# CITY OF STEVENS POINT
# REGULAR COUNCIL MEETING MINUTES

**Community Room**
**933 Michigan Avenue, Stevens Point, WI**
**<u>OR</u>**
**<u>Zoom Teleconferencing</u>**

**August 18, 2025**
**7:00 PM**

**1. Roll Call.**

**<u>Present:</u>**

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

**<u>Others Present:</u>**

Mayor Wiza, Clerk Pagel, C/T Ladick, Director Kivela, Director Lemke, Chief Kussow, Attorney Beveridge, Director Kremer, Officer Radsek, Assistant Chief Williams, Chief Moody, Portage County Executive Pavelski.

**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.**

Portage County Executive John Pavelski, spoke about the history, security, cost, and the need for expansion regarding the Courthouse and Jail. Mr. Pavelski also spoke about the history of the land swap agreement with the City of Stevens Point, the need for the city to give a timeframe to vacate the building, and if the city chooses not to move into 1039 Ellis Street that the terms of the land swap agreement would be at risk and staff would need to discuss.

**Consideration and Possible Action on the Following:**

**5. Consent Agenda:**

**a. Minutes of the Common Council Meeting of July 21, 2025.**

**b. Actions of the Police and Fire Commission meeting of August 7, 2025:**
**3. Approval of minutes.**
**4. Confirmation of bills.**
**5. Discussion on the process to hire a new Police Chief upon or before the current Police Chief's retirement.**
**9. Discussion, with possible action, on moving forward with the employment of Entry-level firefighters/paramedics.**
**10. Discussion, with possible action, on the ability to run an Internal/External Assessment Center for an Assistant Chief of EMS position within the**

**Stevens Point Fire Department.**

c. **Actions of the Park Commission meeting of August 6, 2025:**
   2. **Approval of June 4, 2025 meeting minutes.**
   4. **Goerke Park master plan draft concept.**

d. **Minutes and Actions of the Plan Commission meeting of August 4, 2025:**
   7. **A request from the Redevelopment Authority of the City of Stevens Point to transfer ownership of Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814 to the Redevelopment Authority of the City of Stevens Point.**
   8. **Selection of a Vice Chair for the City Plan Commission.**
   9. **Staff Update: Zoning Code Rewrite.**
   10. **Director's Report.**

e. **Actions of the Board of Water and Sewerage Commissioners meeting of August 11, 2025:**
   2. **Approval of minutes.**
   3. **Approval of department claims.**

f. **Actions of the Airport Commission meeting of August 11, 2025:**
   2. **Approval of minutes.**
   3. **Approval of department claims.**
   4. **Adjustment of new lease rates for 2026.**

g. **Minutes and Actions of the Personnel Committee meeting of August 11, 2025:**
   3. **Director Kremer request to reclassify Park Technician to Horticulturist.**
   4. **Requests for known 2026 out-of-state travel per Administrative Policy 3.05.**

h. **Minutes of the Board of Public Works meeting of August 11, 2025.**

i. **Minutes and Actions of the Public Policy and General Government meeting of August 11, 2025:**
   2. **License List.**
   3. **Request to Hold Event/Street closing.**

j. **Minutes and Actions of the Finance Committee meeting of August 11, 2025:**
   9. **Approval of proposal for Phase II Environmental Site Assessment Services for City Hall – Stantec Consulting Services Inc.**
   10. **Approval of request to obtain design services for subdivision infrastructure in Tax Incremental Financing District (TID) 11.**
   12. **Approval of Claims Paid.**

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

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

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

**6. Presentation on the 2025 Annual Assessment Report.**

Mayor Wiza spoke about this item having been postponed and moved to the September Common Council agenda.

**7. 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.**

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

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

**8. Resolution - A request from Patrick Kelly, representing the Jehovah's Witnesses Stevens Point Congregation, for a sign variance to install a freestanding sign on the property located at 3600 North Point Drive (Parcel ID 281240822330001), consistent with Ch. 25.14.**

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

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

**9. Resolution - A request from Victor Baeten, representing Stevens Point WI LLC, to rezone the properties located at 3383 Hoover Road (Parcel ID 281230802301117), 5278 County Road HH (Parcel ID 281230802301118), and an unaddressed parcel bounded by County Road HH (Parcel ID 281230802301119) from the "R-1" Suburban Single-Family Residence District to the "B-4" Commercial District.**

Mayor Wiza announced the citizens that are registered against the resolution but not speaking Chris Hebior, Scott Trzebiatowski, Katherine Trzebiatowski, and Emilia Trzebiatowski.

JSD Professional Services Justin Frahm, 7402 Stone Ridge Drive, Weston, spoke in favor of the request, discussing the Comprehensive Plan, traffic study and state standards for land use.

Victor Baetten, spoke in favor of the request, discussing economic boost, neighborhood safety, traffic study with TADI, home values, water safety and handed out a packet to be included within minutes.

Jon Mott, 5324 Forest Circle, spoke against the request, discussing concerns about traffic and well water.

Jacob Wanta, 5271 Forest Circle South, spoke against the request, discussing concerns about traffic and proximity to wellhead.

Lynn Markham, 302 Georgia Street North, spoke against the request, discussing concerns about safe drinking water, proximity to wellhead, and Conditional Use Permits.

City Plan Commissioner Pete Arntsen, 1016 Bukolt Avenue, spoke against the request, discussing concerns about safe drinking water and proximity to wellhead.

Elizabeth Trzebiatowski, 3262 Sunflower Road, spoke against the request, discussing concerns about groundwater.

Representing Stevens Point LLC Attorney Harold Wolfgram, 114 West Fifth Street, Marshfield, spoke in favor of the request, discussing the importance of economic development.

Jocelyn Donahue Renfert, 3349 Orchid Lane, spoke against the request, discussing concerns about conflicts over land use, traffic, and the date of the Comprehensive Plan.

Eric Renfert, 3349 Orchid Lane, spoke against the request, discussing concerns about traffic, the date of the Comprehensive Plan, safe drinking water, and the needs of the community.

DeeAnn Donahue, 3395 Howard Avenue, spoke against the request, discussing concerns about the date of the Comprehensive Plan and groundwater contamination.

Joe Donahue, 3395 Howard Avenue, spoke against the request, discussing concerns about the date of the Comprehensive Plan, traffic and well protection.

Michael Corrigan, 3071 Tulip Lane, spoke against the request, discussing being a good neighbor, dust pollution, noise pollution, light pollution, and traffic.

Marilyn Koeppel, 5283 Crocus Court, spoke against the request, discussing concerns about traffic, noise, and safety.

Randy Phelps, 119 South Church Street, Watertown, spoke in favor of the request, discussing the history of land ownership by his family and change.

Dorothy Mason, 5279 County Road HH, spoke in favor of the request, addressing the concern about traffic not being new.

Susan Kudronowicz, W17329 Two Mile Road, Tigerton, spoke in favor of the request, discussing the history of the homesteaded ownership of the land, noting the ethical relationship with the developer, and that the area is no longer residential.

Deb Zaske, 5222 Forest Circle South, spoke against the request, discussing the need to protect the sanctity of the neighborhood.

Alicia Skrenes, 5316 Forest Circle, spoke against the request, discussing the need for a buffer, residential lot or a B-1 zoning.

Savannah Hebior, 5272 Forest Circle South, spoke against the request, discussing concerns about groundwater and environmental stewardship.

Traffic Analysis and Design, Inc. (TADI) Daniel Bieberitz, spoke in favor of the request, discussing the traffic study, addressed citizens' comments, and submitted a packet to be included within minutes.

Ald. Steinmetz spoke about this parcel being identified as a commercial corridor in the Comprehensive Plan that dates back to 1982, meeting the location criteria as B-4, as well as the economic and reputational impacts.

Ald. Broderick spoke about this parcel being a commercial zone, however, not a B-4 and will not support that designation due to the wellhead.

Ald. Kneebone spoke about voting no at the Plan Commission and will be voting no again due to the safety of the wellhead and residences.

Ald. Lang spoke about the need for clarity on wellhead as well as the need for economic development.

Ald. Morrow spoke about the history of collaborative developments as well as the ability of the developer to go across the street and work with a different municipality.

Ald. Christianson spoke about the parcel being a commercial corridor and an increase in traffic.

Ald. Birr spoke about the parcel being a commercial corridor and would be voting no due to the wellhead protection.

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

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

Mayor Wiza called for recess at 9:11 p.m.

Mayor Wiza reconvened the Common Council at 9:22 p.m.

**10. Ordinance Amendment - Request to amend Section 3.29 of the Revised Municipal Code, Board of Police and Fire Commissioners - Compensation for Police and Fire Commissioners.**

Chief Moody spoke in appreciation of the gesture on behalf of the Police and Fire Commission as well as the Fire Department.

Ald. Morrow spoke in appreciation of the service of the Police and Fire Commission.

Ald. Steinmetz spoke about the increase in compensation being less when reviewing purchasing parity.

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

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

**11. Resolution - Combination of two or more wards for voting purposes to facilitate the use of common polling places.**

City Clerk Pagel spoke about the need for downsizing of polling locations, which includes staffing needs, loss of location, efficiency, as well as cost savings.

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

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

Nays: None. Motion carried.

**12. Ordinance Amendment - Chapter 15, Section 15.03 as it relates to polling locations.**

Ald. Morrow asked if there was anything wrong with the Stevens Point Recreation Center for District 11.

Clerk Pagel spoke about District 11 and moving the location to the Dreyfus University Center to accommodate the higher population of University of Wisconsin Stevens Point students.

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

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

**13. To award the Fall Paving Project #25-103 to Stuczynski Trucking & Excavating, Inc. out of Stevens Point, Wisconsin for an amount not to exceed $895,721.78.**

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

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

**14. To award the Concrete Pavement Repair Project #25-106 to Vinton Construction Company out of Two Rivers for an amount not to exceed $204,855.25.**

Ald. Lang moved, Ald. Steinmetz seconded, to approve the award.

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

**15. Ordinance Amendment - To approve the amendments in Chapter 9, Section 9.05 as it relates to parking.**

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

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

**16. Ordinance Amendment - Chapter 9, Section 9.01 and 9.20 as it relates to Provisions of State Traffic Law Adopted by Reference and Unnecessary Acceleration.**

Ald. Lang spoke about chronic complaints within his neighborhood.

Attorney Beveridge spoke about the need to create and adopt an ordinance at the local level as well as adopting portions of the Transportation Administrative Code that Stevens Point is authorized by law to adopt.

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

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

**17. Disallowance of Claim: Melissa Clendenning-Tripped and fell in City-owned parking lot.**

Ald. Christianson moved, Ald. Buse seconded, to disallow.

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

**18. Request from the Redevelopment Authority of the City of Stevens Point to adopt a Blight Determination Resolution and transfer ownership of the Shopko Properties (Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814) to the Redevelopment Authority of the City of Stevens Point**

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

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

**19. Notice of release of letter of intent and request to release request for proposals for the former Edgewater Manor (Parcel 281240832201937) and adjacent property (Parcel 281240832201938).**

Ald. Keymer moved, Ald. Lang seconded, to approve the release.

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

**20. Request for public input on a draft Chapter 1 of the Comprehensive Plan and acceptance to place on file/make available for additional public input.**

Director Kivela spoke about formatting, that several other chapters are currently under review, and thanked the Plan Commission's thoroughness during the process.

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

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

**21. Approval of a Letter of Intent – Forest Creek Subdivision Lot Reservation & Marketing Program**

Directa Kivela gave brief background and spoke about the intent to increase the diversity of housing and create interest.

Ald. Shuda asked if this was common practice within other municipalities.

Directer Kivela answered yes with singular lots but not entire subdivisions.

Ald. Shuda asked how many lots had been sold.

Director Kivela answered that fifteen total have committed while nine are in the process or preparing for occupancy within the next couple of weeks.

Andrea Olson, 410 Franklin Street, spoke in favor.

Ald. Lang asked about the fee structure.

Director Kivela answered that there is ability to adjust if necessary.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda Lang, Buse, Morrow.
Nays: None. No motion on the floor.

**22. Discussion on the replacement City Hall on the 1039 Ellis Street parcel and action on building a new facility or renovating the current building at that site. (Forwarded from Finance without recommendation.)**

Andrea Olson, 410 Franklin Street, spoke against Common Council making a decision discussing their concerns about the speed of the project and lack of information.

Ald. Shuda spoke about a new building allowing for better expansion.

Ald. Keymer spoke about collaboration between the city and county board and that with a renovation there would be more unknowns.

Ald. Morrow spoke about this vote being a once in a lifetime project and that with a new build there would be more options to meet the needs of the city and allows better preparation for expansion.

Ald. Lang spoke about the new build being a good plan moving forward.

Ald. Kneebone spoke about City Hall remaining downtown to further assist with downtown business, the proximity to the Courthouse and that a new build would be ideal.

Ald. Steinmetz spoke about a build new option that allows for more tailoring towards needs and there are fewer unknowns.

Ald. Broderick spoke about the unknowns, that the unknowns would not lead to changing what is being approved, and their support of building new on the site.

Ald. Christianson spoke about being opposed to both options, that building new would be the better option, concerns about ground pollution, and would prefer to review another option such as Executive Place.

Ald. Kneebone questioned how many city staff would be working at City Hall.

Mayor Wiza answered an estimate of 35 and also the need for fleet vehicles.

Ald. Buse spoke about operational budgetary efficiencies and questioned if there should be downsizing.

Mayor Wiza spoke about department heads having a zero percent budget increase for the last five years, as well as a Bray study that was conducted in 2018 that shows the City is operating lean on staff.

Ald. Morrow spoke about the importance of not taking an existing building off the tax roll.

Portage County Executive John Pavelski spoke about moving forward with the best solution for the city and the county and that money is being wasted by indecision.

Ald. Guthrie spoke about not having full information about facilities and efficiencies with shared operations. Ald. Guthrie spoke about time constraints and would be voting to move forward with the new build.

Ald. Shuda moved, Ald. Keymer seconded, to approve building a new City Hall.

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

**23. Approval of proposal for Design and Architecture Services for City Hall – Somerville Inc. Architects and Engineers.**

Andrea Olson, 410 Franklin Street, spoke about considering an additional architectural firm that has been utilized in the past.

Ald. Morrow moved, Ald. Steinmetz seconded, to approve the proposal of the new option.

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

**24. Discussion on the below Closed Session item (Negotiating an amendment to a development agreement in Tax Incremental Financing District (TID) 10).**

**25. Enter into closed session pursuant to Wisconsin Statutes19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, relating to the following:**

**A. Negotiating an amendment to a development agreement in Tax Incremental Financing**

**District (TID) 10.**

Ald. Keymer moved, Ald. Kneebone seconded, to enter into closed session at 10:37 p.m.

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

Ald. Broderick moved, Ald. Lang seconded, to reconvene to open session.

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

**26. Reconvene for possible action on the above-referenced closed session item.**

Ald. Guthrie moved, Ald. Christianson seconded, to approve option four, which was forwarded as a recommendation from Finance.

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

**27. Adjournment.**

Meeting adjourned at 10:55 p.m.