$198,700 **$198,700**	119.22
Owner	**Property Description**	**Total**	0.00

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281-24-0832201806 MICHAEL W. MUNAGIAN 1315 SECOND ST STEVENS POINT WI 54481	1313 Second St PRT LT2 & LT3 BLK5 STRONG,ELLIS & OTHR ADD DES-COM 60' S OF NW/C LOT 2 TH S 26'; THE E 54' M/L;TH N 26' TH W 54' TO POB 545/297CERT;776352 Section: 32 Acres: 0.032	$210,900 **$210,900**	126.54
281-24-0832201807 MICHAEL P. LAZARE ET AL 1317 SECOND ST STEVENS POINT WI 54481	1317 Second St BEG 86' S OF NW/C LOT 2 BLK 5;TH S 26';TH E ABOUT 54';TH N 26';TH W ABOUT 54' TO BEG STRONG ELLIS & OTHERS ADD S32T24R8 458/845 Section: 32 Acres: 0.032	$83,500 **$83,500**	50.10
281-24-0832201808 BRUCE D. WOBORIL STACIE M. WOBORIL 710 FOURTH ST PLOVER WI 54467	1321 Second St S 20' LOT 2 & S 16' OF W 4' LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 807/264 Section: 32 Acres: 0.025	$101,700 **$101,700**	61.02
281-24-0832201809 STEVEO'S OF STEVENS POINT INC 2490 SUNSET DR N STEVENS POINT WI 54482	1327 Second St N 24' LOT 7 EX E 18 IN THEREOF & UND 1/2 INT IN 8' SQ IN NE/C LOT 8 ALL IN BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 550657 Section: 32 Acres: 0.029	$137,200 **$137,200**	82.32
281-24-0832201810 KIMBERLY A. MOZUCH 3028 BIRCH ST STEVENS POINT WI 54481	1331 Second St COM NW/C L8 BLK 5 STRONG, ELLIS & OTH PLAT TH S 65'; TH E50' TH N65';TH W50'-POB INC INT PARTY WALL EX 1/2 INT PRCL 8 SQ IN NE/C;SUBJ AGRMT Section: 32 Acres: 0.075	$262,400 **$262,400**	157.44
281-24-0832201815 PETER J. SPENCER CONNIE R. SPENCER 5748 REGENT ST STEVENS POINT WI 54482	920 Clark St LOT 1 CSM#10353-46-83 BNG PRT L7 BLK 5 STRONG ELLIS & OTHERS ADD .12A 784286;843745TOD Section: 32 Acres: 0.117	$276,900 **$276,900**	166.14
281-24-0832201816 PETER J. SPENCER CONNIE R. SPENCER 5748 REGENT ST STEVENS POINT WI 54482	924 Clark St LOT 2 CSM#10353-46-83 BNG PRT LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD .07A 784286;843745TOD Section: 32 Acres: 0.072	$197,500 **$197,500**	118.50
Owner	**Property Description**	**Total**	0.00
281-24-0832201817 JOHN J. MALLICK 1346 THIRD ST STEVENS POINT WI 54481	1346 Third St PRT LOTS 5 & 6 BLK 5 STRONG ELLIS&OTHERS COM SE/C LOT 5 SD BLK TH W 75';TH N 25';TH E 75'; TH S 25' TO POB S32 T24 R8 720533 Section: 32 Acres: 0.043	$165,300 **$165,300**	99.18

281-24-0832201818 B & C LLC 516 SECOND ST N STEVENS POINT WI 54481	1338 Third St BEG 25' N SE/C LOT 5 BLK 5 TH W 75';N 17.8'; E 75';S 17.8' TO BEG PRT LOTS 5&6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 892033 Section: 32 Acres: 0.031	$145,300 **$145,300**	87.18
281-24-0832201819 B & C LLC 516 SECOND ST N STEVENS POINT WI 54481	Third St BEG 42.8' N SE/C LOT 5 TH W 75';N 19.10';E 75';S 19.10' TO BEG BNG PRT LOTS 5&6 BLK 5 STRONG ELLIS &OTHERS 892033 Section: 32 Acres: 0.033	$10,800 **$10,800**	6.48
281-24-0832201820 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	Third St S 25' OF N 66' LOT 5 & S 25' OF N 66' OF E1/2 LOT 6 BLK 5 STRONG ELL ELLIS & OTHERS ADD;SUBJ TO AGRMT DES 488/842 CSM 13/63 S32 T24 R8 832369 Section: 32 Acres: 0.038	$12,500 **$12,500**	7.50
281-24-0832201821 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	Third St S 21' OF N 41' LOT 5 & S 21' OF N 41' OF E 1/2 OF LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 400465CSM 832369;838601UTIL Section: 32 Acres: 0.036	$11,900 **$11,900**	7.14
281-24-0832201822 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	Third St BEG AT NE/C LOT 5 TH S 20';W 75';N 20';E 75' TO BEG PRT LOTS 5 & 6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 400465CSM 832369;838601UTIL Section: 32 Acres: 0.034	$11,300 **$11,300**	6.78
281-24-0832201823 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	1314 Third St PRT LOT 4 BLK 5 SE&O ADD COM AT SE/C LOT 3 BLK 5 SD ADD TH N42';TH E 26';TH S9';TH S9';TH E 25' TH S ALG 3RD ST 33' TH W TO POB 671304-CERT Section: 32 Acres: 0.054	$220,100 **$220,100**	132.06
Owner	**Property Description**	**Total**	0.00
281-24-0832201825 SCO LILY LLC 1343 SECOND ST STEVENS POINT WI 54481	1343 Second St LOT 1 CSM#7739-29- 19 BNG PRT LOT 8 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 404/776 554/1074 807950 Section: 32 Acres: 0.070	$353,500 **$353,500**	212.10
281-24-0832201826 JJJWD LLC 1579 CHURCH ST STEVENS POINT WI 54481	937 Main St N90' LOT 4 BLK 5 STRONG ELLIS & OTH ORIG PLAT PRT NENW S32 T24 R8 COM NE/C LOT 4 BLK 5 TH S99'; TH E25' TO 3RD ST; TH N99'; W 25' TO POB Section: 32 Acres: 0.109	$360,600 **$360,600**	216.36

281-24-0832201901 CHP OF STEVENS PT LLC 945 CLARK ST STEVENS POINT WI 54481	945 Clark St E 2' OF N 90' LOT3 & N 90' LOT 4 BLK 11 STRONG ELLIS & OTHER ORIG PLAT S32 T24 R8 803398 Section: 32 Acres: 0.107	$332,600 **$332,600**	199.56
281-24-0832201902 STEVENS POINT RENTALS LLC 10115 YELLOW BRICK RD AMHERST WI 54406	925 Clark St W 48' OF N 90' LOT 3 BLK 11 STRONG ELLIS & OTHERS ADD S32 T24 R8 788780;795419AGMT;802389AGM Section: 32 Acres: 0.099	$175,000 **$175,000**	105.00
281-24-0832201903 STEVENS POINT RENTALS LLC 10115 YELLOW BRICK RD AMHERST WI 54406	Clark St LOT 2 BLK 11 & ESM ESMT-341/93 STRONG ELLIS & OTHERS ADD S32 T24 R8 788780;789808AOC;791468UTIL Section: 32 Acres: 0.142	$54,500 **$54,500**	32.70
281-24-0832201904 MLH PROPERTIES LLC 5419 PINEWOOD DR STEVENS POINT WI 54481	901 Clark St LOT 1 BLOCK 11 STRONG ELLIS & OTHERS ADD SUBJ ESMT S 9' DES 341/93 S32 T24 R8 592240 698393 Section: 32 Acres: 0.142	$246,600 **$246,600**	147.96
281-24-0832201927 ADELINE & ELOISE LLC PO BOX 5 NELSONVILLE WI 54458	1410 Third St S 34' LOTS 3 & 4 BLK 11 STRONG ELLIS &OTHERS S32 T24 R8 843772 Section: 32 Acres: 0.078	$376,800 **$376,800**	226.08
Owner	**Property Description**	**Total**	0.00
281-24-0832202001 PETER C. KUBISIAK AMBER E. KUBISIAK 2370 WESLAN DR PLOVER WI 54467	1059 Clark St E 29' OF N 75' OF OL 6 ALSO A STRIP COM NE/C OL 6 E 2.6';S 75' MOL W 3.46';N 75' TO POB S E & O ADD 405/921 518/828 753/94 541337 718369 Section: 32 Acres: 0.055	$236,800 **$236,800**	142.08
281-24-0832202005 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	1001 Clark St PRCL B CSM#275-1- 275 BNG W 60' OF OL 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 641986 713269 Section: 32 Acres: 0.180	$68,900 **$68,900**	41.34
281-24-0832202042 COMPASS PROPERTIES LLC 4501 STATE HIGHWAY 66 STEVENS POINT WI 54482	1007 Ellis St S 91' OF E 29' OF N166' OF OL 6 STRONG ELLIS& O'S ADD ALSO VAC ELLIS ST DES 185/488 1/2 229/257 717/1 595984 595985 Section: 32 Acres: 0.067	$192,300 **$192,300**	115.38

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281-24-0832202051 WISCONSIN BELL INC 1010 PINE 9E-L-01 ST LOUIS MO 63101	Water St LOT 1 CSM#4948-17- 203 BNG PRT OUTLOT 9 STRONG ELLIS & O'S ADD BNG PRT GOVT LOT 2 S3 T24 R8 559/1012-13 Section: 32 Acres: 0.295	$59,200 **$59,200**	35.52
281-24-0832202054 GENCAP STEVENS POINT 88 LLC 6938 N SANTA MONICA BLVD MILWAUKEE WI 53217	1443 Water St Lot 1, CSM 11298-52-128 BNG PRT OUTLOTS 7 & 8 STRONG ELLIS & OTH; SUBJ ESMTS 278051 & 856223AMD;SUBJ TO REST-8641181.116A Section: 32 Acres: 1.116	$6,459,000 **$6,459,000**	3875.40
281-24-0832202301 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	Strongs Ave ALL BLK 27 STRONG ELLIS&O'S S32T24R8 184/340 186/62 191/406 237/205 238/210 326/579 337/536 Section: 32 Acres: 1.323	$339,100 **$339,100**	203.46
281-24-0832202405 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	Ellis St S 75' LOTS 15 & 16 BLK 28 STRONG ELLIS & OTHERS ADD S32 T24 R8 475/1072 Section: 32 Acres: 0.172	$67,400 **$67,400**	40.44
Owner	**Property Description**	**Total**	0.00
281-24-0832202406 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	1421 Strongs Ave LOTS 3,4,5,6,7,8,9 10,11,12,13,14 & N 57' LOTS 15 & 16 BLK 28 STRONG ELLIS & OTHERS ADD S32 T24 R8 143/524 Section: 32 Acres: 2.420	$4,471,900 **$4,471,900**	2683.14
281-24-0832202504 DIVISION SUSSEX LLC ET AL PO BOX 215 PLOVER WI 54467	1408 Strongs Ave LOT 1 CSM#011744 DOC-895900 BNG PRT OL5 STRONG ELLIS & OTH ADD & GL2 S32 T24 R8 .975A 892372;896711AOC Section: 32 Acres: 0.975	$2,315,800 **$2,315,800**	1389.48
281-24-0832202505 DIVISION SUSSEX LLC ET AL PO BOX 215 PLOVER WI 54467	Strongs Ave LOT 2 CSM#011744 DOC-895900 BNG PRT OL5 STRONG ELLIS & OTH ADD & GL2 S32 T24 R8 .310A 892372;896711AOC Section: 32 Acres: 0.310	$79,900 **$79,900**	47.94
281-24-0832202601 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	1141 Main St LOT 1 CSM#3391-12- 49 BNG PRT NE NW S32 T24 R8849853 Section: 32 Acres: 0.130	$453,500 **$453,500**	272.10

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281-24-0832202606 BONITA A. BROWN 1701 CLARK ST STEVENS POINT WI 54481	1121 Main St PT NENW S32 T24 R8 COM 142 1/4' W WL STRONGS AVE ON SL MAIN ST;TH S THRU CTR/L PARTY WALL 122';W20'; N122';E20'TO POB;JT ESMT DES 510/1178 Section: 32 Acres: 0.056	$185,300 **$185,300**	111.18
281-24-0832202609 PATRICK D. BARLOW DIANA BARLOW 1497 OLD WAUSAU RD STEVENS POINT WI 54481	1101 Main St LOT 1 CSM 3992-14- 48 BNG PRT OL 5 STRONG ELLIS & OTHERS ADD & GL2 S32 T24 R8 BNG CSM#3887-13- 245 580409 583021 602911 Section: 32 Acres: 0.100	$305,900 **$305,900**	183.54
281-24-0832202610 SCHWEDER REAL ESTATE HOLDINGS 5011 SNOWY OWL RD STEVENS POINT WI 54482-3402	1059 Main St PT NENW S32 COM275 FT W COR MAIN&STRONGS E52' S 1/8 LN;W52' N-POB EX E26' SOLD TO ANDRAE ALSO INC 6 INCHES DES 510/75 510/424 Section: 32 Acres: 0.076	$310,600 **$310,600**	186.36
Owner	**Property Description**	**Total**	0.00
281-24-0832202611 DBGREEN LLC 605 N MAPLE BLUFF CT STEVENS POINT WI 54482-9251	1055 Main St PT NENW S32 T24 R8 COM 422' E NE/C L3 BLK 5 ORIG PLAT TH 68.5' S TO 1/8 LN;E 68.5'N-POB&PT DES 226/ 196 509/1185-ESMT Section: 32 Acres: 0.195	$1,212,900 **$1,212,900**	727.74
281-24-0832202632 CORDEN J. KEALIHER ET AL C/O ROSALIND R. KEALIHER 1111 MINNESOTA AVE STEVENS POINT, WI 54481	1140 Clark St PT OUTLOT 5 COM NW/C CLARK & STRONGS TH W 75.6';TH N 90';TH E 75.6'; TH S 90' TO POB STRONG ELLIS & OTHERS ADD S32 T24 R8 845127 Section: 32 Acres: 0.156	$384,900 **$384,900**	230.94
281-24-0832202633 LARRY RAIKOWSKI SARA RAIKOWSKI 4025 COUNTY ROAD H & O JUNCTION CITY WI 54443	1332 Strongs Ave PT OL 5 COM COR CLARK & STRONGS N 90'TO POB TH N 36';W 75';S 36';E 75' TO POB STRONG ELLIS&OTHERS ADD & ESMT-903859 S32 T24 R8 Section: 32 Acres: 0.062	$174,000 **$174,000**	104.40
281-24-0832202637 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	1137 Main St LOT 2 CSM#3218-11- 176 BNG PRT NENW S32 T24 R8 ESMT-457/524 854062 Section: 32 Acres: 0.050	$194,100 **$194,100**	116.46
281-24-0832202638 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1129 Main St LOT 4 CSM#3227-11- 185 BNG PRT LOT 1 CSM#3207- 11-165 BNG PRT NE NW S32 T24 R8 878651;903949;903950 Section: 32 Acres: 0.076	$223,900 **$223,900**	134.34

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281-24-0832202639 BONITA ANN BROWN 1701 CLARK ST STEVENS POINT WI 54481-3002	1125 Main St LOT 1.1 CSM#3227- 11-185 BNG PT L1 CSM#3218- 11-176 BNG PRT NE NW S32 T24 R8 574/528 759033 814187 Section: 32 Acres: 0.057	$150,400 **$150,400**	90.24
281-24-0832202646 TLB PROPERTIES LLC 1720 RIDGEWOOD CIR PLOVER WI 54467	1320 Strongs Ave LOT 3 & OL 2.1 CSM#3218-11-176 BNG PRT NENW S32 T24 R8 & PRT OL5 STRONGS ELLIS & OTH DES AS: COM NE CRNR OL 5 SE & O; S24'; W75'; N24'; TH Section: 32 Acres: 0.122	$330,600 **$330,600**	198.36
Owner	**Property Description**	**Total**	0.00
281-24-0832202652 JAMES E. LAABS PATRICIA A. LAABS 1026 SECOND ST N STEVENS POINT WI 54481	1035 Main St LOTS 1&2 CSM#5130- 18-155 & A,B & C BNG PRT LOTS 1&2 CSM#3584-12-242 BNG PRT NENW S32 T24 R8& ESMT 577/455 & AGMT-816305 Section: 32 Acres: 0.294	$627,900 **$627,900**	376.74
281-24-0832202653 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	1105 Main St PT NENW S32 T24 R8 BEG SL MAIN 226.08' W WL STRONGS;E63.70';S120.71';W 2.45';S19.29';W61.25'N140' TO POB & OL1 Section: 32 Acres: 0.204	$708,000 **$708,000**	424.80
281-24-0832202703 FABORRS PROPERTIES INC 1257 MAIN ST STEVENS POINT WI 54481	1257 Main St W 12' LOT 2 & ALL LOTS 3 & 4 EX PRT SOLD OFF W SIDE LOT 4 DES 228/339 BLK 29 STRONG ELLIS & OTHERS ADD ESMT-452/172 S32 T24 R8 389/711 Section: 32 Acres: 0.304	$828,900 **$828,900**	497.34
281-24-0832202704 DB STEVENS POINT LLC DHL BMO LLC 20201 E COUNTRY CLUB DR NO 603 AVENTURA FL 33180	1245 Main St WLY 5' LOT 4 LOTS 5&6 ELY 39.4' LOT 7 EX W4' FOR ALLEY-S100' LOTS 10&11& W20' LOT 12;E30'LOT12 LOTS 13,14,15,16 BLK29 SE&O ADD EX 327/96 Section: 32 Acres: 1.573	$2,270,300 **$2,270,300**	1362.18
281-24-0832202706 COMPASS RENTALS LLC 548 JANICK CIR W STEVENS POINT WI 54481-2406	1201 Main St LOT 1 CSM 6940-25- 163 BNG PRT LOTS 7 8 & 9 BLK 29 STRONG ELLIS & OTHERS ADD & ESMT-428/167 794775 Section: 32 Acres: 0.222	$491,000 **$491,000**	294.60
281-24-0832202707 DHL BMO LLC 20201 E COUNTRY CLUB DR NO 603 AVENTURA FL 33180	1323 Strongs Ave COM SW/C LOT 9 BLK 29 SE&O ADD TH E ON 1/8 LN 100';TH N 25';TH W 100' TO STRONGS AVE TH S TO POB PRT LOTS 7,8 & 9 BLK 29 SE&0 ADD Section: 32 Acres: 0.057	$18,900 **$18,900**	11.34

281-24-0832202708 DHL BMO LLC 20201 E COUNTRY CLUB DR NO 603 AVENTURA FL 33180	1329 Strongs Ave PRTS OF LOTS 10,11 & 12 (50 1/2' X 120')BLK 29 STRONG ELLIS & OTHERS ADD S32 T24 R8 858175;859295 Section: 32 Acres: 0.138	$45,300 **$45,300**	27.18
Owner	**Property Description**	**Total**	0.00
281-24-0832202718 EXECUTIVE PLACE AT POINT LLC 3266 CAMPSITE DR STEVENS POINT WI 54482-9646	1265 Main St L1 CSM40/41 BNG PRT L2 & ALL LTS 1,17&18 BK 29 SE&O BNG PRT NENW GL2; SUBJ ESMT 470/479;SUBJ RC 609608;687389-90;688657; Section: 32 Acres: 0.607	$3,994,900 **$3,994,900**	2396.94
281-24-0832202801 WISCONSIN POSTAL HOLDINGS LLC 75 COLUMBIA AVE CEDARHURST NY 11516-2011	College Ct LOTS 1, 2, 3 ,4, 5 BLK 2 SMITH BRIGGS&PHILLIPS ADD ;EX APPROX S1/2 LOTS 1, 2, 3 SD BLOCK 2 S32 T24 R8 .53A M/L 758428 Section: 32 Acres: 0.530	$186,900 **$186,900**	112.14
281-24-0832202803 JEREMY D. ZIMMERMAN LACY J. ZIMMERMAN E8763 HOGSBACK RD BARABOO WI 53913	1317 College Ct COM 67' W NW/C LOT 5 BLK 2 SMITH BRIGGS & PHILLIPS W58';S132';E58';N 132' TO BEG BNG PRT N NW S32 T24 R8 877734 Section: 32 Acres: 0.176	$354,300 **$354,300**	212.58
281-24-0832202816 SCHULTZ DOWNTOWN LLC C/O SCHULTZ PROPERTY MGMT PO BOX 804 STEVENS POINT WI 54481-0804	1308 Main St E 20' LOT 6 & ALL LOT 7 BLK 2 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 887051 Section: 32 Acres: 0.212	$116,400 **$116,400**	69.84
281-24-0832202817 WISCONSIN POSTAL HOLDINGS LLC 75 COLUMBIA AVE CEDARHURST NY 11516-2011	1320 Main St LOTS 8,9,10 AND APPROX S 1/2 LOTS 1, 2 ,3 ALL IN BLK 2 SMITH BRIGGS & PHILLIPS ADD (ALL OF POST OFFICE BLDG) S32 T24 R8 .68A M/L 712433MURAL Section: 32 Acres: 0.682	$1,143,600 **$1,143,600**	686.16
281-24-0832202919 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1000 Main St W1/2 OF SOUTH 113' OF LOT 1 BLOCK 29 V BROWN ADD; W LINE BNG CTRLN OF WALL. SUBJ AGMT 80/478 903959 904249AOC Section: 32 Acres: 0.060	$336,200 **$336,200**	201.72
281-24-0832202920 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1008 Main St EAST 23' OF S113' LOT 1 BLOCK 29 V BROWN ADD; E LINE BNG CTRLN OF WALL;SUBJ AGRMT-80/478 903959 904249AOC Section: 32 Acres: 0.060	$328,900 **$328,900**	197.34
Owner	**Property Description**	**Total**	0.00

281-24-0832202921 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1016 Main St LOT 2 BLK 29 VAL BROWN ADD EX N 18.81' OF W 43.63' THEREOF; SUBJ TO AGRMT IN 655400 S32 T24 R8 903959 904249AOC Section: 32 Acres: 0.132	$521,600 **$521,600**	312.96
281-24-0832202922 WELLING PROPERTIES LLC 247 EDGEWOOD RD CUSTER WI 54423	1028 Main St W 40' LOT 3 & S 3' OF W 36' LOT 20 BLK 29 VAL BROWN ADD (CLERK OF COURTS FILE 84CV-397);SUBJ TO AGRMT IN 655400 S32 T24 R8 Section: 32 Acres: 0.124	$377,400 **$377,400**	226.44
281-24-0832202923 IBEX 1040 MAIN STREET LLC 109 COUNTY ROAD E SOUTH STEVENS POINT WI 54481	1040 Main St Lot 1, CSM# 011542 DOC-879035 BNG PRT LOTS 3 & 4 BLK 29 VALENTINE BROWN ADD .061A 884140 Section: 32 Acres: 0.061	$347,600 **$347,600**	208.56
281-24-0832202924 LEON AYERS 1044 MAIN ST STEVENS POINT WI 54481	1044 Main St E 25' OF W 35' LOT 4 BLK 29 V BROWN ADD EX 99.46 X 1.21' AV OFF SE/C 370/424; 592123; 748152;894954TOD Section: 32 Acres: 0.076	$204,700 **$204,700**	122.82
281-24-0832202928 COSMO49 LLC 155 E WILSON ST #503 MADISON WI 53703	1108 Main St E 25' OF W 35' OF LOT 6 BLK 29 VAL BROWN ADD & ESMT DES-788999 BNG PRT NE NW S32 T24 R8 201/586; 211/30;466/1160-1 ESMT; Section: 32 Acres: 0.075	$253,200 **$253,200**	151.92
281-24-0832202931 GUU INC 1140 MAIN ST STEVENS POINT WI 54481	1140 Main St W 1/2 LOT 8 BLK 29 VALENTINE BROWN ADD S32 T2 R8 674/745 805916AGMT;808563AGMT Section: 32 Acres: 0.076	$409,300 **$409,300**	245.58
281-24-0832202932 DAVID L LADICK SURVIVORS TRUST 4517 NICOLET AVE STEVENS POINT WI 54481	1148 Main St LOT 1 CSM#3524-12- 182 BNG PT BLK 29 VALENTINE BROWN ADD & PRT MAIN ST VAC IN 483/649 S32 T24 R8 872269 Section: 32 Acres: 0.088	$262,500 **$262,500**	157.50
Owner	**Property Description**	**Total**	0.00
281-24-0832202938 1052 MAIN STREET LLC C/O 1052 MAIN STREET 1052 MAIN ST #203 STEVENS POINT, WI 54481	1052 Main St LOT 1 CSM#8880-36- 110 BNG PRT LOTS 4 & 19 BLK 29 VALENT BROWN ADD BNG PRT NENW;ESMT W 8'DES-395/885&6 & VAC MAIN ST AGMT RIGHTS S32 Section: 32 Acres: 0.218	$543,400 **$543,400**	326.04

281-24-0832202939 MBM PROPERTIES LLC 1052 MAIN ST STE #LL6 STEVENS POINT WI 54481	1100 Main St LOT 5.1 CSM#3886- 13-244 BNG PRT BLK 29 VAL BROWN ADD S32 T24 R8 ESMT AGRMT-493/539 872762 Section: 32 Acres: 0.230	$512,900 **$512,900**	307.74
281-24-0832202950 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	1200 Main St THAT PRT BLKS 29, 30,31 & 32 & VAC UNION ST & COLLEGE AVE VAL BROWN ADD LOCATED IN NE N S32 T24 R8 DES IN 457/1087-89 901556 Section: 32 Acres: 2.410	$0 **$0**	0.00
281-24-0832202963 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	Third St THAT PRT LOTS 1,2, 21 & 22 BLK 29 VALENTINE BROWN ADD DES 706813;SUBJ TO DEED REST DES 706813 S32 T24 R8 706813 Section: 32 Acres: 0.045	$8,200 **$8,200**	4.92
281-24-0832202970 HOTELS OF AMERICA LLC DBA COBBLESTONE HOTEL 980 AMERICAN DR NEENAH WI 54956	1117 Centerpoint Dr LOT 1 CSM#10818-49 -98 BNG PRT NENW & PRT VALENTINE BROWNS ADD S32 T24 R8 .62A 776836RC 820768 Section: 32 Acres: 0.620	$6,321,100 **$6,321,100**	3792.66
281-24-0832202975 THE OPERA HOUSE LLC PO BOX 1004 STEVENS POINT WI 54481	1124 Main St LOT 1 CSM#011409 DOC-866837 AND E24' LOT 7 ALL BLK 29 VALENTINE BROWN ADD; ESMTS 386661 & 315928 & SUBJ TOESMT-788999 .360A (867366) Section: 32 Acres: 0.360	$839,400 **$839,400**	503.64
281-24-0832203137 PENGUIN PROPERTIES LLC PO BOX 1004 STEVENS POINT WI 54481	1324 Centerpoint Dr LOT 1 CSM#2831-10- 89 BNG PRT BLK 3 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 816940;817142 Section: 32 Acres: 0.226	$365,300 **$365,300**	219.18
Owner	**Property Description**	**Total**	0.00
281-24-0832203139 PENGUIN PROPERTIES LLC PO BOX 1004 STEVENS POINT WI 54481	1300 College Ct LOT 1 CSM#3344-12- 2 BNG PRT LOT 6 BLK 3 SMITH BRIGGS & PHILLIPS BNG PRT NE NW S32 T24 R8 856612;857250 Section: 32 Acres: 0.348	$314,800 **$314,800**	188.88
281-24-0832300264 PIXELLE ANDROSCOGGIN LLC 228 S MAIN ST SPRING GROVE PA 17362-1000	Arlington Pl PRT LOT 1 CSM#10720-48-150 LYG N ARLINGTON PL ROW DES-847685BNG PRT GOV LOT 2 S32 T24 R8 858200AGMT.779A 858199;858715NMCHG Section: 32 Acres: 0.779	$45,600 **$45,600**	27.36
Total acres and values by class: G2		**$92,932,900.00**	**$55,759.74**
Total properties listed: 134			

Appendix E: List of Properties in Downtown BID and Not Subject to BID Assessment

KEY:
Residential
Tax Exempt Property

Parcel ID #	Physical Property Address	Owner
281240832202020	0 ARLINGTON PL STEVENS POINT WI 54481	PORTAGE COUNTY
281240832201931	1466 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202021	1016 ARLINGTON PL STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202018	1475 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY HISTORICAL SOCIETY INC
281240832202048	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202013	1455 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832201935	0 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202030	0 STRONGS AVE STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202031	1101 ELLIS ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202038	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832101507	1508 ELLIS ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832101506	1500 ELLIS ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832202006	0 THIRD ST STEVENS POINT WI 54481	STEVENS POINT AREA PUBLIC SCHOOLS
281240832101504	1409 PINE ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832202401	1249 CLARK ST STEVENS POINT WI 54481	ADA A SANDERS
281240832201411	0 SECOND ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832292709	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100623	1532 CLARK ST STEVENS POINT WI 54481	AUSTIN LAMB

281240832100624	1540 CLARK ST STEVENS POINT WI 54481	TRAVIS J KORNOWSKI
281240832100616	1408 CLARK ST STEVENS POINT WI 54481	ALEXANDER G BURNETT
281240832100617	1416 CLARK ST STEVENS POINT WI 54481	JOHN R HARTMAN
281240832100620	1508 CLARK ST STEVENS POINT WI 54481	MICHAEL WILLIAMS
281240832100602	1517 MAIN ST STEVENS POINT WI 54481	HOMETOWN INVESTMENTS ON MAIN LLC
281240832201208	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832101611	0 CENTERPOINT DR STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201604	800 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832101610	0 CENTERPOINT DR STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100513	0 SMITH ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202802	0 COLLEGE CT STEVENS POINT WI 54481	FRAME MEMORIAL PRESBYTERIAN CHURCH
281240832203138	0 COLLEGE CT STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202961	1101 CENTERPOINT DR STEVENS POINT WI 54481	CENTER POINT MALL CORPORATION
281240832203128	1108 SMITH ST STEVENS POINT WI 54481	GLORIA F SCHULTZ
281240832203103	1309 BRIGGS CT STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832203101	1100 SMITH ST STEVENS POINT WI 54481	STEVEN P LASZINSKI
281240832200115	1035 UNION ST STEVENS POINT WI 54481	PATRICIA HERMAN
281240832200126	1336 BRIGGS CT STEVENS POINT WI 54481	DIRK A GUNDERSON
281240832200113	1017 UNION ST STEVENS POINT WI 54481	DANIEL KIEFFER
281240832200112	1009 UNION ST STEVENS POINT WI 54481	IAN HARRIS
281240832200130	1016 SMITH ST STEVENS POINT WI 54481	DAVID G KEEFE TRUST
281240832200709	0 PORTAGE ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200708	0 PORTAGE ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200707	0 PORTAGE ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200706	617 PORTAGE ST STEVENS POINT WI 54481	ROBERT C SKIERKA
281240832200705	625 PORTAGE ST STEVENS POINT WI 54481	JAY L DORRLER
281240832200704	633 PORTAGE ST STEVENS POINT WI 54481	NATHAN D SANDWICK

281240832200703	641 PORTAGE ST STEVENS POINT WI 54481	RICHARD & CYNTHIA
281240832200702	649 PORTAGE ST STEVENS POINT WI 54481	DOUGLAS A BARSNESS REVOCTRS
281240832200701	657 PORTAGE ST STEVENS POINT WI 54481	SCOTT SCHARENBROCH
281240832200602	1020 FIRST ST STEVENS POINT WI 54481	PIONEER POINT LLC
281240832200605	701 PORTAGE ST STEVENS POINT WI 54481	JOEL A TOWEY
281240832200109	1225 PORTAGE ST STEVENS POINT WI 54481	J GAVIN PROPERTIES LLC
281240832200107	1241 PORTAGE ST STEVENS POINT WI 54481	GREGORY J SCHWEIGER
281240832200105	1257 PORTAGE ST STEVENS POINT WI 54481	BETTY J PALLEN
281240832200103	1309 PORTAGE ST STEVENS POINT WI 54481	JENNA M LEWANDOWSKI
281240832200101	1325 PORTAGE ST STEVENS POINT WI 54481	MARGARET LASZINSKI
281240832201911	924 ARLINGTON PL STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201912	0 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202019	1479 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202022	1024 ARLINGTON PL STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202017	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202033	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202015	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202014	1459 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832201933	1450 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202052	1462 STRONGS AVE STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202053	1039 ELLIS ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202039	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832201930	0 SECOND ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202040	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832202041	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832201926	0 THIRD ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201905	0 SECOND ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832101510	1410 ROGERS ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT

281240832202002	1045 CLARK ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832202003	1025 CLARK ST STEVENS POINT WI 54481	STEVENS POINT AREA PUBLIC SCHOOLS
281240832202004	1009 CLARK ST STEVENS POINT WI 54481	DIVINE WORD EVANGELICAL LUTHERAN CHURCH
281240832201307	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201306	0 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240831100599	WEST CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202629	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100618	1424 CLARK ST STEVENS POINT WI 54481	JOSEPH D DEBAUCHE
281240832100619	1500 CLARK ST STEVENS POINT WI 54481	MICHAEL P VEUM
281240832100621	1516 CLARK ST STEVENS POINT WI 54481	DAWN M CROW
281240832202630	1132 CLARK ST STEVENS POINT WI 54481	ELKS LODGE #641
281240832100622	1524 CLARK ST STEVENS POINT WI 54481	SHELLI A DUBAY-RUSSELL
281240832100625	1310 ROGERS ST STEVENS POINT WI 54481	FREDERICK A STEFFEN
281240832202651	1001 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100603	1501 MAIN ST STEVENS POINT WI 54481	ROBERT J JEAN
281240832201220	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201523	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202815	1300 MAIN ST STEVENS POINT WI 54481	FRAME MEMORIAL PRESBYTERIAN CHURCH OF ST PT
281240832209999	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202814	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100512	1416 MAIN ST STEVENS POINT WI 54481	GAUDENCIA WORZALLA
281240832202967	0 THIRD ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832201111	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202818	0 CHURCH ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832202804	0 COLLEGE AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201112	0 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202969	0 MAIN ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832202972	0 STRONGS AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202971	0 THIRD ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202964	1001 CENTERPOINT DR STEVENS POINT WI 54481	MID-STATE TECH COLLEGE DISTRICT

281240832203102	1317 BRIGGS CT STEVENS POINT WI 54481	CITY OF STEVENS POINT
2.81241E+14	1328 BRIGGS CT STEVENS POINT WI 54481	DAVID A WORLEY
281240832200911	1111 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200134	1026 SMITH ST STEVENS POINT WI 54481	DAVID L SCHLEIHS
281240832200712	1017 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200136	1300 BRIGGS CT STEVENS POINT WI 54481	STEVENS POINT HOUSING AUTHORITY
281240832200506	0 CENTERPOINT DR STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200502	801 PORTAGE ST STEVENS POINT WI 54481	GUYMAR PROPERTIES LLC
281240832200108	1233 PORTAGE ST STEVENS POINT WI 54481	ANDREW KRUEGER
281240832200106	1249 PORTAGE ST STEVENS POINT WI 54481	RONALD WAYNE PETERSON
281240832200104	1301 PORTAGE ST STEVENS POINT WI 54481	BETTY J PALLEN
281240832200135	1317 PORTAGE ST STEVENS POINT WI 54481	KAR2 LLC
281240832200805	1200 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240830402204	0 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100711	1417 CHURCH ST STEVENS POINT WI 54481	POINT PARADISE FAMILY LP
281240832100710	0 CLARK ST STEVENS POINT WI 54481	ST STEPHEN'S CONGREGATION
281240832100709	1401 CLARK ST STEVENS POINT WI 54481	ST STEPHEN PARISH
281240832200423		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832200421		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832200420		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832202974		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832201530	0 CROSBY AVE STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832200425		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832200424	1009 SECOND ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Appendix F: 2024 Business Improvement District Budget

2025 Business Improvement District Budget				
Revenue		2024	2025	Change
BID Assessments		$ 53,737.80	69,700	$15,962.20
CoSP Subsidy		$ 35,000.00	$35,000	$ -
Carry Over from Prior Year		$ 30,000.00	591	
Interest Income		$ -		
Total Revenue		$ 118,737.80	$105,291	$ (13,446.80)
Expenses				
Downtown Manager Salary		$ 50,000.00	$44,441.00	$ (5,559.00)
Employee Health		$ 25,061.00	$6,399.00	$ (18,662.00)
Employee Life Insurance		$ 48.00	$0.00	$ (48.00)
Wis Retirement		$ 3,450.00	$3,089.00	$ (361.00)
Workers Comp		$ 50.00	$795.00	$ 745.00
Social Security		$ 3,825.00	$3,400.00	$ (425.00)
Office Lease		$ -		
Contracted Services			$21,000.00	$ 21,000.00
Software Programs		$ 810.00	$1,152.00	$ 342.00
Computer		$ 2,700.00	$500.00	$ (2,200.00)
Cellphone Costs		$ 540.00	$565.00	$ 25.00
Internet & Utilities		$ -		
Office Supplies		$ 680.00	$500.00	$ (180.00)
Conference Costs		$ 1,200.00	$1,300.00	$ 100.00
Membership Dues		$ 500.00	$600.00	$ 100.00
Mileage			$500.00	$ 500.00
Misc. Expenses		$ 500.00	$500.00	$ -
Discretionary Expenses			$500.00	$500.00
Public Space Enhancement		$ 10,000.00	$10,000.00	$ -
Marketing		$ 2,500.00	$5,000.00	$2,500
Vacant Business Grant		$ 6,000.00	$5,000.00	-$1,000.00
Event Sponsorships		$ -		
Transfer to BID Savings		$ 10,873.80		
		$ 107,864.00		
Total Expenses		$ 118,737.80	$105,241	

Appendix G: Resolution Adopting Operating Plan & Special Assessment Levy for the Downtown Business Improvement District

RESOLUTION

A Resolution approving the Downtown Business Improvement District 2025 Operating Plan and 2024 Special Assessment Levy

A Resolution approving the Downtown Business Improvement District 2025 Operating Plan and 2024 Special Assessment Levy

WHEREAS, the City of Stevens Point established a Business Improvement District pursuant to Wisconsin Statute Section 66.1109 in December 2022; and,

WHEREAS, the initial operating plan of the Downtown Business Improvement District was approved in December 2022; and,

WHEREAS, Wisconsin Statute 66.1109(3)(b) requires the Downtown Business Improvement District Board of Directors to annually consider changes to and submit its operating plan to the Common Council of the City of Stevens Point for approval; and,

WHEREAS, Wisconsin Statute 66.1109(3)(b) further requires any change to the special assessment method applicable to the Downtown Business Improvement District to be approved by the Common Council of the City of Stevens Point;

NOW THEREFORE, the Common Council of the City of Stevens Point, Portage County, Wisconsin, at a meeting held on the DATE HERE, resolves as follows:

BE IT RESOLVED, that the Common Council of the City of Stevens Point does hereby approve the 2025 Downtown Business Improvement District Operating Plan and hereby levies the special assessments contained in the plan as attached in **Appendix D** of said Operating Plan.

PASSED AND ADOPTED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, this _____ day of _____, 2024.

_____

Mike Wiza, Mayor

ATTTEST: _____

Kari Yenter, City Clerk

Drafted by: C. Kreuser
Downtown Manager
Dated October 16, 2024
Approved:

RESOLUTION PETITIONING
THE SECRETARY OF TRANSPORTATION
FOR AIRPORT IMPROVEMENT AID
BY

Common Council of the City of Stevens Point
Portage County, Wisconsin

WHEREAS, the City of Stevens Point, Portage County, Wisconsin hereinafter referred to as the sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by Wis. Stat. §114.11, to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport, and

WHEREAS, the sponsor desires to develop or improve the Stevens Point Municipal Airport, Portage County, Wisconsin,

"PETITION FOR AIRPORT PROJECT"

WHEREAS, the foregoing proposal for airport improvements has been referred to the city plan commission for its consideration and report prior to council action as required by Wis. Stat. §62.23(5), and

WHEREAS, airport users have been consulted in formulation of the improvements included in this resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. §114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

THEREFORE, BE IT RESOLVED, by the sponsor that a petition for federal and (or) state aid in the following form is hereby approved:

The petitioner, desiring to sponsor an airport development project with federal and state aid or state aid only, in accordance with the applicable state and federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a Regional General Aviation type airport as defined by the Federal Aviation Administration.

2. The character, extent, and kind of improvements desired under the project are as follows: Rehabilitate Runway 12/30; Upgrade LED Lighting on Runway 12/30; Upgrade LED Lighting on Taxiway Alpha and Taxiway Bravo; Develop Hangar Area; Construct Multi Unit Hangars; Clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55, and any necessary related work.

3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: to meet the existing and future needs of the airport.

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and unspent balance after the project is completed is to be returned to the sponsor by the Secretary; the sponsor will make available any additional monies that may be found necessary, upon request of the Secretary, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary by the Secretary, and the sponsor does not provide the same; in the event the sponsor unilaterally terminates the project, all reasonable federal and state expenditures related to the project shall be paid by the sponsor; and

WHEREAS, the sponsor is required by Wis. Stat. §114.32(5) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

"DESIGNATION OF SECRETARY OF TRANSPORTATION AS SPONSOR'S AGENT"

THEREFORE, BE IT RESOLVED, by the sponsor that the Secretary is hereby designated as its agent and is requested to agree to act as such, in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. §32 .02; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects.

FURTHER, the sponsor requests that the Secretary provide, per Wis. Stat. §114.33(8)(a), that the sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project.

"AIRPORT OWNER ASSURANCES"

AND BE IT FURTHER RESOLVED that the sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code Trans §55, or in accordance with sponsor assurances enumerated in a federal grant agreement.

AND BE IT FURTHER RESOLVED THAT THE Director of Public Utilities and Transportation and the Airport Manager be authorized to sign and execute the agency agreement and federal block grant owner assurances authorized by this resolution.

RESOLUTION INTRODUCED BY:

Joel Lemke, Director of Public Utilities and Transportation
And
Jason Draheim, Airport Manager

CERTIFICATION

I, Kari Yenter, Clerk of Stevens Point, Wisconsin, do hereby certify that the foregoing is a correct copy of a resolution introduced at a regular monthly meeting of the Common Council on October 21, 2024, adopted by a majority vote, and recorded in the minutes of said meeting.

_____
Clerk

AGENCY AGREEMENT AND
FEDERAL BLOCK GRANT OWNER ASSURANCES

Department of Transportation
Bureau of Aeronautics
Madison, Wisconsin

WHEREAS, the City of Stevens Point, Portage County, Wisconsin, hereinafter referred to as the sponsor, desires to sponsor an airport development project to be constructed with federal aid and/or state aid, specifically, the Stevens Point Municipal Airport project to:

Rehabilitate Runway 12/30; Upgrade LED Lighting on Runway 12/30; Upgrade LED Lighting on Taxiway Alpha and Taxiway Bravo; Develop Hangar Area; Construct Multi Unit Hangars; clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55; and any necessary related work.

WHEREAS, the sponsor adopted a resolution on _____, 20____, a copy of which is attached and the prescribed terms and conditions of which are fully incorporated into this agreement, designating the Secretary as its agent and requesting the Secretary to act as such as set forth in the resolution, and agreeing to maintain and operate the airport in accordance with certain conditions; and

AGENCY AGREEMENT .....

WHEREAS, upon such request, the Secretary is authorized by law to act as agent for the sponsor until financial closing of this project;

NOW THEREFORE, the sponsor and the Secretary do mutually agree that the Secretary shall act as the sponsor's agent in the matter of the airport development as provided by law and as set forth in the referenced resolution; provided, however, that the Secretary is not required to provide legal services to the sponsor.

By: SECRETARY OF TRANSPORTATION

_____

David M. Greene, Director (Date)
Bureau of Aeronautics

FEDERAL BLOCK GRANT OWNER ASSURANCES .....

WHEREAS, the sponsor does agree to the conditions established in Wis. Admin. Code Trans §55, and for projects receiving federal aid, to the attached federal sponsor assurances, which are a condition of a federal grant of funds.

The federal block grant owner assurances shall remain in full force and effect throughout the useful life of the facilities developed under this project, but in any event not to exceed twenty (20) years from the date of the finding (except for land projects, which shall run in perpetuity);

Acceptance: The sponsor does hereby accept the agency agreement and the federal block grant owner assurances.

Sponsor: The City of Stevens Point, Portage County, Wisconsin

_____	_____
Name	Name
_____	_____
Title	Title
_____	_____
Date	Date

W:\Airports\\Stevens Point Municipal\Petition\09-24STEres.docx

104dev./r.05/06/2014

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

[Chapter 30 of the Revised Municipal Code – Building Code – Codes Adopted]

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

SECTION I: That Section 30.01(4), Building Code of the Revised Municipal Code of the City of Stevens Point, shall be amended as follows:

4) Codes adopted. The City adopts the following codes as minimum standards of construction for dwellings, public buildings, places of employment, accessory structures, garages and other structures as specifically mentioned and also the installation of electrical, plumbing, mechanical, heating, ventilating, air conditioning and other systems and equipment associated with these structures or premises. The adoption of these codes recognizes the intent of the State of Wisconsin to provide for a uniformity of standards within the state. The adoption of these codes is required by the State of Wisconsin to provide for a transfer of jurisdiction allowing the City to administer and enforce these codes.

    a) Uniform Dwelling Code ("UDC") adopted. The Wisconsin Administrative Code provisions describing and defining regulations with respect to one and two-family dwellings codified in Chapters SPS 320 through SPS 325 **and SPS 327** of the Wisconsin Administrative Code are hereby adopted and by reference made a part of this Chapter as if fully set forth herein. Residential detached garages and accessory buildings are subject to the Wisconsin Uniform Dwelling Code for One and Two-Family Dwellings and are included within the scope of this Code. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter. Any future amendments, revisions, modification, or renumbering of the Administrative Code provisions incorporated herein are hereby adopted by and incorporated into this Chapter to secure uniform statewide regulation of one and two-family dwellings in this

City. Such Administrative Code chapters may also be referred to as the UDC or residential building code.

SECTION II: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: October 14, 2024
Adopted: October 21, 2024

Drafted by: Scott Omernik
Return to: City Clerk

October 21, 2024

PRE-SALE REPORT FOR

City of Stevens Point, Wisconsin

$16,160,000 General Obligation Promissory Notes, Series 2024A

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Greg Johnson, Senior Municipal Advisor
Casey Griffiths, Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$16,160,000 General Obligation Promissory Notes, Series 2024A

Purposes:

The proposed issue includes financing for the following purposes:

Financing various capital projects including projects located within Tax Incremental Finance District #9.

- General City capital projects debt service will be paid from ad valorem property taxes.
- Subdivision road and utility improvements debt service will be paid from lot sales.
- TID #9 improvements debt service will be paid from TID #9 revenues.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s):

- 67.12(12)

The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. Following issuance of the Notes, the City's total General Obligation debt principal outstanding will be approximately $44.4 million, which is 31% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $98.5.

Term/Call Feature:

The Notes are being issued for a term of 9 years. Principal on the Notes will be due on February 1 in the years 2025 through 2033. Interest will be due every six months beginning February 1, 2025. The Notes will be subject to prepayment at the discretion of the City on February 1, 2031 or any date thereafter.

Bank Qualification:

Because the City is issuing more than $10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Notes as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa2". The City will request a new rating for the Notes.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium."

For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City's objectives for this financing.

Parameters:

The Common Council will consider adoption of a Parameters Resolution on November 13, 2024, which delegates authority to the Comptroller/Treasurer or Mayor to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $16,160,000

* Maximum Bid of: 99%

* Minimum Bid of 106%

* Maximum True Interest Cost (TIC) of 3.527%

* Maturity Schedule Adjustments not to exceed $450,000 per maturity

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than $10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction,

escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Tax Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City's specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs if requested.

Risk Factors:

G.O. with Planned Abatement: The issuer is abating all or a portion of G.O. debt service payments for the issue with tax incremental revenues and lot sales. If these revenues are not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Foley & Lardner LLP

Paying Agent: Issuer unless terms bonds offered, then Bond Trust Services Corporation.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Common Council:	October 21, 2024
Conference with Rating Agency:	Week of October 28 2024
Due Diligence Call to Review Official Statement:	Week of November 4, 2024
Distribute Official Statement:	November 6, 2024
Designated Officials Award Sale of the Notes:	November 13, 2024
Estimated Closing Date:	December 4, 2024

Attachments

Project List

Existing G.O. Debt Summary

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Tax Impact Analysis

G.O. Debt Capacity Analysis

TID #9 Cash Flow Projection

EHLERS' CONTACTS

Greg Johnson, Senior Municipal Advisor	(262) 796-6168
Casey Griffiths, Senior Financial Specialist	(262) 796-6198
Sue Porter, Lead Public Finance Analyst	(262) 796-6167
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvement Plan & Funding Uses

City of Stevens Point, WI

Projects	Repayment	Plan Issue	Funding	2024	Totals
General Building Repairs	Levy	2024 G.O. Notes	G.O. Debt	22,530	*22,530*
IT Equipment	Levy	2024 G.O. Notes	G.O. Debt	17,078	*17,078*
Fire Vehicle Purchases	Levy	2024 G.O. Notes	G.O. Debt	156,055	*156,055*
Fire Radio Replacements	Levy	2024 G.O. Notes	G.O. Debt	5,000	*5,000*
General Fire/Rescue Equipment	Levy	2024 G.O. Notes	G.O. Debt	55,053	*55,053*
Fire Turnout Gear	Levy	2024 G.O. Notes	G.O. Debt	45,703	*45,703*
Fire Dept Building Upgrades	Levy	2024 G.O. Notes	G.O. Debt	150,337	*150,337*
Traffic Signal Improvements	Levy	2024 G.O. Notes	G.O. Debt	130,000	*130,000*
Public Works Vehicles	Levy	2024 G.O. Notes	G.O. Debt	277,021	*277,021*
Purchase Garbage Trucks	Levy	2024 G.O. Notes	G.O. Debt	731,678	*731,678*
Snowblower	Levy	2024 G.O. Notes	G.O. Debt	10,705	*10,705*
Sidewalk Projects	Levy	2024 G.O. Notes	G.O. Debt	93,719	*93,719*
Street Garage Building Upgrades	Levy	2024 G.O. Notes	G.O. Debt	150,000	*150,000*
PD Software	Levy	2024 G.O. Notes	G.O. Debt	19,287	*19,287*
PD Cameras	Levy	2024 G.O. Notes	G.O. Debt	410,505	*410,505*
PD Office Furniture	Levy	2024 G.O. Notes	G.O. Debt	5,000	*5,000*
PD Vehicles	Levy	2024 G.O. Notes	G.O. Debt	134,000	*134,000*
PD Equipment	Levy	2024 G.O. Notes	G.O. Debt	122,261	*122,261*
PD Building Upgrades	Levy	2024 G.O. Notes	G.O. Debt	12,500	*12,500*
Parks Chipper Truck	Levy	2024 G.O. Notes	G.O. Debt	53,987	*53,987*
Mower	Levy	2024 G.O. Notes	G.O. Debt	5,000	*5,000*
Purchase Parks Vehicles	Levy	2024 G.O. Notes	G.O. Debt	429,743	*429,743*
Groholski Park Improvements	Levy	2024 G.O. Notes	G.O. Debt	150,035	*150,035*
Ongoing Road Maint	Levy	2024 G.O. Notes	G.O. Debt	750,000	*750,000*
Street/Utility Reconst	Levy	2024 G.O. Notes	G.O. Debt	3,100,000	*3,100,000*
Street Resurfacing Projects	Levy	2024 G.O. Notes	G.O. Debt	1,278,725	*1,278,725*
Bridge Projects	Levy	2024 G.O. Notes	G.O. Debt	37,078	*37,078*
Mower for Airport	Levy	2024 G.O. Notes	G.O. Debt	42,000	*42,000*
Transit Bus Purchases	Levy	2024 G.O. Notes	G.O. Debt	105,000	*105,000*
TID 9 Road	TID 9	2024 G.O. Notes	G.O. Debt	4,380,000	*4,380,000*
Subdivision Roads/Utility	Lot Sales	2024 G.O. Notes	G.O. Debt	3,080,000	*3,080,000*
Actual CIP Costs				**15,960,000**	**15,960,000**

Table 2
Existing G.O. Debt (Debt Service Fund)

City of Stevens Point, WI

Year Ending	Existing Debt									Year Ending
	G.O. Debt Payments	Misc Expense	Less: Transfers	Less: Misc. Revenue	Less: Premium	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $200,000 Home	
2024	6,783,869	4,000	(270,000)	(30,000)		6,487,869	2,417,676,500	$2.68	$537	2024
2025	2,148,125				(162,084)	1,986,041	2,441,733,600	$0.81	$163	2025
2026	4,406,888					4,406,888	2,521,804,386	$1.75	$350	2026
2027	1,687,750					1,687,750	2,604,500,900	$0.65	$130	2027
2028	1,235,425					1,235,425	2,689,909,248	$0.46	$92	2028
2029	891,725					891,725	2,778,118,358	$0.32	$64	2029
2030	852,475					852,475	2,869,220,073	$0.30	$59	2030
2031	813,225					813,225	2,963,309,250	$0.27	$55	2031
2032	219,300					219,300	3,060,483,856	$0.07	$14	2032
2033	0					0	3,160,845,069	$0.00	$0	2033
Total	19,038,782	4,000	(270,000)	(30,000)	(162,084)	18,580,697				Total

Notes:

Legend:

Represents +/- 25% Change over previous year

EHLERS PUBLIC FINANCE ADVISORS

Table 3
Sources and Uses

City of Stevens Point, WI

		2024			
		G.O. Notes	Levy Portion	TID 9 Portion	Subdivision Roads/Utilities Portion
CIP Projects					
General Capital Projects		8,500,000	8,500,000		
TID 9 Road		4,380,000		4,380,000	
Subdivision Roads		3,080,000			3,080,000
Subtotal Project Costs		**15,960,000**	**8,500,000**	**4,380,000**	**3,080,000**
CIP Projects		**15,960,000**	**8,500,000**	**4,380,000**	**3,080,000**
Estimated Issuance Expenses					
Municipal Advisor (Ehlers)		51,200	27,311	14,020	9,869
Bond Counsel		20,000	10,668	5,476	3,855
Rating Fee		27,000	14,402	7,393	5,205
Underwriter's Discount	10.00	161,600	86,200	44,250	31,150
Paying Agent (if term bonds)		850	453	233	164
Subtotal Issuance Expenses		260,650	139,035	71,372	50,243
TOTAL TO BE FINANCED		**16,220,650**	**8,639,035**	**4,451,372**	**3,130,243**
Estimated Interest Earnings	3.00%	(60,680)	(20,863)	(23,585)	(16,232)
Assumed spend down (months)	3.00				
Rounding		30	1,828	(2,787)	989
NET ISSUE SIZE		**16,160,000**	**8,620,000**	**4,425,000**	**3,115,000**

Table 4
Allocation of Debt Service - 2024 G.O. Notes

City of Stevens Point, WI

Year	Levy Portion				TID 9 Portion			Subdivision Roads/Utilities Portion		
Ending	Principal	Est. Rate[1]	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2025	4,880,000	3.35%	104,177	4,984,177		94,586	94,586		66,245	66,245
2026	500,000	3.15%	111,050	611,050		143,675	143,675		100,625	100,625
2027	500,000	3.10%	95,425	595,425		143,675	143,675		100,625	100,625
2028	500,000	3.10%	79,925	579,925		143,675	143,675		100,625	100,625
2029	500,000	3.10%	64,425	564,425	425,000	137,088	562,088	620,000	91,015	711,015
2030	500,000	3.15%	48,800	548,800	1,000,000	114,750	1,114,750	620,000	71,640	691,640
2031	410,000	3.25%	34,263	444,263	1,000,000	82,750	1,082,750	625,000	51,719	676,719
2032	410,000	3.30%	20,835	430,835	1,000,000	50,000	1,050,000	625,000	31,250	656,250
2033	420,000	3.35%	7,035	427,035	1,000,000	16,750	1,016,750	625,000	10,469	635,469
Total	8,620,000		565,934	9,185,934	4,425,000	926,949	5,351,949	3,115,000	624,212	3,739,212

Year	Totals		
Ending	Principal (2/1)	Interest	Total
2025	4,880,000	265,007	5,145,007
2026	500,000	355,350	855,350
2027	500,000	339,725	839,725
2028	500,000	324,225	824,225
2029	1,545,000	292,528	1,837,528
2030	2,120,000	235,190	2,355,190
2031	2,035,000	168,731	2,203,731
2032	2,035,000	102,085	2,137,085
2033	2,045,000	34,254	2,079,254
Total	16,160,000	2,117,095	18,277,095

Notes:

1) Estimated Rate assumes sale of 10/15/24 + .35

2) True Interest cost of 3.527%.

EHLERS PUBLIC FINANCE ADVISORS

Table 5
Financing Plan Tax Impact (Debt Service Fund)

City of Stevens Point, WI

Year Ending	Existing Debt: Net Debt Service Levy	Existing Debt: Equalized Value (TID OUT)	Proposed Debt: 2024 G.O. Notes 16,160,000 Dated: 12/4/2024 Total Principal and Interest	Abatements: Less: TID 9	Abatements: Less: Lot Sales	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $200,000 Home	Year Ending
2024	6,487,869	2,417,676,500				6,487,869		$2.68	$537	2024
2025	1,986,041	2,441,733,600	5,145,007	(94,586)	(66,245)	6,970,217	482,348	$2.85	$571	2025
2026	4,406,888	2,521,804,386	855,350	(143,675)	(100,625)	5,017,938	(1,952,280)	$1.99	$398	2026
2027	1,687,750	2,604,500,900	839,725	(143,675)	(100,625)	2,283,175	(2,734,763)	$0.88	$175	2027
2028	1,235,425	2,689,909,248	824,225	(143,675)	(100,625)	1,815,350	(467,825)	$0.67	$135	2028
2029	891,725	2,778,118,358	1,837,528	(562,088)	(711,015)	1,456,150	(359,200)	$0.52	$105	2029
2030	852,475	2,869,220,073	2,355,190	(1,114,750)	(691,640)	1,401,275	(54,875)	$0.49	$98	2030
2031	813,225	2,963,309,250	2,203,731	(1,082,750)	(676,719)	1,257,488	(143,788)	$0.42	$85	2031
2032	219,300	3,060,483,856	2,137,085	(1,050,000)	(656,250)	650,135	(607,353)	$0.21	$42	2032
2033	0	3,160,845,069	2,079,254	(1,016,750)	(635,469)	427,035	(223,100)	$0.14	$27	2033
2034	0	3,264,497,388	0		0	0	(427,035)	$0.00	$0	2034
Total	16,594,657		18,277,095	(5,351,949)	(3,739,212)	27,766,631				Total

Notes:

EHLERS PUBLIC FINANCE ADVISORS

Table 6
General Obligation Debt Capacity Analysis - Impact of Financing Plan
City of Stevens Point, WI

Existing Debt					Proposed Debt				
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	**% of Limit**	2024 G.O. Notes	Combined Principal Existing & Proposed	**% of Limit**	Residual Capacity	Year Ending
2024	2,861,259,100	143,062,955	28,304,459	**20%**	16,160,000	$44,464,459	**31%**	$98,598,496	2024
2025	2,970,818,730	148,540,936	24,889,238	**17%**	11,280,000	$36,169,238	**24%**	$112,371,699	2025
2026	3,084,573,475	154,228,674	18,849,181	**12%**	10,780,000	$29,629,181	**19%**	$124,599,492	2026
2027	3,202,683,969	160,134,198	14,845,494	**9%**	10,280,000	$25,125,494	**16%**	$135,008,704	2027
2028	3,325,316,998	166,265,850	11,328,215	**7%**	9,780,000	$21,108,215	**13%**	$145,157,635	2028
2029	3,452,645,731	172,632,287	9,461,185	**5%**	8,235,000	$17,696,185	**10%**	$154,936,102	2029
2030	3,584,849,972	179,242,499	7,676,605	**4%**	6,115,000	$13,791,605	**8%**	$165,450,894	2030
2031	3,722,116,407	186,105,820	5,884,445	**3%**	4,080,000	$9,964,445	**5%**	$176,141,375	2031
2032	3,864,638,870	193,231,943	5,119,664	**3%**	2,045,000	$7,164,664	**4%**	$186,067,279	2032
2033	4,012,618,619	200,630,931	4,631,262	**2%**	0	$4,631,262	**2%**	$195,999,669	2033

Notes:

City of Stevens Point, Wisconsin

Tax Increment District No. 9

Table 7: Cash Flow Projection With Donations and Proposed Debt

	Projected Revenues			Projected Expenditures										Balances			
Year	Tax Increments	Total Other Revenues	**Total Revenues**	Total Debt Service	Donations to TID #10	Donations to TID #11	Donations to TID #12	Debt Issuance Costs	Conservation & Development[1]	Interest & Fiscal Charges	Capital Outlay	Professional Services	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2012															**(80,457)**		2012
2013		2,384,860	**2,384,860**	0				58,786	1,245,700		1,023,693		**2,328,179**	56,681	**(23,776)**		2013
2014		1,000,428	**1,000,428**	49,822						3,736	57,455	1,353	**112,366**	888,062	**864,286**		2014
2015	143,700	400	**144,100**	234,188					29,507	4,033		1,400	**269,127**	(125,027)	**739,259**		2015
2016	525,477	2,012,773	**2,538,250**	257,788					2,901	2,633	645,879	1,300	**910,500**	1,627,750	**2,367,009**		2016
2017	1,029,737	5,700	**1,035,437**	280,653					760,049	1,468	28,187	16,819	**1,087,175**	(51,738)	**2,315,271**		2017
2018	1,213,474	1,244,433	**2,457,907**	292,403				5,000	1,023,534	918	2,833,937	1,586	**4,157,377**	(1,699,470)	**615,801**		2018
2019	1,806,041	536,524	**2,342,565**	350,762					1,105,625	1,016	1,131,811	1,611	**2,590,825**	(248,260)	**367,541**		2019
2020	2,407,069	1,138,812	**3,545,881**	1,299,193				13,965	1,463,615	228	612,329	1,704	**3,391,033**	154,848	**522,389**		2020
2021	2,525,097	1,305,630	**3,830,727**	1,241,304				12,114	1,435,791	12,607	1,020,902	1,751	**3,724,469**	106,258	**628,647**		2021
2022	3,136,609	587,767	**3,724,376**	139,337					1,734,013	133	687,525	2,091	**2,563,099**	1,161,277	**1,789,924**		2022
2023	4,110,485	123,781	**4,234,266**	139,045					2,102,297	0	847,123	2,082	**3,090,547**	1,143,719	**2,933,643**	18,330,000	2023
2024	3,928,002	4,105,000	**8,033,002**	428,795					1,500,000		6,905,000	3,000	**8,836,795**	(803,793)	2,129,850	20,845,000	2024
2025	2,957,680	0	**2,957,680**	508,126	600,000	200,000	600,000		1,500,000			3,000	**3,411,126**	(453,446)	1,676,404	18,940,000	2025
2026	3,412,598	0	**3,412,598**	147,073	600,000	200,000	600,000		1,500,000			3,000	**3,050,073**	362,526	2,038,929	17,440,000	2026
2027	3,404,067	0	**3,404,067**	655,543	600,000	200,000	600,000		1,500,000			3,000	**3,558,543**	(154,476)	1,884,454	15,430,000	2027
2028	3,395,557	0	**3,395,557**	647,245	600,000	200,000	600,000		1,500,000			3,000	**3,550,245**	(154,688)	1,729,766	13,425,000	2028
2029	3,387,068	0	**3,387,068**	559,039	600,000	200,000	600,000		1,500,000			3,000	**3,462,039**	(74,971)	1,654,795	11,500,000	2029
2030	3,378,600	0	**3,378,600**	1,112,150	600,000	200,000	600,000		1,500,000			3,000	**4,015,150**	(636,550)	1,018,245	9,000,000	2030
2031	3,370,154	0	**3,370,154**	1,080,950	400,000	200,000	400,000		1,500,000			3,000	**3,583,950**	(213,796)	804,448	6,500,000	2031
2032	3,361,728	0	**3,361,728**	1,049,100	400,000	200,000	400,000		1,500,000			3,000	**3,552,100**	(190,372)	614,077	4,000,000	2032
2033	3,353,324	0	**3,353,324**	1,016,500	400,000	200,000	400,000		1,500,000			3,000	**3,519,500**	(166,176)	447,900	1,500,000	2033
2034	3,344,941	0	**3,344,941**	0	600,000	200,000	600,000		1,500,000			3,000	**2,903,000**	441,941	889,841	0	2034
Totals	**54,191,407**	**14,446,108**	**68,637,515**	**11,489,012**	**5,400,000**	**2,000,000**	**5,400,000**	**89,865**	**27,403,032**	**26,770**	**15,793,841**	**64,697**	**67,667,217**				**Totals**

Notes:
1. Includes development incentives for Skyward, Service Cold Storage and Delta Dental.
2. Road and utility extensions totaling $4.4 million financed in 2024. Land purchase with cash in 2024 totaling $2.8 million.

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

EHLERS
PUBLIC FINANCE ADVISORS

COMMON COUNCIL
OF THE
CITY OF STEVENS POINT, WISCONSIN

October 21, 2024 **Resolution No. _____**

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $16,160,000 General Obligation Promissory Notes, Series 2024A, and All Related Details

---

RECITALS

The Common Council (the "**Governing Body**") of the City of Stevens Point, Wisconsin (the "**Issuer**") makes the following findings and determinations:

1. The Issuer needs funds to finance (i) general capital projects, including, but not limited to, improvements to municipal buildings; purchase of municipal vehicles, equipment, furniture, and software; street maintenance, reconstruction, and resurfacing; and bridge, park and utility improvements, (ii) construction of a public road in Tax Incremental District No. 9, and (iii) construction of public roads and utilities in a new subdivision (collectively, the "**Project**").

2. The Governing Body deems it in the best interests of the Issuer to finance the Project by selling the City of Stevens Point, Wisconsin General Obligation Promissory Notes, Series 2024A (the "**Obligations**") to a purchaser to be determined by competitive bid.

3. The Issuer has taken all actions required by law and has the power to sell and issue the Obligations.

4. The Governing Body is adopting this resolution to sell the Obligations and provide for their issuance upon the terms and conditions set forth in this resolution.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Definitions.

In addition to the terms defined above, capitalized terms not otherwise defined herein shall have the meanings set forth below, unless the context clearly requires another meaning.

"**Book-Entry System**" means a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository

appointed by the Issuer, or in the name of such a depository's nominee, and the depository and its participants record beneficial ownership and effect transfers of the Obligations electronically.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means the Continuing Disclosure Agreement, dated as of the Original Issue Date, to be executed by the Issuer and delivered on the closing date of the Obligations.

"**Debt Service Fund**" means the fund created by the Issuer pursuant to Section 67.11 of the Wisconsin Statutes to provide for the payment of debt service on its general obligations.

"**Debt Service Fund Account**" has the meaning set forth in Section 16 hereof.

"**Depository**" means DTC or any successor appointed by the Issuer and acting as securities depository for the Obligations.

"**DTC**" means The Depository Trust Company.

"**Financial Officer**" means the Treasurer or if absent, then the Issuer's Mayor.

"**Fiscal Agent**" means (i) the Treasurer or (ii) in the event the Purchaser has elected term notes, Bond Trust Services Corporation, or any successor fiscal agent appointed by the Issuer to act as authentication agent, paying agent, and registrar for the Obligations pursuant to Section 67.10 (2) of the Wisconsin Statutes.

"**Governing Body**" has the meaning set forth in the recitals to this resolution.

"**Issuer**" means the City of Stevens Point, Wisconsin.

"**Municipal Officers**" means the Mayor and the Clerk of the Issuer. These are the officers required by law to execute general obligations on the Issuer's behalf.

"**Notice of Sale**" has the meaning set forth in Section 14 of this resolution.

"**Obligations**" means the not to exceed $16,160,000 City of Stevens Point, Wisconsin General Obligation Promissory Notes, Series 2024A, which will be issued pursuant to this resolution.

"**Original Issue Date**" means December 4, 2024.

"**Project**" has the meaning set forth in the recitals to this resolution.

"**Purchase Agreement**" means the purchase contract entered into between the Issuer and the Purchaser evidencing the purchase of the Obligations, which may be in the form of the Purchaser's executed Bid Form, as described in Section 14 of this resolution.

"**Purchase Price**" has the meaning set forth in Section 4 of this resolution.

"**Purchaser**" means the qualified bidder whose bid results in the lowest true interest cost as determined by the Financial Officer, consistent with the parameters set forth in Section 4 hereof and in the Notice of Sale.

"**Record Date**" means the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date for the Obligations.

"**Recording Officer**" means the Issuer's Clerk.

"**Register**" means the register maintained by the Fiscal Agent at its designated office, in which the Fiscal Agent records:

(i) The name and address of the owner of each Obligation.

(ii) All transfers of each Obligation.

"**Treasurer**" means the Issuer's Comptroller-Treasurer.

Section 2. Exhibits.

The attached exhibits are also a part of this resolution as though they were fully written out in this resolution:

(i) *Exhibit A* — Form of Obligation.

(ii) *Exhibit B* — Notice to Electors of Sale.

Section 3. Purposes of Borrowing; Issuance of Obligations.

The Governing Body authorizes the Obligations and orders that they be prepared, executed, and issued. The Obligations will be fully registered, negotiable, general obligation promissory notes of the Issuer in the principal amount of not to exceed $16,160,000. The Obligations will be issued pursuant to the provisions of Section 67.12 (12) of the Wisconsin Statutes to pay the costs of the Project and issuing the Obligations (including, but not limited to, printing costs and fees for underwriting, financial consultants, bond counsel, fiscal agent, rating agencies, bond insurance, and registration, as applicable).

Section 4. Terms of Obligations; Parameters.

The Obligations will be named "City of Stevens Point, Wisconsin General Obligation Promissory Notes, Series 2024A." The Obligations will be dated the Original Issue Date, even if they are actually issued or executed on another date. Each Obligation will also be dated the date on which it is authenticated by the Fiscal Agent. That date is its registration date.

The face amount of each Obligation will be $5,000 or any multiple thereof up to the principal amount authorized for that maturity.

The purchase price agreed to be paid to the Issuer by the Purchaser for the purchase of the Obligations pursuant to Section 14 hereof, shall not be less than 99% nor more than 106% of the principal amount of the Obligations (the "**Purchase Price**").

The Obligations will bear interest from the Original Issue Date at the rates set forth in the Purchase Agreement pursuant to, and in compliance with, the terms set forth in the Notice of Sale and accepted by the Financial Officer; *provided, however,* that (i) the true interest cost of the Obligations shall not exceed 3.527% (computed taking the Purchaser's compensation into account) and (ii) actual debt service in any year does not exceed the amount levied for the same year in Section 15 hereof.

Interest will be due and payable on each February 1 and August 1, beginning on February 1, 2025, until the principal of the Obligations has been paid. Interest on each Obligation will be (i) computed on the basis of a 360-day year of twelve 30-day months and (ii) payable to the person in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date. The Issuer and the Fiscal Agent may treat the entity or person in whose name any Obligation is registered on the Register as the absolute owner of the Obligations for all purposes whatsoever under this resolution. The Obligations will be numbered consecutively as may be required to comply with any applicable rules or customs or as determined by the Municipal Officers executing the Obligations.

The following table shows when the Obligations will mature. The principal amounts coming due each year below, whether by maturity or by mandatory sinking fund redemption of term notes, may be increased or decreased by up to $450,000 in each year as described in the Notice of Sale. The aggregate principal amount of the Obligations shall not exceed $16,160,000; and the table below assumes the Obligations are issued in that amount. The actual maturity schedule, within the parameters set forth herein, will be determined by the Financial Officer in accordance with the Notice of Sale.

Principal Maturity Date (February 1)	Principal Amount
2025	$4,880,000
2026	500,000
2027	500,000
2028	500,000
2029	1,545,000
2030	2,120,000
2031	2,035,000
2032	2,035,000
2033	2,045,000

The principal of, and interest on, the Obligations will be payable in lawful money of the United States of America.

Section 5. Fiscal Agent.

The Issuer appoints the Fiscal Agent to act as authentication agent, paying agent, and registrar for the Obligations. If applicable, the appropriate officers of the Issuer are directed to enter into a fiscal agency agreement with the Fiscal Agent on behalf of the Issuer. The fiscal agency agreement may provide for the Issuer to pay the reasonable and customary fees of the Fiscal Agent for those services. The fiscal agency agreement shall require the Fiscal Agent to comply with all applicable federal and state regulations. Among other things, the Fiscal Agent shall maintain the Register.

Section 6. Appointment of Depository.

The Issuer appoints DTC to act as securities depository for the Obligations. An authorized representative of the Issuer has previously executed a blanket issuer letter of representations with DTC on the Issuer's behalf, and the Issuer ratifies and approves that document.

Section 7. Book-Entry System.

On the date of their initial delivery, the Obligations will be registered in the name of DTC or its nominee and maintained in a Book-Entry System. If the Issuer's relationship with DTC is terminated, then the Issuer may appoint another securities depository to maintain the Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the Issuer will do the following:

(i) At its expense, the Issuer will prepare, authenticate, and deliver to the beneficial owners of the Obligations fully-registered, certificated Obligations in the denomination of $5,000 or any multiple thereof in the aggregate principal amount then outstanding. The beneficial owners will be those shown on the records of the Depository and its direct and indirect participants.

(ii) The Issuer will appoint a fiscal agent to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10 (2) of the Wisconsin Statutes.

Section 8. Redemption.

The Purchase Agreement may state that certain Obligations maturing on and after a specified date are subject to redemption at the Issuer's option before their stated maturity dates, in whole or in part, in the order of maturity selected by the Issuer, on a specified redemption date and on any date thereafter. If certain maturities of the Obligations are subject to such optional redemption, then the redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a

specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 in accordance with Sections 9 and 10 below, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption.

If the Purchase Agreement specifies that certain maturities of the Obligations are term notes and subject to partial mandatory sinking fund redemption, then the Obligations maturing on such dates shall be subject to partial mandatory sinking fund redemption at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on February 1 of the years (each a "**Sinking Fund Redemption Date**"), and in the respective principal amounts (subject to reduction as provided in the immediately preceding paragraph), as set forth in the Purchaser's bid, agreed to by the Financial Officer evidenced by the execution of the Purchase Agreement.

Section 9. Manner of Payment/Transfers/Redemption/Under Book-Entry System.

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Payment. The Fiscal Agent is directed to pay the principal of, and interest on, the Obligations by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect.

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository, and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the aggregate principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be

revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

Section 10. <u>Manner of Payment/Transfers/Redemption/*Not* Under Book-Entry System</u>.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Payment. The Fiscal Agent will pay the principal of each Obligation upon its presentation and surrender on or after its maturity or earlier redemption date at the designated office of the Fiscal Agent, and the Fiscal Agent will pay, on each interest payment date, the interest on each Obligation by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date.

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after the Obligation has been called for redemption.

Partial Redemptions. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If an Obligation has been called for redemption but less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of the Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

Section 11. Form of Obligations.

The Obligations shall be in substantially the form shown in Exhibit A, with such revisions as are necessary or appropriate to reflect the redemption provisions applicable to the Obligations as provided in Section 8 hereof. Omissions, insertions, or other variations are permitted if they are deemed necessary or desirable and are consistent with this resolution or any supplemental resolution. The Issuer may cause the approving opinion of bond counsel to be printed or reproduced on the Obligations.

Section 12. Execution of Obligations.

The Obligations shall be signed by the persons who are the Municipal Officers on the date on which the Obligations are signed. The Obligations shall be sealed with the Issuer's corporate seal (or a facsimile), if the Issuer has one, and they shall also be authenticated by the manual signature of the Fiscal Agent.

The Obligations will be valid and binding even if before they are delivered any person whose signature appears on the Obligations is no longer living or is no longer the person authorized to sign the Obligations. In that event, the Obligations will have the same effect as if the person were living or were still the person authorized to sign the Obligations.

A facsimile or electronic signature may be used as long as at least one signature of a Municipal Officer is a manual signature or the Fiscal Agent's certificate of authentication has a manual signature. If a facsimile or electronic signature is used, then it will be treated as the officer's own signature.

Section 13. Continuing Disclosure.

The appropriate officers of the Issuer are directed to sign the Continuing Disclosure Agreement, and the Issuer agrees to comply with all of its terms.

Section 14. Sale of Obligations.

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid.

The Municipal Officers and the Treasurer (in consultation with the Issuer's Financial Advisor Ehlers and Associates, Inc.), are each hereby authorized to cause a preliminary offering document for the Obligations (the "**Preliminary Official Statement**") to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a "**Bid Form**" and the document to be used for offering the Obligations for sale by competitive bid which shall include the bidding terms for the Obligations and the parameters set forth in Section 4 of this resolution (the "**Notice of Sale**"). The Municipal Officers and the Treasurer are each hereby authorized, on behalf of the Issuer, to approve the form of Preliminary Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Preliminary Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the Issuer routinely uses for posting notices of its official business.

The Financial Officer is hereby authorized and directed to receive written bids for the sale of the Obligations on behalf of the Issuer on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Financial Officer may, in such person's discretion, (i) waive any informality in any bid, (ii) reject any or all bids without cause, or (iii) reject any bid which the Financial Officer determines to have failed to comply with the terms of the Notice of Sale or the parameters set forth in Section 4 hereof.

Subject to the terms of this resolution and the Notice of Sale, the Financial Officer is hereby authorized and directed to award the sale of the Obligations to the Purchaser at the Purchase Price, plus any accrued interest; such award to be evidenced by and effected by the execution of the Purchase Agreement, which may be in the form of the Purchaser's executed Bid Form. If the Purchase Agreement signed and presented by the Purchaser complies with the parameters set forth in this resolution and the Notice of Sale, then the Financial Officer is authorized and directed (i) to approve and accept the Purchase Agreement, (ii) to sign the Purchase Agreement in the Issuer's name, and (iii) to take any additional actions needed to complete the sale of the Obligations, including arranging for a specific date, time, and location of closing of the sale.

The Financial Officer is directed to comply with the terms of the Notice of Sale with respect to any good-faith deposit requirements.

The Municipal Officers are directed to sign the Obligations and to arrange for delivery of the Obligations to the Purchaser through the facilities of DTC in accordance with the Notice of Sale, the Purchase Agreement, and this resolution. The Obligations may be delivered to the Purchaser upon payment by the Purchaser of the Purchase Price, plus any accrued interest, as required by the Notice of Sale.

Unless waived by the Purchaser, the delivery of the Obligations is conditioned upon the Issuer furnishing the following items to the Purchaser:

(i) The Obligations, together with the written, unqualified approving opinion of the law firm of Foley & Lardner LLP, bond counsel, evidencing the legality of the Obligations and that interest on the Obligations will be excluded from gross income for federal income tax purposes.

(ii) A transcript of the proceedings relating to the issuance of the Obligations.

(iii) A certificate showing that no litigation has been threatened or is pending that would affect the legality of the Obligations or the right of the Issuer to issue them at the time of their delivery.

Section 15. General Obligation Pledge; Tax Levy.

For the prompt payment of the principal of, and interest on, the Obligations, the Issuer irrevocably pledges its full faith and credit. The Issuer hereby levies upon all taxable property in its territory a direct, annual, and irrepealable tax in an amount sufficient to pay, and for the express purpose of paying, the interest on the Obligations as it falls due and also to pay and discharge the principal of the Obligations at maturity.

This tax shall be carried from year to year into the Issuer's tax roll. It shall be collected in addition to all other taxes and in the same manner and at the same time as all other taxes. The amount of this tax that is carried into the Issuer's tax roll may be reduced in any year by (i) the amount of any surplus money in the Debt Service Fund Account available to pay debt service on the Obligations for such year and (ii) any amount by which the actual debt service coming due in such year is less than the applicable levy amount set forth below. The tax for each year the levy is made will be in the following amounts:

Levy Year	Debt Service Amount Due in Following Year	Levy Year	Debt Service Amount Due in Following Year
2024	$5,968,395.00	2029	$3,095,000.00
2025	1,814,300.00	2030	2,858,350.00
2026	1,757,300.00	2031	2,709,250.00
2027	1,700,300.00	2032	2,569,850.00
2028	2,656,950.00		

Section 16. Debt Service Fund Account.

The Issuer shall create a separate account within the Debt Service Fund solely for the Obligations (the "**Debt Service Fund Account**"), which shall be maintained and administered as provided in Section 67.11 of the Wisconsin Statutes. The Treasurer is directed to keep the proceeds of the taxes levied under this resolution, when they are collected, in the Debt Service Fund Account. Any accrued interest received on the Original Issue Date and the premium, if any, paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations shall be deposited into the Debt Service Fund Account and used to pay interest on the Obligations. If the money in the Debt Service Fund Account is insufficient to make a payment of principal of, or interest on, the Obligations on a date on which such a payment is due, then the Issuer will promptly provide the necessary funds to make the payment from other available sources.

Section 17. Borrowed Money Fund.

The sale proceeds of the Obligations (not including any accrued interest or premium received) shall be deposited in and kept by the Treasurer in a separate fund. The fund will be designated with both the name of the Obligations and the name Borrowed Money Fund (the "**Borrowed Money Fund**"). Money in the Borrowed Money Fund, including any earnings, must be (i) used to pay the costs of the Project and issuing the Obligations or (ii) transferred to the Debt Service Fund Account as provided by law.

Section 18. Official Statement.

The Issuer authorizes and directs that a final offering document (the "**Official Statement**") be prepared prior to the issuance of the Obligations. The Official Statement shall be in substantially the form of the Preliminary Official Statement and shall include the final terms of the Obligations as set forth in the Purchaser's bid evidenced by the Purchase Agreement. The Municipal Officers are directed to deliver copies of the Official Statement to the Purchaser and, if the Purchaser requests, execute one or more copies on behalf of the Issuer. Execution and delivery of the Official Statement will conclusively evidence the approval of the Municipal Officers.

Section 19. Publication of Notice.

The Recording Officer is directed to publish notice that the Issuer has agreed to sell the Obligations. The notice shall be published in the Issuer's official newspaper, as a class 1 notice under Chapter 985 of the Wisconsin Statutes promptly after the execution of the Purchase Agreement. The notice shall be in substantially the form shown in Exhibit B. The Recording Officer shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 20. Authorization of Officers.

The appropriate officers of the Issuer are directed to prepare and furnish the following items to the Purchaser and the attorneys approving the legality of the Obligations:

(i) Certified copies of proceedings and records of the Issuer relating to the Obligations and to the financial condition and affairs of the Issuer.

(ii) Other affidavits, certificates, and information that may be required to show the facts about the legality of the Obligations, as such facts appear on the books and records under the officer's custody or control or as are otherwise known to the officer.

All certified copies, affidavits, certificates, and information furnished for such purpose will be representations of the Issuer as to the facts they present.

Section 21. Qualified Tax-Exempt Obligations.

The Issuer designates the Obligations as "qualified tax exempt obligations" for purposes of Section 265(b)(3) of the Code.

Section 22. Tax Law Covenants.

The Issuer covenants that it will comply with all requirements of the Code and the Treasury Regulations promulgated thereunder, that must be satisfied so that interest on the Obligations will be excluded from gross income for federal income tax purposes.

Section 23. Further Authorization.

The Issuer authorizes its officers, attorneys, and other agents or employees to do all acts required of them to carry out the purposes of this resolution.

Section 24. Conflict with Prior Acts.

In case any part of a prior action of the Governing Body conflicts with this resolution, that part of the prior action is hereby rescinded.

Section 25. Severability of Invalid Provisions.

If a court holds any provision of this resolution to be illegal or invalid, then the illegality or invalidity shall not affect any other provision of this resolution.

Section 26. Resolution Effective upon Adoption and Approval.

This resolution takes effect upon its adoption and approval in the manner provided by law.

* * * * * * * * * *

Adopted: October 21, 2024

Approved: October ___, 2024

_____
Mayor

_____
Clerk

EXHIBIT A

FORM OF OBLIGATION

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("**DTC**"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

STATE OF WISCONSIN
CITY OF STEVENS POINT

Registered

No. R-___ $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2024A

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	February 1, 20__	December 4, 2024	860248 ____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF STEVENS POINT, WISCONSIN (herein called the "**Issuer**"), hereby acknowledges itself to owe, and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date, and interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. Interest is due and payable on each February 1 and August 1, beginning on February 1, 2025, until the Principal Amount has been paid. Interest is computed on the basis of a 360-day year of twelve 30-day months.

This Obligation is one of a duly authorized issue of notes (the "**Obligations**") of the Issuer of an aggregate principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date, and redemption provisions, issued by the Issuer pursuant to the provisions of Section 67.12 (12) of the Wisconsin Statutes, and is authorized by the resolution duly adopted by the governing body of the Issuer on October 21, 2024, entitled: "A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $16,160,000 General Obligation Promissory Notes, Series 2024A, and All Related Details" (the "**Resolution**"). The Obligations are issuable only in the form of fully registered notes.

On the date of their initial delivery, the Obligations will be maintained in a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer (a "**Depository**"), or in the name of the Depository's nominee, and the Depository and its participants record beneficial ownership and effect transfers of the Obligations electronically (a "**Book-Entry System**"). So long as the Obligations are maintained in a Book-Entry System, then the principal of, and interest on, this Obligation will be paid by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect by [the Issuer's Treasurer][Bond Trust Services Corporation], or any successor fiscal agent appointed by the Issuer under Section 67.10 (2) of the Wisconsin Statutes (the "**Fiscal Agent**"), which will act as authentication agent, paying agent, and registrar for the Obligations.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then (i) the principal of this Obligation will be paid by the Fiscal Agent upon its presentation and surrender on or after its maturity date or earlier redemption date at the designated office of the Fiscal Agent, and (ii) the interest on this Obligation will be paid by the Fiscal Agent on each interest payment date by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name this Obligation is registered on the register (the "**Register**") maintained by the Fiscal Agent at the end of the day on the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date (the "**Record Date**"). The Issuer and the Fiscal Agent may treat the entity or person in whose name any Obligation is registered on the Register as the absolute owner of this Obligation for all purposes.

The principal of, and interest on, this Obligation is payable in lawful money of the United States of America. For the prompt payment of the principal of, and interest on, this Obligation, the Issuer has irrevocably pledged its full faith and credit. The Issuer has levied upon all taxable property in its territory a direct, annual, and irrepealable tax sufficient in amount to pay, and for the express purpose of paying, the interest on this Obligation as it falls due and the principal of this Obligation on the Maturity Date.

The Obligations maturing on and after February 1, 20__ are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on February 1, 20__ and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 as set forth below[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption.]

[The Obligations maturing on February 1 in the years 20__ and 20__ (collectively, the "**Term Notes**") are also subject to mandatory partial redemptions prior to their

stated maturity dates, by operation of a sinking fund. On the following redemption dates (each a "**Sinking Fund Redemption Date**") the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediately preceding paragraph) of the Term Notes:

Term Notes Maturing February 1, 20___

Sinking Fund Redemption Date (February 1)	Principal Amount To be Redeemed
20__	$_____
20__	_____
20__ (Stated Maturity)	_____

Term Notes Maturing February 1, 20___

Sinking Fund Redemption Date (February 1)	Principal Amount To be Redeemed
20__	$_____
20__	_____
20__ (Stated Maturity)	_____

The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Notes to be redeemed will be selected in the manner set forth below, and the Issuer will give notice of the redemption in the manner described below.]

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will

select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the aggregate principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations, in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If an Obligation has been called for redemption but less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of any Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior

to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

The Issuer certifies, recites, and declares that all acts, conditions, and procedures required by law to exist, to have happened, and to be performed, leading up to and in the issuing of this Obligation and of the issue of which it is a part, do exist, have happened, and have been performed in regular and due form, time, and manner as required by law; that the indebtedness of the Issuer, including this Obligation and the issue of which it is a part, does not exceed any limitation, general or special, imposed by law; and that a valid, direct, annual and irrepealable tax has been levied by the Issuer sufficient to pay the interest on this Obligation when it falls due and also to pay and discharge the principal of this Obligation at maturity.

IN WITNESS WHEREOF, the Issuer, by its governing body, has caused this Obligation to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and Clerk and to be sealed with its corporate seal (or a facsimile thereof), if any, all as of the Original Issue Date.

CITY OF STEVENS POINT, WISCONSIN

By:_____
Mayor

[SEAL]

And:_____
Clerk

CERTIFICATE OF AUTHENTICATION

Dated: December ___, 2024

This Obligation is one of the Obligations described in the Resolution.

[BOND TRUST SERVICES CORPORATION, as Fiscal Agent]

By: _____
[Treasurer, as Fiscal Agent][Authorized Signatory]

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____
(Please Print or Type Name and Address of Assignee)

the within-mentioned Obligation and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Fiscal Agent, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Fiscal Agent. Those requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Fiscal Agent in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Obligation in every particular, without any alteration or change. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of the person's authority to act must accompany this Obligation.

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF STEVENS POINT, WISCONSIN
RELATING TO NOTE SALE

On October 21, 2024, pursuant to Section 67.12 (12) of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of Stevens Point, Wisconsin (the "City") authorized the borrowing of money through the issuance of notes and authorized certain City officials to enter into a purchase contract relating to said borrowing. On _____, 2024 the City entered into a purchase contract with an underwriter to whom the City agreed to sell its general obligation promissory notes in the principal amount of $_____. It is anticipated that the note closing will be held on or about December 4, 2024. A copy of all proceedings had to date with respect to the authorization and sale of said notes is on file and may be examined in the office of the City Clerk, at 1515 Strongs Avenue, Stevens Point, Wisconsin between the hours of 7:30 a.m. and 4:00 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that an action or proceeding to contest the validity of such financing, for other than constitutional reasons, shall be commenced within 30 days after the date of publication of this notice.

Publication Date: _____, 2024

/s/ Kari Yenter
City Clerk

CERTIFICATIONS BY CLERK

I, Kari Yenter, certify that I am the duly qualified and acting Clerk of the City of Stevens Point, Wisconsin (the "**Municipality**"), and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**"), and that attached to this certificate is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $16,160,000 General Obligation Promissory Notes, Series 2024A, and All Related Details

I further certify as follows:

1. **Meeting Date**. On October 21, 2024, a meeting of the Governing Body was held beginning at _____ p.m.

2. **Posting**. On October ___, 2024 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Municipality's offices in Stevens Point, Wisconsin a notice setting forth the date, time, location, and subject matter of said meeting. The notice specifically referred to the Resolution.

3. **Notification of Media**. On October ___, 2024 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter of said meeting to those news media that have filed a written request for such notice and to the official newspaper of the Municipality, if any. The communication specifically referred to the Resolution.

4. **Open Meeting Law Compliance**. The meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present**. The meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution**. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution**. The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer**. The Resolution was approved by the Presiding Officer on October ___, 2024, and I have recorded the approval. The approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution to which this certificate is attached.

9. **Publication of Notice**. I have caused the Notice to Electors, in the form of Exhibit B to the Resolution, to be published in the place specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality, if any, on this certificate as of October ___, 2024.

_____
Clerk

[SEAL]

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Corey D. Ladick
Comptroller-Treasurer

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

October 17, 2024

To: Common Council

Subject: Proposed 2025 Capital Budget

Last month, the proposed 2025 capital budget was presented. This month, the Finance Committee recommended approval with the addition of $50,000 for a citywide facilities plan, bringing the updated total to $9,289,250. There is also $4,191,924 of projects that are funded by sources other than the general capital budget. The final step is formal approval from the full Council.

The updated 2025 capital budget is attached for your reference. Note that we have not made any changes to it since it was originally presented. A guide to the various columns is as follows:

- 2025 Budget Projected: What was originally projected in our 5 year capital plan (Last Year)
- 2025 Budget Requests: What the departments actually requested
- Prioritized (Yellow): How the departments ranked the requests, 1 being the most important
- 2025 Budget Approved (Dark Purple): What the Finance Committee is recommending, funded by the capital budget
- 2025 Funded by Other Sources (Light Purple): Funded outside of the capital budget with a separate pot of money
    - TIF Districts
    - Utility Funds
- Notes (Light Purple): Allows you to follow the changes that were made
    - Removed
    - Reduced
    - Moved to a future year

CITY OF STEVENS POINT 2025-2029 CAPITAL IMPROVEMENTS

October 17, 2024

		2025 BUDGET PROJECTED	2025 BUDGET REQUESTED	PRIORITIZED	2025 BUDGET APPROVED	2025 FUNDED BY OTHER SOURCES	NOTES	2026 BUDGET PROJECTED	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED	2029 BUDGET PROJECTED
Community Development	City-wide Assessment Revaluation							50,000.00			
Community Development	Signage Plan Implementation	50,000.00						50,000.00			
General	Building Maintenance - General	50,000.00	50,000.00		50,000.00			50,000.00	50,000.00	50,000.00	50,000.00
General	City-wide Facilities Plan				50,000.00		Added by Finance Committee				
IT	Camera Refresh\Expansion: Strongs & Main, 3rd & Main, FD Training, Seramur, Lot 16, Main & Water, 6 replacement, 8 new		40,000.00	IT-3	34,500.00	5,500.00	$5500 is paid by Public Utilities, 50/50 camera cost for Strongs and Main and Main and Water				
IT	Computer Life Cycle Replacements (4 Year Cycle)	100,000.00	100,000.00	IT-1	60,000.00		Reduced by 40K	100,000.00			
IT	Main PD Server Hardware Life Cycle		60,000.00	IT-4	0.00		Moved to 2027		60,000.00		
IT	Network Infrastructure Expansion: FD Training, Seramur, Groholski, Lot 16, Main and Water		50,000.00	IT-2	47,250.00	2,750.00	$2750 shifted to utilities/transportation				
IT	Standard Printer Life Cycle Replacements (5 Year Cycle)	7,000.00	7,000.00	IT-5	0.00		removed	7,000.00	7,000.00		
IT	Window Server Upgrades							25,000.00		25,000.00	
IT/Public Utilities (split)	Hardened Immutable Backup System (Ransomware Protection Measure)								20,000.00		
IT/Public Utilities (split)	Penetration Testing	25,000.00						2,500.00			
Airport	Mowing Implement		33,000.00	Airport-1	33,000.00						
Airport	Floor Coating-Community Hangar							55,000.00			
Airport	Floor Sweeper								15,000.00		
Airport	Turf Runway	45,000.00									
Transit	Bus Purchase - Local Share for 3 buses	23,000.00					encumber 2024 budget $315k	26,000.00	26,000.00		
Transit	Bus Wash Replacement									250,000.00	
Transit	Park and Ride Development								65,000.00		
Transit	Support Vehicle							35,000.00			
DPW - Engineering	Sidewalk Improvements	120,000.00	90,000.00	DPW-8	0.00		Moved to 2026	90,000.00			
DPW - Engineering	Traffic Signal Improvements	150,000.00	150,000.00	DPW-9	150,000.00			150,000.00	150,000.00	150,000.00	150,000.00
DPW - Engineering	Total Station-Survey Equipment	35,000.00	37,000.00	DPW-10	37,000.00						
DPW - Streets (2024)	Road Surface Improvements	800,000.00	800,000.00	DPW-7	800,000.00			850,000.00	850,000.00	850,000.00	
DPW - Streets (2025)	Bus 51 South Segment Ph 2 Design		750,000.00	DPW-6	0.00	750,000.00	TID 12 funded				
DPW - Streets (2025)	Business 51 (Northside): Reconstruct (TID Funded)	5,500,000.00		DPW-3		1,700,000.00	Real Estate and Utility Relocate, TID 5 Funded	12,150,000.00			
DPW - Streets (2025)	Business 51 South Segment Ph 1 Real Estate and Utilities	2,200,000.00		DPW-2		500,000.00	TID 12				
DPW - Streets (2025)	Madison/Monroe/Reserve/Wyatt/East	2,000,000.00	2,200,000.00	DPW-5	1,950,000.00		Reduced by $250,000				
DPW - Streets (2025)	Washington/Lee/Grant/West	2,100,000.00	2,600,000.00	DPW-4	2,250,000.00		Reduced by $350,000				
DPW - Streets (2025)	West River/Wilshire/Pine Bluff	900,000.00					Reprogammed into future years				
DPW - Streets (2025)	West Zinda Bridge Rehab (Local Bridge Program Funding)	85,000.00	260,000.00	DPW-1	225,000.00	333,674.00	333,674-Match by State				
DPW - Streets (2026)	Michigan Avenue							3,500,000.00			
DPW - Streets (2026)	Bus 51 Central Segment Phase 1 Design							775,000.00			
DPW - Streets (2026)	Bus 51 South Segment Ph 1 Reconstruct (STP-Urban Funding)							2,500,000.00			
DPW - Streets (2026)	Bus 51 South Segment Ph 2 Real Estate and Utilities							750,000.00			
DPW - Streets (2026)	Center Street							1,800,000.00			
DPW - Streets (2026)	Traffic Signals: Hoover at Coye and Hoover at Ind. Park/Patch				0.00	900,000.00	TIF Dist 8				
DPW - Streets (2026)	Intersection Improvements Stanley & Green							900,000.00			
DPW - Streets (2026)	Wilshire/North Point/Fifth/Clayton							1,600,000.00			
DPW - Streets (2027)	Bus 51 Central Segment Phase 1 Real Estate and Utilities								600,000.00		
DPW - Streets (2027)	Bus 51 South Segment Phase 2 Reconstruct								6,800,000.00		
DPW - Streets (2027)	Bus 51 South Segment Phase 3 Design								815,000.00		
DPW - Streets (2027)	Sixth/Vincent/Illinois/Wayne								2,300,000.00		
DPW - Streets (2027)	Wadleigh/Front/Fourth/Reserve								3,100,000.00		
DPW - Streets (2028)	Bus 51 Central Segment Phase 1 Reconstruct									7,500,000.00	
DPW - Streets (2028)	Bus 51 Central Segment Phase 2 Design									850,000.00	
DPW - Streets (2028)	Bus 51 South Segment Phase 3 Real Estate and Utilities									750,000.00	
DPW - Streets (2028)	Della/Bush/Minnesota/Matilda/Williams									2,700,000.00	
DPW - Streets (2028)	Lincoln/Cleveland/Blaine/Julia/Lora									2,600,000.00	

CITY OF STEVENS POINT 2025-2029 CAPITAL IMPROVEMENTS

October 17, 2024

		2025 BUDGET PROJECTED	2025 BUDGET REQUESTED	PRIORITIZED	2025 BUDGET APPROVED	2025 FUNDED BY OTHER SOURCES	NOTES	2026 BUDGET PROJECTED	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED	2029 BUDGET PROJECTED
DPW - Streets (2029)	Briggs Street										1,100,000.00
DPW - Streets (2029)	Bus 51 Central Segment Phase 2 Real Estate and Utilities										600,000.00
DPW - Streets (2029)	Bus 51 South Segment Phase 3 Reconstruct										8,600,000.00
DPW - Streets (2029)	Jay Court/Heffron Loop/Whiting Avenue										1,300,000.00
DPW - Streets (2029)	Wayne/Gilkey/Welsby/Minnesota/Indiana/Dixon										2,500,000.00
DPW - Streets (2030)	Bus 51 Central Segment Phase 2 Reconstruct										
DPW Fleet - Airport	Fuel Truck, Plane Tractor	335,000.00									
DPW Fleet - Com Dev	2 replacement vehicles		70,000.00	FLEET-12	0.00		Removed-Need plan for dept.				
DPW Fleet - Fire	Fire Squads	53,500.00	62,000.00	FLEET-5	62,000.00					260,000.00	
DPW Fleet - Fire	Fire Trucks	990,000.00			952,000.00		Already Approved			1,531,000.00	
DPW Fleet - Fire	Generators									65,000.00	66,000.00
DPW Fleet - Parks	Bobcat Toolcat UTV and Attachments (Addition to Fleet) Funded	91,000.00									
DPW Fleet - Parks	Loader		215,000.00	FLEET-14	0.00		Removed				
DPW Fleet - Streets	Concrete Saw							10,000.00		11,000.00	
DPW Fleet - Streets	Augers,Generators,Attachments	28,000.00							5,500.00	5,700.00	
DPW Fleet - Streets	Pickups, Van										41,000.00
DPW Fleet - Streets	Sweepers		350,000.00	FLEET-10	0.00		Unit UU-Moved to 2026	350,000.00	328,000.00		
DPW Fleet - Streets	(2) Loaders and (1) 6 way blade attachment		215,000.00	FLEET-11	0.00		AA Loader-Moved to 2026	220,000.00	300,000.00		
DPW Fleet - Streets	1-Ton Flatbeds	63,000.00	70,000.00	FLEET-6	0.00	Moved to 2026	LT Truck	70,000.00			
DPW Fleet - Streets	Asphalt Kettle	65,000.00									
DPW Fleet - Streets	Asphalt Roller		25,000.00	FLEET-4	25,000.00		Replace 1987 model				
DPW Fleet - Streets	Bucket Truck (2030 - $175,000)										
DPW Fleet - Streets	Card Board Compactor		45,000.00	FLEET-13	0.00		Dumpsters	45,000.00			
DPW Fleet - Streets	Compressor Trailer (2030 - $30,000)										
DPW Fleet - Streets	Engineering Trucks (3)		150,000.00	FLEET-15	0.00		2013 trucks-Moved to 2026	150,000.00			
DPW Fleet - Streets	Garbage Trucks	800,000.00			776,000.00		Already Approved				
DPW Fleet - Streets	Hot Patcher									70,000.00	
DPW Fleet - Streets	Leaf Vac System		200,000.00	FLEET-16	0.00		Moved to 2026	200,000.00			
DPW Fleet - Streets	Line Grinder	10,000.00									9,300.00
DPW Fleet - Streets	Line Painter	18,100.00							20,200.00		
DPW Fleet - Streets	Quad-Axle Dump Truck (2030 - $231,000)										231,000.00
DPW Fleet - Streets	Sidewalk Grinder									8,000.00	
DPW Fleet - Streets	Sidewalk Tractor/Salter	7,500.00									
DPW Fleet - Streets	Skid Steer		85,000.00	FLEET-2	85,000.00		Tracked Skid Steer				
DPW Fleet - Streets	Snow Blower	65,000.00									
DPW Fleet - Streets	Snow Pusher for Lots (2030 - $15,000)										
DPW Fleet - Streets	Soil Screener (2029 - $312,000)										312,000.00
DPW Fleet - Streets	Switchable Truck Bed system		60,000.00	FLEET-3	60,000.00						
DPW Fleet - Streets	Tractor Backhoe	113,500.00	165,000.00	FLEET-9	165,000.00						
DPW Fleet - Streets	Trailers							6,000.00			
DPW Fleet - Streets	Tub Grinder							250,000.00			
DPW Fleet- Police	Police Squads-Hybrid	214,000.00	300,000.00	FLEET-1	180,000.00		Moved 2 squads ($120,000) to 2026	347,000.00	237,752.00	304,000.00	
DPW Fleet-Parks	Pickups-3 requested, 1 granted		180,000.00	FLEET-8	60,000.00		Truck 204 granted, rest in 2026	120,000.00			
DPW Fleet-Police	Undercovers		90,000.00	FLEET-7	0.00		Moved to 2026	90,000.00		43,000.00	
Fire	Communications		10,000.00	FIR-6	10,000.00			12,500.00	12,500.00	15,000.00	15,000.00
Fire	Radio Replacements (40 Handhelds, 14 Vehicle Radios)		400,000.00	FIR 5	100,000.00		Split out over 4 years	100,000.00	100,000.00	100,000.00	
Fire	Technical Rescue	20,000.00	20,000.00	FIR-3	20,000.00			22,500.00	25,000.00	27,500.00	30,000.00
Fire	General Fire Equipment	25,000.00	25,000.00	FIR-2	25,000.00			27,500.00	30,000.00	32,500.00	35,000.00
Fire	Training Site - Updates, trench/tech rescue	1,280,000.00	30,000.00	FIR-7	30,000.00			32,500.00	35,000.00	40,000.00	45,000.00
Fire	Turnout Gear (Boots, Helmets, Gloves & Hoods)	35,000.00	35,000.00	FIR-1	35,000.00			37,500.00	40,000.00	42,500.00	45,000.00
Fire	DNR Grant Match	10,000.00						10,000.00		10,000.00	
Fire	Fire Hose/Nozzles		22,500.00	FIR-4	22,500.00				25,000.00		27,500.00
Fire	Station #1 Apparatuse Bay		125,000.00	FIR-10	0.00		Moved to 2027		150,000.00		
Fire	Station Capital		10,000.00	FIR-8	10,000.00						

CITY OF STEVENS POINT 2025-2029 CAPITAL IMPROVEMENTS

October 17, 2024

		2025 BUDGET PROJECTED	2025 BUDGET REQUESTED	PRIORITIZED	2025 BUDGET APPROVED	2025 FUNDED BY OTHER SOURCES	NOTES	2026 BUDGET PROJECTED	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED	2029 BUDGET PROJECTED
Fire	Training center Biulding		1,600,000.00	FIR-9	0.00		30% of Facility Cost, moved to 2026 but will commit now, contingent on fundraising	960,000.00			
Parks - Bukolt	Beachhouse & Viewing Deck Design									75,000.00	
Parks - Bukolt	Beachhouse & Viewing Deck Improvements										600,000.00
Parks - Bukolt	Beachhouse Roof Replacement & Tuckpointing (building envelope)	45,000.00	85,000.00	PRK-2	0.00		Moved to 2027		85,000.00		
Parks - Goerke Park	Retrofit West Bleachers with Safety Barriers	30,000.00	35,000.00	PRK-3	0.00		Moved to 2026	35,000.00			
Parks - Goerke Park	Roof replacement, new windows, and façade of press box		350,000.00	PRK-1	350,000.00						
Parks - Goerke Park	Splashpad Design and Construction									425,000.00	
Parks - Goerke Park	Tuckpoint Repairs - Goerke Stadium Bleachers	25,000.00						25,000.00	25,000.00		
Parks - Hein Park	Playground Equipment								135,000.00		
Parks - Iverson Park	Ball Diamond Light Replacement								245,000.00		
Parks - Iverson Park	Tuckpoint Beach House, Ball Diamond Shelter, Main Sign	15,000.00						15,000.00			
Parks - Iverson Park	Tuckpoint Boy Scout Lodge Building	25,000.00						25,000.00			
Parks - Iverson Park	Tuckpoint Bridge on East Side of Plover River TuckPoint	25,000.00						25,000.00			
Parks - Iverson Park	Tuckpoint Plover River Bridge								15,000.00		
Parks - Mead Park	Replace Field Lighting								170,000.00		
Parks - Morton Park	Replace Field Lighting								165,000.00		
Parks - Parkwood Park	Playground Equipment	120,000.00						130,000.00			
Parks - Pfiffner Park	Cultural Commons Remedial Action Plan Construction		95,000.00	PRK-5	85,000.00		Reduced by $10,000				
Parks - Pfiffner Park	Pfiffner Building Tuckpointing and Exterior Brick Replacement		15,000.00	PRK-4	0.00		Moved to 2027	15,000.00	15,000.00		
Parks - Plover River X'ing	Plover River Crossing Project - Design dollars approved 7.15.24	300,000.00	76,000.00	PRK-1	0.00		Moved to 2026	76,000.00			
Parks - Pool	Main Pool Gutter Restoration - Cutting, Concrete, and Tile Repair	25,000.00						75,000.00			
Parks - Pool	Mechanical Pump House - Building Siding	10,000.00						10,000.00			
Parks - Pool	Replace Side Pumps (Slide and Water Feature, 2 Pumps)	12,000.00						12,000.00			
Parks - Pool	Snack Shack Pergola Replacement									8,000.00	
Parks - Pool	Stairs & Lifeguard Stands									12,000.00	
Parks - Willett and REC	Meeting Rooms Tables and Chairs								25,000.00		
Parks - Willett Arena	ADA Upgrades								50,000.00	50,000.00	50,000.00
Parks - Willett Arena	Automatic Floor Scrubber Replacement								20,000.00		
Parks - Willett Arena	Dehumidifier Replacement							150,000.00			
Parks - Willett Arena	Fire Suppression System Replacement	90,000.00						120,000.00			
Parks - Willett Arena	New Rental Skates							0.00			
Parks - Willett Arena	Spectator Protective Netting							15,000.00			
Parks - Zenoff Park	Ball Diamond Light and Light Pole Replacement - 3 fields										800,000.00
Police	Swat Equipment - Vests									65,000.00	
Police	Armory	5,000.00									
Police	Armory - Firearms Rifles	35,000.00							35,000.00		
Police	Building - Garage								1,972,700.00		
Police	Hand Held Patrol Radios (52)		550,000.00	POL-1	550,000.00						
Police	Infrastructure for Radios/Towers/Generators		65,000.00	POL-2	0.00		No Need-Handhelds replaced				
Police	Radio - Vehicle Radio Purchases (22)		410,000.00	POL-3	0.00		Moved to 2026	410,000.00			
		19,175,600.00	13,467,500.00		9,289,250.00	4,191,924.00	0.00	29,664,000.00	19,124,652.00	18,925,200.00	16,606,800.00

Memo

Chris Klesmith
Neighborhood Planner / Economic Development Specialist
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 341-4171 | cklesmith@stevenspoint.com

To: Finance Committee
From: Christopher Klesmith
CC: Corey Ladick
Date: October 14, 2024
Subject: Request to apply for WEDC Small Business Development Grant

Committee members,

The Wisconsin Economic Development Corporation launched the Small Business Development Grant (SBDG) as a tool to uplift start-up businesses by supplying additional finances to launch new revolving loan funds, catalytic grant programs, or other innovative financing tools. Following the announcement, staff reviewed the SBDG for fit between the City's economic development goals, the goals of regional economic development partners, and the criteria of the program. Staff are pleased to report the SBDG program aligns well with the goals of several organizations and the City of Stevens Point's Economic Development policies B2.1(i), (p), and (q) within the Comprehensive Plan.

In partnership with the Small Business Development Center at UW-Stevens Point, the Central Wisconsin Economic Development Fund, the Downtown Business Improvement District, and a property owner in Downtown Stevens Point, we have designed a retail incubation program that will provide the following:

- A technical assistance series focused on brick and mortar and digital retail business practices;
- General business plan advising to prepare a first loan application to the Central Wisconsin Economic Development Fund's Start-Up Loan program;
- A 1:1 matching grant of up to $20,000 for up to nine (9) successful loan applicants;
- Up to two years of reduced rate rent in a professionally designed micro-retail center to be located in Downtown Stevens Point.

I am pleased to also report that the partners who have helped design the program are also considering the launch of the program regardless of the success of the grant application. The design of the program is not reliant on the grant, but the ability to offer additional financial support may be necessary for potential entrepreneurs to have adequate collateral to acquire their first business loan through the Central Wisconsin Economic Development Fund or any traditional lender.

Applications will be due October 18th, except for municipalities that require authorization. Award determinations will be made in February or March of 2025 and the program will launch summer of 2025.

Sincerely,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point

RESOLUTION

Authorization to apply for WEDC Small Business Development Grant to Establish the Central Wisconsin Retail Incubation Program

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) initiated the Small Business Development Grant in 2024 to enhance technical assistance and funding that supports start-up businesses, which are defined as firms with less than twenty five (25) full-time equivalent employees; and,

WHEREAS, the occupancy of retail commercial properties is vital to the economic vitality of the City of Stevens Point and is identified as a policy in the City of Stevens Point's Comprehensive plan as Economic Development Policy B2.1(i), "Encourage unique or locally owned retail stores in the City, particularly Downtown;" and,

WHEREAS, the vacancy of retail commercial properties has been observed and deemed a priority by several communities in the service areas of the Central Wisconsin Economic Development Fund and the Small Business Development Center at the UW – Stevens Point; and,

WHEREAS, the Small Business Development Center has agreed to design and administer a retail-specific technical assistance program beginning in Fall of 2025 available to fifteen (15) eligible businesses, regardless of an award from the WEDC; and,

WHEREAS, the Central Wisconsin Economic Development Fund administers a forgivable revolving loan, titled the Start-up Loan Fund, designed specifically to provide low to no interest loans to start-up businesses less than three years old, and has agreed to review applications from the participants in the technical assistance program identified above; and,

WHEREAS, up to nine (9) successful applicants would then be eligible to receive a $20,000 grant from the City of Stevens Point if the City is awarded the Small Business Development Grant.

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Stevens Point authorizes the City of Stevens Point to apply for $180,000 from the Wisconsin Economic Development Corporation's Small Business Development Grant in FY2025 to establish the Central Wisconsin Retail Incubation Program.

BE IT FURTHER RESOLVED that if said grant funds are awarded, the proper City officials are hereby authorized and directed to administer the Central Wisconsin Retail Incubation Program with local economic development partners and property owners.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated:
Adopted:

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
Fax 715-346-1530

Department of Administrative Services
Ph: 715-346-1594

October 4, 2024

MEMORANDUM

TO: Common Council

FROM: Mayor Wiza

RE: Elected Officials Salary for the Upcoming Term

Salary for elected officials needs to be set for the upcoming term. The salary for Mayor was set by the City Council in October of 2022 for the 2023-2027 term and is currently frozen, with no annual increases, at $77,057 annually. The position of City Clerk, City Attorney, and Comptroller/Treasurer are scheduled for an April 2025 election. All salaries for these positions must be set for the entire term (4 years).

To evaluate these positions, we used roughly the same format and comparable communities that were used for all of the non-represented employees in the current Pay Plan.

The compensation for each position was gathered and then an average was calculated.

The three positions have dropped to nearly the bottom of the list when compared to our peers. I believe this is a result of the economic changes in the last four years. As a result, I'm recommending increases that will bring us more in line with the compensation from similar communities. I've also added an annual increase of 3%. The annual increases will help keep us more in line over the next four years in hopes to avoid falling as far behind our comparable cities as we have.

Therefore, it is my recommendation that the salaries for these elected positions be set as follow for the upcoming term:

City Clerk: Current salary $73,807.00

Starting on 5/1/2025 $82,678.00

Starting on 5/1/2026 $85,158.00

Starting on 5/1/2027 $87,713.00

Starting on 5/1/2028 $90,344.00

Comptroller/Treasurer: Current salary $103,846

Starting on 5/1/2025 $111,597.00

Starting on 5/1/2026 $114,945.00

Starting on 5/1/2027 $118,393.00

Starting on 5/1/2028 $121,945.00

City Attorney: Current salary $108,949.00

Starting on 5/1/2025 $122,967.00

Starting on 5/1/2026 $126,656.00

Starting on 5/1/2027 $130,456.00

Starting on 5/1/2028 $134,369.00

The total annual increase would be about $31,731, not including benefits for the three positions, in 2025. I realize there are some significant increases, but I believe it is important to strive for competitiveness in our compensation as we have with all of our employees.

Attached are worksheets for each position, so the Council can see the comparable information used in creating this recommendation.

City Clerk

Community		Elected	Hired or Appointed	Yrs in positon	Current Salary	Salary Range
Eau Claire			X	0.5	$ 79,560.62	
Plover			X	1	$ 86,402.00	
Appleton			X	9	$ 98,045.00	
Oshkosh			X	1	$ 78,877.00	
Fond Du Lac			X	10	$ 116,833.60	
Marshfield			X	2	$ 78,978.00	
Neenah				13	$ 87,048.00	
Stevens Point		X		4	$ 73,807.00	
Superior			X	1	$ 84,282.00	
Wausau			X			
Manitowoc			X	2	$ 85,301.00	
LaCrosse			X	3	$ 101,940.80	
Watertown			X	2	$ 74,194.00	
Wisconsin Rapids		X		N/A	$ 77,233.52	
Racine			X	5	$ 115,419.20	
Rice Lake	*Combined Clk / Treasurer*		X	0	Retiring	$88,700 - $95,200
Sheboygan		X		9	$ 96,817.00	
				Average	$ 88,982.58	

City Comptroller/Treasurer

Community		Elected	Hired or Appointed	Yrs in positon	Current Salary	Salary Range
Eau Claire	Finance Director		X	2	$ 138,925.07	
Plover			X	3	$ 99,129.00	
Appleton	Finance Director		X	6	$ 129,780.00	
Oshkosh	Finance Director/Treasurer		X	1	$ 126,535.00	
Fond Du Lac	Finance Director		X	2	$ 133,455.00	
Marshfield	Finance Director		X	2	$ 109,824.00	
Neenah			X	1	$ 114,504.00	
Stevens Point		X		11	$ 102,178.00	
Superior			X	1	$ 115,752.00	
Wausau			X			
Manitowoc	Finance Director/Treasurer		X	1	$ 111,418.00	
LaCrosse	Finance Director		X	2	$ 124,904.00	
Watertown	Finance Director		X	2	$ 103,106.00	
Wisconsin Rapids	Finance Director		X	N/A	$ 97,468.80	
Racine				5	$ 99,985.60	
Rice Lake	*Combined Clk / Treasurer*		X	0	Retiring	$88,700 - $95,200
Sheboygan	Finance Director/Treasurer			3	$ 134,700.00	
	Deputy Finance Director/Comptroller			1	$ 87,859.00	
				Average	$ 114,345.22	

City Attorney

Community	Elected	Hired or Appointed	Yrs in positon	Current Salary	
Eau Claire		X	24	$ 157,899.66	
Plover		Contracts for Services			
Appleton	X		26	$ 139,018.00	
Oshkosh		X	16	$ 149,136.00	
Fond Du Lac		X	14	$ 154,960.00	
Marshfield		Contracts for Services			Current Rate $200/hr
Neenah		X	2	$ 114,504.00	
Stevens Point	X		11	$ 107,883.00	
Superior		X	22	$ 140,774.00	
Wausau		X			
Manitowoc		X	1	$ 133,614.00	
LaCrosse		X	18	$ 151,008.00	
Watertown		X	2	$ 107,578.00	
Wisconsin Rapids	X		N/A	$ 123,336.30	
Racine			9	$ 157,164.80	
Rice Lake		Contracts for Services			
Sheboygan	X		9	$ 134,967.00	
				$ 136,295.60	

	Fond Du Lac	Manitowoc	Marshfield	Neenah	Superior	Watertown	Wausau	Wisconsin Rapids	Average	**Current**
City Clerk	$ 116,833.60	$ 85,301.00	$ 78,978.00	$ 87,048.00	$ 84,282.00	$ 74,194.00	No Response	$ 77,233.52	$ 86,267.16	**$ 73,807.00**
Comptroller/Treasurer	$ 133,455.00	$ 111,418.00	$ 109,824.00	$ 114,504.00	$ 115,752.00	$ 103,106.00	No Response	$ 97,468.80	$ 112,218.26	**$ 103,846.00**
City Attorney	$ 154,960.00	$ 133,614.00	Contracted	$ 114,504.00	$ 140,774.00	$ 107,578.00	No Response	$ 123,336.30	$ 129,127.72	**$ 108,949.00**

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
Fax 715-346-1530

Department of Administrative Services
Ph: 715-346-1594

October 4, 2024

TO: Personnel Committee Members

FROM: Mayor Mike Wiza

RE: Alderperson salaries for the 2025-2027 term of office

It's time to review compensation for positions to be elected in 2025 and 2026. Alderperson salaries are staggered based on the year elected. The salary for Alderpersons elected in April of 2025 and 2026. Current salary was set in October of 2022 and is $5300 annually.

As you know, we have made a commitment to keeping up with COLA increases for all City employees which is anticipated to be 3.3% for 2024.

I am recommending an increase of about 3% to the Alderperson salary, beginning in the terms as follows:

Commencing April 22, 2025 - $5460.00 for Alderpersons elected in 2025
Commencing April 20, 2026 - $5620.00 for Alderpersons elected in 2026

As an alternative to individual compensation increases you may want to consider adding funds to the Alderperson operational budget line items which is currently at $8200 for travel, education and miscellaneous expenses. This has been done in the past in lieu of salary increase.

Regardless the route, the choice is yours to make.

Mike Wiza
Mayor of the City of Stevens Point, WI

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

Department of Administrative Services
715-346-1594

October 17, 2024

To: Common Council

Re: Adding four Federal Holidays to Administrative Policy 3.06

At the Personnel committee meeting on October 14th, the proposal brought forward by department heads to add four federally recognized holidays to our Administrative Policy 3.06 was postponed to gather more information on an alternative brought forward by Alderperson Guthrie. The alternative would remove 3 currently paid holidays (*Good Friday, Day after Thanksgiving and Christmas Eve Day*) when City offices are closed and add 4 "floating" holidays to provide opportunities for people to have off for the holidays they think are significant, but not federally recognized, like Lunar New Year, Yom Kippur or Good Friday.

Department heads were asked how this newer proposal would affect their departments, city operations and what general thoughts were. Those comments are below. In light of this feedback, the original proposal of adding the four federal holidays *(MLK Jr Day, Juneteenth, Columbus/Indigenous Peoples Day, and Veteran's Day)* is on your agenda for discussion and possible action. Your department heads continue to support this original request and ask for your approval.

Mayor Mike Wiza

Mayor,
The idea of floating holidays as proposed by Alder Guthrie and the personnel committee concerns staff in Public Works. Based upon Alder Guthrie's comments we are assuming that the floating holidays would be available only on recognized days and the policy would include a list of those approved days. Without a set fixed holiday schedule, we also assume that City Offices would be open for business on each of the approved floating holiday days and are concerned we could end up with limited staff on certain days that could prevent us from performing our necessary work or would result in management rejecting staff requests to ensure a minimum crew is available. This is especially true with garbage and recycling collection. Our preference would be to have no floating holidays and a set fixed holiday schedule so that we can provide a set garbage and recycling schedule to the public that allows all employees the opportunity to be off on the set holiday. This also begs the question if an employee was denied their request to take off a floating holiday would they be entitled to some additional pay or simply told they need to pick a different holiday? In either case it wouldn't help morale if employees were forced to work the holidays they chose to celebrate.

In managements discussions with staff the proposal seems to have created a perception of having benefits taken away. To some, the conversion of fixed holidays to floating holidays is seen, in and of itself, as a reduction in current benefits. Where we used to get a certain day off we now have to use another [lesser] benefit to accomplish the same. Some staff have also raised a concern that today the set holidays become floating holidays, and a future council may then see the floating holidays as some extraneous benefit and those are taken away permanently, leaving staff with only 6 holidays and not 9 as they currently have today. A set list of holidays written into the policy seems to be preferred by the majority of staff.

Also, for holidays that occur during the summer while staff is working 10-hour days, our policy is to work four 8-hour days that week to account for an 8-hour holiday. Assuming the floating holiday is only worth 8 hours staff would need to use 2 hours of vacation time as scheduling some staff for four 8-hour days and others for a standard 10-hour day week becomes more challenging especially when it might be necessary to shuffle staff between crews.

Related to construction projects our contract documents list holidays on which the contractor cannot work. This is for two reasons, the first is that many people observe them, and we don't want the contractor interfering with the public's ability to enjoy the holiday. The second is because we do not have staff available to observe the work as our offices are closed. Listing many more potential holidays when we might not have available staff is not practical as it limits the number of days the contractor can work (which may not even be necessary) but not listing them puts staff in a bind if there is a desire to observe a holiday in which the contractor is allowed to work, and staff would be denied their request.

In short, a set number of fixed holidays when the offices are closed is preferred. Fixed holidays are easier to manage and does not run the risk of a staff's request being denied nor would it potentially require additional vacation time to be observed. A set list also helps ensure that we are effectively communicating to the public that when we are open for business we are able to provide the services the public is expecting and are not compromised due to low staff numbers. Floating holidays are also perceived by some employees as a lesser benefit and is believed to have greater potential of being lost in the future.

Scott Beduhn

Mayor-

My department's supports the idea of adding an additional holiday and/or holidays to our existing holiday schedule knowing it would be an added benefit, morale booster, and retention item for our existing full-time employees. This new idea of recreating how existing holidays will function has created a great deal of confusion and uneasy feelings within the department. There just seems to be a lot of questions that can arise with this new concept. What if I deny a floating (H), what if they want to use the floating (H) on a day that is not considered a holiday, does this new concept mean that offices must be open on Christmas Eve, Good Friday, and the day after Thanksgiving, etc... I think this could be an issue if we move forward this way!!

Jb Moody
Fire Chief - Stevens Point Fire Department

Afternoon Mayor,

Many of the same comments and questions were provided by my department as the others. No one is in favor of taking away existing holidays and changing them to 'floating' holidays. This change adds a lot of unnecessary confusion/questions as well as a new scheduling difficulty for my department, when the City already has a process in place to close the office and provide staff with time off.

Although there was a bit of back and forth, the majority of my department felt as though the set holidays were the best option when trying to improve this employee benefit. Whether that be one or all four, it should be office wide to eliminate confusion and unexpected disruptions to our City services. Being in line with the set fed holidays also improves the public understanding of when the City is closed vs open.

In short... Add set holidays or leave the policy as is and add a few additional floating personal days that employees can use.

Jarod Kivela, MPS
City of Stevens Point
Community Development Director

I have no problem with letting people work those days if they want to, and take some other day off instead.
BUT what would we do about closing the offices? Would we close them anyway, even if some employees chose to work that day?
Would some offices close and others stay open? That'll confuse the public.
What do the Police & Fire Departments currently do about those days? Their offices are closed to the public, but they have lots of people working. Are those people just paid extra for the day or are they given the option of taking off some other day?

John Quirk
Community Media Manager,

Good Morning Mayor,
My department's full time staff unanimously supported the idea of adding an additional holiday or holidays to our existing holiday schedule knowing it would be an added benefit, morale booster and retention item for our existing full time staff. This new idea of recreating how existing holidays have functioned, requiring city offices to be open on two or more of our current holidays that we have always been closed, has created a great deal of confusion and uneasy feelings within our team. To put it more simply, this new holiday concept idea is resulting in decreased morale that will decrease significantly more if this concept continues to move forward.

Unanimously, my department is asking for the existing holiday schedule to be left alone **OR** for the alders to simply **add** one (or whatever amount they chose) of holidays to our existing schedule **(as currently written)** as a reward to our dedicated employees. If adding a holiday is going to result in all of these other unnecessary and complicated changes, leave the policy alone and lets move on to more important city business.

Dan Kremer
Director of Parks, Recreation and Forestry

The City Clerk's office is a small office of three employees so not overstaffed by any means. Office policy during certain times such as elections, no time off is allowed as everyone is needed plus some. Even just one employee taking a day off such as a floating holiday would disturb the election process. Ald. Guthrie implied that an employee could take whatever holiday they observe with no approval needed. Another situation this office could run into is what if all three employees take the same holiday off and we are not closed that day, someone would need to be there. I would then need to deny someone but according to her concept, I would not be allowed to do so. Or our office would be closed on a day that all other offices are open which would be confusing for our citizens.
There are too many uncertainties and questions with this concept. Set holidays are the best option.
Thanks,
Kari Yenter, City Clerk

I don't want to take a step back and we already have steps in place for closing the offices for the current holiday's that are identified in policy. This new concept would not be a big deal for salaried employees because holidays don't relate to extra pay for us. If I get called in on a holiday for a critical incident I don't get OT or holiday pay, but hourly wage workers do.

There just seems to be a lot of questions that can arise from this new concept. What if I deny their floating V do they get OT for that day, What if they want to use the floating V on a day that is not considered a holiday, does this new concept mean that offices have to be open on Christmas Eve, Good Friday and the day after Thanksgiving, etc.... It goes on and on.

So my opinion is to add specific holidays to the current policy or leave it as is and add a couple floating v -days that can be used by the employee whenever they choose, subject to department heads approval.

Robert J. Kussow
Chief of Police

After talking with management staff, here are our comments:

We would prefer that if days are added that they are specific days. Weather that is 1 or 4 doesn't matter, but floating holidays present a few small challenges that make us prefer either adopting more recognized holidays or just giving more vacation days. Some things to consider:

- There is some clarification that would be needed to spell out if floating holidays go by calendar year (I suspect they would/should) vs. anniversary date. When vacation and floaters are separate, it is a bit of a pain to track them.
- Our construction contract language spells out specific dates that contractors cannot work because the City is closed. Making that less clear isn't super useful and will create days that are harder to handle from contract administration and inspection perspectives.
- We have staff who work holidays. The three that could disappear would impact pay for employees because when they have to work those (think wastewater 7-day a week schedule), they get holiday pay currently. If that goes away, it's a net negative impact.
- We have some 8 and some 10 hour day schedules, so we'd need to know if a floater is covering the day as a whole, or just 8 hours.

In short, we'd like to avoid floating holidays (it was nice to get rid of them in the past) and maybe consider an addition (even 1, but up to 4 holidays) to the recognized holidays observed by the City.

Joel Lemke
Director of Public Utilities

*** * CITY OF STEVENS POINT * ***
ADMINISTRATIVE POLICY

Policy Title: Holidays Policy No. 3.06

Date of Issuance: December 18, 1989

Revision Date: 1-13, 2-15, 6-16, 12-16, **10-21-2024**

Description: The purpose of the policy is to designate the specific paid holidays for City employees.

1. ~~Employees are entitled to take a holiday with pay on the following occasions:~~ **Full-time and part-time employees shall receive the following paid holiday:**

   New Year's Day
   Martin Luther King, Jr. Day
   Good Friday
   Memorial Day
   Juneteenth National Independence Day
   Independence Day
   Labor Day
   Columbus Day
   Veterans' Day
   Thanksgiving Day
   Day after Thanksgiving
   Christmas Eve Day
   Christmas Day

   Temporary employees (i.e. Seasonal, Limited Term, Interns) are not eligible for paid holidays.

2. ~~If a paid holiday falls on a Saturday,~~ City Offices **will be closed on the above holidays.** ~~are closed the preceding Friday. If a holiday falls on a Sunday, City Offices are closed the following Monday.~~

3. **If a paid holiday falls on a Saturday, then the preceding Friday will be treated as a holiday for pay and leave purposes. If a paid holiday falls on a Sunday, the following Monday will be treated as a holiday for pay and leave purposes.** To qualify for holiday pay, an employee must work on ~~his/her~~ **their** last scheduled work day before and the first scheduled work day after the holiday **with the exception of regularly scheduled**

days off or excused absences. ~~For purposes of this section, absences due to vacation, sick leave or other authorized paid leave shall be counted as if the employee was present and working.~~

Part Time Employees

~~In order to administer holiday pay in a fair manner,~~ **P**part-time employees ~~who have a regular assigned work schedule~~ will receive holiday pay ~~only~~ when a holiday falls on a regularly scheduled work day. ~~for that employee.~~ **and** ~~The part time employee~~ will be paid for the number of hours that they are ~~normally~~ **regularly** assigned on that day of the week.

Part-time employees who do not have a regularly assigned schedule will receive holiday pay on a pro-rated basis, determined by the average number of hours worked per week as a percentage of a 40-hour work week. (Example: 20 hours average/40*8 hours = 4 hours of Holiday Pay).

~~Streets and Parks hourly:~~

~~Holidays: All employees, including probationary employees, shall receive the following holidays with pay:~~

~~New Year's Day~~	~~Thanksgiving Day~~
~~Good Friday~~	~~Day after Thanksgiving~~
~~Memorial Day~~	~~Christmas Eve Day~~
~~Fourth of July~~	~~Christmas Day~~
~~Labor Day~~	

~~Requirements: The employee must be in attendance on the workday immediately preceding and immediately following the holiday to be eligible for the holiday pay, except when:~~

1. ~~On scheduled vacation;~~
2. ~~On sick leave;~~
3. ~~On authorized leave approved by the superintendent;~~
4. ~~On funeral leave.~~

~~Scheduling of Holidays: If any of the above holidays falls on a Sunday, the following day will be considered a holiday. If any of the above holidays fall on a Saturday, the employees shall receive a compensatory day off in lieu of the holiday. This compensatory time shall be taken on a Monday or a Friday. The employee and the department head shall mutually agree on the day off so as not to interrupt the efficiency of the department, but all employees shall be granted their day off within sixty (60) days following the holiday.~~

~~When a paid holiday falls on a Monday, the Drop Off Attendant shall receive a floating holiday. This floating holiday shall be scheduled off on a work day in the same pay period~~

~~as the holiday, as determined by mutual agreement of the supervisor and the employee.~~

~~Work Performed On A Holiday:~~ **For non-exempt** ~~When any~~ employees **who** work~~s~~ on one of the above holidays, the employee shall receive eight (8) hours straight time pay as holiday pay in addition to time and one-half (l-l/2) pay for the number of hours actually worked **or the employees shall receive a compensatory day off in lieu of the holiday. Choice of compensatory day must be approved by Department Head and be used within the calendar year they are received.**

When an employee is called to work on any of the above holidays, the employee shall receive two (2) hours straight time pay as call pay, in addition to the above provided compensation. In order to qualify for call pay, such employee must have actually reported for work and ~~must~~ have been able and available for work when called. ~~The City and the employees agree that all work on holidays shall be kept to a minimum.~~

~~Water/Wastewater hourly:~~

~~Holiday Schedule: All regular full-time employees except shift workers shall be granted the following holidays off with pay:~~

~~New Year's Day~~	~~Thanksgiving Day~~
~~Good Friday~~	~~Day after Thanksgiving~~
~~Memorial Day~~	~~December 24th~~
~~Independence Day~~	~~Christmas Day~~
~~Labor Day~~	

~~If a holiday falls on a Sunday, the following Monday shall be declared the holiday and if the holiday falls on a Saturday, the preceding Friday shall be declared the holiday. The employee must work the day before and the day after each holiday to be eligible for holiday pay with the exception of normal days off or excused absences.~~

~~Holiday for Shift Workers: If a holiday falls on an "off" day of a shift worker (for the purposes of this Agreement shift workers shall include those regularly scheduled to work weekends) he/she will receive an additional day off as scheduled by mutual agreement between the employee and his/her department head.~~

~~Work on Holidays: Any shift employees within this work unit who is regularly scheduled and actually works on a holiday, will be paid time and one-half (1-1/2) for hours worked during their regularly scheduled shift plus one (1) holiday to be taken in time off. The holiday must be taken in time off on or before the employee's anniversary date or if not taken in time off, it will be paid out at the employee's regular rate of pay.~~

~~Shift employees hired after January 1, 2001, shall receive two and one-half (2-1/2) times their regular rate of pay for all regularly scheduled hours worked on a holiday. It is understood by the parties that non-shift employees receive double time pay for all hours worked on a holiday.~~

~~Shift employees who work on a holiday in excess of their regular shift on that holiday shall receive double time pay for each hour worked in excess of their regular shift on that holiday.~~

~~Holiday Pay Rate: Holiday pay shall be computed at the employee's regularly classified rate at the regularly scheduled number of hours.~~