

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**

**June 16, 2025
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 825 9996 2694 | Passcode: 737766

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.

Consideration and Possible Action on the Following:

5. Consent Agenda:
 - a. Minutes of the Common Council Meeting of May 19, 2025 and Special Common Council Meeting of June 6, 2025.
 - b. Actions of the Park Commission meeting of June 4, 2025:
 3. Approval of master plan concept A and concept B for Zenoff Park.
 4. UWSP Athletics requests permission to sell alcohol inside Community Stadium and the KB Willett Arena for Pointer home football and hockey games.
 6. Naming of parcel #'s 281240832403401, 281240832403305, and 281240832403308 (approximately 1.2 acres) to Leary Park in honor of Herb and Theresa Leary, as requested by the Friends of 2713 and John Kedrowski.
 7. Recreation Division presentation by Recreation Superintendent, Anne Hylla.
 8. Directors Report.
 - c. Minutes and Actions of the Plan Commission meeting of June 2, 2025:
 2. Report of the May 5, 2025 meeting of the City Plan Commission.
 3. Report of the May 14, 2025 meeting of the City Plan Commission.
 5. A request from the City of Stevens Point to enter into an Encroachment Agreement with Stevens Point 5609 Carrie Frost WI, LLC on the property located at 5609

Carrie Frost Drive (Parcel ID 281230801300005).

8. Director's Report.
 - d. Actions of the Transportation Commission of June 9, 2025:
 2. Approval of April 14, 2025 minutes.
 3. Approval April and May 2025 Financial/Claims Report.
 4. Nomination and Election of Transportation Commission Chairperson.
 5. Nomination and Election of Transportation Commission Vice-Chairperson.
 7. Approval to provide lifelong bus passes to employees retiring with a minimum of 20 years of service.
 - e. Minutes and Actions of the Personnel Committee meeting of June 9, 2025:
 2. Request for Merit Pay consistent with Administrative Policy 2.13 "Pay for Performance."
 3. Request to approve proposed Audiogram service agreement with Advanced Physical Therapy and Sports Medicine.
 4. Request to approve proposed FSA, HSA, COBRA service agreements with Associated Bank.
 - f. Minutes and Actions of the Board of Public Works meeting of June 9, 2025:
 3. Approval of the request from William Schierl and Schutte Movers to move the house to 1656 Main Street is required.
 - g. Minutes and Actions of the Public Policy and General Government meeting of June 9, 2025:
 2. License List.
 3. Request to Hold Event/Street Closing.
 - h. Minutes and Actions of the Finance Committee meeting of June 9, 2025:
 2. Authorization to Apply for WEDC Brownfield Grant Program for Centerpoint Apartments Affordable Housing Project.
 3. Approval of Planning and Guidelines for Capital Projects, Debt Capacity, Overall Financial Planning, and Tax Levy Impacts. (Follow-up from last month's presentation).
 4. Approval of Claims Paid.
 - i. Statutory Monthly Financial Report by Comptroller/Treasurer.
6. Dedicating three existing city-owned properties containing the train display (parcels #281240832403401, 281240832403305, and 281240832403308) to City Park as requested by the Friends of 2713 and John Kedrowski.
 7. Ordinance Amendment - A request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request identifies Lilac Court as an existing street on the property located at 1900 Lilac Lane (Parcel ID 281240820140101).
 8. A request from the City of Stevens Point to adopt a Public Participation Plan and Resolution to update the City of Stevens Point Comprehensive Plan.
 9. Consideration and possible action on the 2024 Compliance Maintenance Report.
 10. Approval of an agreement with AECOM to prepare a Traffic Signal Improvement Implementation Plan for an amount of \$27,150.

11. Ordinance Amendments - Approval of the amendments in Chapter 9, Section 9.05 relating to parking.
12. Resolution to Support the Continuation of the Knowles-Nelson Stewardship Program.
13. Consideration of and possible action on a Development Agreement with Door2Dreams, Inc. for a project to be located on a portion of Parcels 281240829240033 and 281240829240047.
14. 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**

**May 19, 2025
7:00 PM**

OR

Zoom Teleconferencing

1. Roll Call.

Present:

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

Excused:

Ald. Guthrie and Morrow.

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.

Keith Kedrowksi, 1536 Water Street, spoke about university students and the need to maintain strong relationships with them within the community.

Deb Baker spoke on behalf of her mother Henrietta Garski of 450 Franklin Street and discussed the concerns regarding the location of the sidewalk on Grant Street.

Mayor Wiza clarified that Public Works Director, Scott Beduhn, had been in contact with Henrietta Garski to discuss.

5. Presentation to the Mayor and Council: Wanda Cartrette and Jaclyn Hager: Sleep in Heavenly Peace Overview.

President Wanda Cartrette as well as Vice President Jaclyn Hager spoke about their volunteer run, national non-profit organization, Sleep in Heavenly Peace. The mission of the organization is to build and deliver beds at no cost to families for children that are sleeping on the floor. With 200+ children waiting for beds within our community, Sleep in Heavenly Peace has partnered with Ashley Furniture for mattresses and is requesting community involvement. To learn more, the website is shpbeds.org.

Consideration and Possible Action on the Following:

6. Consent Agenda:

a. Minutes of the Common Council Meeting of April 21, 2025.

- b. Actions and Minutes of the Police and Fire Commission meeting of May 8, 2025:**
- 3. Approval of Minutes.**
 - 4. Confirmation of Bills.**
 - 6. Election of Commission President and Secretary.**
 - Following the election, the President will appoint liaisons to the Police Department and Fire Department.
 - 8. Discussion, with possible action, to approve a hat donation (approximately \$500) from Commissioner Jason Behrendt to both the Fire Department and the Police Department.**
 - 9. Discussion, with possible action, to approve Officer James Harper from probation status to permanent status with completion of the 18-month probationary period on June 4th, 2025.**
 - Officer Harper is present and to be introduced to the PFC.
 - 10. Discussion, with possible action, to approve a donation to the Police Department from Tony Cimaroli (owner of Culvers, Division St.). The donation, valued at \$300, consists of an inflatable wind dancer (in the shape of a police officer) purchased through the Police Lights of Christmas program.**
 - 12. Discussion, with possible action, on the promotion of Motor Pump Operator/Paramedic Justin Thomson to the position of Lieutenant/Paramedic.**
 - 13. Discussion, with possible action, on the appointment of Firefighter/Paramedic Kraig Arndt to the position of Motor Pump Operator/Paramedic.**
 - 14. Discussion, with possible action, on the City Mitigation Plan.**
 - 15. Discussion, with possible action, to accept a donation for \$500 from WILMA (Wisconsin League of Musky Anglers) for the Live Scope and Side Scan Sonar.**
- c. Actions of the Park Commission meeting of May 7, 2025:**
- 4. Inflatable dome depicted on the Goerke Park draft masterplan concept.**
 - 5. Including the Parker Building and Rec Center Building (armory) within the next draft of the Goerke Park masterplan.**
 - 6. Southern area of the proposed Goerke Park masterplan (e.g. proposed parking lot, existing hockey rink/ice rink, shotput, discus and green space/parking area.**
 - 7. Proposed bus lane, parking lot drop off and existing softball field area.**
 - 8. Location of the proposed outdoor aquatic center/pool location within the Goerke Park draft concept plan.**
 - 9. Proposed northern parking lot, Prais Street Drive, playground, basketball court and tennis court areas depicted in the Goerke Park draft concept plan.**
 - 10. Any other items for Goerke Park to include in the next draft masterplan concept.**
 - 11. Zenoff Park Master Plan Draft concepts.**
 - 12. To select a Chairperson for the Board of Park Commissioners.**
 - 13. To select a Vice-Chairperson for the Board of Park Commissioners.**
- d. Minutes and Actions of the Plan Commission meeting of May 5, 2025:**
- 2. Report of the April 7, 2025 meeting of the City Plan Commission.**
 - 6. A request from Susan Crawford and Stephen Klein for a fence waiver to install twelve-foot-tall privacy fencing along the rear lot line of the property located at 221 Union Street (281240829300109), 237 Union Street (Parcel ID 281240829300110) & 301 Union Street (Parcel ID 281240829300111), consistent with Ch. 23.01(16)(g).**
 - 9. A request authorizing the City of Stevens Point to sign a petition for a special meeting of the Portage County Business Park Owners' Association for the following purposes:**
 - To consider and vote upon an amendment to the Portage County Business Park

Deed Restrictions and Protective Covenants.

- To consider and vote upon a resolution adopting a plan of dissolution and liquidation of the Portage County Business Park Owners' Association.

11. March 2025 Monthly Report.

12. Director's Report.

- e. **Actions of the Board of Water and Sewerage Commissioners meeting of May 12, 2025:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
- f. **Actions of the Airport Commission meeting of May 12, 2025:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
 - 4. 2025 Capital Operations and Maintenance update/amendment.**
- g. **Minutes of the Special Board of Public Works meeting of May 6, 2025.**
- h. **Minutes and Actions of the Public Policy and General Government meeting of May 12, 2025:**
 - 2. License List.**
 - 3. Request to Hold Event/Street Closing.**
- i. **Minutes and Actions of the Finance Committee meeting of May 12, 2025:**
 - 4. Approval of Funding for Architectural Services for Designing a Replacement City Hall.**
 - 5. Approval of Additional Funding for the Purchase of a Fire Truck.**
 - 6. Approval of Funding for Capital Improvements to the Airport.**
 - 7. Approval of Additional Funding for the Goerke Park Press Box Project.**
 - 8. Approval of the Designation of the Official Newspaper for City Publications.**
 - 9. Approval of AECOM Change Order Number 2 for the Design of the South Segment-Phase 1 of the Business 51 Project.**
 - 10. Approval of an Agreement with AECOM for the Final Design of the South Segment-Phases 2 and 3, of the Business 51 Project.**
 - 11. Approval of Agreement with Transcendent Technologies for Property Tax Software.**
 - 12. Approval of Claims Paid.**
 - 13. A. Negotiating the Acquisition of Real Estate and Temporary Limited Easements for the Business 51 Project.**
- j. **Statutory Monthly Financial Report by Comptroller/Treasurer.**
- k. **Mayoral Appointments.**
 - Board of Review: William Yudchitz, for a five-year-term, expiring April 30, 2030.**

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

Call for the vote: Ayes: Christianson, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse.

Nays: None. Motion carried.

- 7. Resolution - A request from Charles Koch, representing Koch-Taub Joint Revocable Trust, for a conditional use permit to construct a detached garage with a reduced rear yard setback at 1665 Main Street (Parcel ID 281240832102017), consistent with Ch. 23.02(1)(h)(3).**

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

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

- 8. Resolution - A request from Norman Myers Jr, representing Point Paradise Family LP, for a conditional use permit to operate a non-owner-occupied tourist rooming house on the property located at 1316 Ellis Street (Parcel ID 281240832100711), consistent with Ch. 23.02(1)(f)(3)(i).**

Ald. Christianson asked if this request was for the church itself.

Mayor Wiza answered that it was for the church itself.

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

Call for the vote: Ayes: Christianson, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Buse.
Nays: Lang. Motion carried.

- 9. Ordinance Amendment - A request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request establishes Starling Court as a planned future public street within an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102).**

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

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

- 10. Ordinance Amendment - A request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request extends Evelyn Court and Joe Street as a planned future public street within an unaddressed parcel bounded by Golla Road, Brilowski Road & Regent Street (Parcel ID 281240826400563).**

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

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

- 11. Ordinance Amendment-Section 9.05(ae) relating to downtown parking extending from two hours to four hours.**

Mayor Wiza spoke about a letter, drafted by the Downtown Business Improvement District Board, to address the request to extend downtown parking from two hours to four hours. The letter will be attached within the Common Council minutes as well as available at the City Clerks office at 1515 Strongs Avenue.

Ald. Kneebone suggested to offer the first two hours for free and then additional hours would be a minimal fee.

Ald. Lang suggested to also add Strong's Avenue between Clark Street and Brawley Street to the extended parking list.

Mayor Wiza spoke about bringing this suggestion separately because there had not been any discussion.

Ald. Birr moved, Ald. Christianson seconded, to approve the ordinance amendment.

Call for the vote: Ayes: Buse, Lang, Shuda, Steinmetz, Birr, Broderick, Keymer, Christianson.
Nays: Kneebone. Motion carried.

12. Approval of Amendments to the Downtown Targeted Area Master Plan.

Mayor Wiza spoke about the public event hosted by Community Development to discuss the redevelopment plan for the Shopko block. The event is scheduled for Wednesday, May 28 at Midstate Technical College, 1001 Centerpoint Drive, from 6pm-7:30 pm.

Ald. Christianson moved, Ald. Lang seconded, to approve the amendments to the Downtown Targeted Area Master Plan.

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

13. Approval of a land swap agreement with Portage County for the exchange of various properties including 1039 Ellis St. and the City's ownership interest in the City Hall/Courthouse building.

Andrea Olson, 410 Franklin Street, spoke against the land swap agreement due to having more space than is needed as well as concern that no studies have been done.

Ald. Christianson spoke about this being a good first step and that the next action item will give more information to make even more informed decisions.

Mayor Wiza clarified that architectural analysis has been done, and that estimates have been started.

Ald. Buse questioned about the survey map that is referenced and asked how it will be generated.

Mayor Wiza answered that there are multiple parcels and that upon acquisition by the city there will be one parcel.

Ald. Kneebone spoke about the historical value of the building as well as the opportunity for the city to generate revenue by renting out the additional space.

Mayor Wiza spoke about the cost savings to the taxpayers of Portage County of fifty million dollars versus building a new city hall.

Ald. Keymer moved, Ald. Buse seconded, to approve the land swap agreement.

Call for the vote: Ayes: Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Christianson.

Nays: None. Motion carried.

14. Approval of a Contract with Somerville, Inc. - Architects and Engineers for Preliminary Architectural Services for Designing a Replacement City Hall.

Andrea Olson, 410 Franklin Street, spoke against the contract and referenced the Great Lakes building report due to not understating the spatial needs and would like to see the contract broken down into a needs-based analysis and then start deciding if the building is optimal.

Mayor Wiza clarified that a space needs analysis had been completed several years ago and that staff had been updating it.

Ald. Lang moved, Ald. Broderick seconded, to approve the contract.

Call for the vote: Ayes: Christianson, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse.

Nays: None. Motion carried.

15. Adjournment.

Adjourned at 7:54 p.m.

Dear Mayor Wiza,

May 15, 2025

I am writing to you in my capacity as Chair of the Downtown Business Improvement District (BID). Our downtown area serves as a vital hub for commerce, culture, and community activity, and we remain steadfast in our commitment to ensuring its continued vibrancy and accessibility for residents, visitors, and business patrons alike.

During our May meeting, several downtown businesses advocated for a revision of the current parking restrictions, specifically the repeal of the two-hour parking limit and the implementation of a more pragmatic four-hour parking policy. After discussions with stakeholders within the BID, we believe this adjustment would positively impact the economic vitality and visitor experience in our downtown district.

The two-hour parking restriction has presented challenges for both customers and businesses. For patrons enjoying a leisurely meal, attending meetings, or buying goods, this limited time frame often feels restrictive, leading to a hurried experience or, at worst, a deterrent to visiting the area altogether. Similarly, businesses face difficulties in accommodating clients or hosting events that require longer durations.

Switching to a four-hour parking limit would alleviate these issues and better align with the needs of our community. A more generous time frame fosters a welcoming environment, encouraging visitors to explore the downtown attractions that make Stevens Point unique. It also supports longer stays that encourage greater spending and engagement, directly benefiting the local economy.

We are confident that this change would not only enhance the usability of parking spaces but also boost the overall appeal of downtown Stevens Point, further solidifying its position as a thriving destination for locals and tourists alike. Additionally, we believe this adjustment can be implemented with minimal disruption to existing systems while maintaining proper oversight and enforcement to ensure fairness and effectiveness.

Thank you for your attention to this matter and for your dedication to our city. Please feel free to reach out to me directly, Executive Director Kreuser, or other members of the BID to discuss this proposal further.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Brian P. Cummins', with a stylized, flowing script.

Brian P Cummins

Chair, Downtown Business Improvement District

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES**

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

**June 6, 2025
12:00 PM**

OR

Zoom Teleconferencing

Minutes

1. Roll Call.

Present:

Ald. Christainson, Broderick, Birr, Kneebone, Shuda, Lang, Buse.

Ald. Guthrie arrival at 12:01.

Unexcused:

Ald. Keymer, Steinmetz, Morrow.

Others Present:

Building Inspector Ximena Christianson and Karla Landwer.

Consideration and Possible Action on the Following:

2. Class "B" Beer license: Stevens Point Youth Baseball Association at Iverson Park Concession Stand 4201A Main Street, Stevens Point for license period beginning June 6, 2025.

Mayor Wiza gave a brief overview.

Ald. Christianson moved, Ald. Kneebone seconded, to approve the license.

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

3. Adjournment.

Adjourned at 12:02 pm.

REGULAR MEETING MINUTES

Board of Park Commissioners

June 4, 2025 - 6:30 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

OR

[Zoom Teleconferencing](#)

Meeting ID: 847 1764 8291 | Passcode: 420155

By Computer: [Join](#)

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

Discussion and Possible Action on:

1. Roll Call.

Present: Alder Broderick, Freckmann, Disher, Glodosky, Alder Keymer, McDonald, Okonek, Przybylski, Sorenson

Excused: Alder Buse, Winn

Also Present: Dan Kremer, Trina Dorn, John Kedrowski, Brad Duckworth, Anne Hylla, Carl Rosenthal, Kimberly Fiers, Alder Dean Shuda

2. Approval of May 7, 2025 meeting minutes

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

3. Approval of master plan concept A and concept B for Zenoff Park.

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

4. UWSP Athletics requests permission to sell alcohol inside Community Stadium and the KB Willett Arena for Pointer home football and hockey games.

Motion to approve the sales of alcohol by UWSP at UWSP home games inside the KB Willett and Goerke Stadium on a 1 year trial basis by Glodosky, second by Sorenson, motion passed 9-0.

5. Dedicating three existing city-owned properties containing the train display (parcels #281240832403401, 281240832403305, and 281240832403308) to City Park as requested by the Friends of 2713 and John Kedrowski.

Motion to approve all three parcels being dedicated as a city park by Keymer, second by McDonald, motion passed 9-0.

6. Naming of parcel #'s 281240832403401, 281240832403305, and 281240832403308 (approximately 1.2 acres) to Leary Park in honor of Herb and Theresa Leary, as requested by the Friends of 2713 and John Kedrowski.

Motion to publish in the newspaper naming the train display parcels as "Leary Park" as presented by Disher, second by Sorenson, motion passed 9-0.

7. Recreation Division presentation by Recreation Superintendent, Anne Hylla.

No action.

8. Director's Report

- Goerke Park Master Plan - next discussion planned for August 6
- July Park Commission meeting not being held (Riverfront Rendezvous)
- Plover River Crossing project update

No action.

9. Adjournment.

Meeting adjourned at 7:19 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:	June 2, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 893 2322 1024
			Passcode: 265145
			<u>By Computer:</u>
			https://us02web.zoom.us/j/89323221024?pwd=fhrzPfZ0MI2bDLo0OaB
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Meeting called to order: 6:00PM

Members Present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Miskowiak, Rice, Schuler

Members Excused: Commissioner Beacom

Discussion and Possible Action on:

2. Report of the May 5, 2025 meeting of the City Plan Commission.

- Background: The report of the May 5, 2025 and May 14, 2025 meetings of the City Plan Commission are included in the agenda packet.
- Discussion: Mayor Wiza recommends to take action on items 2 and 3 together.

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.

- Motion: Schuler moves to approve the reports of the May 5, 2025 and May 14, 2025 meetings of the City Plan Commission as written.
 - Second: Arntsen seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval
3. Report of the May 14, 2025 meeting of the City Plan Commission.
- Background: No further action taken on this item.
4. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request identifies Lilac Court as an existing street on the property located at 1900 Lilac Lane (Parcel ID 281240820140101).
- Background: Associate Planner and Zoning Administrator Kuhn provides background information regarding street network and the request.
 - Discussion: None.
 - Public Hearing:
 - Alder Morrow, District 11, shares that he has spoken with the Harmony Village administrators and shared their positive recommendations for the approval.
 - Motion: Arntsen moves approval of the request.
 - Second: Miskowiak seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
5. A request from the City of Stevens Point to enter into an Encroachment Agreement with Stevens Point 5609 Carrie Frost WI, LLC on the property located at 5609 Carrie Frost Drive (Parcel ID 281230801300005).
- Background: Director Kivela provides background information regarding the need for the encroachment agreement to support the development of the parcel. No concerns were brought forward by the Director of Public Works or Utilities. Staff would recommend approval.
 - Discussion:
 - Schuler asks for staff to clarify that the development cannot be moved to be built without the encroachment agreement; Kivela confirms that it could not be moved or built without the encroachment agreement.
 - Motion: Rice moves to approve the request as presented.
 - Second: Kneebone seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
6. A request from the City of Stevens Point to adopt a Public Participation Plan and Resolution to update the City of Stevens Point Comprehensive Plan.
- Background: Klesmith provides background information regarding the Public Participation Plan for the Comprehensive Plan update.

- Motion: Schuler moves to approve the Public Participation Plan and Resolution as written.
- Second: Kneebone seconds.
- Discussion:
 - Schuler commends the efficiency and simplicity of the proposed participation plan.
 - Kneebone comments that the process will be supportive of Common Council participation.
- Vote: Unanimous approval.

7. Staff update: Zoning Code rewrite.

- Background: Kuhn provides a verbal update on the zoning code rewrite, including the schedule of stakeholder meetings and focus areas.
- Discussion: No further discussion.

8. Director's Report.

- Background: Kivela provides a verbal report, including Forest Creek lot sales, development of the former Edgewater Manor site, the former Shopko northern site, the release of the request for proposals for the former Shopko southern sites, the onboarding of two department interns.
- Discussion: No further discussion.

Closing Section:

9. Adjourn

- Meeting adjourned at 6:17PM.

**City of Stevens Point
Transportation Commission Meeting**

June 9, 2025 - 5:00pm
2700 Week Street, Stevens Point, Wisconsin
Or
Zoom Teleconferencing

Minutes

1. Roll Call

Present: Ald. Jacqui Guthrie, Karalyn Peterson, Nichole Lysne, Tom Bertram
Present via Zoom: Ald. Allison Birr, Neil Prendergast, Heidi Oberstadt
Others Present: Talin Scheuermann, Tom Carroll

2. Approval of April 14, 2025 minutes

Tom Bertram made a motion to approve the April 14, 2025 minutes. Karalyn Peterson seconded.
All in favor; none opposed. Motion carried.

3. Approval April and May 2025 Financial/Claims Report.

Karalyn Peterson made a motion to approve the April and May 2025 financial/claims reports.
Tom Bertram seconded. All in favor; none opposed. Motion carried

4. Nomination and Election of Transportation Commission Chairperson

Tom Bertram nominated Nichole Lysne for Transportation Commission Chairperson. Heidi Oberstadt seconded the nomination. With no further nominations, a vote was taken; all in favor, none opposed. Nichole Lysne unanimously elected Chairperson.

5. Nomination and Election of Transportation Commission Vice-Chairperson

Tom Bertram nominated Neil Prendergast for Transportation Commission Vice-Chairperson. Heidi Oberstadt seconded the nomination. With no further nominations, a vote was taken; all in favor, none opposed. Neil Prendergast unanimously elected Vice-Chairperson.

6. Updates: Staffing, Funding, and Downtown Planning

Superintendent Scheuermann reported on Downtown Planning Feedback, State Funding, 5310 Funding, and Staffing Positions.

7. Approval to provide lifelong bus passes to employees retiring with a minimum of 20 years of service.

Karalyn Peterson moved to approve providing lifelong bus passes to employees retiring with at least 20 years of service. Neil Prendergast seconded. In favor; Karalyn Peterson, Nichole Lysne, Tom Bertram, Ald. Allison Birr, Neil Prendergast, Heidi Oberstadt. Opposed; Ald. Jacqui Guthrie. Motion carried.

8. Next Meeting Date - Monday, July 14, 2025, at 5:00 PM

9. Adjournment

5:30pm

PERSONNEL COMMITTEE
June 9, 2025 - 6:00 PM
Community Room
933 Michigan Avenue, Stevens Point, WI
OR
Zoom Teleconferencing
MINUTES

Discussion and Possible Action on:

1. Roll Call.

Present: Ald. Broderick, Ald. Guthrie, Ald. Steinmetz

Excused: Ald. Kneebone

Others Present: Mayor Wiza, Clerk Pagel, H/R Manager Frasch, C/T Ladick, Attorney Beveridge, Director Kivela, Chief Moody, Deputy C/T Peterson, Planner Klesmith, Ald. Christianson, Ald. Keymer, Ald. Birr, Ald. Shuda, Ald. Lang, Ald. Buse, Ald. Morrow.

2. Request for Merit Pay consistent with Administrative Policy 2.13 "Pay for Performance."

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

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

3. Request to approve proposed Audiogram service agreement with Advanced Physical Therapy and Sports Medicine.

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

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

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

4. Request to approve proposed FSA, HSA, COBRA service agreements with Associated Bank.

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

Wendy, from M3 Insurance spoke about the reasons for moving banking institutions.

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

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

5. Adjournment.

Adjourned at 6:11 p.m.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

June 9, 2025 - 6:19 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chairperson Mayor Wiza, Vice-Chairperson Ald. Keymer, Chris Tiffany, Ald. Shuda, Ald. Buse, Ald. Morrow

EXCUSED Ald. Kneebone

OTHERS PRESENT **Directors:** Scott Beduhn - Public Works, Jarod Kivela - Community Development & Inspections.
City Staff: C/T Corey Ladick, Finance Manager Marcy Peterson, City Clerk Susan Pagel, Fire Chief Jb Moody.
Alderspersons: Marc Christianson - District 1, Jacqui Guthrie - District 2, Lara Broderick - District 4, Allison Birr - District 5, Dale Steinmetz - District 6, and Sam Lang - District 9.
Others Present: William Koepke Jr. - 1744 Casimir Road.

Informational

1. **Director's Report**
 - a. **Country Club Drive**
 - b. **Division and Church Streets Reconstruction Project**

Ald. Shuda **moved**, Ald. Morrow **seconded**, to approve the Director's Report and place it on file.

Call for the Vote: Ayes: **All**
Nays: **None**; Motion **Carried**

Discussion and Possible Action

2. **To approve the ordinance amendments in Chapter 9 in Section 9.05 related to parking.**

Ald. Keymer **moved**, Chris Tiffany **seconded**, to approve the ordinance amendments in Chapter 9, Section 9.05 related to parking.

Call for the Vote: Ayes: **All**
 Nays: **None**; Motion **Carried**

3. To approve the request from William Schierl and Schutte Movers to move the house currently located at 1656 Main Street.

Chris Tiffany **moved**; Ald. Keymer **seconded** to approve the request from William Schierl and Schutte Movers to move the house currently located at 1656 Main Street.

Call for the Vote: Ayes: **All**
 Nays: **None**; Motion **Carried**

Adjourn

Adjourned at **6:27 p.m.**

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
June 9, 2025 - 6:13 PM**

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

**OR
Zoom Teleconferencing**

1. Roll Call.

PRESENT:

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

2. License List:

- A. Change of Agent: Kwik Trip, Incorporated, 1626 Oak Street, La Crosse, WI 54602; Jenna L Omernik, 305 West Grand Avenue, Rosholt, WI 54473, agent at Kwik Trip #342, 3533 Stanley Street, Stevens Point, replacing Alexander R Ashbeck.**
- B. “Class A” Beer & Liquor License Renewal: Shell on Stanley Street at 2733 Stanley Street, Stevens Point for license period beginning July 1, 2025.**
- C. Class “B” Beer License Renewal: Stevens Point Youth Baseball Association at Iverson Park Concession Stand 4201A Main Street, Stevens Point for license period beginning July 1, 2025.**
- D. “Class B” Beer & Liquor License: Buffy’s Still at 1331 Second Street, Stevens Point for license period beginning July 1, 2025.**
- E. “Class B” Beer & Liquor License Renewal:**
 - 1. CREATE Portage County at 1300 Maria Drive, Stevens Point for license period beginning July 1, 2025.**
 - 2. Matsu Ya Sushi & Grill at 5725 Windy Drive, Suite A, Stevens Point for license period beginning July 1, 2025.**

Ald. Lang moved, Ald. Buse seconded, to approve the license list 2A-E.

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

- F. Temporary Class “B” Beer License:**
 - 1. Hmong American Association of Portage County (HAAPC), PO Box 547, Stevens Point, HAAPC Summer Sports Festival on**

- August 9 & 10, 2025 at 701 Badger Avenue, Stevens Point.**
- 2. Stevens Point Area Girls Youth Softball Association, Incorporated, PO Box 623, Stevens Point, Point Classic Summer Softball Tournament 2025 on July 18, 19 & 20, 2025 at Goerke Park 1100 Minnesota Avenue, Stevens Point.**
 - 3. Stevens Point Area Girls Youth Softball Association, Incorporated, PO Box 623, Stevens Point, Point Classic Summer Softball Tournament 2025 on July 18, 19 & 20, 2025 at Iverson Park Concession Stand 4201A Main Street, Stevens Point.**
- G. Temporary Class “B” Beer & “Class B” Wine License:**
- 1. Big Brothers Big Sisters of Central Wisconsin, 2801 Hoover Road, Unit 1H, Stevens Point, Big Brew Fest on August 2, 2025 at 200 Division Street, Stevens Point.**
 - 2. Holy Spirit Parish, 2151 Stanley Street, Stevens Point, Spirit Fest Holy Spirit Parish Picnic on July 27, 2025 at 2151 Stanley Street, Stevens Point.**
 - 3. Pacelli Catholic Schools, 1301 Maria Drive, Stevens Point, Panacea on September 5, 6, & 7, 2025 at 1301 Maria Drive, Stevens Point.**

Ald. Birr moved, Ald. Steinmetz seconded, to approve the license list 2F-G.

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

3. Request to Hold Event/Street Closing:

- A. Discover Downtown on July 19, 2025 (Recurring).**
- B. Big Brew Fest on August 2, 2025 (New Event).**

Chief Kussow spoke about the new event, Big Brew Fest, and the need to watch the size of it as it may require police presence for next year.

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

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

4. Resolution to Support the Continuation of the Knowles-Nelson Stewardship Program.

Ald. Keymer gave a brief overview of the resolution and discussed the impact, submitted by Director Kremer, that this program has had on Stevens Point. The impacts include both the acquisition of Texas and Koziczkowski Parks, outfield fencing for both Iverson and Goerke Parks, development of the bandshell at Pfiffner Pioneer Park, and the Kids Are Special Here (KASH) playground at Mead Park.

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

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

5. Adjournment.

Adjourned at 6:18 pm.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

June 9, 2025 - 6:28 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing:

<https://us02web.zoom.us/j/88096321166?pwd=StD3ofaDW2Jv5n6z20oXNghlzzkjOY.1>

Meeting ID: 880 9632 1166 | Passcode: 691458
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Non-Action Items:

1. Roll Call.

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

EXCUSED Ald. .

ABSENT Ald. .

OTHERS C/T Ladick, Mayor Wiza, Attorney Beverage, Clerk Pagel, Director
PRESENT Kivela Fire Chief Moody, Deputy C/T Peterson, Planner Klesmith,
Alderspersons Birr, Steinmetz, Buse and Guthrie

Discussion and Possible Action on:

2. Authorization to Apply for WEDC Brownfield Grant Program for Centerpoint Apartments Affordable Housing Project

Planner Klesmith presented this item to the Committee.

Ald. Keymer **moved**, Ald. Broderick seconded, to give authorization to apply for a WEDC Brownfield Grant for Centerpoint Apartments Affordable Housing Project.

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

3. Approval of Planning and Guidelines for Capital Projects, Debt Capacity, Overall Financial Planning, and Tax Levy Impacts. (Follow-up from last month's presentation)

Comptroller/Treasurer Ladick requested action on some items presented at the last Finance Committee meeting including reducing the street construction budget from \$5 to \$3 million during the years of Business 51 construction, approving the projected major project list to use as a guideline and phasing in the cost of the City Hall remodel over two years with the 2025 tax bill being the first of those two years. It was noted the project list is not set in stone and can be adjusted as needed.

Ald. Keymer **moved**, Ald. Morrow seconded, to approve the planning guidelines for Capital Projects, Debt Capacity, Overall Financial Planning and Tax Levy Impacts as reviewed.

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

4. Approval of Claims Paid.

Ald. Morrow **moved**, Ald. Shuda seconded, to approve the claims paid.

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

5. Adjourn into closed session (approximately 6:50 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Negotiating a Development Agreement in Tax Incremental Financing (TIF) District 11

Ald. Morrow **moved**, Ald. Broderick seconded, to move to closed session as per WI SS 19.85 (1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds or conducting other specified public business whenever competitive or bargaining reasons require a closed session as it relates to negotiating a Development Agreement in Tax Incremental Financing District 11.

Roll Call vote: Ayes: Keymer, Broderick, Christianson, Morrow and Shuda. Nays: None. Meeting moved to closed session.

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

No action was needed at this meeting.

Closing Section:

7. Adjournment

Meeting adjourned at 6:53 pm.

COMPTROLLER-TREASURER REPORT
for the period ending April 30, 2025

	Bal April 1, 2025	Receipts	Disbursements	Bal April 30, 2025
GENERAL OPERATING CASH	\$2,755,226.67	\$7,706,373.55	\$7,212,254.84	\$3,249,345.38
UTILITIES & TRANSPORTATION (Cash and Investments)	\$15,048,465.52	\$2,780,323.03	\$2,939,703.95	\$14,889,084.60

INVESTMENTS	Bal April 1, 2025	TRANSFER IN	TRANSFER OUT	Bal April 30, 2025
GENERAL	\$40,454,110.15	\$3,535,124.44	\$0.00	\$43,989,234.59
SPECIAL REVENUE	\$815,635.97	\$0.00	\$0.00	\$815,635.97
DEBT SERVICE	\$167,136.05	\$0.00	\$0.00	\$167,136.05
CAPITAL PROJECTS	\$2,570,069.20	\$0.00	\$0.00	\$2,570,069.20
INTERNAL SERVICE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$4,201,530.19	\$0.00	\$0.00	\$4,201,530.19
TOTALS	<u>\$48,208,481.56</u>	<u>\$3,535,124.44</u>	<u>\$0.00</u>	<u>\$51,743,606.00</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,655,602	\$1,554,239	33.38%
POLICE	\$6,798,788	\$2,324,472	34.19%
FIRE	\$7,307,168	\$2,273,212	31.11%
PUBLIC WORKS	\$6,889,796	\$2,125,841	30.85%
PARK & REC	\$2,473,864	\$656,374	26.53%
CAPITAL PROJECTS	\$10,372,924	\$423,857	4.09%
DEBT SERVICE	\$9,377,519	\$8,915,892	95.08%
YTD TARGET	33.33%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$29,658,293	\$17,220,873	58.06%



Memo

TO: Park Commission
FROM: Dan Kremer, Director of Parks, Recreation, Forestry
DATE: May 30, 2025
RE: Train Display Request for Park Dedication by the Friends of 2713

John Kedrowski, representing the Friends of 2713, has been a long-standing partner of the Parks, Recreation, and Forestry Department, particularly regarding the train display and Veterans Park. Over the past few years, Mr. Kedrowski has expressed interest in formally dedicating the train display site as a city park.

Currently, the property is maintained by the Parks Department, but there is no formal record of it being designated or named as a park. Included in the packet is a written request to dedicate the train display and three adjacent city-owned parcels as a city park from the Friends of 2713 and John Kedrowski.

If approved, this would result in an **ordinance-based** park dedication. While no changes would be made to the deed, Chapter 10 of the City Ordinance would list the property as a designated park. This status restricts future non-park use unless reversed by Park Commission and/or Common Council action in the future.

Key Considerations:

- The train display site is three individual parcels
- One parcel is a former Wyatt Street right-of-way and contains underground utilities (see utility map in packet).
- Survey work is underway due to the upcoming Division Street reconstruction, and the western parcel will require boundary realignment.
- Rezoning may be necessary if the parcels are formally dedicated as parkland.

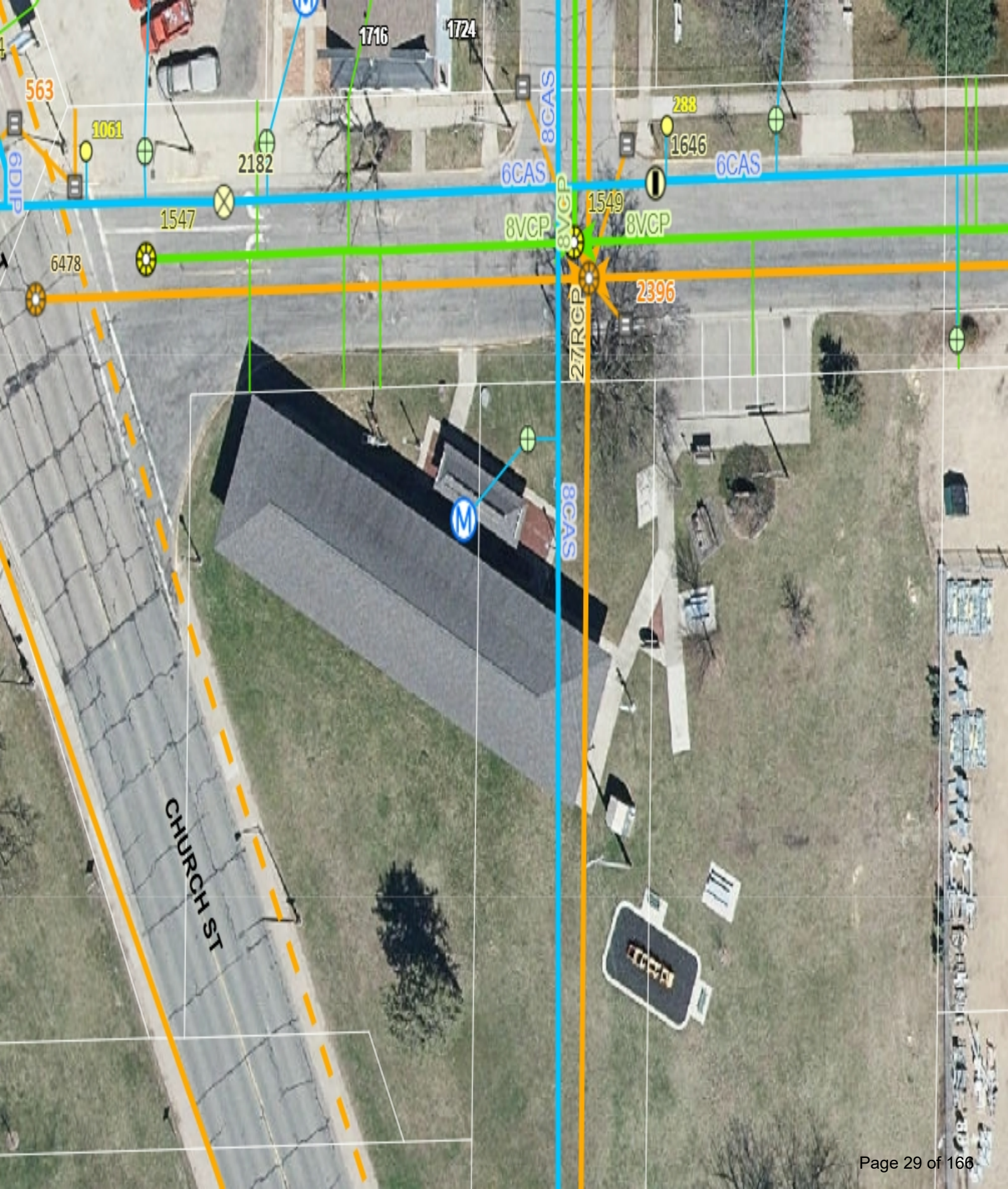
Proposed Approval Process:

1. Park Commission reviews and recommends approval or denial.
2. If approved, the matter may proceed to Plan Commission for rezoning and parcel mapping adjustments.
3. Final recommendation forwarded to the Common Council for consideration.

Staff Recommendation:

Approve the park dedication request from the Friends of 2713 for the train display parcels.

The City and Friends of 2713 have a longstanding, positive partnership. The Friends maintain a dedicated fund to support site improvements, and the Parks Department provides ongoing maintenance. The Director is a designated representative on the maintenance fund. This location is already viewed by the community as a park and functions as one in practice. Formal dedication aligns with current use and secures its future as a valued community asset.





FRIENDS OF 2713

Working to preserve Stevens Point area rail road history.

4/25/2025

Mr. Kremer:

This letter is in regards to naming the steam train display owned by the city, located on the southeast corner of Monroe St. and Church St. The Friends of 2713 was started in 1995 and continues to the present to maintain the display. We are requesting that the City of Stevens Point designate the land the display sits on a city park. We also request it be named "Leary Park" in honor of Herb and Theresa Leary and the many family members who worked for Soo Line and in 2004 donated \$80,000 to construct a roof over the display. This donation made a significant improvement to the historic presentation of the train while greatly reducing maintenance on Engine 2713 and Caboose 158. The donation also acted as a catalyst to raise additional funds to finish the display.

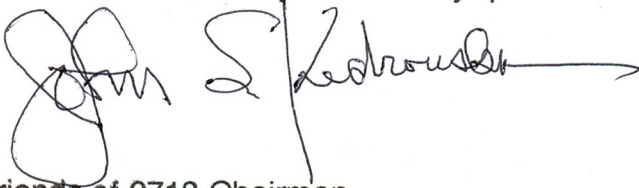
Engine 2713 was donated to the city in 1955 and caboose was added some time in the 1970's. The Stevens Point Common Council designated the train display a local landmark in 1995.

The display sits on a piece of Wyatt Ave. that was vacated when the Church St. underpass was built around 1939. In 1987 an adjacent parcel lying to the east was donated by the SooLine railroad before they stopped train operations in the area.

Some people think that the train display is part of Veterans Park which is located across Church St. to the west. I have not found any documentation to verify that or if the train display has ever been designed a park.

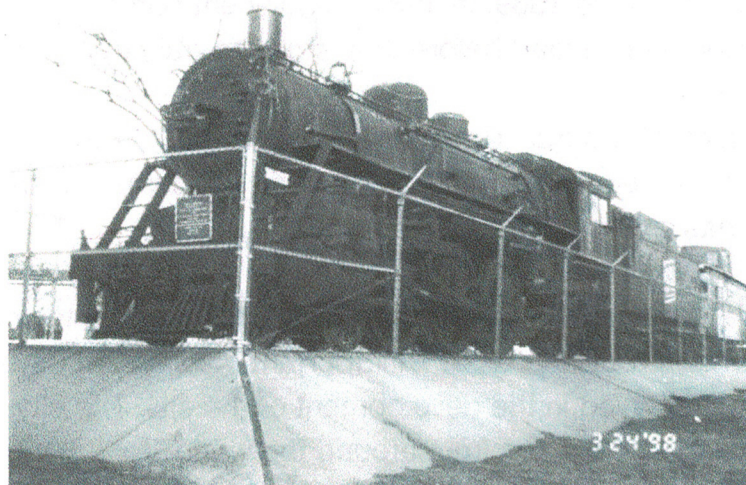
I believe it is time to designate this area "Leary Park" to honor their donation to building a quality train root to protect an important display that pays tribute to the importance the train played in the development of the city. The city can be proud of the display to its citizens and visitors from around the world.

Please contact me if you have any questions.

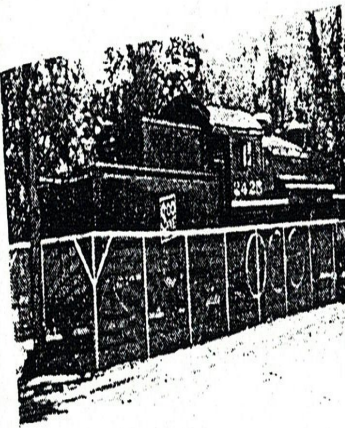


Friends of 2713 Chairman
John Kedrowski
1740 Madison St.
Stevens Point, WI. 54481
715-344-0619
jkedro@sbcglobal.net
website: soo2713.org

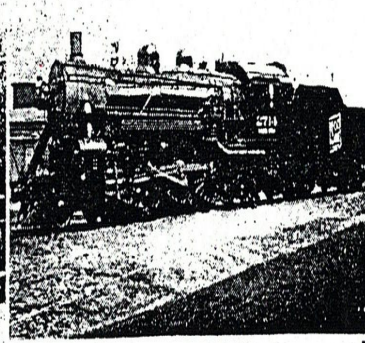
Below are before and after the train roof.



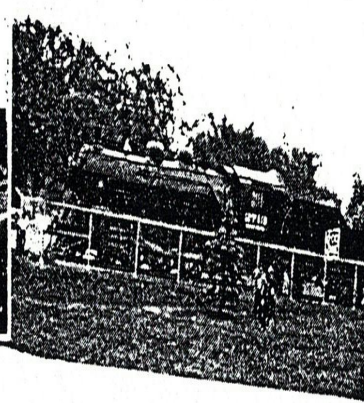
STEAM LOCOMOTIVES — MUSEUM PIECES



Enderlin



Fond du Lac



Stevens Point

THREE CITIES have so far accepted the gift of a retired steam locomotive from the railroad, the cities being Stevens Point, Fond du Lac and Enderlin.

Rather than junk the locomotives, a number were set aside by the railroad for educational purposes, the thought being that future generations could better visualize what it was that pioneered the front end of a train in the era in which the nation expanded so rapidly to its four corners. An era that is now fading after having seen the old steam-type locomotives succumb to the superiority of diesel power.

In each case the locomotive will serve as a monument to changes that created the past and assure the future.

Along with the locomotive for a museum piece the railroad furnished ties and rail for it to rest on. In accepting a locomotive the city agrees to remove the old locomotive from the company right-of-way and assume the job of maintenance. The city also provides a six-foot link wire fence topped with three strands of barbed wire as protection against vandalism.

At Stevens Point the locomotive is on the opposite side of the street from the city park that adjoins the passenger depot and underpass beneath the railroad tracks. The presentation of locomotive 2413 was made to Stevens Point by J. D. Bond, Executive Assistant and Secretary, at a civic gathering June 19th. Mayor

wood burner in 1886 and in 1900 was traveling engineer.

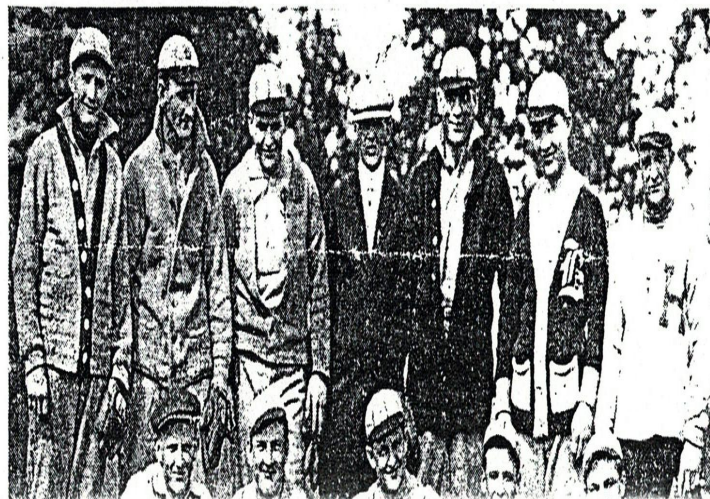
Fond du Lac named July 4th as the day to celebrate the presentation of locomotive 2414 to that city by R. L. Simpson, Vice President and General Manager. The presentation took place in Lakeside Park, where the locomotive has been given a prominent final resting place. Mayor Edwin F. Weis accepted it in the name of the city. His remarks were followed by those of Commissioners Murray and Summerfield, Andre J. Perry, President Association of Commerce, and J. F. Sainsbury, Green Bay, Division Superintendent C. & N. W. Ry. The American Legion firing squad and the color guard participated in the ceremonies.

Enderlin selected July 21st as the day for the presentation of No. 2425.

J. W. Lydon, Advertising Manager, made the presentation and Mayor Smith accepted in the name of her sprightly little city. There the locomotive is resting after its labors, in the park at the rear of the station and opposite the Division Superintendent's office. Roger W. Wright, Trainmaster, emceed the meeting. George Adams, retired locomotive engineer, spoke briefly in behalf of the old employees, many of whom were present.

In all cases the gatherings had the mark of civic celebrations. The proceedings were enlivened by band music. The city band played at Stevens Point. The Military Band at Fond du Lac entertained and at Enderlin the young folks from the High School were generous with their talents on what seemed to the writer the hottest day in Enderlin history.

GENERAL OFFICE BASEBALL TEAM—1910



Engine

(Continued from page 1)

John Kedrowski, president of Friends of 2713, a nonprofit organization that uses donations to maintain the train and its site, said the organization welcomes the donation. "This will be the most unique train roof in the state," he said.

The city just spent \$48,000 to repaint and patch the train last year, he said. "This would be the perfect time to protect it," he said, adding that the boiler jacket still needs to be painted and some areas need to be touched up again. He said the train needs to be repainted every 10 to 12 years and the cover will increase the interval for the work by two or three times.

The caboose, which was built in 1893, is attached to the train and especially needs constant paint and touch-up, he said. "The wood splits and we've tried to keep the water off it to protect it but it hasn't always been successful," he said.

Friends of 2713 is working to get additional money to help with enhancements of the site, and Kedrowski said he'll approach the Room Tax Committee to seek additional money from the hotel and motel room tax fund.

That fund helped with the painting, but the committee delayed action on a request to build a roof and small museum at the site.

Kedrowski said the enhancements could make the train a destination site in the city, especially because of the railroad history in the community, which dates to 1871 when Wisconsin Central Railroad built its first tracks through the city.

In conjunction with the train display, Kedrowski said he'd like to create an interpretive trail around the Canadian National



Steam engine No. 2713 will soon have a protective covering built over it, thanks to a donation from Herb Leary, a retired Soo Line Railroad employee. The covering will resemble a depot and match the passenger waiting area shelter under construction on the left, that will provide historical information. (Gazette photo)

Railroad yards, explaining the operations visible in the distance.

He'd also like to see a lighting system installed near the train to change the scene for the train at night. "That's what the city could do to make it something unique," he said.

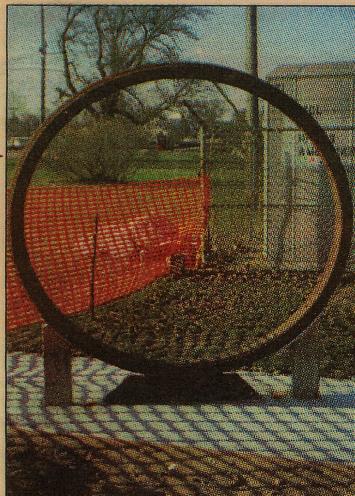
In addition to the repainting, Friends of 2713 is working on two other projects at the train, the passenger waiting area and a large wheel, "The Wheel of Momentum." The wheel, Kedrowski said, will be a bulletin board, listing donors who have helped to maintain the train and the site. Metal crafters have donated their work on the wheel, he said.

The wheel itself, he explained, came from steam engine 2719 in Eau Claire, which crashed a few years ago. Engine 2719 is still a working train, while engine 2713 had all its inner workings removed before it was donated to the city, he said. The city exchanged an unneeded wheel to Eau Claire so 2719 could resume running.

Buoyed by the donation, Kedrowski said he hopes Friends of 2713 is able to raise extra money to speed the project along. "This would be a good time for other donations to come in," he said. "We want to make something the whole community can

be proud of."

Persons interested in helping with the restoration and enhancement should send donations to the Community Foundation of Portage County, PO Box 968, Stevens Point, WI 54481.



"The Wheel of Momentum," from steam engine No. 2719 from Eau Claire is being constructed to become a bulletin board of donors who have helped to maintain the train and the site. (Portage County Gazette photo)

Engine 2713 will get shelter

By GENE KEMMETER
of The Gazette

Steam engine No. 2713 is going under cover.

The landmark on Stevens Point's south side, after sitting outside at the corner of Church and Monroe streets for decades, will have a roof built over it.

Herb Leary, a retired Soo Line Railroad conductor and brakeman, has offered to construct the roof, providing protection to the engine, which was recently repainted.

Tom Schrader, director of the Stevens

Point Parks and Recreation Department, told the Stevens Point Board of Public Works on Monday, April 12, that Bill Yudchitz of Revelations Architects-Builders had approached him about the roof.

Yudchitz, who is Leary's son-in-law, said Leary asked him to look into the possibility of a roof to protect the old steam engine. Yudchitz said Leary told him "Engines were good to me and never let me down. I can do my part right now."

Leary's donation will provide the cover, but the city and Friends of 2713 will be

asked to cover the cost for sidewalks and other site work to enhance the area.

Yudchitz said the design is a take-off on the old depot in Stevens Point, leaving the opportunity for brick columns and other enhancements to be added later. "There's still some minor tweaking to do," he said, "but we hope to begin shortly. I think it will be a real positive addition to the city."

Schrader said the roof portion will be constructed at no cost to the city and praised the design meant to match railroad shelters.

(See Engine, page 20)

RESOLUTION

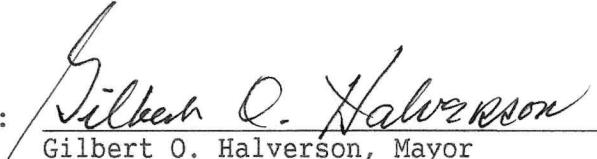
WHEREAS, the Stevens Point Historical Preservation Design Review Commission has held a public hearing on Tuesday, March 7, 1995, on the designation of the south side steam locomotive, tender, and caboose as a locally-designated Historic Landmark, and

WHEREAS, the Commission found the locomotive exemplified and reflected the broad cultural and economic history of the community; and

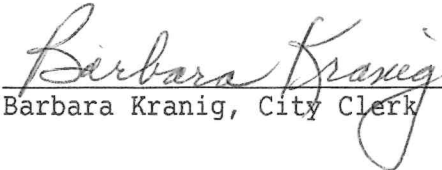
WHEREAS, after receiving comments, the Commission unanimously recommended the steam locomotive, tender, and caboose be designated as a Local Historic Landmark; now be it

RESOLVED that pursuant to Chapter 22.04, the Stevens Point Common Council hereby declares the south side steam locomotive, tender, and caboose located at the intersection of Monroe Street with Church Street described as Lots 7 & 8 and that part of Lots 9 & 10 lying north of the Wisconsin Central Railroad tracks, Block 8, Helm's Addition AND Lots 1, 2, and 16, Block 9 Helm's addition, AND that portion of Wyatt Avenue south of the southerly line of Monroe Street right-of-way, all in the City of Stevens Point, a locally-designated Historic Landmark.

APPROVED:


Gilbert O. Halverson, Mayor

ATTEST:


Barbara Kranig, City Clerk

Dated: March 13, 1995
Passed: March 13, 1995

RESOLUTION

WHEREAS, the City of Stevens Point owns and maintains the steam locomotive, tender, and caboose located at the intersection of Monroe Street with Church Street described as Lots 7 & 8 and that part of Lots 9 & 10 lying north of the Wisconsin Central railroad tracks, Block 8, Helm's Addition AND Lots 1, 2, & 16, Block 9, Helm's Addition, AND that portion of Wyatt Avenue south of the southerly line of Monroe Street right-of-way, all in the City of Stevens Point; and

WHEREAS, the locomotive, tender, and caboose are in need of preservation and

WHEREAS, the construction of a canopy over the locomotive, tender, and caboose will prolong the life of the locomotive.

RESOLVED the Mayor is hereby authorized to submit an application for a Statewide Multi-Modal Improvement Program grant for the reconstruction and rehabilitation of the locomotive, tender, and caboose, in the amount of \$45,000 and a second application for the construction of a canopy over the engine and caboose in the amount of \$135,000. It is understood that the 20% local share of the costs of both of these projects shall be entirely borne by private contributions to the City.

APPROVED:


Gilbert O. Halverson, Mayor

ATTEST:


Barbara Kranig, City Clerk

Dated: March 13, 1995
Passed: March 13, 1995

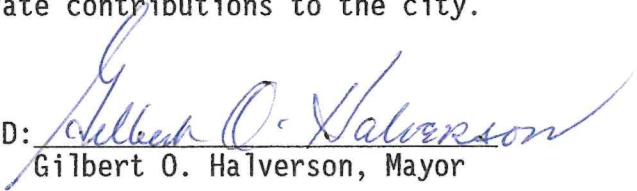
RESOLUTION

WHEREAS, The City of Stevens Point owns and maintains the steam engine and caboose located along Business Highway 51; and

WHEREAS, The engine and caboose are in need of repair;

RESOLVED, The Mayor is hereby authorized to submit an application for a Statewide Multi-Modal Improvement Program grant for the reconstruction and rehabilitation of the engine, caboose, and the construction of a canopy over the engine and caboose. It is understood that the local share of the costs of the project shall be borne by private contributions to the city.

APPROVED:


Gilbert O. Halverson, Mayor

ATTEST:


Barbara Kranig, City Clerk

Dated: February 20, 1995
Passed: February 20, 1995

Mayor Gilbert O. Halverson, presiding

Roll Call: Present: Aldermen Basch, Anderson, Bartkowiak, Rice, Barr, Rackow,
Feldman, Piotrowski, Niedbalski.
Excused: Alderman Gary.
Absent: Alderman Linton.

Also
Present: Attorney Molepske, City Clerk Kranig, Directors Van Alstine,
Gardner, Schrader, Comptroller/Treasurer Schlice, Police
Captain Carpenter, Water/Sewage Administrator Disher,
Tom Weaver [WSPO], Rick Schaber [Journal], Jim Schuh [WIZD].

1. Designation of Southside steam engine as locally designated landmark.

Alderman Rice moved, seconded by Alderman Bartkowiak, to adopt the resolution
designating the Southside steam engine as a local landmark.

Roll Call: Ayes all.
Nays none. Motion carried.

2. Approval and prioritizing of grants:

A. Steam engine preservation.

Alderman Rackow moved, seconded by Alderman Niedbalski, to approve the grant
application and establish steam engine preservation as priority No. 1.

Roll Call: Ayes: Majority.
Nays: Alderman Piotrowski. Motion carried.

B. Canopy of steam engine

Alderman Niedbalski moved, seconded by Alderman Rice, to approve the grant
application and establish the canopy of the steam engine as priority No. 2.

Roll Call: Ayes: Majority.
Nays: Alderman Piotrowski. Motion carried.

C. Highway 10E landscaping projects.

D. Irrigation along Highway #51.

Alderman Anderson moved, seconded by Alderman Feldman, to approve the grant
applications and establish Highway 10 east landscaping projects as priority No. 3,
and Irrigation along Highway #51 as priority No. 4.

Roll Call: Ayes: Majority.
Nays: Alderman Piotrowski. Motion carried.

4. Adjournment - 6:17 P.M.

APPROVED:


Gilbert O. Halverson, Mayor

ATTEST:


Barbara Kranig, City Clerk

SOUTHSIDE
STEAM
ENGINE
DESIGNATED
LANDMARK

APPROVE
AND
PRIORITIZE
GRANTS
AS
INDICATED

Southside Train Committee
Oct 4, 1995
County Conference Room B

Committee Present: Chairman John Kedrowski , John Schlice, Todd Rice, Ken Taylor absent: Nancy Basch

Also Present: Bob Gary, Cliff Sprague, Anton Andey

Chairman Kedrowski called the meeting to order at 6:30 pm.

The committee reviewed the train status report . It was determined that a couple of things could be done this year by City crews to lessen deterioration of the train while the committee came up with a game plan.

1. Drill holes in the bottom of the tender for drainage
2. Cut down the tree located next to the train with the understanding that replacement trees would be incorporated in the landscaping plan for the area.

Chairman Kedrowski indicated that he found a passenger car at the National Railroad Museum. He had contacted Wisconsin Central Railroad for assistance in making it roadworthy and transporting to Stevens Point. Estimated cost of restoration of the passenger train is \$3000.00 . The committee felt that a site plan should be done to insure that the car would fit into the site properly. Chairman Kedrowski said he had the dimensions of the lot and would draw up a couple of site plans for the committee to consider.

The committee also discussed restoration of the train , caboose along with setting up a fundraising plan. Committee members will be contacting interested organizations and people to help out with the restoration project.

Meeting adjourned 7:41 pm.

SOUTHSIDE TRAIN COMMITTEE
FEBRUARY 9, 1995
At Southside Train 2:30 p.m.

Committee Present : Chairman Todd Rice , Alderman Nancy Basch, Ken Taylor, C/T John Schlice

Others Present: Mayor Gil Halverson, Ald Elbert Rackow, Dir Tom Schrader, Frank Skierka, Bill Basch, Will Kennedy

The committee meet at the Southside Train at 2:30 p.m. .
Because of the cold weather the meeting was moved to Frank's Transmission (across the street from train). Chairman Rice called the meeting to order at 2:35 p.m.

1. Recommendation on designation of train as local landmark.

The was much discussion on what type of strings might be attached as to restoring the train if it was designated a local landmark. If was decided to ask the Design/Review Committee for clarification. Ald Rackow suggested that once the train is restored that the City budget annually for maintenance of the train so that it doesn't deteriorate significantly in the future.

Motion by Ken Taylor, second by Ald Basch that the train committee recommend to the Historic Preservation/ Design Review Committee and Common Council that the Southside Train be designated a local landmark. That the Commission forward to the Train Committee a listing of any restoration restrictions and or requirements that the Commission may require.

Vote on Motion :

Ayes : All Nays : None motion carried

2. Consideration of application of ISTFA Grant .

The Committee discussed the projected costs of the project and the funding sources for the local share. Preliminary numbers obtained by John Kedrowski would indicate an approximate \$120,000 cost for erecting a canopy over the train. This would not include any costs for restoration of the train. Those in attendance felt that at least half and possibly all the local funds needed could be raised without City cash contribution. It was stated that if the grant was awarded that there would be a three year period to either use the grant or if costs were prohibitive that the grant could be turned down. The Committee felt that the City should apply for the Grant with the stipulation that prior to any expenditure of the funds awarded that a report of local funds available be reviewed and approved by the Finance Committee/Common Council. The project could be modified dependant on funds available. If additional funds

were needed the Council could address the issue at that time.

Motion by: Ald Basch second by Ken Taylor : That the committee recommend to the Finance Committee that the City submit an application for two ISTEA GRANTS with the following priority. 1. restoration of train 2. construction of canopy.

Vote on Motion: Ayes : All Nayes : None Motion carried.

3. Consultant to study train

C/T Schlice indicated that he talked with Raymond Sauvey , Director of the National Train Museum in Green Bay about restoration of the train. Mr Sauvey indicated that if the committee wished he would do a detailed study for \$100 plus travel costs. The \$100 would be a flat fee no matter how many days it would take to complete the study. The funds for the study would come from the Southside Business Association Train Fund. The committee directed C/T Schlice to negotiate a firm contract with Mr Sauvey and to find out what the train committee could do to help with the study.

SOUTHSIDE TRAIN COMMITTEE
TUESDAY DEC 13, 1994
COUNTY CONFERENCE ROOM A

Committee Present: Chairman Todd Rice, Comptroller-Treasurer Schlice, Ken Taylor, excused Ald Nancy Basch Also Present: Dir Schrader, John Kedrowski, Jim Holzer, Frank Skierka, Jerry Rohlinger, Ald Piotrowski, Ald Gary, Gary Brilowski, Tom Bredow, Mayor Halverson, Anton Anday, Don Kottke

Agenda

1. Needed Renovations
2. Funding Mechanisms
3. Potential sponsors/donors/ participants

TRAIN/SITE RENOVATIONS (items to be reviewed)

1. Add southern lighting to train
2. Trimming branches up 20 ft on pine tree to South of Train
3. Removal of Fence
4. new primer or different paint
5. Canopy with inner roof
6. Rust from inside must be dealt with
7. Freight Car added to Display
8. Replacement of deteriorated parts
9. Decorate for Holidays (flags ect)
10. Gift Shop / Restaurant (income and security)
11. Stairway/Deck along Train
12. Fencing along railroad property
13. Site leveled and planted
14. Picnic Area developed

Chairman Rice called the meeting to order at 6:30 p.m. Ald Gary gave a historical recap of the train and the railroad in this area. Jim Holzer said that Central Wisc Railroad likes the train in this location. They may be able to help out with renovation (parts, paint). Frank Skierka said the train was rusting from the inside out, this is something that must be addressed. John Kedrowski said if a canopy was built that it should have an inner roof (to deter birds). We could have a small museum in the caboose and we should decorate it for the holidays. Tom Schrader said the fence could come down, the question, is this a driveby landmark or a walk up to landmark? Discussion was that is was both. Jerry Rohlinger said that both the Portage County Historical Society and the Central Wisc Railroad would like to see the train preserved. If the fence comes down there could be a problem with vandalism.

Ken Taylor said that when the train was renovated previously that there was discussion as to adding a freight car to the display which could be heated and rented out for meetings, get together etc. Last time the paint cost \$70.00 a gallon which covered approx 400 sq ft. Ald Gary said that we must not only paint but we must slow down the internal rust. Ken Taylor said the last time the train was completely sandblasted, there seems to be a primer failure. At this time we need to do a least a major cosmetic restoration.

Ald Rice asked if there were any restrictions to refurbishing the train. Jerry Rohlinger said there were none as long as the train wasn't registered, and it seems like we want to restore it to the way it was. We may want to research the era for proper colors to paint the train.

2. FUNDING MECHANISMS Ken Taylor said there was \$725 left in the train restoration account. The last time the train was done there was approximately \$5000 raised. A lot of the funds were raised by former Ald Bob Hoffman who knocked on a lot of doors. Chairman Rice said the Southside businesses should get involved as a whole, possibly have a weeklong sale/fundraiser for the restoration. Jerry Rohlinger said there was a possibility of a DOT grant for the rehab, some cities have been successful with this. It was mentioned that we should contact our congressmen to try and obtain restoration funding. Ald Piotrowski said that not all grants are free, usually there has to be matching funds. Ken Taylor said that Capstone could build the canopy. This would shield the train from the weather.

Mayor Halverson said the train needs a canopy. Proper signage could give the appearance of a train pulling into a station. He wondered if a dining car would be available to put on the site, a dining car could help generate funds to recoup some of the costs. Ald Gary said there are sometimes various cars available, sometimes for free but that there is usually a huge expense in moving them.

Frank Skierka said that Modern Signs has previously committed to doing some of the detailing on the train. John Kedrowski said if we built a classic canopy with a walkthru it would be a real asset to the community.

Chairman Rice said that first we should get some people in the "know" to evaluate the train and give us suggestions and help us develop a budget. He suggested the committee look at the train after the holidays. Frank Skierka (Franks Transmission) said he had a key to the gate if anyone wanted to check the train out.

John Kedrowski said the he talked to Jon Van Alstine and that he would have the property surveyed, that way we know the actual size of the site we would like to develop. He is also working with Lois from the Lutheran Brotherhood to paint the top of the bridge and he is also looking at the possibility of obtaining a cannon to put in Memorial Park.

meeting adjourned 7:35 p.m.

Memorandum of Understanding

Designated Fund

Members of the Southside Business Association, the Friends of 2713 Committee, and the City of Stevens Point who is the actual owner of the train and site location wish to establish a designated fund in the Community Foundation of Portage County, Inc. hereinafter called the "Foundation", and whose mailing address is PO Box 968, Stevens Point, WI 54481. Funds in the amount of \$1,500 shall be placed with the Foundation to establish a permanent endowment fund, hereinafter called the "Fund." The Fund shall be a designated fund within the Foundation to support future restoration and continual maintenance of Steam Engine 2713, the tender, caboose, and site improvements located in the southeast corner of Church Street and Monroe Street in the City of Stevens Point. It is agreed that once the fund principal reaches \$10,000 and if no maintenance is needed on the train display, up to 50% of the interest on the fund can be used to fund train-related promotional and educational items within the City. Such items could include, but are not limited to: purchasing train books, magazines and videos for the public library, funding of signage and brochures for the proposed "rail trail" bike path around the train yard, fund expenses for excursion trains or train-related displays to come to the city. The Fund is to be held and administered by as follows:

1. The Fund shall be known as the **Friends of 2713 Endowment Fund** and shall be identified only as such by the Foundation in the course of the administration and distribution thereof.
2. The net income of the Fund as described in Paragraph 3, after deducting the expenses of administration and investment management, shall be distributed annually to the Friends of 2713 through City of Stevens Point Comptroller upon proper documentation of expenses. If no funds are requested by the Comptroller in a given year then the funds will automatically be added to the principal of the Fund. Any income which was not used in a given year and returned to principal could be asked for in following years if needed for a larger type project with a high cost. (The first distribution from this Fund in not to take place until June of 2004).

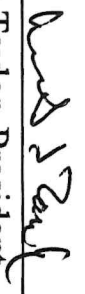
3. Distribution as provided in Paragraph 2 shall ordinarily be made out of income only so that the principal of the Fund may be served and maintained as an endowment. However, the Board of Directors of the Foundation may, if it considers unusual circumstances to exist which may make it advisable to invade principal, authorize distributions from the principal of the Fund for the Fund's purposes as above provided.
4. Gifts may be added to the Fund at any time by any other donor to assure the growth of the Fund as a permanent endowment.
5. The safekeeping of the assets of the Fund and the investment thereof will initially be place by the Foundation with the M & I Trust and Investment Management Company, Stevens Point, Wisconsin. The Board of Directors of the Foundation shall, however, have sole discretion as to the investment and reinvestment of the assets of the Fund.
6. In is understood that the train display and site belong to the City of Stevens Point and in the event of the dissolution of the Friends of 2713, or its successors, the Foundation shall thereafter continue to hold the assets constituting the Fund and shall distribute the income through the city comptroller therefrom to such organizations (which may include the City) as in the opinion of the Board of Directors of the Foundation most clearly meet the purposes and objectives as stated above.
7. In the event of the removal of the train display from its present location or the destruction of the train display the full Fund interest would be used for the train promotional and educational items stated above.
8. In the event of the dissolution of the Foundation, or its successors, the Friends of 2713 Endowment Fund shall be transferred to the City of Stevens Point to establish a trust fund under the City's name subject to the same terms and objectives of this agreement.

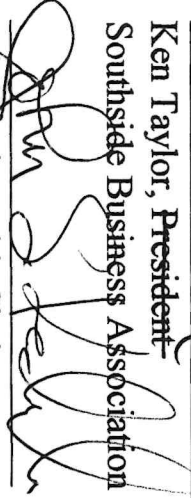
9.

Notwithstanding anything herein contained to the contrary, the Fund shall at all times be held and administered in accordance with the provisions of the Articles of Incorporation and Bylaws of the Foundation, all of which are hereby accepted and agreed to by the undersigned, including those provisions relating to amendment, termination, and variance from donor's directions. The undersigned acknowledges that under the provision of the Articles of Incorporation and Bylaws and applicable tax regulations, the Board of the Foundation has the power and the duty to modify any restrictions or condition of the distribution of the Fund for any specified charitable purpose if, in the sole judgment of the Foundation's Board of Directors, (without the approval of any participating trustee, custodian, or agent), such restrictions or condition becomes, in effect unnecessary, incapable of fulfillment or inconsistent with the charitable needs of the area served by the Foundation.

The Community Foundation of Portage County, Inc. and the Friends of 2713 Committee, the Southside Business Association and the City of Stevens Point shall indicate their acceptance of the terms of this memorandum of understanding by dating and signing this document in the space provided below. Upon such acceptance, this memorandum shall constitute our entire agreement with respect to the Fund.

Dated this 21st day of December, 1998


Ken Taylor, President
Southside Business Association


John Kedrowski, Chairman
Friends of 2713 Committee


Frank Skierka, President
Southside Business Association


Ann D. Shannon, Executive Director
Community Foundation


John Schlice, Comptroller
City of Stevens Point

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

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

SECTION I: That the Official Street Map and Extraterritorial
Street Map of the City of Stevens Point be amended by
renaming the following described street to **Lilac Court:**

Lilac Lane

A variable width street from its intersection with Gardenia Lane extending easterly
to its termini, described as follows and depicted on attached Exhibit 'A':

*Being part of Unit 1 of Harmony Village Condominium Plat, located in Lot 3 of
Portage County Certified Survey Map Number 7962-30-92 A-N located in the
Southeast Quarter of the Northeast Quarter of Section 20, Township 24 North,
Range 8 East, City of Stevens Point, Portage County, Wisconsin:*

SECTION II: The City Clerk shall file a copy of the ordinance with the Register of Deeds
of Portage County, Wisconsin.

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

Approved: _____
Mike Wiza, Mayor

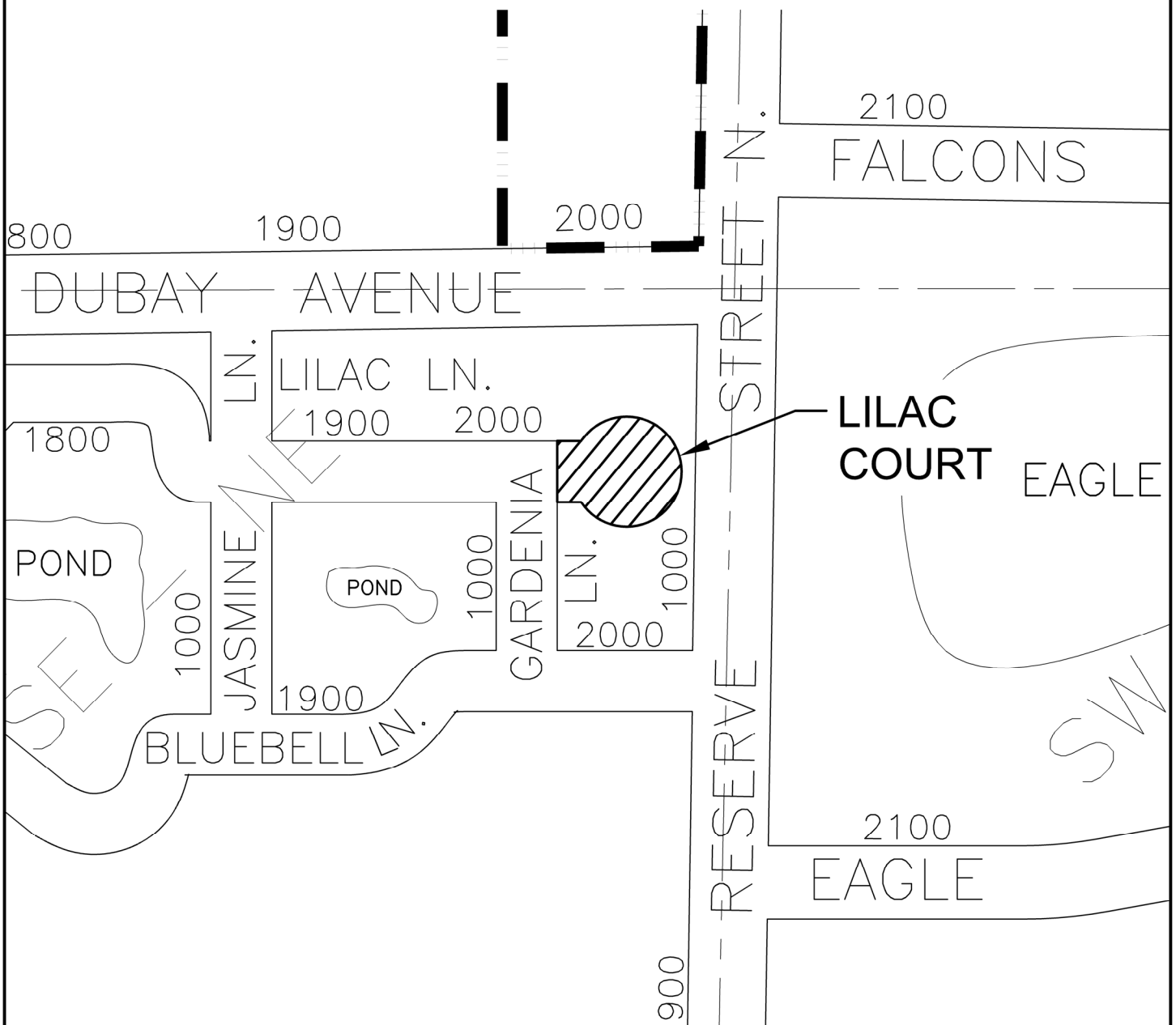
Attest: _____
Susan Pagel, City Clerk

Dated: April 22, 2025
Approved: June 16, 2025

Published: June 26, 2025

RETURN TO: Stevens Point City Clerk
Drafted by P. Fuehrer, City Engineering

OFFICIAL STREET MAP AMENDMENT EXHIBIT 'A'



City of Stevens Point Comprehensive Plan

Public Participation Plan (PPP)

The City of Stevens Point values public participation to a high degree throughout all planning processes. Public participation will be a focal point of updating the City of Stevens Point's comprehensive plan as outlined in this plan.

I. Plan Development

Throughout the plan process, City and Northcentral Wisconsin Regional Planning Commission staff will update the Comprehensive Plan with oversight from the City Plan Commission. The City Plan Commission will also recommend adoption of the Public Participation Plan (PPP) to the Common Council.

The PPP will incorporate the following components and procedures:

1. Meetings with the City Plan Commission which will be posted and open to the public. These meetings will be recorded for public viewing.
2. A recent public survey will be reviewed and republished by City staff to receive input from new community members.
3. Two open houses will be scheduled to inform the community about the purpose of the Comprehensive Plan, request information, and provide feedback. One meeting will be scheduled in the early stages of plan development and another meeting will be scheduled prior to the public hearing to receive public comment.
4. Stakeholder meetings between City planning staff, community institutions, neighboring municipalities, and other City departments will be held over the course of the update.
5. Plan related materials will be made available at the Community Development office in City Hall for review by the public.
6. The draft plan, maps, and former plan will be made available at the City website (<https://stevenspoint.com/602/Comprehensive-Plan>) for review by the public. A news flash will accommodate each draft update. A short survey will accompany each draft element of the plan. Written comments regarding the plan may be submitted at any time to City staff via email as indicated on the City website.

7. A public hearing will be held to solicit comment and input from the public.
8. The Comprehensive plan will be distributed as outlined in state statute.

The City Plan Commission will review and recommend adoption of the Comprehensive Plan to the Common Council.

II. Implementation, Evaluation, and Update:

The Comprehensive Plan will be used as a general guideline for the development of the City, and will inform neighborhood-level planning and implementation efforts. Public participation methods utilized in former Comprehensive Plan update efforts will be used in neighborhood-level planning and implementation workshops, consolidating timelines and ensuring a high level of public participation throughout implementation.

City staff will present a summary of planning and implementation activities related to the Comprehensive Plan annually to the City Plan Commission.

It is critical for the Comprehensive Plan to be maintained, referenced, and updated on a regular basis to keep it current with pressing community needs, and maintain compliance with state statutes. Needs analyses of housing, economic, and other factors may contribute to more frequent maintenance of the comprehensive plan.

**Resolution for the Adoption of a
Public Participation Plan**

THE CITY OF STEVENS POINT DOES HEREBY RESOLVE, AS FOLLOWS:

WHEREAS, the City of Stevens Point is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and,

WHEREAS, public participation is critical for the development of a plan and highly valued by the City of Stevens Point; and,

WHEREAS, it is necessary for the Common Council to approve a process to involve the public in the planning effort; and,

WHEREAS, the City of Stevens Point intends to ensure public participation throughout the implementation of its Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council does approve and authorize the Public Participation Plan as attached to this resolution.

I, Mike Wiza, Mayor, do hereby certify that the foregoing resolution was duly adopted at a Common Council meeting, held at the City of Stevens Point Police Department Community Room on the 16th day of June, 2025, at 7:00p.m.

Mike Wiza, Mayor

ATTEST:

Susan Pagel, Clerk



June 11, 2025

MEMO

RE: 2024 Compliance maintenance annual report

Common Council,

Attached is the Wastewater 2024 Compliance Maintenance Annual Report (CMAR). There isn't much to highlight other than all is well. You'll see a grade of "A" on page 3. If you have any questions or would like to discuss any of the content, I'm happy to address either. I'll be unable to attend the Council meeting in-person, but plan to try to connect remotely for this item. Additionally, feel free to call me prior to the meeting with any questions.

Staff respectfully requests action that will "approve and place on file" this document so that we have a date of action to report to the DNR.

Best Regards,

A handwritten signature in black ink, appearing to read "Joel Lemke". The signature is written in a cursive, flowing style.

Joel Lemke
Director

Compliance Maintenance Annual Report

Stevens Point Wastewater Treatment Facility

Last Updated: Reporting For:

6/4/2025

2024

Influent Flow and Loading

1. Monthly Average Flows and BOD Loadings

1.1 Verify the following monthly flows and BOD loadings to your facility.

Influent No. 701	Influent Monthly Average Flow, MGD	x	Influent Monthly Average BOD Concentration mg/L	x	8.34	=	Influent Monthly Average BOD Loading, lbs/day
January	1.9664	x	313	x	8.34	=	5,136
February	2.0865	x	299	x	8.34	=	5,208
March	1.9729	x	293	x	8.34	=	4,820
April	2.3610	x	316	x	8.34	=	6,228
May	2.8834	x	234	x	8.34	=	5,617
June	2.8105	x	217	x	8.34	=	5,086
July	2.5933	x	262	x	8.34	=	5,665
August	2.4238	x	276	x	8.34	=	5,588
September	2.2943	x	285	x	8.34	=	5,451
October	2.1711	x	307	x	8.34	=	5,564
November	2.2770	x	299	x	8.34	=	5,686
December	2.0910	x	302	x	8.34	=	5,262

2. Maximum Monthly Design Flow and Design BOD Loading

2.1 Verify the design flow and loading for your facility.

Design	Design Factor	x	%	=	% of Design
Max Month Design Flow, MGD	5.23	x	90	=	4.707
		x	100	=	5.23
Design BOD, lbs/day	10300	x	90	=	9270
		x	100	=	10300

2.2 Verify the number of times the flow and BOD exceeded 90% or 100% of design, points earned, and score:

	Months of Influent	Number of times flow was greater than 90% of	Number of times flow was greater than 100% of	Number of times BOD was greater than 90% of design	Number of times BOD was greater than 100% of design
January	1	0	0	0	0
February	1	0	0	0	0
March	1	0	0	0	0
April	1	0	0	0	0
May	1	0	0	0	0
June	1	0	0	0	0
July	1	0	0	0	0
August	1	0	0	0	0
September	1	0	0	0	0
October	1	0	0	0	0
November	1	0	0	0	0
December	1	0	0	0	0
Points per each		2	1	3	2
Exceedances		0	0	0	0
Points		0	0	0	0
Total Number of Points					0

Compliance Maintenance Annual Report

Stevens Point Wastewater Treatment Facility

Last Updated: Reporting For:
6/4/2025 2024

3. Flow Meter

3.1 Was the influent flow meter calibrated in the last year?

- ☒ Yes Enter last calibration date (MM/DD/YYYY)

2024-09-27

☐ No

If No, please explain:

4. Sewer Use Ordinance

4.1 Did your community have a sewer use ordinance that limited or prohibited the discharge of excessive conventional pollutants ((C)BOD, SS, or pH) or toxic substances to the sewer from industries, commercial users, hauled waste, or residences?

☒ Yes

☐ No

If No, please explain:

4.2 Was it necessary to enforce the ordinance?

☐ Yes

☒ No

If Yes, please explain:

5. Septage Receiving

5.1 Did you have requests to receive septage at your facility?

Septic Tanks

Holding Tanks

Grease Traps

☒ Yes

☒ Yes

☒ Yes

☐ No

☐ No

☐ No

5.2 Did you receive septage at your facility? If yes, indicate volume in gallons.

Septic Tanks

☒ Yes

2,223,250 gallons

☐ No

Holding Tanks

☒ Yes

8,758,550 gallons

☐ No

Grease Traps

☒ Yes

24,800 gallons

☐ No

5.2.1 If yes to any of the above, please explain if plant performance is affected when receiving any of these wastes.

Plant performance wasn't affected.

6. Pretreatment

6.1 Did your facility experience operational problems, permit violations, biosolids quality concerns, or hazardous situations in the sewer system or treatment plant that were attributable to commercial or industrial discharges in the last year?

☐ Yes

☒ No

If yes, describe the situation and your community's response.

6.2 Did your facility accept hauled industrial wastes, landfill leachate, etc.?

Compliance Maintenance Annual Report

Stevens Point Wastewater Treatment Facility

Last Updated: Reporting For:
6/4/2025 2024

● Yes ○ No If yes, describe the types of wastes received and any procedures or other restrictions that were in place to protect the facility from the discharge of hauled industrial wastes. Landfill leachate and pre-consumer food wastes are accepted. Volumes are limited to not affect plant processes.	
--	--

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

Stevens Point Wastewater Treatment Facility

Last Updated: Reporting For:
6/4/2025 **2024**

Effluent Quality and Plant Performance (BOD/CBOD)

1. Effluent (C)BOD Results

1.1 Verify the following monthly average effluent values, exceedances, and points for BOD or CBOD

Outfall No. 001	Monthly Average Limit (mg/L)	90% of Permit Limit > 10 (mg/L)	Effluent Monthly Average (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	25	22.5	4	1	0	0
February	25	22.5	3	1	0	0
March	25	22.5	4	1	0	0
April	25	22.5	4	1	0	0
May	25	22.5	3	1	0	0
June	25	22.5	4	1	0	0
July	25	22.5	6	1	0	0
August	25	22.5	4	1	0	0
September	25	22.5	5	1	0	0
October	25	22.5	6	1	0	0
November	25	22.5	8	1	0	0
December	25	22.5	4	1	0	0

* Equals limit if limit is ≤ 10

Months of discharge/yr	12		
Points per each exceedance with 12 months of discharge		7	3
Exceedances		0	0
Points		0	0
Total number of points			0

NOTE: For systems that discharge intermittently to state waters, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

2. Flow Meter Calibration

2.1 Was the effluent flow meter calibrated in the last year?

- ☒ Yes Enter last calibration date (MM/DD/YYYY)

2024-09-27

☐ No

If No, please explain:

3. Treatment Problems

3.1 What problems, if any, were experienced over the last year that threatened treatment?

None

4. Other Monitoring and Limits

4.1 At any time in the past year was there an exceedance of a permit limit for any other pollutants such as chlorides, pH, residual chlorine, fecal coliform, or metals?

☐ Yes

☒ No

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If Yes, please explain: 4.2 At any time in the past year was there a failure of an effluent acute or chronic whole effluent toxicity (WET) test? ☐ Yes ☒ No If Yes, please explain: 4.3 If the biomonitoring (WET) test did not pass, were steps taken to identify and/or reduce source(s) of toxicity? ☐ Yes ☐ No ☒ N/A Please explain unless not applicable:	
--	--

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Effluent Quality and Plant Performance (Total Suspended Solids)

1. Effluent Total Suspended Solids Results

1.1 Verify the following monthly average effluent values, exceedances, and points for TSS:

Outfall No. 001	Monthly Average Limit (mg/L)	90% of Permit Limit >10 (mg/L)	Effluent Monthly Average (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	30	27	4	1	0	0
February	30	27	4	1	0	0
March	30	27	4	1	0	0
April	30	27	5	1	0	0
May	30	27	4	1	0	0
June	30	27	4	1	0	0
July	30	27	4	1	0	0
August	30	27	4	1	0	0
September	30	27	4	1	0	0
October	30	27	5	1	0	0
November	30	27	4	1	0	0
December	30	27	3	1	0	0
* Equals limit if limit is <= 10						
Months of Discharge/yr				12		
Points per each exceedance with 12 months of discharge:					7	3
Exceedances					0	0
Points					0	0
Total Number of Points						0
NOTE: For systems that discharge intermittently to state waters, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is 12/6 = 2.0						
1.2 If any violations occurred, what action was taken to regain compliance?						

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Effluent Quality and Plant Performance (Ammonia - NH3)

1. Effluent Ammonia Results

1.1 Verify the following monthly and weekly average effluent values, exceedances and points for ammonia

Outfall No. 001	Monthly Average NH3 Limit (mg/L)	Weekly Average NH3 Limit (mg/L)	Effluent Monthly Average NH3 (mg/L)	Monthly Permit Limit Exceed ance	Effluent Weekly Average for Week 1	Effluent Weekly Average for Week 2	Effluent Weekly Average for Week 3	Effluent Weekly Average for Week 4	Weekly Permit Limit Exceed ance
January	52	52	25.7	0	19.6	26.0	26.3	31.0	0
February	52	52	44.5	0	39.9	47.3	52.3	38.7	1
March	52	52	32.8	0	44.9	29.2	32.5	24.4	0
April	52	52	35.9	0	30.0	41.0	38.7	34.0	0
May	52	52	30.8	0	31.3	28.0	33.0	31.0	0
June	52	52	23.8	0	28.7	28.3	26.3	11.7	0
July	52	52	16.0	0	9.7	11.3	19.0	24.0	0
August	52	52	24.6	0	24.5	23.8	25.2	25.0	0
September	52	52	33.3	0	34.1	33.0	32.9	33.0	0
October	52	52	40.8	0	38.3	33.7	47.0	44.0	0
November	52	52	33.8	0	33.7	34.3	35.7	31.3	0
December	52	52	33.3	0	34.3	30.7	42.7	25.3	0
Points per each exceedance of Monthly average:									10
Exceedances, Monthly:									0
Points:									0
Points per each exceedance of weekly average (when there is no monthly average):									2.5
Exceedances, Weekly:									1
Points:									0
Total Number of Points									0

NOTE: Limit exceedances are considered for monthly OR weekly averages but not both. When a monthly average limit exists it will be used to determine exceedances and generate points. This will be true even if a weekly limit also exists. When a weekly average limit exists and a monthly limit does not exist, the weekly limit will be used to determine exceedances and generate points.

1.2 If any violations occurred, what action was taken to regain compliance?

--

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Effluent Quality and Plant Performance (Phosphorus)

1. Effluent Phosphorus Results

1.1 Verify the following monthly average effluent values, exceedances, and points for Phosphorus

Outfall No. 001	Monthly Average phosphorus Limit (mg/L)	Effluent Monthly Average phosphorus (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance
January	.93	0.099	1	0
February	.93	0.278	1	0
March	.93	0.333	1	0
April	.93	0.287	1	0
May	.93	0.212	1	0
June	.93	0.147	1	0
July	.93	0.079	1	0
August	.93	0.192	1	0
September	.93	0.223	1	0
October	.93	0.442	1	0
November	.93	0.188	1	0
December	.93	0.476	1	0
Months of Discharge/yr			12	
Points per each exceedance with 12 months of discharge:				10
Exceedances				0
Total Number of Points				0

NOTE: For systems that discharge intermittently to waters of the state, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge.

Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

0

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Biosolids Quality and Management

1. Biosolids Use/Disposal

1.1 How did you use or dispose of your biosolids? (Check all that apply)

- ☐ Land applied under your permit
☒ Publicly Distributed Exceptional Quality Biosolids
☐ Hauled to another permitted facility
☒ Landfilled
☐ Incinerated
☐ Other

NOTE: If you did not remove biosolids from your system, please describe your system type such as lagoons, reed beds, recirculating sand filters, etc.

1.1.1 If you checked Other, please describe:

3. Biosolids Metals

Number of biosolids outfalls in your WPDES permit:

3.1 For each outfall tested, verify the biosolids metal quality values for your facility during the last calendar year.

Outfall No. 003 - CLASS B DIGESTER EFFLUENT

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75														0	0
Cadmium		39	85														0	0
Copper		1500	4300														0	0
Lead		300	840														0	0
Mercury		17	57														0	0
Molybdenum	60		75													0		0
Nickel	336		420													0		0
Selenium	80		100													0		0
Zinc		2800	7500														0	0

Outfall No. 005 - CLASS A HEAT DRIED CAKE SLUDGE

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75					<.27						2.3			0	0
Cadmium		39	85					.6						.77			0	0
Copper		1500	4300					440						460			0	0
Lead		300	840					8.7						8.7			0	0
Mercury		17	57					.21						.48			0	0
Molybdenum	60		75					11						9.4		0		0
Nickel	336		420					11						11		0		0
Selenium	80		100					3.5						3.8		0		0
Zinc		2800	7500					580						1000			0	0

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Outfall No. 004 - CLASS B DIGESTED CAKE SLUDGE

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75														0	0
Cadmium		39	85														0	0
Copper		1500	4300														0	0
Lead		300	840														0	0
Mercury		17	57														0	0
Molybdenum	60		75													0		0
Nickel	336		420													0		0
Selenium	80		100													0		0
Zinc		2800	7500														0	0

Outfall No. 002 - CLASS B DIGESTED LIQUID SLUDGE

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75														0	0
Cadmium		39	85														0	0
Copper		1500	4300														0	0
Lead		300	840														0	0
Mercury		17	57														0	0
Molybdenum	60		75													0		0
Nickel	336		420													0		0
Selenium	80		100													0		0
Zinc		2800	7500														0	0

0

3.1.1 Number of times any of the metals exceeded the high quality limits OR 80% of the limit for molybdenum, nickel, or selenium = 0

Exceedence Points

- 0 (0 Points)
- 1-2 (10 Points)
- > 2 (15 Points)

3.1.2 If you exceeded the high quality limits, did you cumulatively track the metals loading at each land application site? (check applicable box)

- Yes
- No (10 points)
- N/A - Did not exceed limits or no HQ limit applies (0 points)
- N/A - Did not land apply biosolids until limit was met (0 points)

3.1.3 Number of times any of the metals exceeded the ceiling limits = 0

Exceedence Points

- 0 (0 Points)
- 1 (10 Points)
- > 1 (15 Points)

3.1.4 Were biosolids land applied which exceeded the ceiling limit?

- Yes (20 Points)
- No (0 Points)

3.1.5 If any metal limit (high quality or ceiling) was exceeded at any time, what action was taken? Has the source of the metals been identified?

4. Pathogen Control (per outfall):

4.1 Verify the following information. If any information is incorrect, use the Report Issue button under the Options header in the left-side menu.

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Outfall Number:	005	
Biosolids Class:	A	
Bacteria Type and Limit:	Fecal Coliform	
Sample Dates:	01/01/2024 - 06/30/2024	
Density:	0	
Sample Concentration Amount:	MPN/G TS	
Requirement Met:	Yes	
Land Applied:	No	
Process:	Heat Drying	
Process Description:	All seven samples taken were <10MPN/g TS.	
Outfall Number:	005	0
Biosolids Class:	A	
Bacteria Type and Limit:	Fecal Coliform	
Sample Dates:	07/01/2024 - 12/31/2024	
Density:	0	
Sample Concentration Amount:	MPN/G TS	
Requirement Met:	Yes	
Land Applied:	No	
Process:	Heat Drying	
Process Description:	All seven samples taken were <10MPN/g TS.	
Outfall Number:	006	
Biosolids Class:	A	
Bacteria Type and Limit:	Fecal Coliform	
Sample Dates:	07/01/2024 - 12/31/2024	
Density:	0	
Sample Concentration Amount:	MPN/G TS	
Requirement Met:	Yes	
Land Applied:	No	
Process:	Heat Drying	
Process Description:	All seven samples taken were <10MPN/g TS.	
4.2 If exceeded Class B limit or did not meet the process criteria at the time of land application. 4.2.1 Was the limit exceeded or the process criteria not met at the time of land application? ☐ Yes (40 Points) ☒ No If yes, what action was taken?		
5. Vector Attraction Reduction (per outfall): 5.1 Verify the following information. If any of the information is incorrect, use the Report Issue button under the Options header in the left-side menu.		

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Outfall Number:	005		0
Method Date:	05/08/2024		
Option Used To Satisfy Requirement:	Drying With Unstabilized Solids		
Requirement Met:	Yes		
Land Applied:	No		
Limit (if applicable):	>90		
Results (if applicable):	94.2		
Outfall Number:	005		0
Method Date:	11/19/2024		
Option Used To Satisfy Requirement:	Drying With Unstabilized Solids		
Requirement Met:	Yes		
Land Applied:	No		
Limit (if applicable):	>90		
Results (if applicable):	92.5		
Outfall Number:	006		0
Method Date:	08/28/2024		
Option Used To Satisfy Requirement:	Drying With Unstabilized Solids		
Requirement Met:	Yes		
Land Applied:	No		
Limit (if applicable):	>90		
Results (if applicable):	93.3		
5.2 Was the limit exceeded or the process criteria not met at the time of land application?			
☐ Yes (40 Points)			
☒ No			
If yes, what action was taken?			
6. Biosolids Storage			
6.1 How many days of actual, current biosolids storage capacity did your wastewater treatment facility have either on-site or off-site?			
☒ >= 180 days (0 Points)			
☐ 150 - 179 days (10 Points)			
☐ 120 - 149 days (20 Points)			
☐ 90 - 119 days (30 Points)			
☐ < 90 days (40 Points)			
☐ N/A (0 Points)			
6.2 If you checked N/A above, explain why.			
7. Issues			
7.1 Describe any outstanding biosolids issues with treatment, use or overall management:			

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Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Staffing and Preventative Maintenance (All Treatment Plants)

1. Plant Staffing 1.1 Was your wastewater treatment plant adequately staffed last year? ● Yes ○ No If No, please explain: Could use more help/staff for: 1.2 Did your wastewater staff have adequate time to properly operate and maintain the plant and fulfill all wastewater management tasks including recordkeeping? ● Yes ○ No If No, please explain:	
2. Preventative Maintenance 2.1 Did your plant have a documented AND implemented plan for preventative maintenance on major equipment items? ● Yes (Continue with question 2) ☐☐ ○ No (40 points)☐☐ If No, please explain, then go to question 3: 2.2 Did this preventative maintenance program depict frequency of intervals, types of lubrication, and other tasks necessary for each piece of equipment? ● Yes ○ No (10 points) 2.3 Were these preventative maintenance tasks, as well as major equipment repairs, recorded and filed so future maintenance problems can be assessed properly? ● Yes ○ Paper file system ○ Computer system ● Both paper and computer system ○ No (10 points)	0
3. O&M Manual 3.1 Does your plant have a detailed O&M and Manufacturer Equipment Manuals that can be used as a reference when needed? ● Yes ○ No	
4. Overall Maintenance /Repairs 4.1 Rate the overall maintenance of your wastewater plant. ○ Excellent ● Very good ○ Good ○ Fair ○ Poor Describe your rating: All equipment is maintained as stated in the O&M manuals.	

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Score (100 - Total Points Generated)	100
Section Grade	A

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Operator Certification and Education

1. Operator-In-Charge

1.1 Did you have a designated operator-in-charge during the report year?

- ☒ Yes (0 points)
- ☐ No (20 points)

Name:

CHRISTOPHER D LEFEBVRE

Certification No:

32611

0

2. Certification Requirements

2.1 In accordance with Chapter NR 114.56 and 114.57, Wisconsin Administrative Code, what level and subclass(es) were required for the operator-in-charge (OIC) to operate the wastewater treatment plant and what level and subclass(es) were held by the operator-in-charge?

Sub Class	SubClass Description	WWTP	OIC		
		Advanced	OIT	Basic	Advanced
A1	Suspended Growth Processes	X			X
A2	Attached Growth Processes				
A3	Recirculating Media Filters				
A4	Ponds, Lagoons and Natural				
A5	Anaerobic Treatment Of Liquid				
B	Solids Separation	X			X
C	Biological Solids/Sludges	X			X
P	Total Phosphorus	X			X
N	Total Nitrogen				
D	Disinfection	X			X
L	Laboratory	X			X
U	Unique Treatment Systems				
SS	Sanitary Sewage Collection	X	NA	X	NA

0

2.2 Was the operator-in-charge certified at the appropriate level and subclass(es) to operate this plant? (Note: Certification in subclass SS is required 5 years after permit reissuance.)

- ☒ Yes (0 points)
- ☐ No (20 points)

2.3 For wastewater treatment facilities with a registered or certified laboratory, is at least one operator that works in the laboratory certified at the basic level in the laboratory (L) subclass?

- ☒ Yes
- ☐ No
- ☐ N/A – Wastewater treatment facility does not have a registered or certified laboratory

2.4 For wastewater treatment facilities that own and operate a sanitary sewage collection system, has at least one operator been designated the OIC for sanitary sewage collection system and certified at the basic level in the sanitary sewage collection system (SS) subclass?

- ☒ Yes
- ☐ No
- ☐ N/A – Owner of the Wastewater treatment facility does not own and operate a sanitary sewage collection system

3. Succession Planning

3.1 In the event of the loss of your designated operator-in-charge, did you have a contingency plan to ensure the continued proper operation and maintenance of the plant that includes one or more of the following options (check all that apply)?

- ☒ One or more additional certified operators on staff

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☐ An arrangement with another certified operator ☐ An arrangement with another community with a certified operator ☐ An operator on staff who has an operator-in-training certificate for your plant and is expected to be certified within one year ☐ A consultant to serve as your certified operator ☐ None of the above (20 points) If "None of the above" is selected, please explain:	0
4. Continuing Education Credits 4.1 If you had a designated operator-in-charge, was the operator-in-charge earning Continuing Education Credits at the following rates? OIT and Basic Certification: ☐ Averaging 6 or more CECs per year. ☐ Averaging less than 6 CECs per year. Advanced Certification: ☒ Averaging 8 or more CECs per year. ☐ Averaging less than 8 CECs per year.	

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Financial Management

1. Provider of Financial Information

Name:

Jen Schmeiser

Telephone:

715-345-5267

(XXX) XXX-XXXX

E-Mail Address
(optional):

jschmeiser@stevenspoint.com

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

● Yes (0 points) ☐

○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?
Year:

2024

● 0-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFPP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

● Yes (0 points)

○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year:

2024

● 1-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR

\$ 5,864,748.18

3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)

\$ 0.00

3.2.3 Adjusted January 1st Beginning Balance

\$ 5,864,748.18

3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)

+ \$ 805,243.68

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3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) -

\$ 2,730,081.33

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 3,939,910.53

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

Money moved to cover CWF loans, retirement of truck

3.3 What amount should be in your Replacement Fund? \$ 3,939,910.53

0

Please note: If you had a CWF loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

● Yes

○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

● Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	UV Disinfection and Gate Replacement	\$1,000,000	2025
2	Biological Nutrient Removal Optimization	\$2,000,000	2026
3	Secondary Clarifier weir replacement	\$600,000	2025

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 14

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	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	12,979	248
February	13,317	127
March	12,117	115
April	13,366	105
May	12,135	56
June	11,603	72
July	12,504	73
August	10,519	78
September	10,175	59
October	12,678	56
November	12,916	153
December	16,283	258
Total	150,592	1,400
Average	12,549	117

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

● No

○ Yes

Year:

By Whom:

Describe and Comment:

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6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

7. Treatment Facility

7.1 Energy Usage

7.1.1 Enter the monthly energy usage from the different energy sources:

TREATMENT PLANT: Total Power Consumed/Month

	Electricity Consumed (kWh)	Total Influent Flow (MG)	Electricity Consumed/ Flow (kWh/MG)	Total Influent BOD (1000 lbs)	Electricity Consumed/ Total Influent BOD (kWh/1000lbs)	Natural Gas Consumed (therms)
January	162,897	60.96	2,672	159.22	1,023	6,541
February	254,867	60.51	4,212	151.03	1,688	4,891
March	165,200	61.16	2,701	149.42	1,106	4,640
April	222,600	70.83	3,143	186.84	1,191	3,429
May	203,000	89.39	2,271	174.13	1,166	2,651
June	243,654	84.32	2,890	152.58	1,597	10,482
July	233,654	80.39	2,907	175.62	1,330	1,340
August	248,676	75.14	3,310	173.23	1,436	1,656
September	224,987	68.83	3,269	163.53	1,376	2,899
October	227,915	67.30	3,387	172.48	1,321	6,304
November	206,404	68.31	3,022	170.58	1,210	4,867
December	224,229	64.82	3,459	163.12	1,375	14,322
Total	2,618,083	851.96		1,991.78		64,022
Average	218,174	71.00	3,104	165.98	1,318	5,335

7.1.2 Comments:

7.2 Energy Related Processes and Equipment

7.2.1 Indicate equipment and practices utilized at your treatment facility (Check all that apply):

- ☐ Aerobic Digestion
- ☒ Anaerobic Digestion
- ☒ Biological Phosphorus Removal
- ☐ Coarse Bubble Diffusers
- ☒ Dissolved O2 Monitoring and Aeration Control
- ☐ Effluent Pumping
- ☒ Fine Bubble Diffusers
- ☒ Influent Pumping
- ☒ Mechanical Sludge Processing
- ☐ Nitrification
- ☒ SCADA System
- ☒ UV Disinfection
- ☒ Variable Speed Drives
- ☐ Other:

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7.2.2 Comments: 7.3 Future Energy Related Equipment 7.3.1 What energy efficient equipment or practices do you have planned for the future for your treatment facility?	
8. Biogas Generation 8.1 Do you generate/produce biogas at your facility? ☐ No ☒ Yes If Yes, how is the biogas used (Check all that apply): ☒ Flared Off ☒ Building Heat ☒ Process Heat ☐ Generate Electricity ☐ Other:	

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Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ☒ Yes
- ☐ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ☒ Yes
- ☐ No (30 points)
- ☐ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

To clean 1/3 of the city, clean lift stations as needed and to clean air releases twice per year on pressure mains.

Did you accomplish them?

- ☒ Yes
- ☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)] ☐ ☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Chapter 13 sewer use ordinance

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2010-03-01

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
 - ☒ New sewer and building sewer design, construction, installation, testing and inspection
 - ☒ Rehabilitated sewer and lift station installation, testing and inspection
 - ☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
 - ☒ Fat, oil and grease control
 - ☒ Enforcement procedures for sewer use non-compliance
 - ☒ Operation and Maintenance [NR 210.23 (4) (d)]
- Does your operation and maintenance program and equipment include the following:
- ☒ Equipment and replacement part inventories
 - ☒ Up-to-date sewer system map

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- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

- ☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☐ Others:

- ☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

- ☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

- ☐ Special Studies Last Year (check only those that apply):

- ☐ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☐ Lift Station Evaluation Report
- ☐ Others:

0

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	28	% of system/year
Root removal	10	% of system/year
Flow monitoring	0	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	2	% of system/year
Manhole inspections	28	% of system/year
Lift station O&M	15	# per L.S./year
Manhole rehabilitation	0	% of manholes rehabbed
Mainline rehabilitation	0	% of sewer lines rehabbed
Private sewer inspections	0	% of system/year

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2024

Private sewer I/I removal % of private services

River or water crossings % of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

42.84	Total actual amount of precipitation last year in inches
37.04	Annual average precipitation (for your location)
141.34	Miles of sanitary sewer
14	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
0	Number of basement backup occurrences
0	Number of complaints
2.346	Average daily flow in MGD (if available)
2.883	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.00	Basement backups (number/sewer mile)
0.00	Complaints (number/sewer mile)
1.2	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **

Date	Location	Cause	Estimated Volume
None reported			

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

☐ Yes

☒ No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

☐ Yes

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● No If Yes, please describe: 5.3 Explain any infiltration/inflow (I/I) changes this year from previous years: There was no change in I/I in 2024. 5.4 What is being done to address infiltration/inflow in your collection system? Sump pump inspections, televising, and lining to reduce I&I when problem areas are found.	
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Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Grading Summary

WPDES No: 0029572

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Influent	A	4	3	12
BOD/CBOD	A	4	10	40
TSS	A	4	5	20
Ammonia	A	4	5	20
Phosphorus	A	4	3	12
Biosolids	A	4	5	20
Staffing/PM	A	4	1	4
OpCert	A	4	1	4
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			37	148
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:

- A = Voluntary Range (Response Optional)
- B = Voluntary Range (Response Optional)
- C = Recommendation Range (Response Required)
- D = Action Range (Response Required)
- F = Action Range (Response Required)

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



Public Works

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

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

June 12, 2025

To: Common Council

From: Scott Beduhn, Director of Public Works

Re: Approval of Agreement with AECOM
Traffic Signal Implementation Plan

In addition to roadway surface improvements, the Business 51 reconstruction project will also bring about some less noticeable but equally valuable changes to the City's traffic signal system. These anticipated changes are already being incorporated into the new signals on Hoover Road as we create a new standard of technology within our signalized intersections.

With the signalization of Hoover Road, the City will be incorporating new technologies including emergency vehicle preemption, camera vehicle detection, advanced timing and pedestrian features and moving to a new cloud-based monitoring system. In anticipation of these improvements staff has encumbered funds from the 2024 capital budget with the intent to begin transitioning the existing signals into the new monitoring system as well as incorporate other improvements as may be possible. (There will be limitations based upon the age and style of control cabinet and/or signal controller and compatibility with the new technologies.)

Because the City has a variety of control cabinets and signal controllers spanning over many years of installation, there is no universal solution to upgrade every signalized intersection. Therefore, staff has been working with AECOM (the designer of Business 51, thus also the designer for Hoover Road) on a scope of work to help guide the city with the implementation of the new monitoring system and additional technologies. A copy of the scope is included within the attached agreement.

Staff respectfully requests approval of the attached agreement with AECOM to create an implementation plan so that the City can begin working efficiently with technological improvements and integration of the signals into the new signal monitoring system. The cost of the implementation plan is estimated at \$27,150 and will come from the annual Traffic Signal Equipment capital fund.

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

Thank you

CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement ("Agreement") effective this June 6th, 2025, is by and between City of Stevens Point, WI, a *Wisconsin Municipality*, ("Client"), and AECOM Technical Services, Inc., a California corporation, ("AECOM"); each also referred to individually as ("Party") and collectively as ("Parties").

In consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

1. SCOPE OF SERVICES

1.1 AECOM shall perform the services set forth in **EXHIBIT A** ("Services"), incorporated herein by reference.

1.2 AECOM will provide the work products ("Deliverables") in accordance with the schedule ("Project Schedule"), if applicable, as set forth in **EXHIBIT A**.

2. **TERM OF AGREEMENT** Upon execution by the Parties, this Agreement shall have the effective date set forth above. This Agreement shall remain in force until all obligations related to the Services, other than those obligations which survive termination of this Agreement under Article 22, have been fulfilled, unless this Agreement is sooner terminated as set forth herein.

3. **COMPENSATION AND PAYMENT** AECOM shall be paid for the performance of the Services in accordance with **EXHIBIT B** ("Compensation and Payment"), incorporated herein by reference.

4. **NOTICE** All notices, requests, claims, demands and other official communications herein shall be in writing. Such notices shall be given (i) by delivery in person, (ii) by a nationally recognized commercial courier service; or (iii) by United States Postal Service, registered mail, postage prepaid and return receipt requested. Notices shall be effective upon actual delivery to the other Party at the following addresses:

TO CLIENT:

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Attn: Scott Beduhn [Project Manager]

TO AECOM:

1350 Deming Way, Suite 100
Middleton, WI 53562
Attn: James Jeninga [Project Manager]

Claims-related notices shall be copied to:

_____.

or to which address the receiving Party may from time to time give notice to the other Party. Rejection or other refusal to accept, or the inability to deliver because of changed address for which no notice was given, shall be deemed to be receipt of the notice as of the date of such rejection, refusal to accept, or inability to deliver. Claims-related notices need to include the AECOM project name and number found in this Agreement as well as contact information of the person submitting the notice.

5. AECOM'S RESPONSIBILITIES

5.1 AECOM shall perform the Services in accordance with the degree of professional skill, quality and care ordinarily exercised by members of the same profession currently practicing in the same locality under comparable circumstances and as expeditiously as is consistent with professional skill and the orderly progress of the Project. The full extent of AECOM's responsibility with respect to the Services shall be to perform in accordance with the above standards and to remedy any material deficiencies or defects in the Deliverables at AECOM's own expense, provided that AECOM is notified by Client, in writing, of any such deficiency or defect within a reasonable period after discovery thereof, but in no event later than 90 days after AECOM's completion or termination of the Services. AECOM MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, INFORMATIONAL CONTENT OR OTHERWISE.

5.2 AECOM will endeavor in good faith, as needed, to obtain from the appropriate authorities their interpretation of applicable codes and standards and will apply its professional judgment in interpreting the codes and standards as they apply to the Project at the time of performance of the Services. Notwithstanding the above, the Parties agree that, as the Project progresses, such codes or standards may change or the applicability of such codes or standards may vary from AECOM's original interpretation through no fault of AECOM and that additional costs necessary to conform to such changes or interpretations during or after execution of the Services will be subject to an equitable adjustment in the Compensation and Project Schedule.

5.3 AECOM shall be responsible for its performance and that of AECOM's lower-tier subcontractors and vendors. However, AECOM shall not be responsible for health or safety programs or precautions related to Client's activities or operations or those of Client's other contractors and consultants or their respective subcontractors and vendors ("Contractors"). AECOM shall have no responsibility for (i) construction means, methods, techniques, sequences or procedures; (ii) the direction of Contractors' personnel; (iii) selection of construction equipment; (iv) coordination of Contractors' work; (v) placing into operation any plant or equipment; or (vi) Contractors' failure to perform the work in accordance with any applicable construction contract. AECOM shall not be responsible for inspecting, observing, reporting or correcting health or safety conditions or deficiencies of Client, Contractors or others at the project site ("Project Site") other than AECOM's employees, subconsultants and vendors. So as not to discourage AECOM from voluntarily addressing health or safety issues while at the Project Site, in the event AECOM does identify such issues by making observations, reports, suggestions or otherwise, AECOM shall have no authority to direct the actions of others not under AECOM's responsibility and control and shall have no liability, responsibility, or affirmative duty arising on account of AECOM's actions or forbearance.

5.4 Notwithstanding anything contained in this Agreement, AECOM shall have no responsibility for the discovery, presence, handling, removal, transportation, storage or disposal of, or exposure of persons to hazardous materials in any form related to the Project. AECOM shall not be responsible for Client's pre-existing site conditions or the aggravation of those preexisting site conditions to the extent not caused by the negligence or willful misconduct of AECOM

6. CLIENT'S RESPONSIBILITIES

6.1 Client shall provide in writing any specific Client requirements or criteria for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations.

6.2 Client shall furnish all information and technical data in Client's possession or under its control reasonably required for AECOM's proper performance of the Services prior to AECOM's commencement of the Services or at such other times as Client and AECOM mutually agree. AECOM is entitled and will rely upon the accuracy, completeness, currency and non-infringement of information and data provided by Client or obtained from generally accepted sources within the industry, except to the extent such verification by AECOM may be expressly required as a defined part of the Services. AECOM will not be responsible for defects in its Services attributable to its reliance upon or use of such information and data.

6.3 Client shall arrange for access and make all provisions necessary for AECOM to enter upon public and/or private property as required for AECOM to properly perform the Services. Client shall disclose to AECOM any known or suspected hazards at the Project Site which may pose a threat to human health, property or the environment.

6.4 If any document or inquiry requires Client to approve, comment, or to provide any decision or direction with regard to the Services, such approval, comment, decision or direction shall be provided within a reasonable time within the context of the Project Schedule, or if not identified in the Project Schedule, within a reasonable time to facilitate the timely performance of the Services.

7. INDEPENDENT CONTRACTOR Nothing contained in this Agreement shall be construed to create a partnership, joint venture, or create a relationship of employer/employee or principal/agent between Client or Client's Contractors and AECOM.

8. CONFIDENTIALITY

8.1 AECOM shall treat as confidential information and data delivered to it by Client or developed in the performance of the Services that are specified in writing by Client to be confidential ("Confidential Information"). Confidential Information shall not be disclosed to third parties by AECOM without the consent of Client, except to the extent reasonably believed necessary by AECOM for its proper performance of the Services, for a period of 5 years following completion or termination of this Agreement.

8.2 Notwithstanding the above, these restrictions shall not apply to Confidential Information which (i) is already known to AECOM at the time of its disclosure; (ii) becomes publicly known through no wrongful act or omission of AECOM; (iii) is communicated to a third party with the express written consent of Client and not subject to restrictions on further use or disclosure; (iv) is independently developed by AECOM; or, (v) to the extent such Confidential Information is required by Law to be disclosed; provided that the information required for disclosure shall remain Confidential Information as to all other persons or entities pursuant to the terms of this Agreement, and provided further that AECOM shall promptly provide Client with written notice of such requirement.

8.3 Upon termination of this Agreement or upon Client's written request, AECOM shall return the Confidential Information to Client or destroy the Confidential Information in AECOM's possession or control. Notwithstanding the above, AECOM shall not be required to destroy Confidential Information held electronically in archive or back-up systems in accordance with general systems archiving or backup policies or required for preservation by law, regulation, audit, data retention or corporate archival purposes or per regulatory, judicial or governmental order. All such retained Confidential Information shall be kept confidential by AECOM subject to and in accordance with the terms of this Agreement.

9. DATA RIGHTS

9.1 All right, title and interest in and to any Deliverables, and excluding any AECOM Intellectual Property, shall be assigned by AECOM to Client upon full payment for the Deliverables. Client acknowledges and agrees that AECOM is the author of, and retains all rights, title and interest in all other intellectual property, including work papers, templates, details, designs, drawings, plans, renderings, analyses, calculations, models, software, macros, applications, specifications, processes, procedures, interim or draft documents, methodologies, know-how, and any other instruments of service: (a) belonging to AECOM or its consultants prior to the effective date of this Agreement; (b) developed by AECOM or its consultants outside the scope of, or not exclusively pursuant to, this Agreement; (c) licensed by AECOM or its consultants from a third-party; and (d) included within the Deliverables but which are generic, generally applicable to or standard in AECOM's business (collectively, "AECOM Intellectual Property"). To the extent the Deliverables contain, or Client's receipt of the Services require the use of AECOM Intellectual Property, to the extent of AECOM's ownership and control thereof, AECOM hereby grants to Client, upon full payment for the Deliverables and Services, a limited, non-exclusive, non-assignable, royalty-free license to use and sublicense said AECOM Intellectual Property solely and to the extent necessary to achieve the purposes stated in **EXHIBIT A**.

9.2 Nothing in this Agreement shall be construed to prohibit AECOM or its consultants from using for other purposes, clients or projects the skills, knowledge and experience gained by AECOM or its consultants in the performance of the Services and provision of the Deliverables pursuant to this Agreement, provided that AECOM and its consultants do not use Client's Confidential Information.

9.3 AECOM, in developing solutions, testing hypotheses, or documenting designs, may employ advanced technologies for simulation, information modeling, generative design, and the development of project documentation ("Technical Tools"). While these Technical Tools may result in digital files and/or simulations or models ("Datasets"), when not specifically defined within this Agreement, these Datasets will not constitute a Deliverable or portion thereof. Rather, the Technical Tools and Datasets will be a byproduct of AECOM's internal processes and will be AECOM's sole proprietary information. Notwithstanding anything to the contrary in this Agreement, any ownership and data rights provisions will not apply to such Technical Tools and Datasets and AECOM will remain the sole owner of such Technical Tools and Datasets.

9.4 Client understands and accepts that the Services and Deliverables provided by AECOM pursuant to this Agreement are intended by AECOM for the sole use by Client for the specific purpose stated in **EXHIBIT A**. Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless AECOM and its consultants and their directors, officers, employees, agents, representatives, affiliated and parent companies, ("AECOM Indemnities") against any and all claims, suits, causes of action, damages, losses, costs, expenses and liabilities (including the aggregate amount paid in reasonable settlement of any actions, suits, proceedings or claims), including reasonable attorneys' fees and costs of defense, to which AECOM or any of the AECOM Indemnities may become subject as a consequence of any use or modification of, reliance upon, or transmission to a third party of, said Services, Deliverables, AECOM Intellectual Property, by Client outside the scope of this Agreement without the express, written permission by AECOM.

10. COMPLIANCE The Parties shall comply with applicable treaties, compacts, statutes, ordinances, codes, regulations, consent decrees, orders, judgments, rules, and other requirements of governmental or judicial entities that have jurisdiction over the Services ("Law").

11. FORCE MAJEURE Neither Party shall be responsible for a delay or disruption in, or inability to provide its respective performance under this Agreement, other than a delay in payment for Services already performed, if such delay is caused by events or contingencies, existing or future, beyond the reasonable control of the claiming Party, including "acts of God," abnormal weather conditions or other natural catastrophes, war (whether declared or not), terrorism, sabotage, computer viruses, civil unrest, strikes, lockouts or other industrial disturbances, pandemics, epidemics, health emergencies, virus (e.g., SARS Cov-2), disease (e.g. COVID-19), plague, changes in law or regulations, quarantine, travel restrictions, discovery of hazardous materials, differing or unforeseeable site conditions, acts of governmental agencies or authorities (whether or not such acts are made in response to other Force Majeure Events), or any other events or circumstances not within the reasonable control of the party affected, whether or not of a similar kind or nature to any of the foregoing (a "Force Majeure Event"). The Party seeking application of this provision shall notify the other Party in writing promptly upon learning of the impact of the Force Majeure Event upon the notifying Party's performance of its obligations under this Agreement. Upon the occurrence of a Force Majeure Event, AECOM shall be entitled to an equitable adjustment to the project schedule and compensation sufficient to compensate AECOM for any increase in the time or costs necessary to perform the Services under this Agreement. Should a Force Majeure Event substantially prevent or be reasonably likely to substantially prevent AECOM's performance of the Services for more than thirty (30) days, then AECOM shall be entitled to terminate this Agreement without breach. In case of such termination, AECOM shall be entitled to compensation for those Services performed as of the date of termination.

12. INSURANCE

12.1 AECOM will maintain the following insurance coverages and amounts:

12.1.1 Workers Compensation insurance as required by Law;

12.1.2 Employer's Liability insurance with coverage of \$1,000,000 each accident/employee;

- 12.1.3 Commercial General Liability insurance with coverage of \$2,000,000 per occurrence/aggregate;
- 12.1.4 Automobile Liability insurance with coverage of \$1,000,000 combined single limit; and
- 12.1.5 Professional Liability insurance with coverage of \$2,000,000 per claim/aggregate.

13. INDEMNITY

13.1 AECOM agrees to indemnify Client, its officers, directors and employees, from third party claims of loss or damage, exclusive of defense obligations, for bodily injury or property damage ("Claims"), to the proportional extent caused by AECOM's negligence or willful misconduct.

13.2 If the Services include AECOM's performance during the construction phase of the Project, Client shall require Client's Contractors working on the Project Site to include AECOM, its directors, officers and employees in any indemnity and in any insurance benefits that the Client requires such Contractors to provide to the Client.

14. CONSEQUENTIAL DAMAGES WAIVER NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY IN THIS AGREEMENT AND TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT SHALL EITHER PARTY, ITS PARENTS, AFFILIATES AND SUBSIDIARIES OR THEIR RESPECTIVE DIRECTORS OFFICERS OR EMPLOYEES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF REVENUE, LOSS OF USE OR INTERRUPTION OF BUSINESS) ARISING OUT OF OR RELATED TO THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND AECOM HEREBY RELEASES CLIENT AND CLIENT HEREBY RELEASES AECOM FROM ANY SUCH LIABILITY.

15. RISK ALLOCATION AND RESTRICTION OF REMEDIES THE PARTIES HAVE EVALUATED THE RESPECTIVE RISKS AND REMEDIES UNDER THIS AGREEMENT AND AGREE TO ALLOCATE THE RISKS AND RESTRICT THE REMEDIES TO REFLECT THAT EVALUATION. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY IN THIS AGREEMENT AND TO THE FULLEST EXTENT PERMITTED BY LAW, CLIENT AGREES TO RESTRICT ITS REMEDIES UNDER THIS AGREEMENT AGAINST AECOM, ITS PARENTS, AFFILIATES AND SUBSIDIARIES, AND THEIR RESPECTIVE DIRECTORS, OFFICERS, SHAREHOLDERS AND EMPLOYEES, ("AECOM COVERED PARTIES"), SO THAT THE TOTAL AGGREGATE LIABILITY OF THE AECOM COVERED PARTIES SHALL NOT EXCEED \$250,000 OR THE ACTUAL PAID COMPENSATION FOR THE SERVICES, WHICHEVER IS GREATER. THIS RESTRICTION OF REMEDIES SHALL APPLY TO ALL SUITS, CLAIMS, ACTIONS, LOSSES, COSTS (INCLUDING ATTORNEY FEES) AND DAMAGES OF ANY NATURE ARISING FROM OR RELATED TO THIS AGREEMENT WITHOUT REGARD TO THE LEGAL THEORY UNDER WHICH SUCH LIABILITY IS IMPOSED. CLAIMS MUST BE BROUGHT WITHIN ONE CALENDAR YEAR FROM PERFORMANCE OF THE SERVICES UNLESS A LONGER PERIOD IS REQUIRED BY LAW.

16. DISPUTES RESOLUTION

16.1 Either Party may initiate a dispute resolution by providing written notice to the other Party setting forth the subject of the claim, dispute or controversy and the requested relief. The recipient of such notice shall respond within 5 business days with a written statement of its position and a recommended solution to the claim.

16.2 If the Parties cannot resolve the dispute through negotiation, either Party may refer the claim, dispute or controversy to a panel ("Panel") consisting of a designated senior representative from each Party ("Representative"), who shall have the authority to resolve it. The Representatives shall not have been directly involved in the Services and shall negotiate in good faith. No written or verbal representation made by either Party in the course of any Panel proceeding or other settlement negotiations shall be deemed to be a Party's

admission. If the representatives are unable to resolve the dispute within 15 business days, either Party may pursue its respective legal and equitable remedies.

16.3 A Party's failure to abide by the foregoing dispute resolution procedures prior to that Party's filing of a lawsuit shall result in the dismissal of said lawsuit until the provisions of Articles 16.1 and 16.2 have been met.

17. GOVERNING LAW All contract issues and matters of law will be adjudicated in accordance with the laws of the state where the Project is located, excluding any provisions or principles thereof which would require the application of the laws of a different jurisdiction.

18. TERMINATION

18.1 This Agreement may be terminated for convenience by either Party upon 30 days advance written notice. On termination, AECOM will be paid for all Services performed up through the termination date.

18.2 This Agreement may be terminated for cause by either Party if the other Party materially fails to perform its obligations under this Agreement, does not commence correction of such non-performance within 10 business days of receipt of written notice and/or fails to diligently complete such correction thereafter. The respective rights and obligations of the Parties predating such termination shall survive termination of this Agreement.

19. ASSIGNMENT

19.1 Neither Party may assign this Agreement without the written consent of the other Party, which unconcented-to assignment shall be void ab initio.

19.2 Notwithstanding Section 19.1 above, the Parties recognize that AECOM has affiliated companies who have specialized expertise, necessary certifications/registrations or other capabilities that may make use of such affiliates more suitable for the performance of all or part of the Services. AECOM shall be entitled without additional consent to assign this Agreement or performance of the Services, in whole or in part, to any of AECOM's subsidiaries or affiliates upon written notice to Client.

20. PARTIES IN INTEREST Nothing in this Agreement, expressed or implied, is intended to confer on any person or entity other than the Parties any right or remedy under or by reason of this Agreement. The provisions of this Agreement shall bind and inure solely to the benefit of the Parties and their respective successors and permitted assigns.

21. WAIVER Either Party may in writing waive any provisions of this Agreement to the extent such provision is for the benefit of the waiving Party. No waiver by any Party of a breach of any provision of this Agreement shall be construed to be a waiver of any subsequent or different breach.

22. SEVERABILITY AND SURVIVAL Articles 4 (Notice), 5 (AECOM's Responsibilities), 6.2 (Reliance on Data), 8 (Confidentiality), 9 (Data Rights), 12 (Insurance), 13 (Indemnity), 14 (Consequential Damages Waiver), 15 (Risk Allocation), 16 (Disputes Resolution), 17 (Governing Law), 19 (Assignment), 20 (Parties in Interest) and 22 (Survival) shall survive termination of this Agreement. To the extent any provision of this Agreement violates any law, or is otherwise invalid or unenforceable, said provision shall be revised to the limited extent necessary to make that provision legal and enforceable and, to the fullest extent permitted by law, consistent with Parties' original intent.

23. PREPARATION OF AGREEMENT Each Party has had the opportunity to avail itself of legal advice and counsel. Neither Party shall be deemed to be the drafter or author of this Agreement. In the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this Agreement, or any portion hereof, against either Party as the drafter of this Agreement.

24. SIGNATURES Each person executing this Agreement warrants that he/she has the necessary authority to do so on behalf of the respective Party. This Agreement may be executed in one or more

counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

25. ORDER OF PRECEDENCE

Executed Change Orders
Consulting Services Agreement Article 26
Consulting Services Agreement Articles 1 through 25 and 27
EXHIBIT B Compensation and Payment
EXHIBIT A Services
Other contract documents

26. SPECIAL TERMS AND CONDITIONS

None

27. ENTIRE AGREEMENT This Agreement contains all of the promises, representations and understandings of the Parties and supersedes any previous understandings, commitments, proposals or agreements, whether oral or written. This Agreement shall not be altered, changed, or amended except as set forth in a written amendment to this Agreement, duly executed by both Parties. The attached **EXHIBIT C** ("Change Order"), incorporated herein by reference, is the preferred form for such use.

AECOM Technical Services, Inc.

CLIENT: City of Stevens Point

Randall L. Fuchs

Signature

Signature

Randall L Fuchs

Printed Name

Printed Name

Vice President

Printed Title

Printed Title

6/6/2025

Date

Date

1350 Deming Way, Suite 100
Middleton, WI 53562
Address

1515 Strongs Avenue
Stevens Point, WI 54481
Address

(End of page)

EXHIBIT A

SERVICES

Services:

See Attached scope of Services

Schedule:

Traffic Signal Infrastructure Database due 8/1/2025
Applied Information Implementation Plan 9/1/2025

Deliverables:

See attached scope of services

AECOM Project Manager

Name	James Jeninga
Title	Project Manager
Address	1350 Deming Way, Suite 100 Middleton, WI 53562
Phone Number	616-828-8154
Email Address	James.Jeninga@aecom.com

Client Project Manager

Name	Scott Beduhn
Title	Director of Public Works
Address	1515 Strongs Avenue Stevens Point, WI 54481
Phone Number	715-346-1561
Email Address	sbeduhn@stevenspoint.com

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Project Introduction

The City of Stevens Point has many aging traffic signal controllers and out of date traffic signal technology. They are looking to create a plan to implement new technology in the form of the Applied Information Glance System as well as create a database of infrastructure for future maintenance planning and tracking the life cycles of the City's investments. They are also interested in improving the pedestrian environment around traffic signals.

Scope of Services

1. Project Management and Administration
 - a. Perform project management activities necessary for Consultant to successfully complete services in proposal including:
 - i. Prepare client invoices
 - ii. Coordinate and schedule staff
 - iii. Manage budget and scope
2. Meetings and Coordination
 - a. Prepare for and attend four (4) meetings with city staff including preparation. One meeting will be in person with two AECOM attendees. Other meetings will be virtual with two AECOM attendees.
 - b. Prepare for and attend 2 meetings with other City officials. One of these meetings will be in person and one will be virtual with two AECOM attendees at each meeting.
3. Develop Traffic Equipment Inventory
 - a. Organize City Traffic Signal infrastructure into a database for the City to use for maintenance and information. City traffic Signal infrastructure will include:
 - i. The Traffic signal cabinet type
 - ii. The Traffic Signal controller make and model
 - iii. Pedestrian accommodations including the presence of:
 1. Countdown timers
 2. Pushbuttons
 3. Extended walk times
 4. APS
 - iv. Type and layout of signal poles and faces
 - b. Coordinate with the City GIS manager to incorporate the traffic signal infrastructure information into the City's GIS system
 - c. Perform a field visit to all signals owned and maintained by the City.
4. Develop Implementation Plan
 - a. Develop an implementation plan based on prioritizing signals and corridors based on several criteria:
 - i. Traffic Volumes
 - ii. Historic Crashes
 - iii. Age and condition of traffic signal equipment
 - iv. Funding Schedules
 - v. Location and primary routes of Emergency Vehicles
 - vi. Planned projects within the City
 - vii. Pedestrian accommodations and presence at each signal

- viii. Cost of implementation
 - ix. Other Criteria provided by the City
 - b. Prepare a cost estimate for implementation and correlate this with available funding schedules.
 - c. Coordinate with City and City Fire Department to assess the priority of EVP at different locations.
 - d. Implementation plan will include recommendations on updating signal equipment including strategies for improving pedestrian accommodations and safety.
- 5. Research Grant Opportunities
 - a. Research and identify potential grant and funding opportunities to further expand the City's traffic signal management system and intelligent transportation system.
 - b. If a it is decided to pursue a grant, the application work would be under a different scope and project.

Assumptions

- 1. City will provide current Signal equipment information
- 2. City will provide planned future projects
- 3. City will provide future funding plans
- 4. City GIS personnel with implement Traffic Infrastructure data into their system.

Deliverables

- 1. Traffic Signal equipment Database
- 2. Applied Information Implementation Plan

Schedule

Deliverables	Date
Traffic Signal Infrastructure Database	8/1/2025
Applied Information Implementation Plan	9/1/2025

Hours and Costs

Scope Item	Description	Hours	Labor Cost	Direct Expenses	Total Cost
1	Project Management	32	\$4,580	-	\$4,580
2	Meetings and Coordination	40	\$5,000	\$360	\$5,360
3	Develop Traffic Equipment Inventory	67	\$7,300	-	\$7,300
4	Develop Implementation Plan	69	\$7,840	\$720	\$8,560
5	Research Grant Opportunities	12	\$1,350	-	\$1,350
Total		220	\$26,070	\$1,080	\$27,150

EXHIBIT B

COMPENSATION AND PAYMENT

1 COMPENSATION The Services set forth in **EXHIBIT A** will be compensated on the following basis:

☐ Advance retainer of [\$] The advance retainer is to be applied to the final invoice. Any remainder will be returned to Client within 30 days of receipt of final payment.

☐ Time & Material - See Section 2.1 for Hourly Labor Rates

☒ Time and Materials with a Not-to-Exceed ("NTE") amount of (\$ 27,150). The Hourly Labor Rates (if applicable) are as in Section 2.1 below. Reimbursable expenses are included in the overall NTE cap.

☐ Lump Sum [\$]:

Milestone/Deliverable & Date	Payment Amount
	\$

☐ Cost Plus Fixed Fee: [Cost \$ and Fee \$]

☐ Other:

--

2. RATE SCHEDULE Compensation shall be based on the following Hourly Labor Rate Schedule:

2.1 HOURLY LABOR RATE SCHEDULE

Intentionally Omitted	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

2.2 OTHER HOURLY LABOR RATE CATEGORIES If additional labor categories are authorized during the performance of this Agreement, compensation for each additional category will be negotiated at the time the additional Services are authorized.

2.3 ANNUAL HOURLY LABOR RATE ADJUSTMENTS The Hourly Labor Rate Schedule is adjusted each calendar year to reflect updated labor cost categories. Labor cost of Services authorized in subsequent calendar years will be based on the applicable Hourly Labor Rate Schedule for those years.

3. REIMBURSEABLE EXPENSES Reimbursable expenses are expenditures made by AECOM for goods, travel expenses and vendor services in support of the performance of the Services. Such expenditures will be billed at the actual cost to AECOM plus ten percent (10%) to cover related administrative costs.

4. CHANGE ORDERS The Parties may at any time and by written agreement make changes in the Services, Project Schedule, Deliverables, Compensation or other terms and conditions in this Agreement. The Parties shall effect such change through the use of a written Change Order. **EXHIBIT C** is the preferred form for such use.

5. INVOICING AECOM will invoice Client on a monthly basis unless otherwise set forth herein.

6 PAYMENT

6.1 If payment is based on Time and Materials with a NTE, once AECOM reaches the NTE, AECOM will stop further Services pending a Change Order to adjust the budget and schedule for the continued performance of the Services.

6.2 Timely payment is a material term of this Agreement. Client shall pay all undisputed portions of AECOM's invoices within 30 days of receipt without holdback or retention. Client shall notify AECOM within fourteen (14) days of the receipt of the invoice of any disputed items. Such notice must be accompanied by a detailed description of any disputed items and include supporting documentation as well as references to the provision(s) of this Agreement which permit a holdback or retention. If such notice is not provided within fourteen (14) days, Client waives its rights to dispute the invoice. Undisputed amounts remaining unpaid 30 days after the invoice date shall bear interest at the rate of 1.5% per month on the unpaid balance and AECOM may suspend the Services pending receipt of such payment. In addition, AECOM retains its unrestricted rights under Article 18 (Termination) of the Agreement.

6.3 If the Project is suspended by Client for more than 30 days, AECOM shall be paid for all Services performed prior to the effective date of suspension within 30 days of such suspension. Upon resumption of the Project, AECOM shall be entitled to an equitable adjustment in cost and schedule to compensate AECOM for expenses incurred as a result of the interruption and resumption of the Services.

6.4 To the extent that completion of the Services is delayed beyond the original scheduled completion date and such delay is not the fault of AECOM, an equitable adjustment shall be made to AECOM's Compensation and Project Schedule.

6.5 Except as otherwise specifically provided herein, Client shall pay or reimburse AECOM, as appropriate, for all categories of taxes other than income tax, including without limitation, sales, consumer, use, value added, gross receipts, privilege, and local license taxes related to the Services.

6.6 Client shall make payments to AECOM using one of the following methods:

6.6.1 AECOM LOCKBOX:

AECOM Technical Services, Inc.
1178 Paysphere Circle
Chicago, IL 60674

6.6.2 ELECTRONIC FUNDS TRANSFER/ACH PAYMENT:

Account Name: AECOM Technical Services, Inc.
Bank Name: Bank of America
Address1: Building D
Address2: 2000 Clayton Road
City/State/Zip: Concord, CA 94520-2425
Account Number: 5800937020
ABA Routing Number: 071000039

6.6.3 WIRE TRANSFER:

Account Name: AECOM Technical Services, Inc.
Bank Name: Bank of America
Address: 100 West 33rd St
City/State/Zip: New York, NY 10001
Account Number: 5800937020
ABA Routing Number: 026009593
SWIFT Code: BOFAUS3N

6.6.4 Questions related to payment can be sent to:

AECOM Cash Applications Supervisor by phone at (804) 515-8490 or by email at
cashappsremittance@aecom.com

(End of page)

AECOM Project Name: _____
AECOM Project No.: _____
Change Order No.: _____

EXHIBIT C

SAMPLE CHANGE ORDER FORM

In accordance with the Consulting Services Agreement dated ____ 20__ between AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of _____, 20____ modifies that Agreement as follows:

1. Changes to the Services:

2. Change to Deliverables:

--

3. Change in Project Schedule (attach schedule if appropriate):

--

4. Change in CONSULTANT's Compensation:

The Services set forth in this Change Order will be compensated on the following basis:

- ☐ No change to Compensation
- ☐ Time & Material (See **Exhibit B** for the Hourly Labor Rate Schedule)
- ☐ Time and Materials with a Not-to-Exceed amount of (\$). The Hourly Labor Rate Schedule is set forth in **EXHIBIT B** (if applicable). Reimbursable expenses are included in the overall Not to Exceed cap.
- ☐ Lump Sum [\$]

Milestone/Deliverable & Date	Payment Amount
	\$

- ☐ **Cost Plus Fixed Fee:** [Cost \$ and Fee \$]

Therefore, the total authorized Compensation, inclusive of this Change Order is \$.

5. Project Impact:

--

6. Other Changes (including terms and conditions):

--

7. All other terms and conditions of the Agreement remain unchanged.
8. Each Party represents that the person executing this Change Order has the necessary legal authority to do so on behalf of the respective Party.

AECOM Technical Services, Inc.

CLIENT:

Signature

Signature

Printed Name

Printed Name

Printed Title

Printed Title

Date

Date

Address

Address

[End of Agreement]

CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement ("Agreement") effective this June 6th, 2025, is by and between City of Stevens Point, WI, a *Wisconsin Municipality*, ("Client"), and AECOM Technical Services, Inc., a California corporation, ("AECOM"); each also referred to individually as ("Party") and collectively as ("Parties").

In consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

1. SCOPE OF SERVICES

1.1 AECOM shall perform the services set forth in **EXHIBIT A** ("Services"), incorporated herein by reference.

1.2 AECOM will provide the work products ("Deliverables") in accordance with the schedule ("Project Schedule"), if applicable, as set forth in **EXHIBIT A**.

2. **TERM OF AGREEMENT** Upon execution by the Parties, this Agreement shall have the effective date set forth above. This Agreement shall remain in force until all obligations related to the Services, other than those obligations which survive termination of this Agreement under Article 22, have been fulfilled, unless this Agreement is sooner terminated as set forth herein.

3. **COMPENSATION AND PAYMENT** AECOM shall be paid for the performance of the Services in accordance with **EXHIBIT B** ("Compensation and Payment"), incorporated herein by reference.

4. **NOTICE** All notices, requests, claims, demands and other official communications herein shall be in writing. Such notices shall be given (i) by delivery in person, (ii) by a nationally recognized commercial courier service; or (iii) by United States Postal Service, registered mail, postage prepaid and return receipt requested. Notices shall be effective upon actual delivery to the other Party at the following addresses:

TO CLIENT:

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Attn: Scott Beduhn [Project Manager]

TO AECOM:

1350 Deming Way, Suite 100
Middleton, WI 53562
Attn: James Jeninga [Project Manager]

Claims-related notices shall be copied to:

_____.

or to which address the receiving Party may from time to time give notice to the other Party. Rejection or other refusal to accept, or the inability to deliver because of changed address for which no notice was given, shall be deemed to be receipt of the notice as of the date of such rejection, refusal to accept, or inability to deliver. Claims-related notices need to include the AECOM project name and number found in this Agreement as well as contact information of the person submitting the notice.

5. AECOM'S RESPONSIBILITIES

5.1 AECOM shall perform the Services in accordance with the degree of professional skill, quality and care ordinarily exercised by members of the same profession currently practicing in the same locality under comparable circumstances and as expeditiously as is consistent with professional skill and the orderly progress of the Project. The full extent of AECOM's responsibility with respect to the Services shall be to perform in accordance with the above standards and to remedy any material deficiencies or defects in the Deliverables at AECOM's own expense, provided that AECOM is notified by Client, in writing, of any such deficiency or defect within a reasonable period after discovery thereof, but in no event later than 90 days after AECOM's completion or termination of the Services. AECOM MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, INFORMATIONAL CONTENT OR OTHERWISE.

5.2 AECOM will endeavor in good faith, as needed, to obtain from the appropriate authorities their interpretation of applicable codes and standards and will apply its professional judgment in interpreting the codes and standards as they apply to the Project at the time of performance of the Services. Notwithstanding the above, the Parties agree that, as the Project progresses, such codes or standards may change or the applicability of such codes or standards may vary from AECOM's original interpretation through no fault of AECOM and that additional costs necessary to conform to such changes or interpretations during or after execution of the Services will be subject to an equitable adjustment in the Compensation and Project Schedule.

5.3 AECOM shall be responsible for its performance and that of AECOM's lower-tier subcontractors and vendors. However, AECOM shall not be responsible for health or safety programs or precautions related to Client's activities or operations or those of Client's other contractors and consultants or their respective subcontractors and vendors ("Contractors"). AECOM shall have no responsibility for (i) construction means, methods, techniques, sequences or procedures; (ii) the direction of Contractors' personnel; (iii) selection of construction equipment; (iv) coordination of Contractors' work; (v) placing into operation any plant or equipment; or (vi) Contractors' failure to perform the work in accordance with any applicable construction contract. AECOM shall not be responsible for inspecting, observing, reporting or correcting health or safety conditions or deficiencies of Client, Contractors or others at the project site ("Project Site") other than AECOM's employees, subconsultants and vendors. So as not to discourage AECOM from voluntarily addressing health or safety issues while at the Project Site, in the event AECOM does identify such issues by making observations, reports, suggestions or otherwise, AECOM shall have no authority to direct the actions of others not under AECOM's responsibility and control and shall have no liability, responsibility, or affirmative duty arising on account of AECOM's actions or forbearance.

5.4 Notwithstanding anything contained in this Agreement, AECOM shall have no responsibility for the discovery, presence, handling, removal, transportation, storage or disposal of, or exposure of persons to hazardous materials in any form related to the Project. AECOM shall not be responsible for Client's pre-existing site conditions or the aggravation of those preexisting site conditions to the extent not caused by the negligence or willful misconduct of AECOM

6. CLIENT'S RESPONSIBILITIES

6.1 Client shall provide in writing any specific Client requirements or criteria for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations.

6.2 Client shall furnish all information and technical data in Client's possession or under its control reasonably required for AECOM's proper performance of the Services prior to AECOM's commencement of the Services or at such other times as Client and AECOM mutually agree. AECOM is entitled and will rely upon the accuracy, completeness, currency and non-infringement of information and data provided by Client or obtained from generally accepted sources within the industry, except to the extent such verification by AECOM may be expressly required as a defined part of the Services. AECOM will not be responsible for defects in its Services attributable to its reliance upon or use of such information and data.

6.3 Client shall arrange for access and make all provisions necessary for AECOM to enter upon public and/or private property as required for AECOM to properly perform the Services. Client shall disclose to AECOM any known or suspected hazards at the Project Site which may pose a threat to human health, property or the environment.

6.4 If any document or inquiry requires Client to approve, comment, or to provide any decision or direction with regard to the Services, such approval, comment, decision or direction shall be provided within a reasonable time within the context of the Project Schedule, or if not identified in the Project Schedule, within a reasonable time to facilitate the timely performance of the Services.

7. INDEPENDENT CONTRACTOR Nothing contained in this Agreement shall be construed to create a partnership, joint venture, or create a relationship of employer/employee or principal/agent between Client or Client's Contractors and AECOM.

8. CONFIDENTIALITY

8.1 AECOM shall treat as confidential information and data delivered to it by Client or developed in the performance of the Services that are specified in writing by Client to be confidential ("Confidential Information"). Confidential Information shall not be disclosed to third parties by AECOM without the consent of Client, except to the extent reasonably believed necessary by AECOM for its proper performance of the Services, for a period of 5 years following completion or termination of this Agreement.

8.2 Notwithstanding the above, these restrictions shall not apply to Confidential Information which (i) is already known to AECOM at the time of its disclosure; (ii) becomes publicly known through no wrongful act or omission of AECOM; (iii) is communicated to a third party with the express written consent of Client and not subject to restrictions on further use or disclosure; (iv) is independently developed by AECOM; or, (v) to the extent such Confidential Information is required by Law to be disclosed; provided that the information required for disclosure shall remain Confidential Information as to all other persons or entities pursuant to the terms of this Agreement, and provided further that AECOM shall promptly provide Client with written notice of such requirement.

8.3 Upon termination of this Agreement or upon Client's written request, AECOM shall return the Confidential Information to Client or destroy the Confidential Information in AECOM's possession or control. Notwithstanding the above, AECOM shall not be required to destroy Confidential Information held electronically in archive or back-up systems in accordance with general systems archiving or backup policies or required for preservation by law, regulation, audit, data retention or corporate archival purposes or per regulatory, judicial or governmental order. All such retained Confidential Information shall be kept confidential by AECOM subject to and in accordance with the terms of this Agreement.

9. DATA RIGHTS

9.1 All right, title and interest in and to any Deliverables, and excluding any AECOM Intellectual Property, shall be assigned by AECOM to Client upon full payment for the Deliverables. Client acknowledges and agrees that AECOM is the author of, and retains all rights, title and interest in all other intellectual property, including work papers, templates, details, designs, drawings, plans, renderings, analyses, calculations, models, software, macros, applications, specifications, processes, procedures, interim or draft documents, methodologies, know-how, and any other instruments of service: (a) belonging to AECOM or its consultants prior to the effective date of this Agreement; (b) developed by AECOM or its consultants outside the scope of, or not exclusively pursuant to, this Agreement; (c) licensed by AECOM or its consultants from a third-party; and (d) included within the Deliverables but which are generic, generally applicable to or standard in AECOM's business (collectively, "AECOM Intellectual Property"). To the extent the Deliverables contain, or Client's receipt of the Services require the use of AECOM Intellectual Property, to the extent of AECOM's ownership and control thereof, AECOM hereby grants to Client, upon full payment for the Deliverables and Services, a limited, non-exclusive, non-assignable, royalty-free license to use and sublicense said AECOM Intellectual Property solely and to the extent necessary to achieve the purposes stated in **EXHIBIT A**.

9.2 Nothing in this Agreement shall be construed to prohibit AECOM or its consultants from using for other purposes, clients or projects the skills, knowledge and experience gained by AECOM or its consultants in the performance of the Services and provision of the Deliverables pursuant to this Agreement, provided that AECOM and its consultants do not use Client's Confidential Information.

9.3 AECOM, in developing solutions, testing hypotheses, or documenting designs, may employ advanced technologies for simulation, information modeling, generative design, and the development of project documentation ("Technical Tools"). While these Technical Tools may result in digital files and/or simulations or models ("Datasets"), when not specifically defined within this Agreement, these Datasets will not constitute a Deliverable or portion thereof. Rather, the Technical Tools and Datasets will be a byproduct of AECOM's internal processes and will be AECOM's sole proprietary information. Notwithstanding anything to the contrary in this Agreement, any ownership and data rights provisions will not apply to such Technical Tools and Datasets and AECOM will remain the sole owner of such Technical Tools and Datasets.

9.4 Client understands and accepts that the Services and Deliverables provided by AECOM pursuant to this Agreement are intended by AECOM for the sole use by Client for the specific purpose stated in **EXHIBIT A**. Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless AECOM and its consultants and their directors, officers, employees, agents, representatives, affiliated and parent companies, ("AECOM Indemnities") against any and all claims, suits, causes of action, damages, losses, costs, expenses and liabilities (including the aggregate amount paid in reasonable settlement of any actions, suits, proceedings or claims), including reasonable attorneys' fees and costs of defense, to which AECOM or any of the AECOM Indemnities may become subject as a consequence of any use or modification of, reliance upon, or transmission to a third party of, said Services, Deliverables, AECOM Intellectual Property, by Client outside the scope of this Agreement without the express, written permission by AECOM.

10. COMPLIANCE The Parties shall comply with applicable treaties, compacts, statutes, ordinances, codes, regulations, consent decrees, orders, judgments, rules, and other requirements of governmental or judicial entities that have jurisdiction over the Services ("Law").

11. FORCE MAJEURE Neither Party shall be responsible for a delay or disruption in, or inability to provide its respective performance under this Agreement, other than a delay in payment for Services already performed, if such delay is caused by events or contingencies, existing or future, beyond the reasonable control of the claiming Party, including "acts of God," abnormal weather conditions or other natural catastrophes, war (whether declared or not), terrorism, sabotage, computer viruses, civil unrest, strikes, lockouts or other industrial disturbances, pandemics, epidemics, health emergencies, virus (e.g., SARS Cov-2), disease (e.g. COVID-19), plague, changes in law or regulations, quarantine, travel restrictions, discovery of hazardous materials, differing or unforeseeable site conditions, acts of governmental agencies or authorities (whether or not such acts are made in response to other Force Majeure Events), or any other events or circumstances not within the reasonable control of the party affected, whether or not of a similar kind or nature to any of the foregoing (a "Force Majeure Event"). The Party seeking application of this provision shall notify the other Party in writing promptly upon learning of the impact of the Force Majeure Event upon the notifying Party's performance of its obligations under this Agreement. Upon the occurrence of a Force Majeure Event, AECOM shall be entitled to an equitable adjustment to the project schedule and compensation sufficient to compensate AECOM for any increase in the time or costs necessary to perform the Services under this Agreement. Should a Force Majeure Event substantially prevent or be reasonably likely to substantially prevent AECOM's performance of the Services for more than thirty (30) days, then AECOM shall be entitled to terminate this Agreement without breach. In case of such termination, AECOM shall be entitled to compensation for those Services performed as of the date of termination.

12. INSURANCE

12.1 AECOM will maintain the following insurance coverages and amounts:

12.1.1 Workers Compensation insurance as required by Law;

12.1.2 Employer's Liability insurance with coverage of \$1,000,000 each accident/employee;

- 12.1.3 Commercial General Liability insurance with coverage of \$2,000,000 per occurrence/aggregate;
- 12.1.4 Automobile Liability insurance with coverage of \$1,000,000 combined single limit; and
- 12.1.5 Professional Liability insurance with coverage of \$2,000,000 per claim/aggregate.

13. INDEMNITY

13.1 AECOM agrees to indemnify Client, its officers, directors and employees, from third party claims of loss or damage, exclusive of defense obligations, for bodily injury or property damage ("Claims"), to the proportional extent caused by AECOM's negligence or willful misconduct.

13.2 If the Services include AECOM's performance during the construction phase of the Project, Client shall require Client's Contractors working on the Project Site to include AECOM, its directors, officers and employees in any indemnity and in any insurance benefits that the Client requires such Contractors to provide to the Client.

14. CONSEQUENTIAL DAMAGES WAIVER NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY IN THIS AGREEMENT AND TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT SHALL EITHER PARTY, ITS PARENTS, AFFILIATES AND SUBSIDIARIES OR THEIR RESPECTIVE DIRECTORS OFFICERS OR EMPLOYEES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF REVENUE, LOSS OF USE OR INTERRUPTION OF BUSINESS) ARISING OUT OF OR RELATED TO THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND AECOM HEREBY RELEASES CLIENT AND CLIENT HEREBY RELEASES AECOM FROM ANY SUCH LIABILITY.

15. RISK ALLOCATION AND RESTRICTION OF REMEDIES THE PARTIES HAVE EVALUATED THE RESPECTIVE RISKS AND REMEDIES UNDER THIS AGREEMENT AND AGREE TO ALLOCATE THE RISKS AND RESTRICT THE REMEDIES TO REFLECT THAT EVALUATION. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY IN THIS AGREEMENT AND TO THE FULLEST EXTENT PERMITTED BY LAW, CLIENT AGREES TO RESTRICT ITS REMEDIES UNDER THIS AGREEMENT AGAINST AECOM, ITS PARENTS, AFFILIATES AND SUBSIDIARIES, AND THEIR RESPECTIVE DIRECTORS, OFFICERS, SHAREHOLDERS AND EMPLOYEES, ("AECOM COVERED PARTIES"), SO THAT THE TOTAL AGGREGATE LIABILITY OF THE AECOM COVERED PARTIES SHALL NOT EXCEED \$250,000 OR THE ACTUAL PAID COMPENSATION FOR THE SERVICES, WHICHEVER IS GREATER. THIS RESTRICTION OF REMEDIES SHALL APPLY TO ALL SUITS, CLAIMS, ACTIONS, LOSSES, COSTS (INCLUDING ATTORNEY FEES) AND DAMAGES OF ANY NATURE ARISING FROM OR RELATED TO THIS AGREEMENT WITHOUT REGARD TO THE LEGAL THEORY UNDER WHICH SUCH LIABILITY IS IMPOSED. CLAIMS MUST BE BROUGHT WITHIN ONE CALENDAR YEAR FROM PERFORMANCE OF THE SERVICES UNLESS A LONGER PERIOD IS REQUIRED BY LAW.

16. DISPUTES RESOLUTION

16.1 Either Party may initiate a dispute resolution by providing written notice to the other Party setting forth the subject of the claim, dispute or controversy and the requested relief. The recipient of such notice shall respond within 5 business days with a written statement of its position and a recommended solution to the claim.

16.2 If the Parties cannot resolve the dispute through negotiation, either Party may refer the claim, dispute or controversy to a panel ("Panel") consisting of a designated senior representative from each Party ("Representative"), who shall have the authority to resolve it. The Representatives shall not have been directly involved in the Services and shall negotiate in good faith. No written or verbal representation made by either Party in the course of any Panel proceeding or other settlement negotiations shall be deemed to be a Party's

admission. If the representatives are unable to resolve the dispute within 15 business days, either Party may pursue its respective legal and equitable remedies.

16.3 A Party's failure to abide by the foregoing dispute resolution procedures prior to that Party's filing of a lawsuit shall result in the dismissal of said lawsuit until the provisions of Articles 16.1 and 16.2 have been met.

17. GOVERNING LAW All contract issues and matters of law will be adjudicated in accordance with the laws of the state where the Project is located, excluding any provisions or principles thereof which would require the application of the laws of a different jurisdiction.

18. TERMINATION

18.1 This Agreement may be terminated for convenience by either Party upon 30 days advance written notice. On termination, AECOM will be paid for all Services performed up through the termination date.

18.2 This Agreement may be terminated for cause by either Party if the other Party materially fails to perform its obligations under this Agreement, does not commence correction of such non-performance within 10 business days of receipt of written notice and/or fails to diligently complete such correction thereafter. The respective rights and obligations of the Parties predating such termination shall survive termination of this Agreement.

19. ASSIGNMENT

19.1 Neither Party may assign this Agreement without the written consent of the other Party, which unconcented-to assignment shall be void ab initio.

19.2 Notwithstanding Section 19.1 above, the Parties recognize that AECOM has affiliated companies who have specialized expertise, necessary certifications/registrations or other capabilities that may make use of such affiliates more suitable for the performance of all or part of the Services. AECOM shall be entitled without additional consent to assign this Agreement or performance of the Services, in whole or in part, to any of AECOM's subsidiaries or affiliates upon written notice to Client.

20. PARTIES IN INTEREST Nothing in this Agreement, expressed or implied, is intended to confer on any person or entity other than the Parties any right or remedy under or by reason of this Agreement. The provisions of this Agreement shall bind and inure solely to the benefit of the Parties and their respective successors and permitted assigns.

21. WAIVER Either Party may in writing waive any provisions of this Agreement to the extent such provision is for the benefit of the waiving Party. No waiver by any Party of a breach of any provision of this Agreement shall be construed to be a waiver of any subsequent or different breach.

22. SEVERABILITY AND SURVIVAL Articles 4 (Notice), 5 (AECOM's Responsibilities), 6.2 (Reliance on Data), 8 (Confidentiality), 9 (Data Rights), 12 (Insurance), 13 (Indemnity), 14 (Consequential Damages Waiver), 15 (Risk Allocation), 16 (Disputes Resolution), 17 (Governing Law), 19 (Assignment), 20 (Parties in Interest) and 22 (Survival) shall survive termination of this Agreement. To the extent any provision of this Agreement violates any law, or is otherwise invalid or unenforceable, said provision shall be revised to the limited extent necessary to make that provision legal and enforceable and, to the fullest extent permitted by law, consistent with Parties' original intent.

23. PREPARATION OF AGREEMENT Each Party has had the opportunity to avail itself of legal advice and counsel. Neither Party shall be deemed to be the drafter or author of this Agreement. In the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this Agreement, or any portion hereof, against either Party as the drafter of this Agreement.

24. SIGNATURES Each person executing this Agreement warrants that he/she has the necessary authority to do so on behalf of the respective Party. This Agreement may be executed in one or more

counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

25. ORDER OF PRECEDENCE

Executed Change Orders
Consulting Services Agreement Article 26
Consulting Services Agreement Articles 1 through 25 and 27
EXHIBIT B Compensation and Payment
EXHIBIT A Services
Other contract documents

26. SPECIAL TERMS AND CONDITIONS

None

27. ENTIRE AGREEMENT This Agreement contains all of the promises, representations and understandings of the Parties and supersedes any previous understandings, commitments, proposals or agreements, whether oral or written. This Agreement shall not be altered, changed, or amended except as set forth in a written amendment to this Agreement, duly executed by both Parties. The attached **EXHIBIT C** ("Change Order"), incorporated herein by reference, is the preferred form for such use.

AECOM Technical Services, Inc.

CLIENT: City of Stevens Point

Randall L. Fuchs

Signature

Signature

Randall L Fuchs

Printed Name

Printed Name

Vice President

Printed Title

Printed Title

6/6/2025

Date

Date

1350 Deming Way, Suite 100
Middleton, WI 53562
Address

1515 Strongs Avenue
Stevens Point, WI 54481
Address

(End of page)

EXHIBIT A
SERVICESServices:

See Attached scope of Services

Schedule:

Traffic Signal Infrastructure Database due 8/1/2025
Applied Information Implementation Plan 9/1/2025

Deliverables:

See attached scope of services

AECOM Project Manager

Name	James Jeninga
Title	Project Manager
Address	1350 Deming Way, Suite 100 Middleton, WI 53562
Phone Number	616-828-8154
Email Address	James.Jeninga@aecom.com

Client Project Manager

Name	Scott Beduhn
Title	Director of Public Works
Address	1515 Strongs Avenue Stevens Point, WI 54481
Phone Number	715-346-1561
Email Address	sbeduhn@stevenspoint.com

(End of page)

Project Introduction

The City of Stevens Point has many aging traffic signal controllers and out of date traffic signal technology. They are looking to create a plan to implement new technology in the form of the Applied Information Glance System as well as create a database of infrastructure for future maintenance planning and tracking the life cycles of the City's investments. They are also interested in improving the pedestrian environment around traffic signals.

Scope of Services

1. Project Management and Administration
 - a. Perform project management activities necessary for Consultant to successfully complete services in proposal including:
 - i. Prepare client invoices
 - ii. Coordinate and schedule staff
 - iii. Manage budget and scope
2. Meetings and Coordination
 - a. Prepare for and attend four (4) meetings with city staff including preparation. One meeting will be in person with two AECOM attendees. Other meetings will be virtual with two AECOM attendees.
 - b. Prepare for and attend 2 meetings with other City officials. One of these meetings will be in person and one will be virtual with two AECOM attendees at each meeting.
3. Develop Traffic Equipment Inventory
 - a. Organize City Traffic Signal infrastructure into a database for the City to use for maintenance and information. City traffic Signal infrastructure will include:
 - i. The Traffic signal cabinet type
 - ii. The Traffic Signal controller make and model
 - iii. Pedestrian accommodations including the presence of:
 1. Countdown timers
 2. Pushbuttons
 3. Extended walk times
 4. APS
 - iv. Type and layout of signal poles and faces
 - b. Coordinate with the City GIS manager to incorporate the traffic signal infrastructure information into the City's GIS system
 - c. Perform a field visit to all signals owned and maintained by the City.
4. Develop Implementation Plan
 - a. Develop an implementation plan based on prioritizing signals and corridors based on several criteria:
 - i. Traffic Volumes
 - ii. Historic Crashes
 - iii. Age and condition of traffic signal equipment
 - iv. Funding Schedules
 - v. Location and primary routes of Emergency Vehicles
 - vi. Planned projects within the City
 - vii. Pedestrian accommodations and presence at each signal

- viii. Cost of implementation
 - ix. Other Criteria provided by the City
- b. Prepare a cost estimate for implementation and correlate this with available funding schedules.
- c. Coordinate with City and City Fire Department to assess the priority of EVP at different locations.
- d. Implementation plan will include recommendations on updating signal equipment including strategies for improving pedestrian accommodations and safety.
- 5. Research Grant Opportunities
 - a. Research and identify potential grant and funding opportunities to further expand the City's traffic signal management system and intelligent transportation system.
 - b. If a it is decided to pursue a grant, the application work would be under a different scope and project.

Assumptions

- 1. City will provide current Signal equipment information
- 2. City will provide planned future projects
- 3. City will provide future funding plans
- 4. City GIS personnel with implement Traffic Infrastructure data into their system.

Deliverables

- 1. Traffic Signal equipment Database
- 2. Applied Information Implementation Plan

Schedule

Deliverables	Date
Traffic Signal Infrastructure Database	8/1/2025
Applied Information Implementation Plan	9/1/2025

Hours and Costs

Scope Item	Description	Hours	Labor Cost	Direct Expenses	Total Cost
1	Project Management	32	\$4,580	-	\$4,580
2	Meetings and Coordination	40	\$5,000	\$360	\$5,360
3	Develop Traffic Equipment Inventory	67	\$7,300	-	\$7,300
4	Develop Implementation Plan	69	\$7,840	\$720	\$8,560
5	Research Grant Opportunities	12	\$1,350	-	\$1,350
Total		220	\$26,070	\$1,080	\$27,150

EXHIBIT B

COMPENSATION AND PAYMENT

1 COMPENSATION The Services set forth in **EXHIBIT A** will be compensated on the following basis:

☐ Advance retainer of [\$] The advance retainer is to be applied to the final invoice. Any remainder will be returned to Client within 30 days of receipt of final payment.

☐ Time & Material - See Section 2.1 for Hourly Labor Rates

☒ Time and Materials with a Not-to-Exceed ("NTE") amount of (\$ 27,150). The Hourly Labor Rates (if applicable) are as in Section 2.1 below. Reimbursable expenses are included in the overall NTE cap.

☐ Lump Sum [\$]:

Milestone/Deliverable & Date	Payment Amount
	\$

☐ Cost Plus Fixed Fee: [Cost \$ and Fee \$]

☐ Other:

--

2. RATE SCHEDULE Compensation shall be based on the following Hourly Labor Rate Schedule:

2.1 HOURLY LABOR RATE SCHEDULE

Intentionally Omitted	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

2.2 OTHER HOURLY LABOR RATE CATEGORIES If additional labor categories are authorized during the performance of this Agreement, compensation for each additional category will be negotiated at the time the additional Services are authorized.

2.3 ANNUAL HOURLY LABOR RATE ADJUSTMENTS The Hourly Labor Rate Schedule is adjusted each calendar year to reflect updated labor cost categories. Labor cost of Services authorized in subsequent calendar years will be based on the applicable Hourly Labor Rate Schedule for those years.

3. REIMBURSEABLE EXPENSES Reimbursable expenses are expenditures made by AECOM for goods, travel expenses and vendor services in support of the performance of the Services. Such expenditures will be billed at the actual cost to AECOM plus ten percent (10%) to cover related administrative costs.

4. CHANGE ORDERS The Parties may at any time and by written agreement make changes in the Services, Project Schedule, Deliverables, Compensation or other terms and conditions in this Agreement. The Parties shall effect such change through the use of a written Change Order. **EXHIBIT C** is the preferred form for such use.

5. INVOICING AECOM will invoice Client on a monthly basis unless otherwise set forth herein.

6 PAYMENT

6.1 If payment is based on Time and Materials with a NTE, once AECOM reaches the NTE, AECOM will stop further Services pending a Change Order to adjust the budget and schedule for the continued performance of the Services.

6.2 Timely payment is a material term of this Agreement. Client shall pay all undisputed portions of AECOM's invoices within 30 days of receipt without holdback or retention. Client shall notify AECOM within fourteen (14) days of the receipt of the invoice of any disputed items. Such notice must be accompanied by a detailed description of any disputed items and include supporting documentation as well as references to the provision(s) of this Agreement which permit a holdback or retention. If such notice is not provided within fourteen (14) days, Client waives its rights to dispute the invoice. Undisputed amounts remaining unpaid 30 days after the invoice date shall bear interest at the rate of 1.5% per month on the unpaid balance and AECOM may suspend the Services pending receipt of such payment. In addition, AECOM retains its unrestricted rights under Article 18 (Termination) of the Agreement.

6.3 If the Project is suspended by Client for more than 30 days, AECOM shall be paid for all Services performed prior to the effective date of suspension within 30 days of such suspension. Upon resumption of the Project, AECOM shall be entitled to an equitable adjustment in cost and schedule to compensate AECOM for expenses incurred as a result of the interruption and resumption of the Services.

6.4 To the extent that completion of the Services is delayed beyond the original scheduled completion date and such delay is not the fault of AECOM, an equitable adjustment shall be made to AECOM's Compensation and Project Schedule.

6.5 Except as otherwise specifically provided herein, Client shall pay or reimburse AECOM, as appropriate, for all categories of taxes other than income tax, including without limitation, sales, consumer, use, value added, gross receipts, privilege, and local license taxes related to the Services.

6.6 Client shall make payments to AECOM using one of the following methods:

6.6.1 AECOM LOCKBOX:

AECOM Technical Services, Inc.
1178 Paysphere Circle
Chicago, IL 60674

6.6.2 ELECTRONIC FUNDS TRANSFER/ACH PAYMENT:

Account Name: AECOM Technical Services, Inc.
Bank Name: Bank of America
Address1: Building D
Address2: 2000 Clayton Road
City/State/Zip: Concord, CA 94520-2425
Account Number: 5800937020
ABA Routing Number: 071000039

6.6.3 WIRE TRANSFER:

Account Name: AECOM Technical Services, Inc.
Bank Name: Bank of America
Address: 100 West 33rd St
City/State/Zip: New York, NY 10001
Account Number: 5800937020
ABA Routing Number: 026009593
SWIFT Code: BOFAUS3N

6.6.4 Questions related to payment can be sent to:

AECOM Cash Applications Supervisor by phone at (804) 515-8490 or by email at
cashappsremittance@aecom.com

(End of page)

AECOM Project Name: _____
AECOM Project No.: _____
Change Order No.: _____

EXHIBIT C

SAMPLE CHANGE ORDER FORM

In accordance with the Consulting Services Agreement dated ____ 20__ between AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of _____, 20____ modifies that Agreement as follows:

1. Changes to the Services:

2. Change to Deliverables:

--

3. Change in Project Schedule (attach schedule if appropriate):

--

4. Change in CONSULTANT's Compensation:

The Services set forth in this Change Order will be compensated on the following basis:

- ☐ No change to Compensation
- ☐ Time & Material (See **Exhibit B** for the Hourly Labor Rate Schedule)
- ☐ Time and Materials with a Not-to-Exceed amount of (\$). The Hourly Labor Rate Schedule is set forth in **EXHIBIT B** (if applicable). Reimbursable expenses are included in the overall Not to Exceed cap.
- ☐ Lump Sum [\$]

Milestone/Deliverable & Date	Payment Amount
	\$

- ☐ **Cost Plus Fixed Fee:** [Cost \$ and Fee \$]

Therefore, the total authorized Compensation, inclusive of this Change Order is \$.

5. Project Impact:

--

6. Other Changes (including terms and conditions):

--

7. All other terms and conditions of the Agreement remain unchanged.
8. Each Party represents that the person executing this Change Order has the necessary legal authority to do so on behalf of the respective Party.

AECOM Technical Services, Inc.

CLIENT:

Signature

Signature

Printed Name

Printed Name

Printed Title

Printed Title

Date

Date

Address

Address

[End of Agreement]

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

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

SECTION I: That subsection 1 of Section 9.05(ah) of the Revised Municipal Code, **Emergency Vehicle Parking Only** is hereby **amended** to read as follows:

- 9.05(ah) 1. On the south side of Maria Drive from a point 460 feet east of Isadore Street to a point 384 feet west of Reserve Street.

SECTION II: That subsection 3 of Section 9.05(aj) of the Revised Municipal Code, **Reserved Parking** is hereby **created** to read as follows:

- 9.05(aj)3 3. On the south side of Maria Drive from a point 384 feet west of Reserve Street to a point 318 feet west of Reserve Street for visitor and guest parking only.

SECTION III: That subsection 5 of Section 9.05(w) of the Revised Municipal Code, **No Parking, Except Police Vehicles** is hereby **repealed**:

SECTION IV: That subsection 50 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here To Corner** is hereby **amended** to read as follows:

- 9.05(j) 50. On the south side of Maria Drive at a point 114 feet west of the intersection of Reserve Street and Maria Drive.

SECTION V: That subsection 179 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here To Corner** is hereby **created** to read as follows:

- 9.05(j) 179. On the west side of Isadore Street from Fourth Avenue to at a point 46 feet south.

SECTION VI: That subsections 15 and 16 of Section 9.05(ag) of the Revised Municipal Code, **Two Hour Parking 7:00 A.M. to 5:00 P.M.** are hereby **repealed**.

SECTION VII: That subsection 2 of Section 9.03(c) of the Revised Municipal Code, **Turns Prohibited on Red Light** is hereby **created** to read as follows:

- 9.03(c) 2. Right turn from Water Street onto Polk Street.

SECTION VIII: That subsection 17 of Section 9.05(ae) of the Revised Municipal Code, **Four Hour Parking** is hereby **repealed**.

SECTION IX: These Ordinance changes shall take effect upon passage and publication.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: May 21, 2025
Approved: June 16, 2025
Published: June 26, 2025

FAQS & MYTHBUSTING

FAQS

What is the Knowles-Nelson Stewardship Program?

The Knowles-Nelson Stewardship Program (KNSP) is Wisconsin's best way to support land and water conservation. KNSP provides funds for land acquisition, trail development, campgrounds, boat launches, and more.

How can the Knowles-Nelson Stewardship Program's impact be felt across Wisconsin?

Since its inception in 1989, the KNSP has helped permanently protect more than 750,000 acres in Wisconsin. The program has provided over 1,500 grants to land trusts & conservation nonprofit organizations, state park friends groups, and local governments, enabling improvements to parks, trails, and waterways. The program has made investments in all 72 counties across the state, and almost every Wisconsin resident has a KNSP-funded project within a mile or two of their home.

How is the Knowles-Nelson Stewardship Program funded?

The KNSP is primarily funded through general obligation bonds issued by the state of Wisconsin. The legislature authorizes funds, which are then made available through 20-year bonds and paid back over time, spreading the cost of long-term investments. A small portion of the program is also funded directly through tax dollars, known as general purpose revenue. This funding approach is typical for long-term government investments, similar to how individuals use mortgages to buy homes. The KNSP costs each Wisconsin resident about \$11 per year – less than a WI State Parks pass or annual fishing license.

How does Wisconsin's investment in public lands compare to neighboring states?

Compared to our neighbors, Wisconsin protects a smaller portion of its land than either Michigan or Minnesota. Additionally, we invest less money each year in our public lands and outdoor recreation than neighboring states do. In fact, Wisconsin ranks last in the country for state park spending, despite outdoor recreation adding \$9.8 billion to the state's economy in 2022 while supporting over 94,000 jobs.

Why should we continue to invest in the Knowles-Nelson Stewardship Program?

Over the past 30 years, the state has invested \$1.4 billion in the KNSP. In return, KNSP lands provide more than \$2.5 billion in value every single year. These lands offer numerous benefits, including water and air filtration, carbon sequestration, flood mitigation, wildlife habitat preservation, and extensive recreational opportunities for Wisconsin residents and visitors.

What happens if the Knowles-Nelson Stewardship Program is not renewed?

If not renewed in the 2025 state budget, the Knowles-Nelson Stewardship Program will end in June 2026. Wisconsin will lose its primary tool for protecting natural areas, expanding outdoor recreation opportunities, and supporting conservation projects, public land acquisitions, and community grants.



"It costs too much."

The KNSP costs just \$11 per Wisconsin resident annually, debt service included. With the state's inflation-adjusted debt at a 25-year low, Wisconsin can invest in stewardship alongside priorities like education, roads, and healthcare while maintaining fiscal health. Additionally, the KNSP provides matching grants that stretch budgets further and maximize public funds: Grants to local governments are matched through local revenues, while grants to nonprofit organizations are matched through philanthropy and fundraising.

"There's already enough protected land."

While Wisconsin has made strides in land conservation, there's still room for improvement compared to neighboring states. Only 17% of Wisconsin's land is publicly owned, compared to 24% in Minnesota and 21% in Michigan, putting the state at a disadvantage in terms of public access to natural areas and the ecological benefits that come with protected lands. Moreover, the quality and connectivity of protected land matter. Since 2000, over 20% of large forest parcels in northern Wisconsin have been divided into smaller lots. This fragmentation harms wildlife, reduces habitat quality, and often limits public access.

"You can't harvest timber, hunt, fish, or recreate on conservation lands."

Knowles-Nelson lands are open to nature-based activities, including hiking, paddling, and skiing, as well as hunting, fishing, and trapping. Some properties even provide road access, and many protected areas are specifically conserved to support the forest products economy. For example, the Pelican River Forest produces about 25,000 cords of harvestable timber annually, valued at approximately \$1.1 million. By protecting this working forest, we safeguard a resource that supplies 17 timber mills and supports over 600 jobs in the local forest products industry.

"Conservation projects take properties off the tax rolls."

While some conservation projects do remove properties from local tax bases, many of the largest efforts actually keep land in private hands. Projects like the Pelican River Forest and the Brule-St. Croix Legacy Forest use conservation easements that protect the land's conservation values while maintaining private ownership. When states do acquire land for conservation, they often make payments in lieu of taxes to local governments, helping offset any lost property tax revenue.

"Conservation efforts are a drain on the state's economy and job market."

WI's outdoor recreation industry is a growing economic powerhouse, contributing \$9.8 billion to the state's GDP in 2022 while supporting over 94,000 jobs. Similarly, the state's forest products industry, which relies on sustainable forestry practices, contributed \$37.8 billion to the economy in 2021 and supported over 123,000 jobs.

"County forests in Wisconsin are closed to the public and only benefit large timber companies."

Wisconsin's 2.5 million acres of county forests boost local economies, and typically generate more revenue than comparable private lands enrolled in WI's Managed Forest Law program. County forests support tourism with trails for skiing, snowmobiling, and hiking. The KNSP provides matching grants county governments to expand these forests, ensuring continued public access and local economic benefits.





For 30 years, the Knowles-Nelson Stewardship Program has been protecting our lakes and streams, securing critical wildlife habitat, and providing world-class recreational opportunities.

Non-profit conservation organizations, local governments, and the DNR have made thousands of investments in land protection, parks, trails, campgrounds, and more.

BUT THERE'S MORE WORK YET TO BE DONE.

A renewed Knowles-Nelson Stewardship Program will help Wisconsin adapt to a changing climate, ensure that everyone has access to parks and green space, and will conserve critical areas that provide us with clean air and water.

THE KNOWLES-NELSON IMPACT ON PORTAGE COUNTY

OF PROJECTS

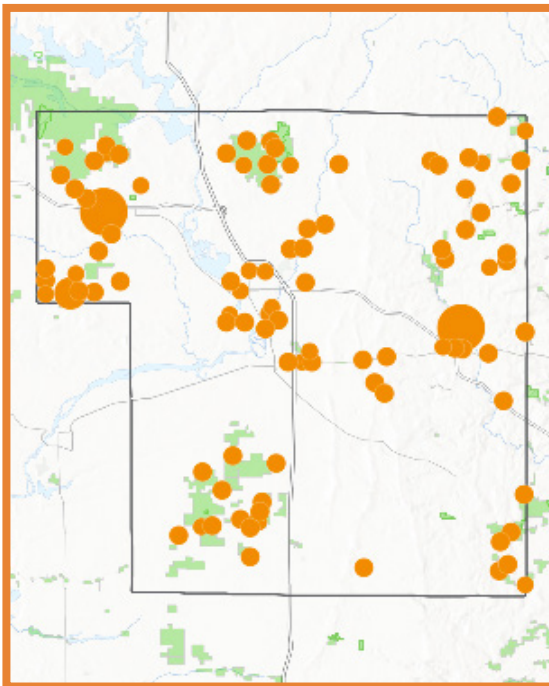
123

INVESTMENT

\$12,001,452

ACRES PROTECTED

7,900+



- ✦ **\$729,115** Little Wolf River Fishery Area - land, habitat & watershed protection
- ✦ **\$406,151** Portage County - trail development, trailhead improvements & expansion of Schmeekle Reserve
- ✦ **\$90,953** Community Foundation of Portage County - development & expansion of the Green Circle Trail
- ✦ **\$73,600** Village of Junction City - picnic shelter, parking upgrades, fitness stations, trail development & expansion of Village Park
- ✦ **\$41,895** Ice Age Trail Alliance - land protection & permanent trail access along the New Hope-Iola Ski Hill Segment
- ✦ **\$39,000** City of Stevens Point - aquatic weed harvester for McDill Pond
- ✦ **\$24,825** Portage County - playground, picnic area, accessible campsites, fishing pier & invasive species removal at Lake Emily Park

Stewardship costs each Wisconsin resident just **\$11.00 each year**, less than a fishing license or state parks pass. And yes, **that includes debt service.**

Wisconsin's outdoor recreation economy provides **\$5.4 billion in wages** and contributes **\$11.2 billion** to the state's GDP.

Nature works for us every day. Knowles-Nelson lands **filter our air, clean our water, and protect against floods.** That's worth more than **\$2.5 billion every year.**



KNOWLESNELSON.ORG

INFO@KNOWLESNELSON.ORG



Resolution to Support the Continuation of the Knowles-Nelson Stewardship Program

WHEREAS, the Wisconsin State Legislature created the Knowles-Nelson Stewardship Program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation; and

WHEREAS, per Ch. 23.0915(2c)(d), Wis. Stats., the Knowles-Nelson Stewardship Program is set to expire in 2026; and

WHEREAS, the program has supported land acquisition and capital development by the Department of Natural Resources (DNR), local governments including the City of Stevens Point, and nonprofit conservation and recreational organizations to preserve valuable natural areas, wildlife habitat, water quality and outdoor recreation for public benefit around the state; and

WHEREAS, the City of Stevens Point residents have directly benefited from several Knowles-Nelson grants in their own backyards, including trailhead and trail improvements at Schmeekle Reserve, expansion of the Green Circle Trail, and the weed harvester for McDill Pond; and

WHEREAS, the City of Stevens Point City Council considers the Knowles-Nelson Stewardship Program a valuable tool to preserve and restore natural areas, wildlife habitat and water quality while supporting the development of public nature-based outdoor recreation opportunities that promote economic development and enhance quality of life.

NOW, THEREFORE, BE IT RESOLVED that the Stevens Point City Council does support funding renewal for the Knowles-Nelson Stewardship Program.

BE IT FURTHER RESOLVED that the City of Stevens Point Clerk be directed to forward a copy of this resolution to the Wisconsin Legislature, the Wisconsin Governor, and the Wisconsin Department of Natural Resources Secretary.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: June 9, 2025
Adopted: June 16, 2025
Drafted by: Ald. Guthrie, District 2



DEVELOPMENT AGREEMENT

City of Stevens Point, WI

Door2Dreams Community | 0 Maria Drive



Door2Dreams

MASTER PLAN ▪ PREFERRED CONCEPT
MARIA DRIVE, STEVENS POINT, WI, 54481



0 30 60 90
RETTLER CORP. PROJECT # 20047
DATE: 05/29/25

RETTLER
corporation

12317 BUSINESS PARK DRIVE, SUITE 201, FOND DU LAC, WI 54602
PHONE: 920.775.3411 FAX: 920.775.3401
EMAIL: INFO@RETTLER.COM WEBSITE: WWW.RETTLER.COM

Approved by the City of Stevens Point on:

DATE

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DEVELOPMENT AGREEMENT – DOOR2DREAMS VILLAGE

THIS DEVELOPMENT AGREEMENT (“Agreement”) made as of the _____ day of _____, 2025, is made by and between the **City of Stevens Point, Wisconsin**, a Wisconsin Municipal Corporation (the “City”), and **Door2Dreams, Inc.**, a Wisconsin 501(c)3 non-profit corporation (“Developer”). Individually, each of the foregoing is a “Party” and collectively, they are the “Parties”.

RECITALS

WHEREAS, City desires to encourage development, eliminate blight and prevent blight within the City; and,

WHEREAS, City has recently established Tax Increment District No. 11 (“TID No. 11”) pursuant to Wisconsin Statutes; and,

WHEREAS, City has determined that development of the property will serve to encourage development and to eliminate and prevent blight within the City, and is in the best interests of the City and its residents, and that the economic vitality of TID No. 11 is essential to the economic health of the City; and,

WHEREAS, City has recently acquired property from the Sisters of Saint Joseph of the Third Order of Saint Francis and has agreed to generate development that creates inclusive community spaces in accordance with the values of the Sisters of Saint Joseph of the Third Order of Saint Francis; and,

WHEREAS, City has determined that housing is an unmet need for many community members, and, as identified in the 2023 Housing Taskforce whitepaper, individuals with intellectual and developmental disabilities (IDD) need additional housing support; and,

WHEREAS, Developer anticipates that it shall acquire the Property identified and more particularly described on Exhibit A, attached hereto (the “Property”); and,

WHEREAS, Developer has filed, or will file, with City the following plans specifications, documents and exhibits (“Plans and Specifications”) if and as required by City, for the development of the Property and for making other improvements, it being acknowledged some may be submitted for approval after execution of this Agreement and attached at the time of approval.

1. A schedule showing the name of the Developer and the mailing address and telephone number of Developer’s representatives for the Project (as defined herein), incorporated by reference herein as Exhibit B.
2. An accurate topographical map showing topographical data of the property, incorporated by reference herein as Exhibit C.

3. A scale plot plan showing the location, type and size of the proposed use for the Property to be improved by Developer as provided herein, including the location, type and size of the proposed structures, driveways, driveway access road(s), parking facilities, open space and landscape plans, including a statistical table showing the size of the site in square feet, and acreage, incorporated by reference herein as Exhibit D.
4. Architectural drawings of the buildings and structures and sketches showing the design characteristics and treatment of exterior elevations incorporated by reference herein as Exhibit E.
5. An easement agreement to secure public access to the land north of the property, which had been acquired by the City from the Sisters of Saint Joseph of the Third Order of Saint Francis to be used to support community functions, and to maintain an existing storm sewer line, incorporated by reference herein as Exhibit H.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and the following promises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree, as follows:

ARTICLE I DEFINITIONS

Section 1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

“Agreement” means this Development Agreement, as the same may hereafter be from time to time modified, amended or supplemented in accordance with its terms;

“Annual Debt Service Payment” means the amount due in a given year on the debt that is issued by the City to finance the upfront cash incentive pursuant to section 4.2(2)1.

“Base Value” means the fair market (equalized) value of the Property as determined by the City Assessor on June 4, 2025, which is \$441,600.

“Bond” means bonds or notes issued by City to provide City Support.

“City” means the City of Stevens Point, Wisconsin;

“City Support” means City’s support for the Project to be provided to Developer, as set forth in Section 4.2(2) below;

“Developer” means Door2Dreams, Inc. and its successors and assigns;

“Differential Payment” means the amount to be paid by Developer as the shortfall, if any, between the amount of taxes due on the Incremental Value guaranteed by Developer pursuant to section 4.1(6) and the amount of taxes billed, for any year during the Term of this Agreement;

“Effective Date” means the final signing date of this Agreement by Parties;

“Excess TIF Revenues” means the amount of TIF Revenues received that are in excess of the Annual Debt Service Payment;

“Incremental Value” means the assessed value of the real property located at the Property as determined by the City, over and above the Base Value, and does not include the value of any government subsidy or program.

“Initial City Support” means City’s support for the Project to be provided as a one-time payment to Developer, as set forth in Section 4.2(2)1. below;

“Plans and Specifications” means the plans and specifications for the Project to be prepared by Developer and approved by City;

“Project” means the development of the Property, including any public or site related improvements specifically needed for the development (e.g. utility extensions to the property, burying of powerlines, or other similar improvements), within City Tax Incremental District No. 11 as shown on Exhibit D and Exhibit E, in accordance with the Plans and Specifications.

“Property” means the real estate identified and more particularly described on Exhibit A, attached hereto;

“Subsequent Tax Year” means a tax year occurring after a year in which Developer makes a Differential Payment.

“Term” has the meaning set forth in Section 9.10 herein.

“TIF Revenues” means the incremental real property tax revenues generated by the Project from tax year 2029 to tax year 2048, plus any Differential Payments paid, collectively in excess of base value tax revenue;

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of City. City makes the following representations and warranties:

(1) City is a municipal corporation of the State of Wisconsin and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) City makes no representation or warranty, either express or implied, as to the Property, or its condition or the soil conditions thereon, or that the Property shall be suitable for Developer's purposes or needs.

(3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any law, ordinance, charter, contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which City is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(4) The execution, delivery and the consummation of the transactions contemplated hereby have been duly authorized and approved by City and no other or further acts or proceedings of City are required prior to execution by the signatories listed below. This Agreement constitutes the legal, valid, and binding agreement and obligations of City, enforceable against it in accordance with its respective terms, except as enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization, or similar laws affecting the enforcement of creditors' rights generally and by general principles of equity.

Section 2.2 Representations and Warranties of Developer. Developer makes the following representations and warranties:

(1) Developer is a Wisconsin 501(c)3 corporation and has the power to enter into this Agreement and to perform its obligations hereunder and is in good standing under the laws of the State of Wisconsin.

(2) Developer intends to cause the Project to be constructed in accordance with the terms of this Agreement, the Plans and Specifications and all local, state and federal laws, ordinances and regulations (including, but not limited to, environmental, zoning, energy conservation, building code, historical district and public health laws, ordinances and regulations), except for staff approved minor changes to the Plans and Specifications during construction which will not have a material adverse effect on the Project.

(3) Developer intends to use its commercially reasonable and diligent efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals for the Project, and will comply, in a timely manner, with all ordinances, historical requirements and regulations which must be met before the Project may be lawfully implemented.

(4) But for the City Support to Developer provided for in this agreement, the Project would not be undertaken by Developer at this time, nor would it be economically feasible within the reasonably foreseeable future in the opinion of Developer.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach

of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

ARTICLE III

CONDITIONS PRECEDENT TO DEVELOPER'S OBLIGATIONS

Section 3.1 Developer's obligation to conclude the transaction contemplated herein shall require the satisfactory completion, in Developer's sole discretion, of each of the following conditions:

- (1) Acquisition of the Property by the Developer no later than May 1, 2027 ("Closing Date").
- (2) Securing sufficient funding to pay the costs of construction of the Project.
- (3) Issuance of all approvals and authorizations required for the construction of the Project, including issuance of land use and building permits by the City.

ARTICLE IV

UNDERTAKINGS BY DEVELOPER AND CITY

Section 4.1 Developer Obligations. Developer undertakes the following obligations, and in consideration of City's obligations in Section 4.2, below.

- (1) Developer shall make all reasonable efforts to construct the multiple unit development, consisting of a minimum of six townhomes, eight small homes, one 20-unit apartment building, and one multipurpose gathering lodge. The Project will be developed under the Plans and Specifications prepared by the Developer and approved by City, such approval not to be unreasonably withheld, conditioned or delayed.
- (2) The Project will result in the following:
 - (a) A minimum of six townhomes and eight small homes that shall be owned privately and independently from Developer for the Term of this Agreement.
 - (b) One apartment building consisting of at least 20 residential units and one multipurpose gathering lodge that may be owned by Developer or its subsidiaries.

(3) Developer shall diligently pursue work activities on the Property and shall complete the Project on the Property so as to obtain occupancy permits in accordance with state and local codes no later than December 31, 2029.

(4) Without limiting other provisions in this Agreement, the dates in Section 4.1(3) are subject to Force Majeure.

(5) Developer agrees that if any portion or all of the real property as described in Section 4.1(2)(a) becomes tax exempt, Developer shall pay to the City a Payment In Lieu of Taxes (PILOT). The PILOT due to the City shall equal the real property taxes due on such property as if the property or properties were owned by a taxable entity.

(6) Developer agrees to develop the Property within Tax Increment District No. 11 as shown on Exhibit G and identified elsewhere within this Agreement and all Exhibits thereto. All buildings and structures on the Property shall be constructed in accordance with the Plans and Specifications as filed by Developer and approved in final form by City. Developer may make changes to the Plans and Specifications during the course of construction, but any such changes shall be made only if they are first in written form to the City for its review. If such changes are consistent with the general objectives of the Plans and Specifications and this Agreement, the City may approve the proposed change. However, any such change shall comply with all applicable laws and Developer may not proceed with any such change without the written consent of City (not to be unreasonably withheld, conditioned or delayed). If a change is required to be approved by the City, City agrees to consider and approve or reject any proposed change within 30 days after submittal by Developer to City or such approval is deemed granted. If City's approval is needed within a shorter period of time due to Developer's construction schedule, City shall provide such approval or rejection within 10 business days of the request and City will reasonably cooperate with Developer to facilitate and expedite such review process. However, if a proposed change is required to be reviewed and approved by a City committee and/or Common Council, such request will be considered and acted upon at the next regularly-scheduled meeting of such City committee or Common Council. Such requests for approval shall be submitted to the City Director of Community Development, as representative of City.

(7) Developer further agrees to the following:

(a) At Developer's expense, Developer shall cause to be prepared a staked ALTA survey for the Property including, without limitation, as reasonably necessary to determine boundaries and utility locations, what may be required by the City Surveyor or his designee.

(b) At Developer's expense, a survey or plat of the Property will be prepared for approval by the City Zoning Administrator, or his designee, which approval shall not be unreasonably withheld, conditioned or delayed, which conforms to the approved general site development plan and shows thereon the areas, if any, dedicated to the public and specified use thereof.

(c) Easements on the Property for municipally owned storm sewer and water mains shall be granted by Developer to City or its designee where necessary, by mutually agreed upon separate document, or pursuant to the CSM or plat, in accordance with detailed utility plans approved by the City Director of Public Utilities, or his designee.

(d) No future structures, including but not limited to utility buildings and tool sheds, shall be constructed or installed on any portion of the Property by Developer without City's approval, which approval shall not be unreasonably withheld, conditioned or delayed. The definition of structure shall be the definition contained within the City Zoning Ordinance.

(e) Developer shall pay impact and building permit fees to City upon issuance of the City building permit for the Project. Such payment, as calculated as part of the City's Fee Schedule, shall be full payment of all impact fees.

Section 4.2 City Obligations. City undertakes the following obligations, in consideration of the obligations of Developer in Section 4.1, above:

(1) City shall timely complete all necessary or required zoning, development and use reviews for the Project, pursuant to applicable City Ordinances.

(2) City shall provide support for the Project Costs to Developer or its designee, and as allowed under and pursuant to Wis. Stats. § 66.1105. (the "City Support") in the amount shown below.

1. Initial City Support

(a) City agrees to convey the Property to Developer for the sale price of One Dollar (\$1). The Base Value of the Property shall be considered Initial City Support to the Project.

(b) The City Assessor shall determine the Incremental Value of the Project annually on January 1 of each year. City agrees to provide Developer a payment of 10 percent (10%) of the annual increase in Incremental Value produced only by Project components specified in Section 4.1(2)(a) that have received final occupancy in the previous year. The total value of City Support provided to Developer under this Section is estimated at the date of this Agreement to be Two Hundred Eighty-Nine Thousand, Seven Hundred Forty Dollars (\$289,740) over the entire life of the Agreement as presented in Exhibit F.

(1) The City Support is conditioned upon Developer's compliance with Sections 4.1(1), (2), (3) and (4) herein. If Developer does not complete Project components specified under Section 4.1(2)(b) by the date specified in Section 4.1(3), Developer shall return to City all City Support by January 31, 2030.

ARTICLE V PROPERTY BASE VALUE

Section 5.1 City represents and agrees that the base year Value of the Property is \$441,600. All taxes for the Property paid based on values in excess of such amount are part of the Incremental TIF Revenues.

ARTICLE VI COVENANTS RUNNING WITH THE LAND & TERM OF THIS AGREEMENT

Section 6.1 This Agreement constitutes the entire Agreement between the Parties, and all provisions of this Agreement shall be deemed to be covenants running with the land described on Exhibit A and shall be binding upon successors and assigns for the Term of this Agreement.

ARTICLE VII REMEDIES

Section 7.1 Time of the Essence. Time is of the essence as to all dates under this Agreement.

Section 7.2 Event of Default. In the event any Party defaults under this Agreement, which default is not cured within thirty (30) days after written notice thereof to the defaulting Party or within such extended period required to cure the default, provided cure efforts are undertaken in good faith within the thirty (30) period and the defaulting Party is diligently pursuing such cure, the non-defaulting Party shall have all rights and remedies available under law or equity with respect to the default, except as otherwise set forth in this Agreement. In the event of any default by any Party in making a payment required to another Party, the cure period for such monetary default shall be ten business days after delivery of notice thereof, unless a different mechanism is identified herein which addresses the failure to make a payment required under this Agreement. In addition, and without limitation by enumeration, any of the Parties shall have the following specific rights and remedies following such notice and failure to cure:

- (1) Injunctive relief,
- (2) Action for specific performance; and
- (3) Action for money damages.

Notwithstanding the foregoing, in no event may City exercise or seek any rights of injunction or specific performance for Developer's failure to commence or complete the Project.

Section 7.3 Reimbursement. Any amounts expended by the non-defaulting Party in enforcing this Agreement including reasonable attorneys' fees, together with interest provided for below, shall be reimbursed or paid to the non-defaulting Party which prevails in any such enforcement.

Section 7.4 Remedies are Cumulative. Except as specified in this Agreement, all remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

Section 7.5 Failure to Enforce Not Waiver. Failure to enforce any provision contained herein shall not be deemed a waiver of that Party's rights to enforce such provision or any other provision in the event of a subsequent default.

Section 7.6 Mediation. Prior to litigation, and as a condition precedent to bringing litigation, any Party deeming itself aggrieved under this Agreement shall be obligated to request nonbinding mediation of the dispute. Mediation shall proceed before a single mediator. The Parties shall agree upon a mediator and if they fail to do so within 30 days of the request for mediation; either Party may apply to Portage County Circuit Court for the designation of a mediator. In the event the Parties do not accept the mediator's recommendation, either Party may then commence an action. However, the Parties shall participate in alternative dispute resolution, if ordered by the Court.

ARTICLE VIII AMENDMENT

Section 8.1 This Agreement may be rescinded, modified or amended, in whole or in part, only by mutual agreement of the Parties hereto, or their successors and/or assigns, in writing signed by all Parties.

ARTICLE IX MISCELLANEOUS PROVISIONS

Section 9.1 Execution in Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 9.2 Construction. The Parties acknowledge and represent that this Agreement has been the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any Party individually as drafter.

Section 9.3 Legal Relationship. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, joint venture or partnership relationship, or a principal/agent relationship.

Section 9.4 Survival. All agreements, representations, covenants and warranties made herein shall survive the execution of this Agreement and the making of the grants hereunder. This Agreement shall be binding upon the Parties, their respective successors and assigns.

Section 9.5 No Waiver. The failure of any Party to require strict performance of any provision of this Agreement will not constitute a waiver of the provision or of any other of that Party's rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by the affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any Party. Waivers and releases shall affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other Party that did not sign the waiver or release.

Section 9.6 Severability of Provisions. If any provision of this Agreement shall be held or declared to be invalid, illegal or unenforceable by reason of its being contrary to any applicable law, such provision shall be deemed to be deleted from this Agreement without impairing or prejudicing the validity, legality or enforceability of the remaining provisions.

Section 9.7 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Wisconsin.

Section 9.8 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any Party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally as follows:

- (a) In the case of Developer is addressed to or delivered personally to:

Door2Dreams, Inc.
3024 Moses Crossing
Stevens Point, WI 54481

and

Law Office of Jenifer D. Binder, LLC
3113 MacArthur Way
Plover, WI 54467
(715) 997-9200

(b) In the case of City is addressed to or delivered personally to:

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

Section 9.9 Force Majeure. As used herein, the term “Force Majeure” shall mean any accident, breakage, war, insurrection, civil commotion, riot, act of terror, act of God or the elements, governmental action (except for governmental action by City with respect to obligations of City under this Agreement) alteration, strike or lockout, picketing (whether legal or illegal), inability of a Party or its agents or contractors, as applicable, to obtain fuel or supplies, unusual weather conditions, pandemic or any other cause or causes beyond the reasonable control of such Party or its agents or contractors, as applicable. No Party to this Agreement shall be in default hereunder for so long as such Party or its agents and contractors, if applicable, are prevented from performing any of its obligations hereunder due to a Force Majeure occurrence.

Section 9.10 Term. The term of this Agreement shall commence on the Effective Date and terminate on December 31, 2048. If any condition precedent to Developer’s obligations, as stated at Article III herein, shall not be completed and satisfied, this Agreement shall terminate and be of no further force or effect.

Section 9.11 Assignment. Nothing herein shall prevent Developer from assigning its rights in this Agreement to another entity. Assignment of this Agreement to another entity shall require written approval from the City. The transferee agrees to be bound by the provisions of this Agreement as if such transferee were an original signatory hereto.

Section 9.12 Cooperation with Grants. If necessary, Developer shall work with and cooperate with City in providing data and information necessary for City to comply with the provisions or requirements in connection with a State or Federal grant or other funding applicable to and benefiting the Development.

Section 9.13 Recording. The Parties shall execute, and City shall record in the Register of Deeds office for Portage County, a memorandum of this Agreement. The memorandum shall be removed once the term of the agreement is completed.

Section 9.14 No Personal Liability. Notwithstanding anything herein, no member, shareholder, director, partner, manager, officer, representative, agent or employee of Developer shall have any personal liability under this Agreement, whether to City or otherwise, including, without limitation, as a result of a default or breach by Developer, or for any amount which becomes owing hereunder by Developer, or any obligation not performed by Developer.

Signatures on following pages

THE CITY OF STEVENS POINT, WISCONSIN

BY: _____
Honorable Mike Wiza, its Mayor

Attest:

Susan Pagel, its City Clerk

STATE OF WISCONSIN)

:ss

COUNTY OF PORTAGE)

Personally came before me this _____ day of _____, 20_____, Mike Wiza, Mayor, and Susan Pagel, City Clerk, of the above-named City of Stevens Point, Wisconsin, to me known to be the persons who executed the foregoing instrument and to me known to be such Mayor and Acting City Clerk, and acknowledged that they executed the foregoing instrument as such officers as the deed of said City of Stevens Point, by its authority.

Notary Public, State of Wisconsin

My commission expires: _____

DOOR2DREAMS, INC

A Wisconsin 501(c)3 Non-Profit Corporation

Date: _____

By: _____

Karen Medo, its President

Date: _____

By: _____

Glen Magyera, its Treasurer

STATE OF WISCONSIN)

:ss

COUNTY OF PORTAGE)

Personally came before me this _____ day of _____, 20____, Karen Medo, President, and Glen Magyera, Treasurer, of the above named Wisconsin 501(c)3 Non-Profit Corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said Wisconsin 501(c)3 Non-Profit Corporation, and acknowledged that they executed the foregoing instrument on behalf of said Wisconsin 501(c)3 Non-Profit Corporation, by its authority.

Notary Public, State of _____

My commission expires: _____

This Document Drafted By:
Attorney Andrew Logan Beveridge
City Attorney
1515 Strongs Ave
Stevens Point, WI 54481

EXHIBIT A
PROPERTY DESCRIPTION

Property Address: 0 Maria Drive, Stevens Point, WI 54481
PINs: To be determined.

Legal Description:

BEING PART OF LOT 1, CSM NO. 3356 VOL. 12 PAGE 14, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N 89°44'43" E ALONG THE EAST-WEST QUARTER LINE 1795.97 FEET; THENCE N 00°00'00" W 29.20 FEET TO THE NORTH LINE OF MARIA DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N 00°00'00" E 600.70 FEET; THENCE S 90°00'00" W 166.40 FEET; THENCE N 00°00'00" W 280.00 FEET; THENCE N 00°00'00" E 364.27 FEET; THENCE S 00°00'00" E 220.00 FEET; THENCE N 90°00'00" E 73.68 FEET; THENCE S 00°14'23" E 60.00 FEET; THENCE N 90°00'00" E 72.66 FEET; THENCE S 00°00'00" E ALONG THE WEST LINE OF UNION STREET 410.26 FEET TO THE NORTH LINE OF MARIA DRIVE; THENCE S 89°45'38" W ALONG THE NORTH LINE OF MARIA DRIVE 344.47 FEET TO THE POINT OF BEGINNING.

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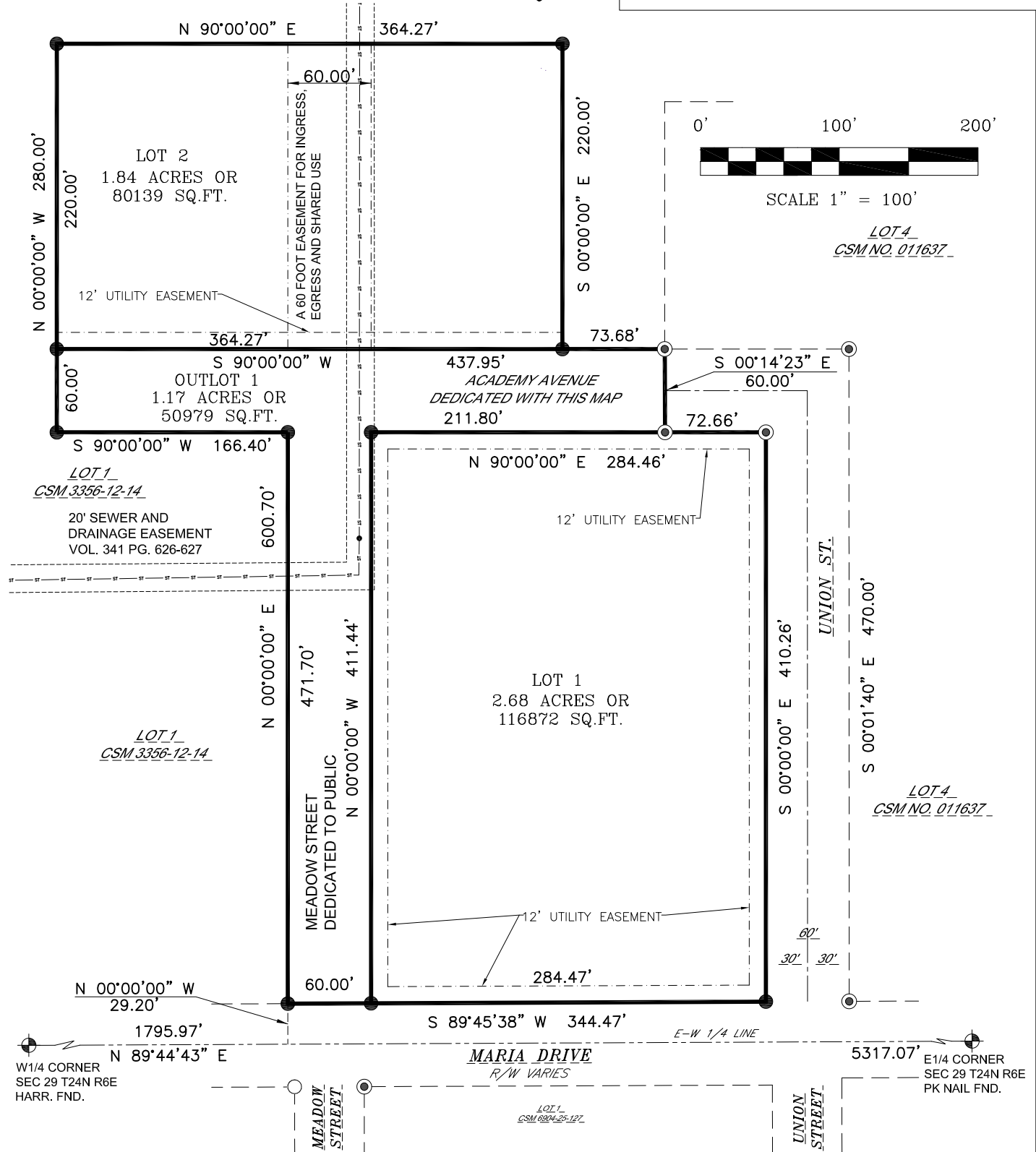
PORTAGE COUNTY CERTIFIED SURVEY MAP

BEING PART OF LOT 1, CSM NO. 3356 VOL. 12 PAGE 14,
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF
STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

BASE FOR BEARING
THE EAST-WEST 1/4 LINE, SEC. 29 T 24 N, R 8 E
HAVING A BEARING OF N 89°44'43" E USING THE
PORTAGE COUNTY COORDINATE SYSTEM, NAD83(2011)

LEGEND

- 3/4in. X 24in. REBAR SET 1.50 LBS/FT
- 1.315in. IRON PIPE FOUND
- 3/4 in. REBAR FOUND
- GOVERNMENT CORNER LOCATION



LAND SURVEY DIVISION
REGISTERED LAND SURVEYOR
DARREN KRZANOWSKI PLS#2663
715-341-2633

THIS INSTRUMENT WAS DRAFTED BY DARREN KRZANOWSKI
AND DRAWN BY DARREN KRZANOWSKI

JOB #24.068

SHEET 1 OF 2 SHEETS

PORTAGE COUNTY CERTIFIED SURVEY MAP

BEING PART OF LOT 1, CSM NO. 3356 VOL. 12 PAGE 14,
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF
STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, DARREN KRZANOWSKI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CITY OF STEVENS POINT, I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1 CSM NO. 3356 VOLUME 12 PAGE 14, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N 89°44'43" E ALONG THE EAST-WEST QUARTER LINE 1795.97 FEET; THENCE N 00°00'00" W 29.20 FEET TO THE NORTH LINE OF MARIA DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N 00°00'00" E 600.70 FEET; THENCE S 90°00'00" W 166.40 FEET; THENCE N 00°00'00" W 280.00 FEET; THENCE N 00°00'00" E 364.27 FEET; THENCE S 00°00'00" E 220.00 FEET; THENCE N 90°00'00" E 73.68 FEET; THENCE S 00°14'23" E 60.00 FEET; THENCE N 90°00'00" E 72.66 FEET; THENCE S 00°00'00" E ALONG THE WEST LINE OF UNION STREET 410.26 FEET TO THE NORTH LINE OF MARIA DRIVE; THENCE S 89°45'38" W ALONG THE NORTH LINE OF MARIA DRIVE 344.47 FEET TO THE POINT OF BEGINNING.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF STEVENS POINT, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DARREN KRZANOWSKI P.L.S. 2663
DATED THIS 27TH DAY OF MAY 2025

CITY OF STEVENS POINT ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP AND THE ACCOMPANYING INFORMATION IS HEREBY (APPROVED) (CONDITIONALLY APPROVED) PURSUANT TO THE BUILDING AND SAFETY ORDINANCE OF STEVENS POINT ON THE BASIS OF THE FOLLOWING (FACTS) (CONDITOPNS)

COMMUNITY DEVELOPMENT OFFICE



■ 3317 Business Park Drive, Stevens Point, WI 54481
Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
■ email: info @ rettler.com, website: www.rettler.com

LAND SURVEY DIVISION
REGISTERED LAND SURVEYOR
DARREN KRZANOWSKI PLS#2663
715-341-2633

THIS INSTRUMENT WAS DRAFTED BY DARREN KRZANOWSKI
AND DRAWN BY DARREN KRZANOWSKI

JOB #24.068

SHEET 2 OF 2 SHEETS

EXHIBIT B
DEVELOPER AND LEGAL CONTACT INFORMATION

Door2Dreams, Inc
3024 Moses Crossing
Stevens Point, WI 54481

Ph: (715) 252-7473
E: info@door2dreams.org

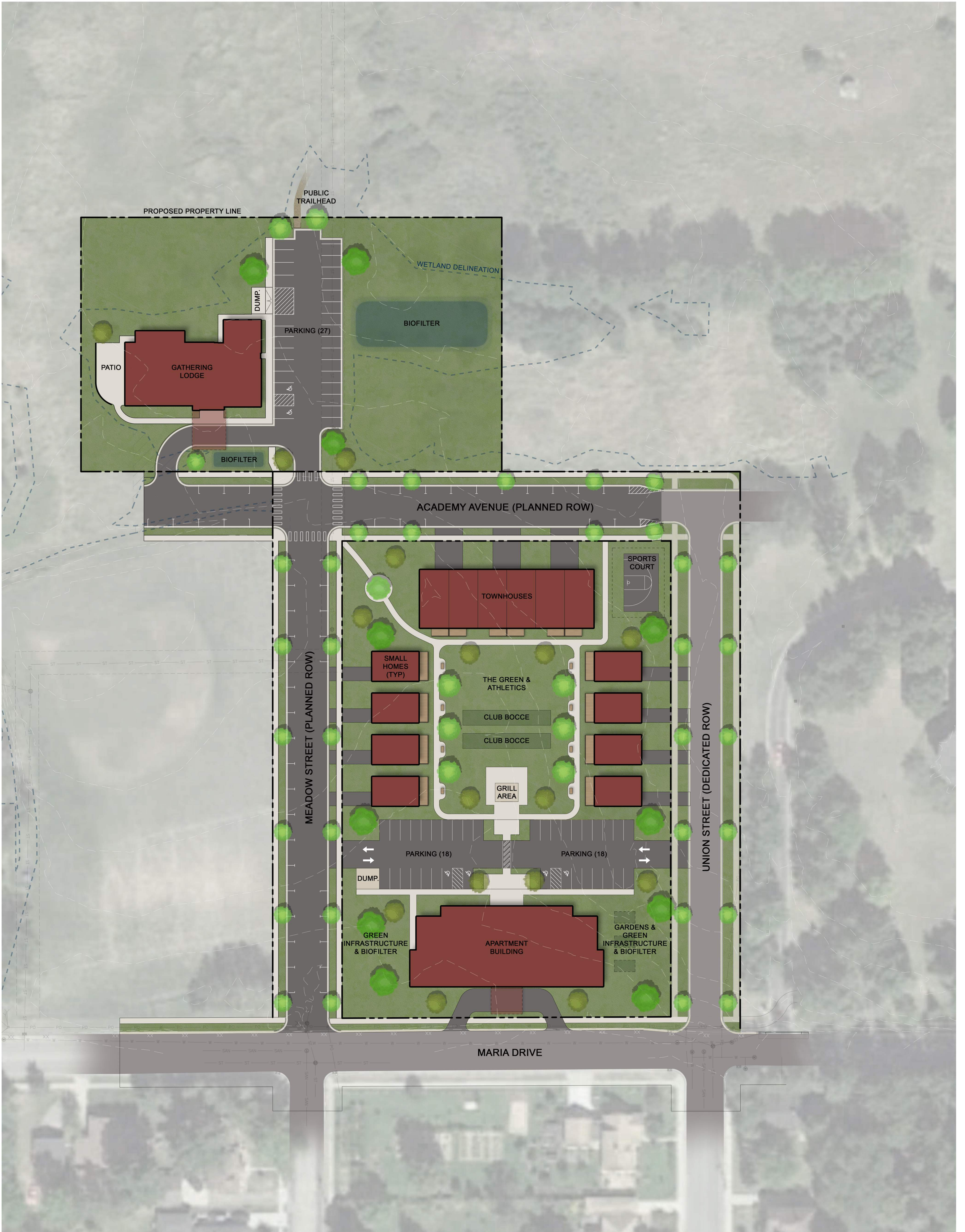
Law Office of Jenifer Binder, LLC
3113 MacArthur Way
Plover, WI 54467
(715) 997-9200

EXHIBIT C
TOPOGRAPHICAL MAP



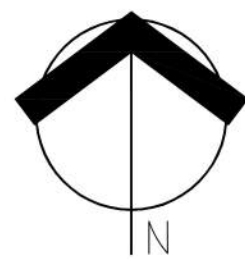
EXHIBIT D
SITE PLAN

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Door2Dreams

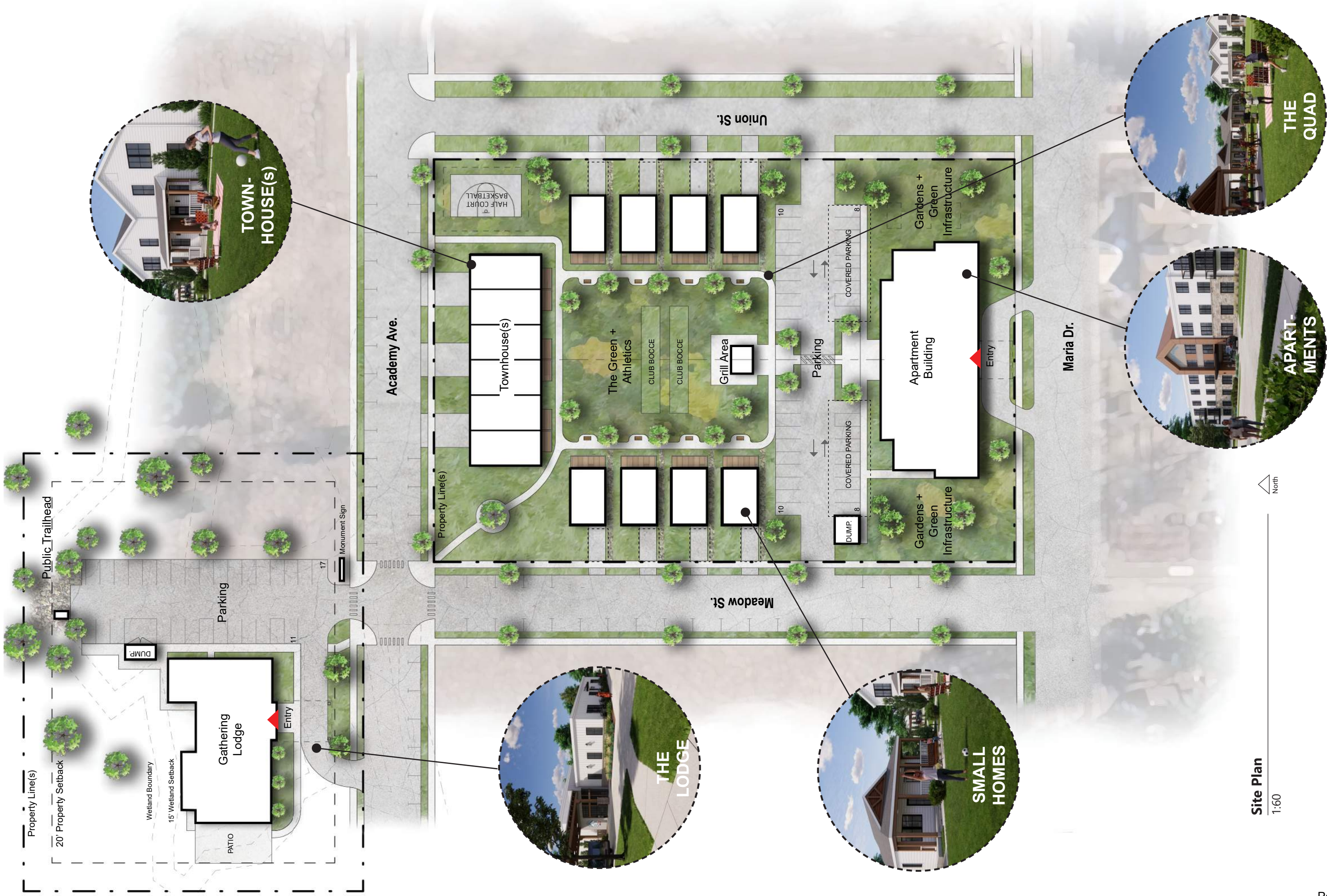
MASTER PLAN ■ PREFERRED CONCEPT
MARIA DRIVE, STEVENS POINT, WI, 54481



0' 30' 60' 90'
RETTLER CORP. PROJECT # 23.047
DATE 05.28.25

RETTLER
corporation

3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54482
TELEPHONE 715-341-2633, FAX 715-341-0431
EMAIL: INFO@RETTLER.COM WEBSITE: WWW.RETTLER.COM



Site Plan

1:60





Aerial Perspective

nts



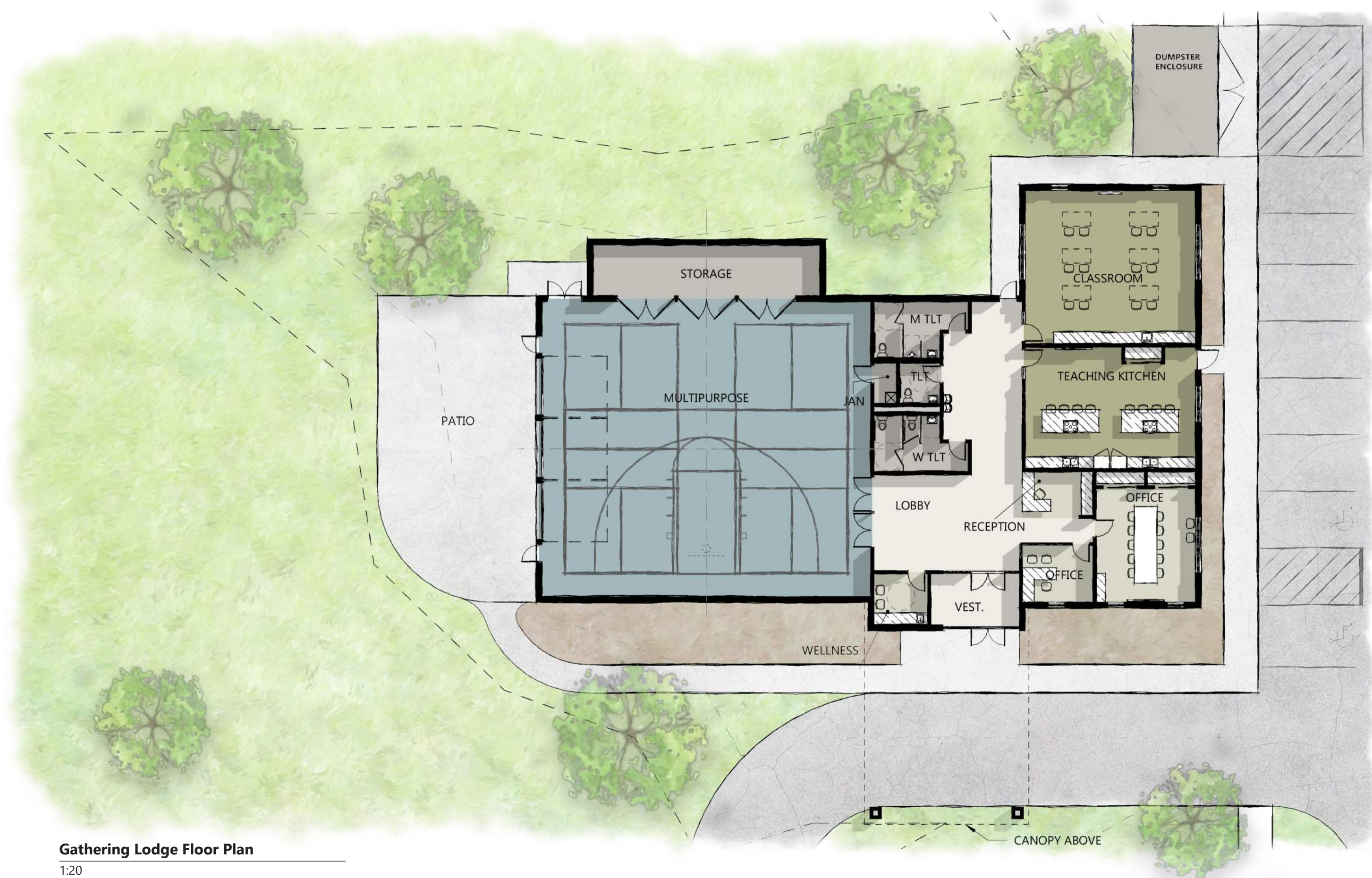
GROTH
Design
Group

EXHIBIT E
FLOOR PLANS

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Gathering Lodge Front



Gathering Lodge Floor Plan

1:20





FRONT



SIDE

Gathering Lodge Exterior Elevations

1/8" = 1'-0"



Gathering Lodge Patio + Gym



GROTH
Design
Group



The Quad





Front Perspective - Apartment

nts



GROTH
Design
Group



Apartment Building - Main Level

1/16" = 1'-0"



Apartment Building - Upper Levels

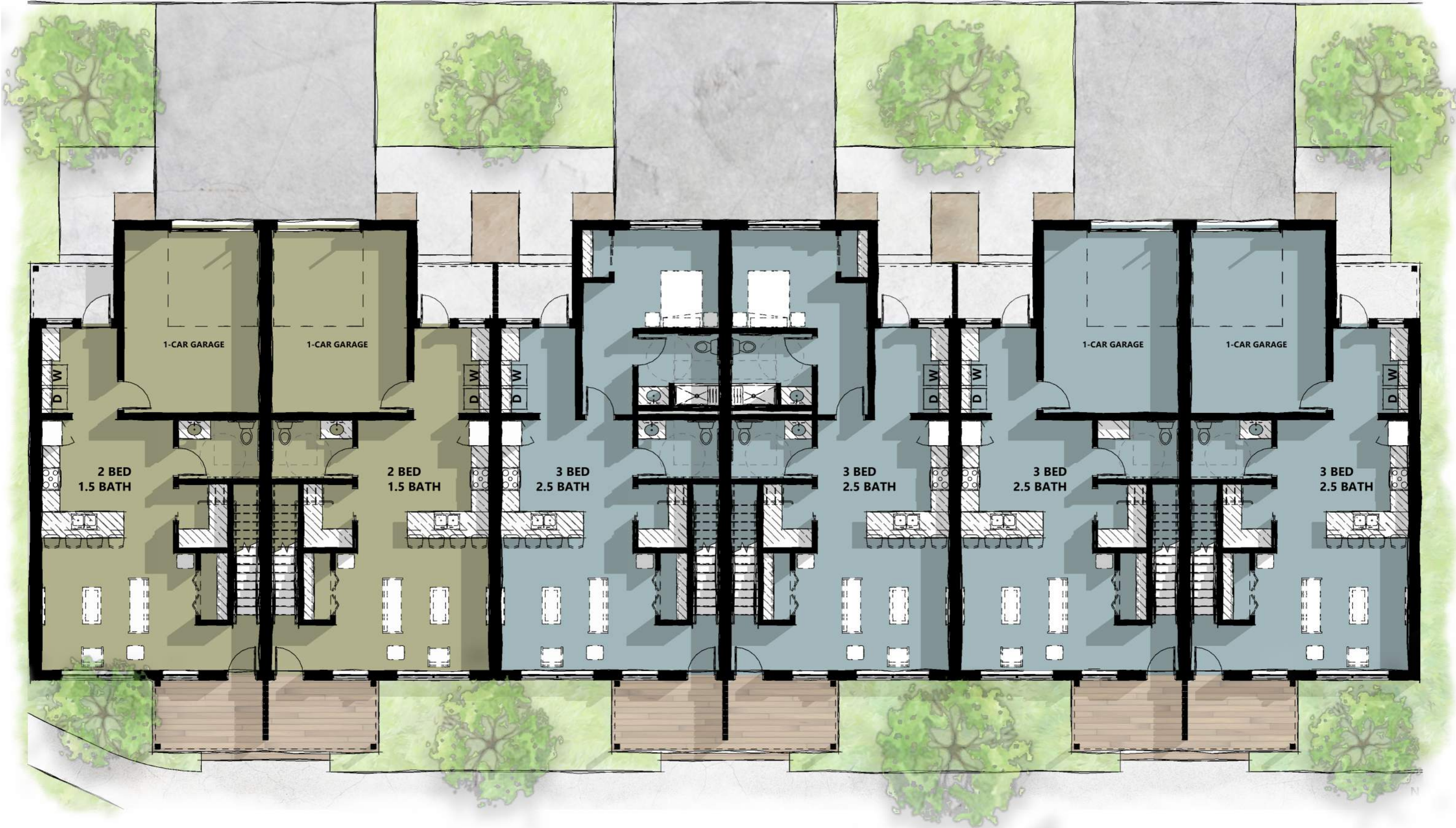
1/16" = 1'-0"





Townhouse(s)





Townhouse Main Level Plan(s)

1:10





Townhouse Upper Level Plan(s)

1:10





Back



Front

Townhouse Elevations

3/32" = 1'-0"



Small Home Floor Plans

nts





Front



Side



Front



Side

Gathering Lodge Exterior Elevations

1/8" = 1'-0"





Projected Tax Increment

Construction			Valuation		Revenue		Inflation		Value		Valuation		Tax															
Year	Year	Year	Year	Year	Year	Year	Increment	Increment	Added	Increment	Rate	Increment	Rate	Increment														
1	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
2	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048		
3	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048			
4	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048				
5	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048					
6	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048						
7	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048							
8	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048								
9	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048									
10	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048										
11	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048											
12	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048												
13	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048													
14	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048														
15	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048															
16	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048																
17	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048																	
18	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048																		
19	2040	2041	2042	2043	2044	2045	2046	2047	2048																			
20	2041	2042	2043	2044	2045	2046	2047	2048																				
21	2042	2043	2044	2045	2046	2047	2048																					
22	2043	2044	2045	2046	2047	2048																						
23	2044	2045	2046	2047	2048																							
24	2045	2046	2047	2048																								
25	2046	2047	2048																									

Totals	2,897,400	959,619
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EXHIBIT G
MAP OF TAX INCREMENT DISTRICT # 11

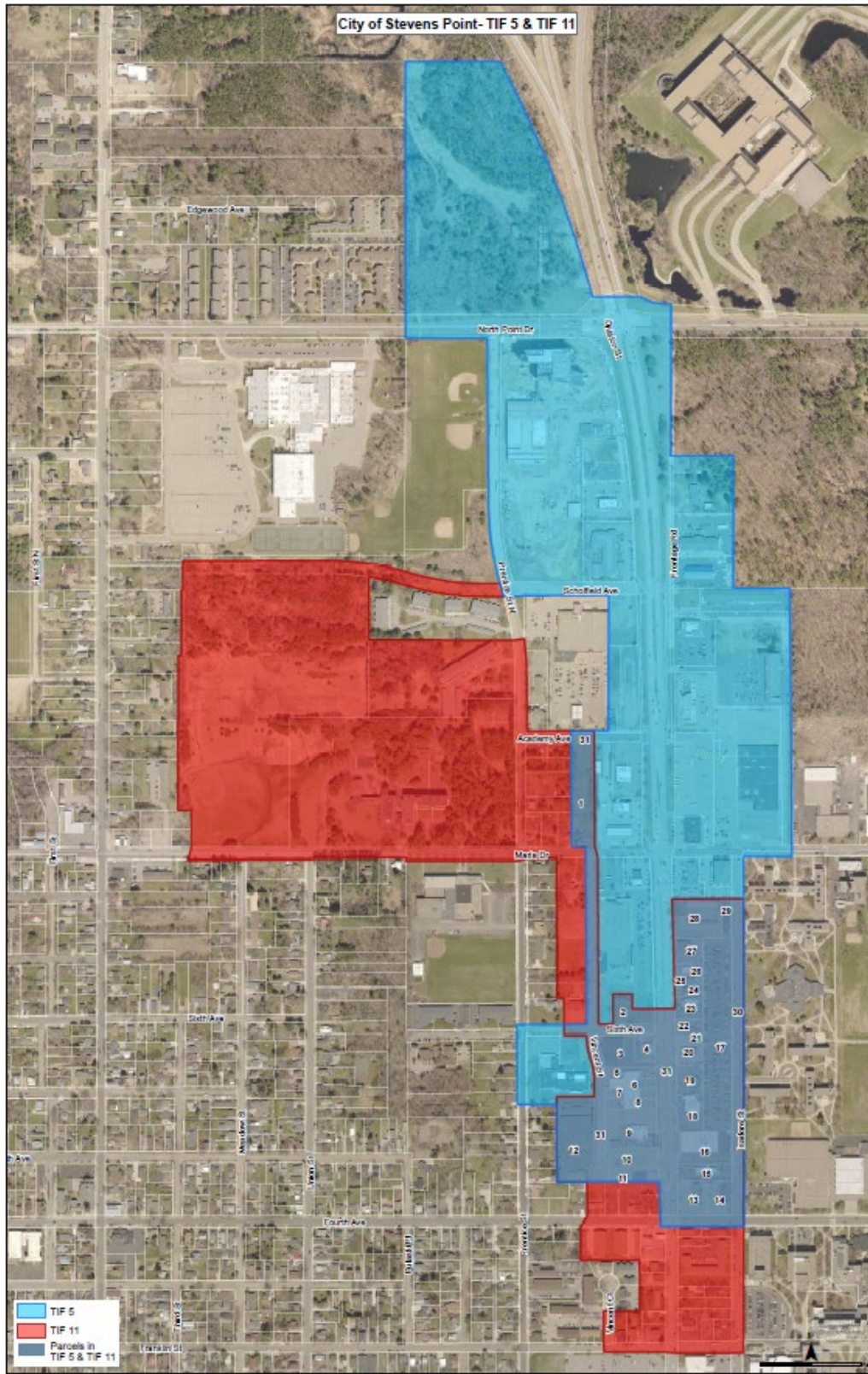


EXHIBIT H

EASEMENT AGREEMENT FOR PUBLIC ACCESS AND STORM SEWER MAINTENANCE

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**PUBLIC ACCESS
AND STORM
SEWER
MAINTENANCE
EASEMENT**

Document Number

Document Title

Door2Dreams, Inc., a Wisconsin 501(c)3 non-profit corporation, grantor herein, grants, sets over and gives unto the City of Stevens Point, a municipal corporation, grantee herein, a permanent easement, over and across the following described real estate for the purposes of providing ingress, egress, and shared use to public lands north of the real estate and operate and maintain a storm sewer line and all appurtenances. Said easement shall cover the following described property:

PARCEL NO. [To be determined]

Recording Area

Name and Return Address - Charge & Return to:
City of Stevens Point
City Clerk
1515 Strong's Ave
Stevens Point, WI 54481

PARCEL ID NUMBER(S):

TBD.

BEING PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3356 VOLUME 12 PAGE 14, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N 89°44'43" E ALONG THE EAST-WEST QUARTER LINE 1795.97 FEET; THENCE N 00°00'00" E 500.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°00'00" E 220.00 FEET; THENCE N 90°00'00" E 60.00 FEET; THENCE S 00°00'00" E 220.00 FEET; THENCE S 90°00'00" W 60.00 FEET TO THE POINT OF BEGINNING. (See attached Exhibit 'A')

Said easement contains approximately 13,200 square feet.

The grant of this easement herein contained shall also include the right of reasonable access to said lands for the purpose of exercising the rights granted herein, grantor agrees not to construct or place any improvement over the easement area which interferes with the grantee's use of the same, unless specifically approved by the grantee. If any improvements are constructed in this easement area by the grantor, grantor agrees to remove such improvements within sixty (60) days after being notified by grantee. Costs relating to the removal grantor's improvements shall be borne entirely by grantor.

This instrument and the covenants and agreements contained herein are binding upon the grantor, their personal and legal representatives, successors, heirs, and assigns, and inures to the benefit of the grantee. This easement shall run with the land.

Signature page follows

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed
this _____ day of _____, 20____.

GRANTOR:

DOOR2DREAMS, INC., a Wisconsin 501(c)3 non-profit corporation

By: _____
Karen Medo, its President

State of _____

§

County of _____

§

§

ACKNOWLEDGMENT

Personally came before me this _____ day of _____, 20____, Karen Medo, President of the above named Wisconsin 501(c)3 Non-Profit Corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said Wisconsin 501(c)3 Non-Profit Corporation, and acknowledged that she executed the foregoing instrument on behalf of said Wisconsin 501(c)3 Non-Profit Corporation, by its authority.

Notary Public

My Commission Expires:

[SEAL]

GRANTEE:

CITY OF STEVENS POINT, WISCONSIN, a Wisconsin
municipal corporation

By: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, Clerk

State of _____

§

County of _____

§

§

ACKNOWLEDGMENT

Personally came before me this _____ day of _____, 20____, the above-named MIKE WIZA, Mayor of the City of Stevens Point, Wisconsin, a Wisconsin municipal corporation, and SUSAN PAGEL, Clerk of the City of Stevens Point, Wisconsin, a Wisconsin municipal corporation, known to me to be the persons who executed the foregoing, and acknowledged they executed the same as officers by the City's authority.

Notary Public

My Commission Expires:

[SEAL]

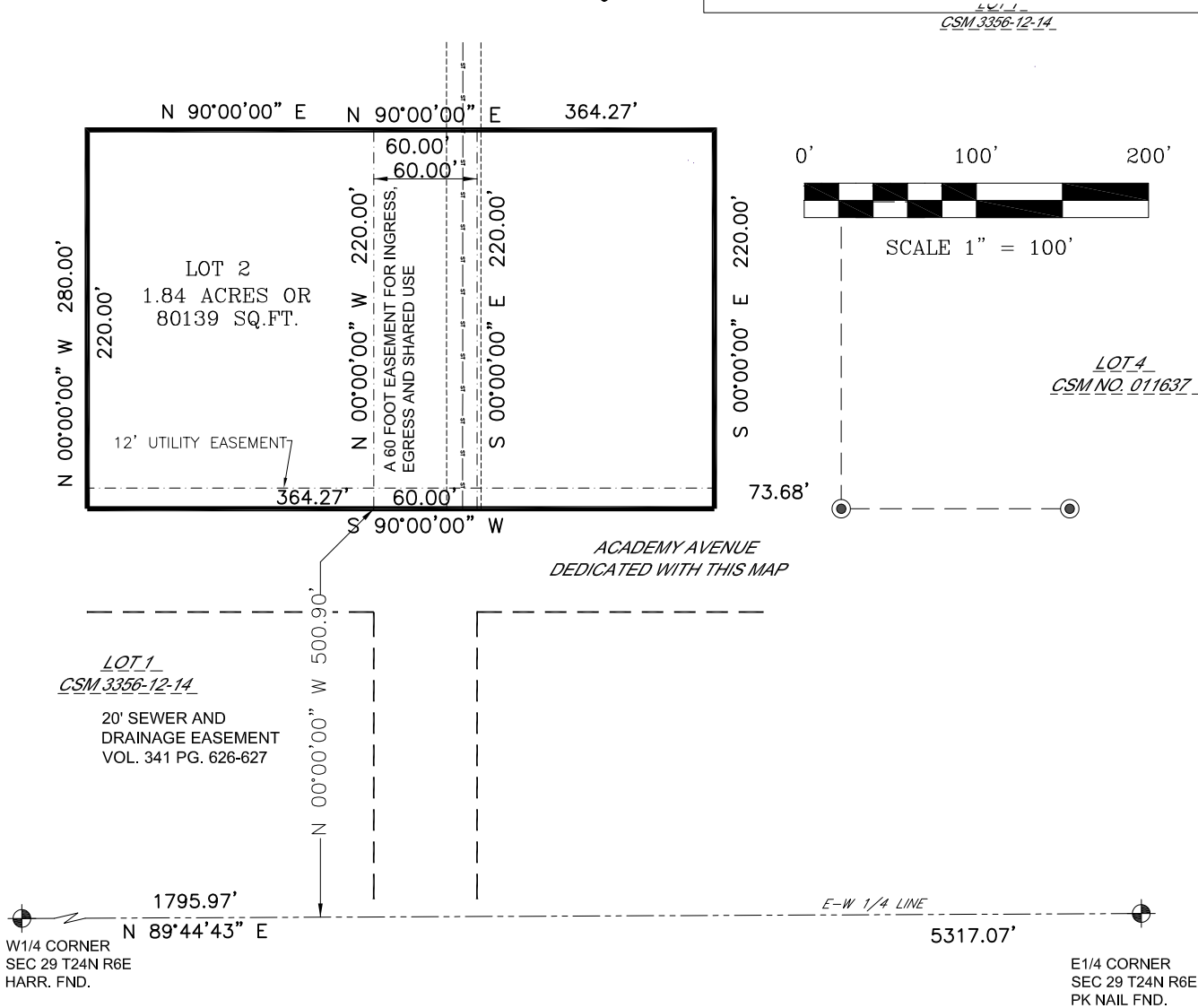
EXHIBIT MAP

BEING PART OF LOT 1, CSM NO. 3356 VOL. 12 PAGE 14,
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF
STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

BASE FOR BEARING
THE EAST-WEST 1/4 LINE, SEC. 29 T 24 N, R 8 E
HAVING A BEARING OF N 89°44'43" E USING THE
PORTAGE COUNTY COORDINATE SYSTEM, NAD83(2011)

LEGEND

- 3/4in. X 24in. REBAR SET 1.50 LBS/FT
- 1.315in. IRON PIPE FOUND
- 3/4 in. REBAR FOUND
- GOVERNMENT CORNER LOCATION



DESCRIPTION
BEING PART OF LOT 1, CSM NO. 3356 VOL. 12 PAGE 14, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER, SECTION 29, TOWNSHIP 24 NORTH RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N 89°44'43" E ALONG THE EAST-WEST
QUARTER LINE 1795.97 FEET; THENCE N 00°00'00" E 500.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N
00°00'00" E 220.00 FEET; THENCE N 90°00'00" E 60.00 FEET; THENCE S 00°00'00" E 220.00 FEET; THENCE S 90°00'00" W 60.00 FEET
TO THE POINT OF BEGINNING.



3317 Business Park Drive, Stevens Point, WI 54481
Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
email: info @ rettler.com, website: www.rettler.com

LAND SURVEY DIVISION
REGISTERED LAND SURVEYOR
DARREN KRZANOWSKI PLS#2663
715-341-2633

THIS INSTRUMENT WAS DRAFTED BY DARREN KRZANOWSKI
AND DRAWN BY DARREN KRZANOWSKI

JOB #24.068

SHEET 1 OF 1 SHEETS