CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

April 21, 2025
7:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 861 1079 6270 | Passcode: 823349
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

Agenda

1. Roll Call.

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

Excused:
Ald. Guthrie.

Others Present:
Mayor Wiza, Clerk Yenter, H/R Frasch, Executive Assistant Dowling, Chief Kussow, Chief Moody, Director Kivela, Tax Specialist Pagel, C/T Ladick, Director Kremer, Director Lemke, Neighborhood Planner/Economic Development Specialist Klesmith, Attorney Beveridge, City Engineer Schanen, Director Beduhn, Supertintendent Johnson.

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.

Andrea Olson, 410 Franklin Street, spoke about the relocation of city offices and that this topic should be discussed in open session with the public. Ms. Olson also spoke about the former Great Lakes building and questioned if a study was completed, location of the study and questioned the cost of the convention center as well as the cost of vacancy on the Great Lakes building. Ms.Olson also spoke against the Zenoff and Goerke Plan due to the cost of staff hours, cost of the plan, as well as the current plan going against the Historic Preservation Plan.

Mayor Wiza spoke to the importance of a plan as a starting point in order for the community to offer feedback on, as that is always the goal for community involvement.

Liz McDonald, 1760 Strongs Avenue, referenced a Stevens Point Journal article dated April 15 in which a city's downtown targeted master plan for the riverfront was referenced. Ms. McDonald spoke out about the plan due to the extensive development within the plan and cited current housing units available witin the city.

Mayor Wiza spoke about the article using the graphic for the targeted area master plan in conjunction with a zoning code rewrite and clarified that they are two separate items.

Consideration and Possible Action on the Following:

5. Consent Agenda:

a. Minutes of the Common Council Meeting of March 17, 2025, Special Common Council Meeting of April 8, 2025, and Reorganization Common Council Meeting of April 15, 2025.

b. Minutes and Actions of the Police and Fire Commission meeting of April 3, 2025:
3. Approval of Minutes.
4. Confirmation of Bills.
7. Discussion, with possible action, on long-term contract with the Village of Park Ridge for Fire Suppression and First Responder needs in the village.
8. Discussion, with possible action, to approve a $5,000.00 grant from the Community Foundation of Central WI.

c. Actions of the Park Commission meeting of April 2, 2025:
3. Award of downtown landscape maintenance contract to Plaski and Sons in the not-to-exceed amount of $19,400 per year for 2025 and 2026.
4. Ordinance Amendment - to approve changes to Chapter 10, Subsection (2) of 10.01, designated parks; and Subsection (4) of Section 10.05, park closing hours.
5. Parks Division report presented by Parks Superintendent, Paul Ziemann.

d. Minutes and Actions of the Plan Commission meeting of April 7, 2025:
2. Report of the March 3, 2025 meeting of the City Plan Commission.
7. A request from Daniel Von Ebers, representing John Parker Development LLC, for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), consistent with Ch. 23.02(2)(f)(5)(b).
9. January - February 2025 Monthly Reports.
10. Director's Report.

e. Actions of the Board of Water and Sewerage Commissioners meeting of April 14, 2025:
2. Approval of minutes.
3. Approval of department claims.
4. Water and Sewer Rate Studies with Baker Tilly.
6. Approval of costs for mag meter maintenance/mechanical services for Well 11.

f. Actions of the Airport Commission meeting of April 14, 2025:
2. Approval of minutes.
3. Approval of department claims.

g. Actions of the Transportation Commission of April 14, 2025:
2. Approval of March 10, 2025 minutes.
3. Approval March 2025 Financial/Claims Report.

h. Minutes and Actions of the Personnel Committee meeting of April 14, 2025:
2. Request to amend Administrative Policy 3.02 Standard Benefits - Licenses and Certifications.

i. Minutes and Actions of the Board of Public Works meeting of April 14, 2025.

j. **Minutes and Actions of the Public Policy and General Government meeting of April 14, 2025:**
   2. License List.
   3. Request to Hold Event/Street Closing.

k. **Minutes and Actions of the Finance Committee meeting of April 14, 2025:**
   2. Approval of funding for the purchase of new election tabulators.
   3. Approval of acceptance of a Community Foundation Grant for the Fire Department.
   4. Approval of agreement for Fire Department services with the Village of Park Ridge.
   5. Approval of agreement for EMS services with the Village of Park Ridge.
   6. Approval of amendments to the Downtown Facade Improvement Grant Program.
   7. Approval of an agricultural lease agreement with Blue Top Farms.
   8. Approval of setting the minimum offer amount for Business 51 real estate acquisition.
   9. Approval of Claims Paid.
   10. Establishing guidelines for the negotiation of real estate acquisition for the Business 51 project.

l. **Statutory Monthly Financial Report by Comptroller/Treasurer.**

Andrea Olson, 410 Franklin Street, spoke against line item 5c3 and questioned the cost of downtown maintenance, why there was not a map, lack of information, timeline of bid, arborist qualifications, and why the Downtown Business Improvement District Board does not oversee the project. Ms. Olson advocated for the use of native plants and for the city to utilize their own mulch.

Mayor Wiza stated that Parks Director is available to answer questions and encouraged Ms. Olson to reach out to the Department Heads.

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

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

6. Letter of Intent for the redevelopment of the former Edgewater Manor site.

Neighborhood Planner/Economic Development Specialist Klesmith outlined the history of the site and gave a brief overview of the letter of intent.

Mayor Wiza asked if there was a right of refusal for six months.

Neighborhood Planner/Economic Development Specialist Klesmith stated that there is language within the letter of intent for Pelton Builders to have security for six months of reserving the site.

Ald. Shuda moved, Ald. Christianson seconded, to approve the letter of intent.

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

7. Right of Way Liability Agreement with the Town of Hull - Forest Creek Subdivision.

Director Kivela stated that himself, Attorney Beveridge, and Town of Hull Chairperson Dave Wilz, have been in discussions regarding small adjustments to the agreement. The main adjustment would be to add a note that all construction traffic, exceeding the township's weight limits, would need to use the traffic road route of Highway 10 to Brillowski Road and then onto either Forest Creek Road or Golla Road. The City of Stevens Point will be making the amendment and then be forwarding it to the Town of Hull for signatures.

Ald. Kneebone moved, Ald. Christianson seconded, to approve with the recommendations by staff.

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

8. Preliminary Resolution for the 2025 Street Improvement Project.

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

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

9. Revised right of way plat and relocation order for the south segment of Business 51/Church Street.

Ald. Buse asked if any driveways would be affected.

City Engineer Greg Schanen stated that he would need to review the plan to address specific questions.

Ald. Buse stated he would be in contact.

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

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

10. Ordinance Amendments - To approve the amendments in Chapter 9, Section 9.12, as it relates to Bicycle Ways, and Chapter 10, Subsection 10.01 and 10.05, as they relate to City Parks.

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

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

11. To award the Street Improvements (Washington Avenue) Project 25-101 to Haas Sons, Inc. out of thorp, Wisconsin, for the amount not to exceed $4,792,534.90.

Ald. Keymer moved, Ald. Morrow seconded, to award the Street Improvement project.

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

12. To award the Street Improvements (Madison Street) Project 25-102 to Switlick & Sons, Inc. out of Athens, Wisconsin, for the amount not to exceed $3,811,709.50.

Ald. Morrow moved, Ald. Kneebone seconded, to award the Street Improvement project.

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

13. Resolution - A request from Adam Sandstrom, representing FFH Holdings, LLC, to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.'

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

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

14. Resolution - A request from Adam Sandstrom, representing FFH Holdings, LLC, to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.

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

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

15. Resolution - A request from Adam Sandstrom, representing FFH Holdings, LLC, for a final subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(2).

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

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

16. Ordinance Amendment - A request from the City of Stevens Point to amend Section 22.04

of the Revised Municipal Code of the City of Stevens Point. Said request outlines the approval process for historic structures, properties and districts to be nominated on the State and National Register of Historic Places.

Ald. Lang moved, Ald. Steinmetz seconded, to approve as amended.

Ald. Kneebone stated that they would like to offer an amendment to include discussion. Ald. Kneebone asked for the ordinance to include language that in the event that the Historical Preservation/Design Review Commission and the Mayor are in disagreement with a proposed nomination, that Common Council make a recommendation.

Ald. Kneebone moved, Ald. Keymer seconded, to approve the amendment, the council may also make a determination on whether a proposed nomination meets the eligibility criteria for listing on the National Historical Places.

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

Call for a vote on the original motion as amended.

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

17. Resolution - A request from Michael Bieniek, representing FERRELLGAS LP, for a conditional use permit to construct a wireless communication tower on the property located at 3315 Wayne Street (Parcel ID 281240833402402), consistent with Ch. 23.02(4)(d)(3).

Attorney Bob Gagan representing SBA Communications Corporation stated that his client is requesting the resolution be postponed to allow further discussions regarding co-location.

Mike Bieniek representing City Switch stated that an investigation has taken place and that statutory laws have been met.

Attorney Beveridge stated that upon review of the application, in his opinion, everything is in compliance with the law.

Ald. Kneebone moved, Ald. Lang seconded, to approve the conditional use permit.

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

18. Ordinance Amendment - Section 12.18: Food Trucks and Carts on City Property and Right of Way, Section 12.10 Food & Refreshment in City Parks, and creation of Section 24.27(3)(b)10.

Troy Hojnacki representing Graffitis Sports Pub, 912 Main Street, stated that he had met with City Attorney Beveridge and is speaking against food trucks taking up downtown parking spaces as well as affecting revenue streams from the downtown businesses, and is seeking more transparency. Mr.

Hojnacki did state he was in favor of the additional rewrite added by Attorney Beveridge to include prohibiting food trucks within one hundred and fifty feet of a sidewalk cafe. Mr. Hojnacki requested that the Common Council postpone the vote in order to allow for more input.

Mayor Wiza asked Mr. Hojnacki what the feedback was from the downtown businesses.

Mr. Hojnacki stated he had spoken with five business owners and that they expressed interest in slowing down the process in order to have a chance to have more input on the ordinance.

Kenneth Barlow representing Bills Pizza, 1101 Main Street, spoke against the ordinance due to potential revenue being lost to the downtown businesses as well as the desire to not have a truck parked in front of his business.

Andrea Olson, 410 Franklin Street, spoke against the ordinance due to the Downtown Business Improvement District Board not being aware of the changes and the inability for them to review it.

Ald. Christianson stated that the ordinance has not been discussed at the Downtown Business Improvement District Board.

Mayor Wiza stated that the Downtown Business Improvement District Board has oversight on one area within the ordinance.

Ald. Lang questioned how this ordinance would impact the Farmers Market.

Mayor Wiza clarified that food peddlers would fall under the Farmers Market ordinance and that food trucks are not allowed at the Farmers Market.

Attorney Beveridge spoke about the creation of the original ordinance, the reason for the creation of a new ordinance, as well as how the new ordinance reflects more than a decade's worth of experience. Attorney Beveridge clarified that the current ordinance does not have any language that pertains to downtown and the new ordinance was written with specific restrictions for operating within downtown. Attorney Beveridge also spoke about food trucks still being bound to the current parking regulations as well as clarified that the change to the ordinance had been discussed with the Executive Director of the Downtown Business Improvement District. He also clarified that the City has not seen issues with food trucks being parked for extended periods of time in front of restaurants and if there were complaints or issues, an ordinance amendment can be drawn up. Attorney Beveridge also discussed the addition of the garbage pick-up provision.

Ald. Keymer spoke in favor of the ordinance and the impact on all of Stevens Point and that parking restrictions help to alleviate many concerns.

Ald. Shuda asked for the businesses that wish to voice their concerns what would be the best communication moving forward.

Mayor Wiza answered to reach out to Alderpersons, the Mayors Office, Community Development as well as the Clerks Office.

Ald. Buse asked how the downtown square is defined.

Mayor Wiza answered that the Mathias Public Square is plated as public property and has its own set of ordinances adopted by the Public Market board within Section 12.02.

Attorney Beveridge stated that the sales from a median or safety island ordinance language was carried over into the re-writing of the ordinance due to clarity.

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

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

19. Defining the Comprehensive Facilities Study Request.

Ald. Shuda spoke about the history and the intent of the project and that, as an Alderperson his preference would be to have a breakdown of requests on behalf of each Director. Ald. Shuda questioned how much had been spent and referenced three bids that had been returned.

Mayor Wiza clarified that of the $50,000 that had been budgeted, none had been spent. Mayor Wiza also spoke about the history of assessing facility needs, starting with Directors doing a five-year evaluation and prioritizing projects yearly within the Capital Budget process. Mayor Wiza spoke about the need to save money due to higher-priority projects, that some facilities are in great shape, and that the Mayor has requested that Directors give a brief review of facility's needs.

Ald. Christianson spoke about Directors having the best evaluations of their facilities and that there is a good understanding of what is needed in the short term, however, what is lacking is the evaluation of a ten-year, twenty-year assessment, or even end-of-life on a facility. Ald. Christianson spoke about the benefits of having an expert evaluating the facilities.

Mayor Wiza asked Ald Christianson to summarize his request.

Ald. Christianson requested that the report include everything outlined within Director Kivela's memo.

Mayor Wiza asked about the statement within the memo about the "physical condition of all major city-owned buildings" and requested Ald. Christianson to define the term "major".

Ald. Christianson spoke about there being 5 major city-owned buildings, but they would be open to speaking to Directors to determine if there would be any additional buildings that they would consider within that definition. Streets Garage, Police Station, Fire Station one, Fire Station two were listed within the major city-owned buildings.

Director Kremer gave a brief overview of the Parks sites, larger projects, capital budget expenditures, and acquisition of the transit garage. Director Kremer stated that there would be several more buildings that he would like to see be included in the study.

Chief Kussow spoke about the updates to the Police Station building, that is his happy with the building, and that the facility is meeting the needs of the department.

Chief Moody spoke about the Fire Departments biggest need to build a Fire Station three in order to service east of Interstate 39 and discussed the need to keep station one and station two within their locations. Chief Moody also spoke about the renovation history of station one and that it would not be until the year 2042 to review either moving it or redeveloping the building as well as Station two year would be 2058.

Director Beduhn spoke about the Public Works facility, and also suggested to first determine a capital budget amount that could have a major impact on the city, review this threshold against all assessed value of facilities, and include all of these facilities in some capacity within the study.

Mayor Wiza spoke about the streets garage building, the desire to move it away from Bukolt Park, and the evaluation of Streets needs that was completed that was an estimated cost of forty million dollars.

Director Lemke spoke about the importance of reviewing the life cycle of the facilities, discussed the change in the funding for the transit facility downtown, transit bus facility needs within fifteen years, airport needs, administrative building needs, and well needs. Director Lemke discussed wastewater needs and the biggest item is when new facilities will need to be rebuilt.

Ald. Keymer spoke about project priorities as being her most important factor for getting an outside study completed.

Ald. Kneebone spoke about Directors submitting a form for their facilities as they have a good handle as the means to evaluate.

Ald. Christianson spoke about seeing an end of life on each facility as well as the importance of the project priority of facilities.

Ald. Buse spoke about the importance of a grading system to prioritize projects.

Ald. Morrow spoke about the cost of studies, the facility's awareness that the Directors already have, and that most of the evaluations can be done internally.

Mayor Wiza spoke about the City's budgetary needs and the importance of reviewing how much can be done internally as a cost-savings measure.

Ald. Shuda suggested the Directors submit a facilities report, the Common Councll has the scope of review, and then assess the needs for a study.

Ald. Broderick spoke about the need to see what directors have provided as a means to asses the scope of the request.

Andrea Olson, 410 Franklin Street, spoke in favor of the request, as well as to define the life expectancy of the buildings.

Ald. Shuda moved, Ald. Kneebone seconded, to have the Directors provide a list of buildings, provide an estimate of major updates, repairs to those buildings within the timeline of estimating out to 2050, prioritize them within the Departments, and to include a list of unknown items. Upon completing the standard reports, present them to Common Council, and determine what the professionals should provide from there.

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

20. Facility Condition Evaluation Proposal.

Ald. Kneebone spoke about waiting for this evaluation.

Ald. Christianson spoke about the benefits of evaluation for the Directors.

Director Kivela spoke about the timeline of the contract and that it would not be completed until August.

Director Kremer spoke about this contract replicating work already completed.

Ald. Broderick spoke about postponement until a later date.

Ald. Christianson moved, Ald. Buse seconded, to approve the contract with Ionic.

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

21. Presentation of award and parting remarks from retiring City Clerk, Kari Yenter.

Mayor Wiza presented a plaque to Clerk Yenter and highlighted the 36 years of commitment to the City.

Clerk Yenter spoke about their history with the city starting in 1989 with the Stevens Point Police Department and transferring to the City Clerks Office as well as the importance of seeking opportunity through handwork, dedication, and loyalty. Clerk Yenter gave thanks to the citizens of Stevens Point, employees, family and friends.

22. Enter into closed session pursuant to Wisconsin Statutes19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, relating to the following:
A. Negotiating the purchase of property in TID 10.
B. Discussion relating to the relocation of City Hall.

Ald. Morrow moved, Ald. Lang seconded, to enter into closed session at 9:59 p.m.

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

Ald. Morrow moved, Ald. Keymer seconded, to reconvene to open session.

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

23. Reconvene for possible action on the above-referenced closed session items.

Ald. Christianson moved, Ald. Morrow seconded, to negotiate offer on 601 Main Street authorizing parameters discussed in closed session.

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

24. Adjournment.

Adjourned at 10:18 p.m.