

Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

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

**October 20, 2025
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 868 7981 9194 | Passcode: 005245

By Computer: [Zoom Link](#)

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

Agenda

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.
5. Presentation to the Mayor and Council: Angel Laidlaw President of Centergy: Central Wisconsin Industry Study.

Consideration and Possible Action on the Following:

6. Consent Agenda:
 - a. Minutes of the Common Council Meeting of September 15, 2025 and Special Common Council Meeting of October 15, 2025.
 - b. Actions of the Police and Fire Commission meeting of October 2, 2025:
 3. Approval of Minutes.
 4. Confirmation of Bills.
 6. Discussion, with possible action, to approve the 2026 Stevens Point Police Department Capital Budget.
 7. Discussion, with possible action, to approve the 2026 Stevens Point Police Department Operational Budget.
 9. Discussion, with possible action, to approve the 2026 Stevens Point Fire Department Capital Budget.
 10. Discussion, with possible action, to approve the 2026 Stevens Point Fire Department Operational Budget.

- c. Actions of the Park Commission meeting of October 1, 2025:
 - 2. Approval of August 6, 2025 meeting minutes.
 - 3. Approval of Goerke Park master plan concept.
 - d. Minutes and Actions of the Plan Commission meeting of October 6, 2025:
 - 2. Report of the September 2, 2025 meeting of the City Plan Commission.
 - 6. Director's Report.
 - e. Actions of the Board of Water and Sewerage Commissioners meeting of October 14, 2025:
 - 2. Approval of minutes.
 - 3. Approval of department claims.
 - 4. 1909 Cypress-potential to rent property and distribution of expenses.
 - 6. Wellhead protection ordinance proposed updates.
 - 8. Approval for emergency repair of aeration basin compressor.
 - f. Actions of the Airport Commission meeting of October 14, 2025:
 - 2. Approval of minutes.
 - 3. Approval of department claims.
 - g. Minutes and Actions of the Personnel Committee meeting of October 15, 2025:
 - 2. Request to approve the proposal with Colonial Life.
 - 3. Director Kivela request certification pay for the Building Inspector position.
 - 4. Director Beduhn request to reclassify the Department of Public Works (DPW) position of GIS / Engineering Technician to GIS Analyst.
 - 5. Director Lemke request to reclassify a GIS / Inspection Technician position to GIS System Administrator.
 - h. Minutes and Actions of the Board of Public Works meeting of October 15, 2025:
 - 4. To approve applying for STP-Urban funding for the Business 51 Project.
 - i. Minutes and Actions of the Public Policy and General Government meeting of October 15, 2025:
 - 2. License List.
 - 3. Request to Hold Event/Street closing.
 - j. Minutes and Actions of the Finance Committee meeting of October 15, 2025:
 - 7. Consideration of the Budget Amount for Common Council Miscellaneous Expenses.
 - 8. Approval of Scope of Services with AECOM to Update the Clark/Main Traffic Study.
 - 9. Approval of Claims Paid.
 - k. Statutory Monthly Financial Report by Comptroller/Treasurer.
- 7. Ordinance Amendment - A request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.02(4)(e) establishing groundwater protection zones for municipal well #12.
 - 8. A request from Tyler Ignatowski, representing Little Captain LLC, to annex an unaddressed parcel bounded by Stanley Street (Parcel ID 020240828-14.18) from the Town of Hull to the City of Stevens Point.

9. Public Hearing - 2024 Northside Street Improvement Project #24-01 - Special Assessments for the installation of storm sewer laterals.
10. Final Resolution - 2024 Northside Street Improvement Project #24-01 - Special Assessments for the installation of storm sewer laterals.
11. Ordinance Amendment - To create traffic-controlled intersections at Hoover Road and Industrial Park Road and Hoover Road and Coye Drive.
12. Resolution - To file a petition with the Office of the Commissioner of Railroads for the 2007 Patch Street Trail Project alterations.
13. Disallowance of Claim-Danielle Morey-Vehicle Struck by Ball.
14. Approval of 2026 Capital Budget.
15. 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.

Target Industry and Site Readiness Evaluation Overview

A Strategy to Align Regional Assets with Competitive Industry Opportunities

PURPOSE

Identify which industries Centergy can realistically compete for, which ones it cannot, and what needs to be done to win projects with strong jobs and investment.

THIS STUDY WILL:

- Identify industries that compliment what Central Wisconsin already offers
- Pinpoint gaps in infrastructure, workforce, or cost that hold sites back
- Provide clear, practical steps to make sites and the region more competitive
- Equip Centergy to attract projects with strong job and investment potential

OUR PROCESS AT A GLANCE

PHASE	WHAT WE DO	WHAT YOU GET
1. Kickoff & Alignment	Pick target industries that fit community strengths and are of interest. Align on goals and schedule.	Aligned stakeholders, initial industry list, and list of sites and communities to include in the study.
2. Data Gathering, Tours & Presentation	Gather crucial data, tour sites in-person, & Stakeholder presentation.	Site-by-site feedback and stakeholder engagement
3. Competitiveness Analysis	Evaluate each site as would be done in a real site selection project. Detailed evaluation of technical site, cost, and workforce attributes. Benchmarked against peer communities.	Identify “Competitive Industries” and opportunities for further improvements
4. Industry Fit Analysis	Identify which industries are most attractive from a growth and economic impact perspective.	Identify “Attractive Industries”
5. Final Targets & Strategy	Identify each industry worth pursuing and those not worth pursuing along with insights justifying those recommendations. Recommend strategic investment opportunities. Develop Industry Outreach strategy.	The final report identifies the right industries to pursue (attractive & competitive), those to avoid, and a clear plan to compete, market, and make site improvements.

Target Industry and Site Readiness Evaluation Overview

A Strategy to Align Regional Assets with Competitive Industry Opportunities

SAMPLE OF ANNOUNCED PROJECTS ON SSG EVALUATED SITES:

REGION	INDUSTRY	JOBS CREATED	CAPITAL INVESTMENT
Henderson County, KY	Paper Mill	320	\$500 Million
Warren County, KY	Aluminum Cans	125	\$150 Million
Richmond County, NC	Data Center	500	\$10 Billion
Clarendon County, SC	Wood Materials	300	\$250 million

Note: The projects listed above were not solely driven by SSG's work. However, they reflect the kind of investment that can follow when communities clearly understand their competitive position and act on it. A study like this helps lay the foundation, but long-term results depend on how its insights are applied.

WHY BENCHMARKING MATTERS

Benchmarking helps communities understand how they compare to competitor communities and what it takes to compete. These insights will inform the go-forward strategy and provide realistic evaluation of how competitive Centergy is and can be for each industry.

Example: In 2024, Catawba County, NC hired SSG to identify industries they should pursue and recommend how to attract them. SSG compared Catawba to peer communities like Raleigh-Durham and Charlotte, uncovering key gaps in infrastructure and workforce talent. The study identified life sciences as an industry with strong growth, high wages, and a good fit for Catawba's assets. SSG recommended a focused life sciences marketing strategy. In response, Catawba developed targeted marketing materials and began attending industry events, where they received strong interest from companies.

STRAIGHTFORWARD OUTCOMES

- You will know which industries to pursue.
- You will know which sites are most competitive.
- You will know how you stack up against your competition.
- You will know what investments matter most.
- You will have a clear plan for how to effectively pursue projects.

TIMELINE AND COST

- 25 weeks + Final presentation and community feedback
- \$125,000 + Travel expenses

Target Industry and Site Readiness Evaluation Overview

A Strategy to Align Regional Assets with Competitive Industry Opportunities

SITE SELECTION GROUP

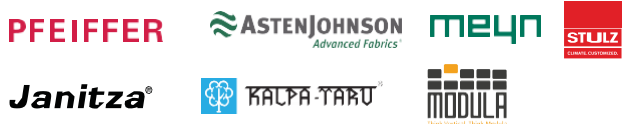
 <p>Largest Boutique Site Selection Advisory firm in the country</p>	 <p>1000+ Site Selection Projects completed</p>	 <p>30+ Fortune 100 Companies represented</p>
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SAMPLE OF ECONOMIC DEVELOPMENT CLIENTS



SAMPLE OF CORPORATE INDUSTRIAL CLIENTS

Advanced Manufacturing



Clean Energy



Consumer Goods



Construction Products



Food & Beverage



Heavy Industry



Life Sciences & BioTech



SITE SELECTION GROUP





Target Industry and Site Readiness Evaluation

A Strategy to Align Regional Assets with Competitive Industry Opportunities

Note from the Project Team

Dear Angel and the Central WI Alliance for Economic Development (Centergy):

Site Selection Group (“SSG”) is honored to submit our proposal for a *Target Industry and Site Readiness Evaluation*. We appreciate the opportunity to support your efforts to assess how competitive and investment-ready your communities and sites truly are. Your proactive approach to understanding site and industry alignment demonstrates leadership that will serve the region well.

- **Site Selection Group:** SSG is the largest independent site selection firm in the United States. We provide location advisory, economic incentive, and real estate services to many of the world’s most recognized corporations. Alongside our corporate work, we have become a trusted partner to states, utilities, and regional organizations for managing site readiness programs.
- **Bringing the Right Perspective:** We understand that the needs of a packaging manufacturer are not the same as a food processor or logistics operator. That is why we assess each site through multiple lenses, identifying where a site excels and where it falls short. We have seen what happens when communities invest in infrastructure without fully addressing workforce gaps or cost barriers, which is why we integrate those variables directly into our approach, ensuring your team can make informed decisions with confidence. Our broad experience enables us to assess where each site has a strong fit and where challenges may exist.
- **Tailored Process:** We understand that no two regions are the same, which is why we’ve developed a fully tailored approach to meet Centergy’s unique needs, priorities, and opportunities. This proposal is not a repackaged product or template. It is tailored specifically for Centergy to identify which industries are both attractive to the region and for which the region is competitive, as well as to define what is needed to successfully pursue and win them. Our custom approach includes technical site analysis, workforce and cost benchmarking, along with forward-looking industry evaluation, all grounded in real corporate decision-making to provide defensible and insightful industry alignment strategies and recommendations. Final recommendations will help Centergy focus on competitive industries, prioritize strategic investments, and position the region for long-term success.

Thank you again for the opportunity to partner with you. We would welcome the chance to discuss the proposal in more detail and look forward to supporting your team in this important effort.

Sincerely,



Josh Bays
Managing Partner – Industrial Site Selection



Site Selection Group (SSG) Overview



LOCATION
ADVISORY
SERVICES



REAL
ESTATE
SERVICES



ECONOMIC
INCENTIVE
SERVICES



ECONOMIC
DEVELOPMENT
CONSULTING

40+

Employees

Largest independent site
selection firm in the U.S.

\$2.0B

Capital Investment

Announced by SSG
Clients in 2023

1,000+

Site Selection Projects

Completed

5.0M

Square Feet

Real estate transactions
completed in 2024

30+

Fortune 100 Companies

Represented

\$1.2B

Economic Incentives

Managed for our clients

IncenTrak

Technology Platform

Developed to manage
economic incentive
receivables

**Inc.
500**

**Fastest Growing
Companies**

By Inc. Magazine

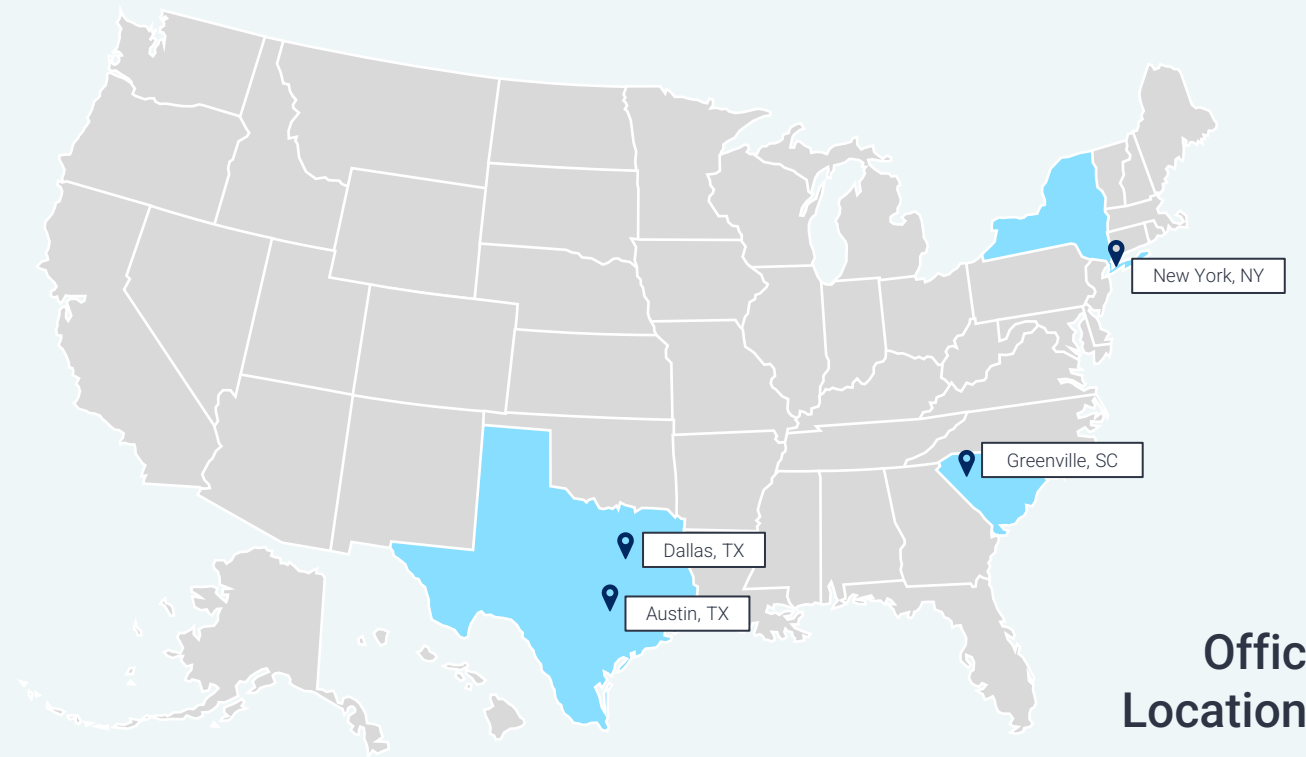
DALLAS BUSINESS JOURNAL



BEST PLACES TO WORK

**Seven-Time Best
Places to Work**

By Dallas Business
Journal



**Office
Locations**

Industrial & Economic Development Consulting Team

DALLAS, TX



Josh Bays
Managing Partner

Management & Strategy



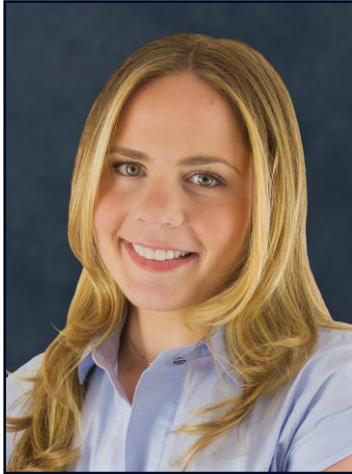
Chris Schwinden
Partner

Analytics Lead



Jake Wilson
Vice President

Location Consultant



Ceci Grover
Senior Associate

Location Analyst

GREENVILLE, SC



Dewey Evans
Vice President

Sites & Infrastructure Lead

Project Manager



Andrew Ratchford
Senior Director

Sites & Infrastructure Lead



Elijah Moore
Senior Associate

Location Analyst



Rod McCants
Senior Associate

Location Analyst

Industrial Experience Drives Site Readiness

CLEAN TECHNOLOGY



CONSUMER GOODS



CONSTRUCTION PRODUCTS



HEAVY INDUSTRY



FOOD & BEVERAGE



LIFE SCIENCES & BIOTECHNOLOGY



ADVANCED MANUFACTURING



The vast majority of Site Selection Group's work is done on behalf of our corporate clients - providing location advisory, economic incentive, and real estate services for industrial projects. Through two decades of corporate experience, SSG has developed a deep insight into what drives successful site decisions across North America.

The logos and sectors shown here highlight the diversity of our clients, ranging from aerospace to biotech, from heavy to light manufacturing, including companies you've heard of and some you haven't! Our corporate work spans a broad spectrum, and we bring that same perspective to our economic development work. We recognize not all corporate users need a megasite, and not every community needs to develop one. We believe in selecting sites and communities based on each client's unique requirements. Similarly, through our site readiness practice, we help communities determine the highest and best use for their land—whether it's 20 acres or 2,000.

TRANSPORTATION EQUIPMENT



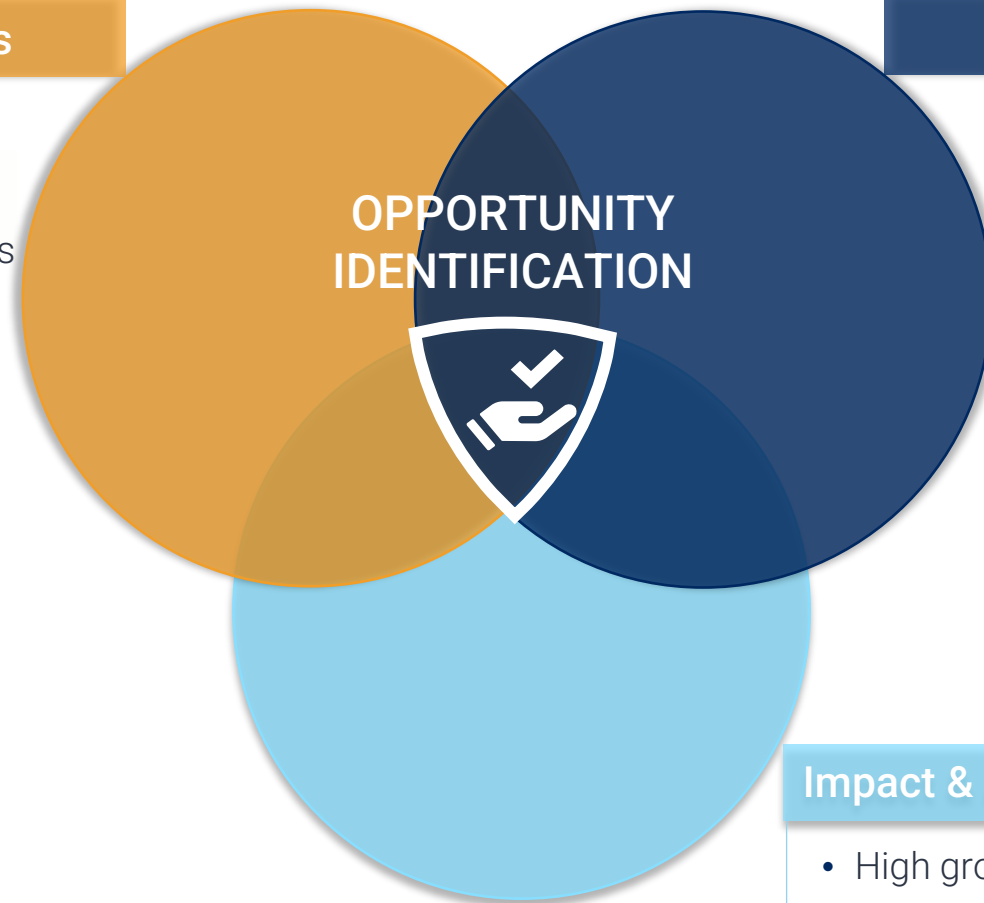
LOGISTICS & E-COMMERCE



SSG's Holistic Approach to Evaluating Competitiveness

Technical Site Analysis

- Size
- Developability
- Transportation/Logistics
- Utilities
- Different industrial profiles
- Best current and potential uses
- Strategic investments



Competitive Analysis

- Cost Analysis
- Workforce Analysis
- Different Industrial Profiles

Impact & Attractiveness

- High growth industries
- High impact industries
- Diversification vs. clustering
- Community alignment

Since the beginning of our economic development engagements, Site Selection Group has championed the idea of a “holistic approach.” The graphic at left outlines the underlying philosophy at the core of every one of our engagements.

Investment in a site with strong utility infrastructure may be misguided if the surrounding community doesn't have the workforce to support that use. Conversely, communities with strong workforce and cost value propositions may be missing opportunities if they do not have sites that can satisfy the ever-increasing utility requirements of projects.

But a community and site may be competitive for industries that may not align with its strategic goals. As a result, SSG always layers in an impact and attractiveness analysis to identify those industries that provide more opportunity for a community to meet its strategic goals.

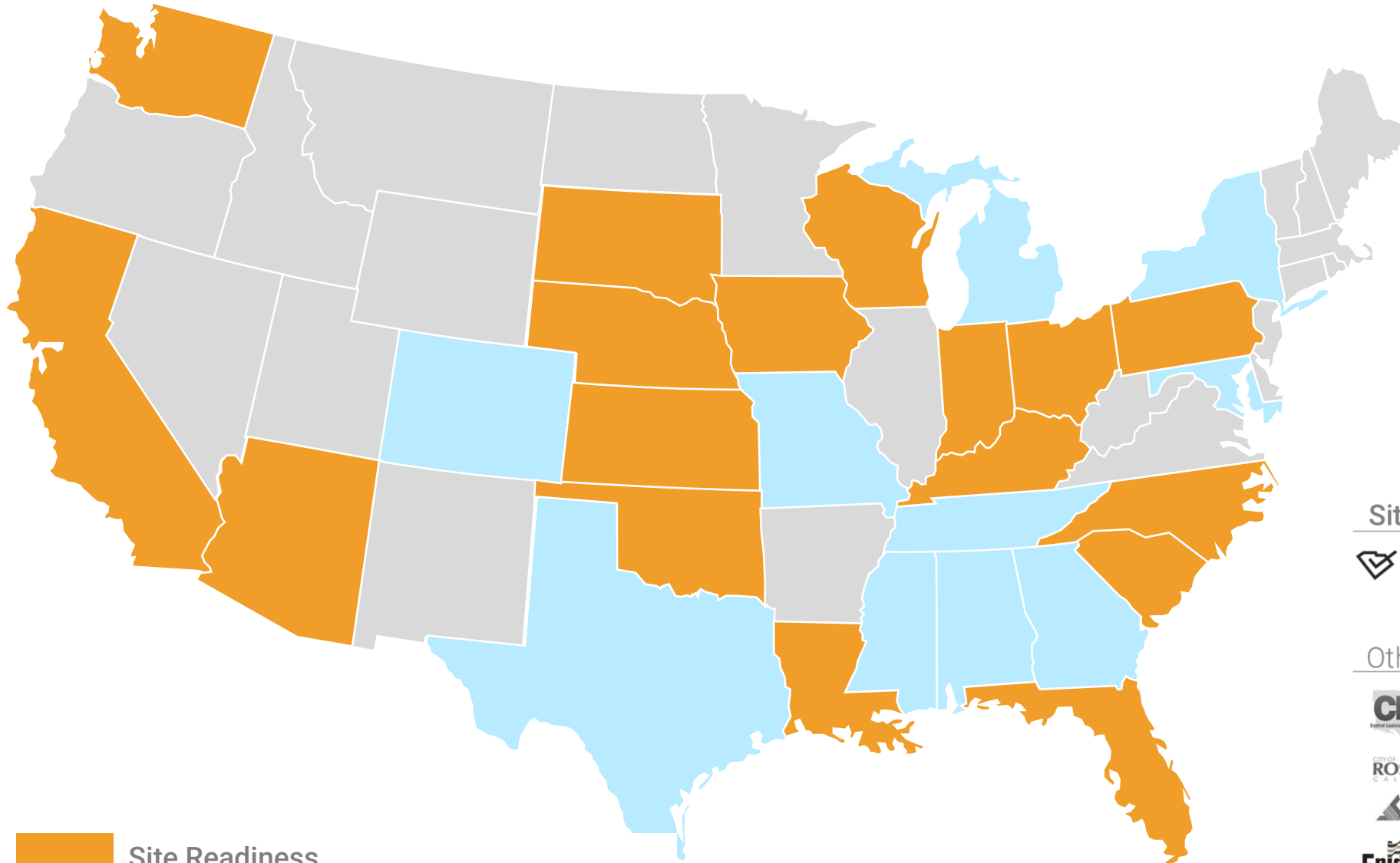
When these three core factors overlap, we see states, utilities, and communities position themselves for long-term success.



Our Site Readiness & Economic Development Work

Drawing on a broad range of corporate experience, Site Selection Group engages in economic development initiatives across the country.

The map at left highlights states where we've performed site readiness efforts for the partners listed below, along with those where we've provided other economic development consulting services (site identification, workforce evaluations, target industry studies, mock project evaluations, etc.).

Working across different states and programs with varied objectives and structures has allowed us to learn from the advantages of different approaches and apply those to future projects.



 Site Readiness
 Other Economic Development Consulting



Site Readiness Programs




Other Economic Development Clients



Site Readiness: SSG Portfolio & State-Level Programs

All Approaches Layer In:

- ✓ Technical Site Analysis
- ✓ Detailed Workforce Analysis
- ✓ Operating and Capital Costs
- ✓ Competitive Benchmarking
- ✓ Target Industry Alignment

							
Program	South Carolina Palmetto Sites	Kentucky Product Development Initiative	Duke Energy Site Readiness	North Carolina Selectsite Readiness Program	Economic Development SWOT Analysis	Wisconsin Certified Sites	BNSF Certified Sites
Type	Site Readiness	Site Readiness & Grant Administration	Site Readiness	Site Evaluation & Prioritization	Site Evaluation & Prioritization	Site Certification	Site Certification
Program Goals	Streamline the process of industrial site development by thorough evaluation of sites and completing proactive due diligence.	Partner with the Cabinet for Economic Development and Association of Economic Development to lead the effort to support upgrades at industrial sites, via grant funding, throughout Kentucky.	Spark economic growth by helping communities understand what steps to take in order to make their sites more competitive for corporate investment.	Support the development of sites less than 1,000 acres that will increase NC's competitiveness for major manufacturing investment.	Relaunch PPL's economic development engagement in PA by identifying top sites in the region and evaluating state and community competitiveness.	Establishes consistent industrial site development standards, including key required reviews, documents, and assessments.	Identifies optimal rail-served sites and conducts in-depth reviews of key criteria to ensure they meet BNSF's stringent readiness standards, minimizing customer development risks.
Results	<ul style="list-style-type: none"> • 140+ sites visited and evaluated since 2019. • #1 ranked site readiness program in 2023 (Area Development). 	<ul style="list-style-type: none"> • 200+ sites evaluated, and 100+ visited since 2019. • \$170 million in grant funds supported. 	<ul style="list-style-type: none"> • 51 sites evaluated and visited since 2019 across North and South Carolina, Indiana, Kentucky, Ohio, and Florida. • Collaboration with civil engineering firms to develop buildability assessments. 	<ul style="list-style-type: none"> • Recommendation of Top 15 sites suitable for major manufacturing investment. • Developed public-facing report utilized by General Assembly for funding allocations. 	<ul style="list-style-type: none"> • Evaluated site databases and listings for information quality. • Full evaluation of more than 50 sites. • Ultimately ID'd top 10 sites in the region. • Provided key competitiveness feedback. 	<ul style="list-style-type: none"> • Revamped the program to encourage broader state-wide participation and drive actionable insight beyond the "stamp" of certification. 	<ul style="list-style-type: none"> • Completed full certification for six sites. • Improved competitive positioning for several, mainly rural, communities.

Customized Site Readiness Solutions for Communities



Catawba County, NC

Site & Community Alignment for High Growth Industries

- SSG conducted a detailed community evaluation for Catawba County, combining aspects of technical site analysis, market trends, workforce alignment, and cost considerations.
- This analysis began with identifying specific, high-growth industries of interest that were growing faster in the Southeast, North Carolina, and greater Charlotte that the community could potentially attract.
- SSG then evaluated the community's strengths and weaknesses from a site, workforce, and cost perspective for those industries, ultimately identifying different value propositions for different targets.



New North, WI

Low-Cost Site & Community Evaluation Aligning with State Program

- SSG worked with One New North, a regional marketing group supporting communities in northeast Wisconsin, to develop a customized, but cost-effective desktop evaluation of key sites across the region.
- This exercise helped communities better understand their competitive positioning and why their sites and RFI responses may or may not have been aligned with projects coming from the state.
- The engagement helped prioritize the "best" sites and communities that were well-positioned to participate in the state's certified sites program. This approach utilized a limited multi-industry analysis.



Abilene, TX

Competitive Positioning Against DFW

- SSG worked with Abilene to build a comprehensive, competitive assessment to examine the community's strengths and weaknesses as it related to its site portfolio, workforce, and cost conditions.
- Further, SSG benchmarked Abilene's value proposition against different competing markets across the region but focusing specifically on submarkets around Dallas-Fort Worth to understand the community's competitive positioning.
- Ultimately, this resulted in an updated and more targeted list of industries where Abilene had a stronger value proposition compared to competing markets in the region.



Kilgore, TX

Site ID for a Small But Successful Community

- While sometimes overshadowed by its larger neighbors in Longview and Tyler, Kilgore has punched above its weight in landing impactful projects. That's due in large part to a long-term investment in a very successful and attractive industrial park.
- However, their park was running out of space, and as a result, Kilgore engaged SSG to help it conduct a comprehensive site identification evaluation to identify not just the best option for the community's next industrial park, but also one-off parcels that could be aligned for single users.
- Once sites were identified, SSG evaluated each against multiple industries and their site development needs to identify options with the best potential return and lower investment costs

While we highlight some of our premier state, utility, and rail-focused site readiness programs, SSG has completed a multitude of customized engagements for communities and regional groups alike. The graphic at left shows four recent examples.

In some cases, these have been detailed engagements that have leveraged all of SSG's resources from technical site analysis, to analytics, to market intel. In other cases, SSG has provided a lighter, faster, and cost-effective solution to help a community take incremental steps forward. Regardless, each time SSG engages an economic development partner, we customize the approach, scope, and cost to meet communities where they are.

Proposed Process

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
<p align="center">Kickoff & Alignment</p>	<p align="center">Data Gathering, Tours, & Stakeholder Presentation</p>	<p align="center">Competitiveness Analysis</p>	<p align="center">Industry Fit Analysis</p>	<p align="center">Target Industries & Recommendations</p>
<p>Core Deliverables & Steps</p> <ul style="list-style-type: none"> • <u>Kickoff</u>: Coordinate with Centergy and key stakeholders to align on schedule, targeted outcomes, and methodology; establish key calls and dates for deliverables. • <u>Profile Industries</u>: Discuss which existing target industries, aspirational industries, and strategic industry comparisons (e.g., utility-intensive food manufacturing vs. general food manufacturing) should be studied. • SSG will develop and present industry profiles, including capital, utility, real estate, and workforce requirements for review and discuss prior to refining the industry list with Centergy. • <u>Choose Sites & Benchmark Communities</u>: Determine which sites and peer communities will be included in the study. 	<p>Core Deliverables & Steps</p> <ul style="list-style-type: none"> • <u>Gather Data</u>: Collect key site data via a user-friendly, Excel-based Request for Information (RFI). The RFI will be adapted to best fit the selected industries. • <u>Site Visits</u>: Conduct in-person meetings that simulate corporate visits and support community storytelling. <ul style="list-style-type: none"> • <u>Stakeholder Presentation</u>: During the visit, present an overview of the project’s goals, process, and projected outcomes to build confidence and “buy-in” from stakeholders. • <u>RFI and Site Visit Feedback</u>: Provide an overview of each site’s RFI and site visit strengths and weaknesses. SSG will recommend ways to improve both RFI submissions and site visits with a goal to increase competitiveness. 	<p>Core Deliverables & Steps</p> <ul style="list-style-type: none"> • <u>Detailed Multi-Industry Analysis</u>: Evaluate each site as if competing for multiple industrial site selection projects using three primary evaluation models. <ul style="list-style-type: none"> • <u>Technical Site Analysis</u>: Detailed weighted evaluation of each site based on various industry needs. • <u>Cost Analysis</u>: Model wages, salaries, benefits, utility, tax, transportation, and real estate costs over 10 years for each site and industry. • <u>Workforce Analysis</u>: Score and rank candidates based on comprehensive workforce and other qualitative variables for each site and industry. • Identify “Competitive Industries” based on results from all three analyses. 	<p>Core Deliverables & Steps</p> <ul style="list-style-type: none"> • <u>Attractive Industries</u>: Identify “Attractive Industries” that are growing, active, and attractive in terms of wage and impact. <ul style="list-style-type: none"> • <u>Growth Analysis</u>: Measure industry growth and activity at a variety of geographic levels using multiple metrics to accurately assess growth patterns. This analysis will identify industries growing locally, regionally, and nationally. • <u>Wage Analysis</u>: Evaluate each industry’s wage structure to understand if the potential wages might be attractive to the community. 	<p>Core Deliverables & Steps</p> <ul style="list-style-type: none"> • <u>Recommend Target Industries</u>: Develop a list of “Target Industries” that the region and sites are competitive for, AND help meet the region’s strategic goals. • <u>Competitiveness Strategy</u>: Develop a prioritized list of regional and site-level recommendations designed to boost competitiveness for “Target Industries”. • <u>Final Deliverables</u>: Summarize all analyses, recommendations, insights, and supporting documents into a final report. • <u>Final Presentation</u>: Present findings in person for key stakeholders.
<p align="center">4 Weeks</p>	<p align="center">6 Weeks</p>	<p align="center">5 Weeks</p>	<p align="center">3 Weeks</p>	<p align="center">3 Weeks</p>

Proposed Timeline and Key Tasks

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21	Week 22
Phase 1: Kickoff & Alignment																						
Alignment of Program & Goals	█																					
Update Industry Profiles		█	█																			
Review Industry Profiles				Call																		
Choose Sites & Benchmark Communities				█																		
Phase 2: Data Gathering, Tours, & Stakeholder Presentation																						
Request for Information					█	█	█	█														
Site Visit Planning							█	█														
Site Visits and Stakeholder Meeting									█													
RFI and Site Visit Feedback										Call												
Phase 3: Comprehensive Desktop Evaluation, Tours, & Community Presentation																						
Conduct Detailed Multi-Industry Analysis											█	█	█	█	█							
Review Findings															Call							
Phase 4: Industry Fit Analysis																						
Conduct Growth and Wage Analyses																█	█	█				
Review Findings																		Call				
Phase 5: Target Industries & Recommendations																						
Recommend Target Industries																			█	█		
Competitiveness Strategy																				█	█	
Final Deliverables																					Call	
Final Presentation																						➔

Phase 1: Kickoff & Alignment

Phase 1 is intended to create a singular vision and framework on which the program will be established. To this end, SSG will host an alignment meeting with Centergy and other key stakeholders to confirm the schedule and review methodology. This meeting will serve as an opportunity to further enhance and refine desired outcomes and goals for the study. This phase is also an opportunity to discuss which industries should be evaluated during the project.

Specific components of this phase include:

- Profile Industries:** During the first call, SSG and Centergy will compile a list of industries that might be of interest to review as part of the study. This process will start with a discussion of the region's current target industries and the reasons behind those choices. The conversation will then expand to consider industries that may be aspirational or of emerging interest. Through this discussion, the team may refine broad industry categories into specific subsectors or explore distinctions within an industry type. For example, not all food manufacturing projects require the same things. Some require higher natural gas and rail service, while others require strong water capacity near an interstate. It may be beneficial to compare these subsectors to help focus efforts within the category.

Based on this input, SSG will develop Industry Profiles for each selected industry. These profiles will outline key location drivers like site size, utility needs, workforce requirements, and typical investment levels. Each profile will include a narrative overview summarizing the industry's technical requirements, relevant subsectors, potential number of jobs, and a description of the operation. Draft profiles will be shared for review ahead of a final alignment call. During that call, SSG and Centergy will confirm the list of industries and finalize any needed updates before proceeding with the analysis.

- Choose Sites & Benchmark Communities:** SSG will collaborate with Centergy and key stakeholders to select sites within the Centergy territory for the evaluation. These sites will be the focus of technical site evaluations. Their communities will be compared from a cost and workforce perspective against benchmark communities. To give the ultimate results more context, SSG highly suggests establishing peer and aspirational communities to benchmark Centergy's communities against. Those communities could be from Wisconsin and/or competitive out-of-state communities. SSG will make recommendations as needed based on our collective corporate and site readiness experience. Benchmarking against other communities allows the evaluation to provide a competitive context throughout the evaluation.

Industry Profiles

	Advance MFG	Aerospace	Automotive	Food & Ag Tech	Biotech	Clean Energy	Semiconductor
Headcount	Small	250	300	500	150	500	600
	Average	500	1,000	1,500	300	500	1,250
	Large	1,000	5,000	5,000	800	800	3,000
Cap Ex	Small	\$100,000,000	\$250,000,000	\$500,000,000	\$150,000,000	\$200,000,000	\$250,000,000
	Average	\$400,000,000	\$750,000,000	\$1,000,000,000	\$300,000,000	\$600,000,000	\$450,000,000
	Large	\$800,000,000	\$2,000,000,000	\$5,000,000,000	\$500,000,000	\$2,000,000,000	\$1,200,000,000
Square Footage	Small	250,000	200,000	200,000	150,000	200,000	400,000
	Average	500,000	600,000	500,000	300,000	600,000	800,000
	Large	1,000,000	1,200,000	2,000,000	800,000	1,000,000	1,500,000
Acreage	Small	50	75	50	50	50	75
	Average	200	200	250	100	100	150
	Large	400	400	1,000	250	250	300
Electric - Demand (MW)	Small	5	10	25	5	5	20
	Average	25	20	50	10	15	50
	Large	50	50	200	25	30	80
Gas (MCF/hr)	Small	10	15	15	10	10	40
	Average	40	50	50	40	40	80
	Large	80	100	100	80	80	120
Water (GPD)	Small	250,000	200,000	500,000	500,000	200,000	750,000
	Average	500,000	400,000	1,500,000	1,000,000	400,000	1,500,000
	Large	1,000,000	1,200,000	3,500,000	2,000,000	800,000	3,000,000
Wastewater (GPD)	Small	175,000	140,000	350,000	350,000	140,000	525,000
	Average	350,000	280,000	1,050,000	700,000	280,000	1,050,000
	Large	700,000	840,000	2,450,000	1,400,000	560,000	2,100,000

Summary

- The table at left shows parameters used to measure the suitability of each site's competitiveness for the siting or expansion of major manufacturing projects across key target industries as defined by the Community.
- The parameters (e.g., headcount, utilities, etc.) were developed based on the Project Team's collective project experience, community insights, and supplemental research.

Custom Industry Profiling developed "through the corporate lens," having facilitated location advisory projects and site readiness programs across the country.

Industry Profile Example

Industry Description:
Summary of industry process, utility requirements, workforce requirements, utility requirements, and more.

- Subsector 1: Description of subsector and key differentiating factors
- Subsector 2: Description of subsector and key differentiating factors
- Subsector 3: Description of subsector and key differentiating factors
- Subsector 4: Description of subsector and key differentiating factors

Industry Trends:
This section will summarize any key industry trends or project announcements.

- Trend 1: Example Trend Commentary
- Trend 2: Example Trend Commentary
- Trend 3: Example Trend Commentary

- Project Announcement 1: Location, capital investment, # of employees
- Project Announcement 2: Location, capital investment, # of employees
- Project Announcement 3: Location, capital investment, # of employees

Example Companies

Industry Profile Summary

	Advance MFG
Headcount	Small: 250
	Average: 500
	Large: 1,000
Cap Ex	Small: \$100,000,000
	Average: \$400,000,000
	Large: \$800,000,000
Square Footage	Small: 250,000
	Average: 500,000
	Large: 1,000,000
Acreage	Small: 50
	Average: 200
	Large: 400
Electric - Demand (MW)	Small: 5
	Average: 25
	Large: 50
Gas (MCF/hr)	Small: 10
	Average: 40
	Large: 80
Water (GPD)	Small: 250,000
	Average: 500,000
	Large: 1,000,000
Wastewater (GPD)	Small: 175,000
	Average: 350,000
	Large: 700,000

Industry profiles include process descriptions, information on subsectors, industry trends, recent project announcements, and example companies.

Phase 2: Data Gathering, Tours, & Stakeholder Presentation

Phase 2 involves gathering data and providing feedback that can help communities become more competitive during the desktop evaluation and site visit phases. Crucial data will be collected, but the true value of this phase will be in feedback related to the RFI process, desktop review, and site visit experience that is typically not revealed during a corporate site selection project.

Specific components of this phase include:

- Gather Data:** SSG will work with economic development, ownership (if applicable), and utility representatives to gather key information for each site. We will utilize a similar Excel-based RFI instrument to the one we use for corporate projects to gather data in this phase. Furthermore, the RFI will be customized for the industries selected for review to best fit their needs and designed in such a way as to not overtax resources.
- Site Visits:** Armed with information and insights from the RFI, SSG will conduct site visits to emulate a corporate site visit. This means the visit will be technically focused, evaluating on-site conditions related to developability and existing conditions. Visits will include discussions with site representatives and other key stakeholders (e.g., utility providers) to verify the location of utilities, access points, drainage outfalls, discuss neighboring uses, quality of life, workforce, training facilities, and more. This information will help inform the site analysis during Phase 3.
- Stakeholder Presentation:** To engage sponsors, stakeholders, and community partners, SSG will deliver an in-person presentation summarizing the project's goals, process, and objectives, ideally coordinated with planned site visits. In collaboration with Centergy, SSG will tailor the content to ensure it resonates with the audience and builds confidence in the study and its recommendations to encourage future implementation.
- RFI and Site Visit Feedback:** SSG will provide an overview of each site's strengths and weaknesses based on both the technical content of the RFI submission and the physical characteristics of the site itself. In addition, SSG will provide feedback regarding the broader site visit experience, including community storytelling, ability to answer technical questions, team coordination, and the effectiveness of local representatives in presenting the community's value proposition. Recommendations will be provided to improve both site-specific materials and execution of both the RFI and site visit for each site and community.
- The purpose of this feedback is to improve conversion from RFI to site visits and from site visits to finalist consideration. While not the only factor in competitiveness, strong RFI responses and site visit execution are low-cost, high-impact opportunities to influence how a site and community are perceived. Performing well in these early phases helps ensure the site and community are represented in the best possible light.

One RFI will serve to evaluate many industries and will be in an easy-to-use format.

Site Specific SWOT: Fogelsville Corporate Center			
Categories	Strength/Weakness	Comments	
Site Characteristics			
Site Size	Very Strong	150 acres – This is large enough for all studied projects with the exception of mid-size or hyperscale data centers.	
Developability	Strong	A blue line stream or drainage ditch is located on site dividing the northeastern third from the remaining site. This appears to divide the developable acreage but allows for uses on either side due to large remaining acreage. A Geotechnical Report and Wetlands Delineation have been completed for the site but were not submitted for review.	
Ownership & Entitlements			
Ownership	Moderate	Privately owned by a family. Sale intended for industrial user. Some projects will prefer public ownership.	
Zoning & Annexation	Strong	Site is located in Upper Macungie Township and is zoned for Limited Light Industrial which prohibits uses with heavy truck traffic.	
Surrounding Land Use Compatibility	Very Strong	Site is across Interstate 78 from an established industrial area. Much of the adjacent area is low density residential or agricultural. A new road that will serve the site will bypass much of the residential area.	
Environmental & Permitting			
Environmental	Strong	A Phase 1 Study has been completed. Not submitted for review.	
Historic & Archeological	Strong	A Historic and Archeological Study has been complete and cleared with SHPO. Not submitted for review.	
Threatened & Endangered Species	Strong	A Threatened and Endangered Species Study has been complete. Not submitted for review.	
Utility Characteristics			
Electric	Strong	PPL can provide up to 30MW within 36 months. A 2,500 ft. line extension is required.	
Natural Gas	Moderate	5,300 ft. natural gas line extension required. Line capacity and possible future capacities were not provided.	
Water	Strong	Provider can accommodate large users at the site, up to 1.35 MGD. Water line is adjacent to the property.	
Wastewater	Strong	A formal Intent To Serve letter was issued for a prior prospective user for 300,000 GPD. Estimated 1MGD can be achieved in 12 months. The wastewater line is adjacent to the property.	
Logistics Infrastructure Characteristics			
Site Access & Improvements	Strong	Site is level and is accessible via a farm/service road.	
Route Quality	Moderate	Highway access requires passage through downtown Fogelsville or drive west 3.4 miles along a 2-lane highway and cross under a relatively low bridge (13.5 ft.). New route across from site is underway and will improve site accessibility.	
Rail	Weak	The site is not and cannot be rail-served.	
Air Travel Access	Strong	Lehigh Valley International Airport (ABE) is 15 miles from the site.	

Feedback will be provided at the site level for RFI improvements and at the site visit level to help teams operate as effectively as possible.

Phase 3: Competitiveness Analysis

Phase 3 is the point where we define what industries the region and each site may be competitive for. The sites and communities selected at the end of Phase 1 are evaluated against each selected industry during this phase. Top performing industries during this phase will be deemed “Competitive Industries”. This output will be aligned with findings from Phase 4 to determine which industries should be the region’s “Target Industries”.

Specific components of this phase include:

- Detailed Multi-Industry Analysis:** As with all SSG corporate evaluations, three analyses (models) are leveraged to understand site competitiveness in a holistic fashion. In the multi-industry analysis, this process is replicated for each industry type and project size to evaluate many different mock projects.
- Technical Site Analysis:** Information from the RFI responses, site visits, and insights from the SSG team will be incorporated into a weighted comparative analysis. This dynamic evaluation model scores each site based on technical factors such as developability, environmental conditions, access, and utility infrastructure. The framework allows for industry-specific scoring aligned with each industry's unique requirements. By layering site performance against these industry standards, the team can quickly identify gaps, patterns, and opportunities. This approach enables SSG to deliver detailed, defensible recommendations for improvement across a wide range of industries.
- Cost Analysis:** SSG will conduct a cost evaluation based on a typical corporate site selection process, projecting 10-year operating costs and key fixed costs for each site. The analysis will consider wages, utilities, taxes, land costs, and other major cost drivers. While it may reveal differences among communities in the region, the greatest value will come from benchmarking against peer locations across the state and region. This comparison can uncover strengths or weaknesses, such as property tax variations, that communities can either leverage or address to improve competitiveness.
- Workforce Analysis:** Workforce alignment can impact industry competitiveness as much, if not more, than the other analyses. As a result, we will conduct the same type of workforce analysis we use for corporate projects, evaluating factors such as underlying demographics, target occupational supply, demand, and competition. In a region as diverse as Central Wisconsin, different communities will likely excel for different industries based on competition levels, supply, skill alignment, and recent project activity. More importantly, this analysis will provide meaningful insight into how the region compares to in-state and regional communities when it comes to workforce.
- Identify “Competitive Industries”:** Competitive industries are the ones where all three analyses show strong performance. SSG will identify the industries that offer the most aligned competitive options for each site and across the entire Centergy region.

Industry Results: Weighted Scores

	Four Oaks	GBH	Lucas	Record	Bolding	Byrdsong	Jenkins	Laird	Sinclair	Twenty Pines	Wilkins
Small (40%)											
Aerospace Manufacturing	6.9	7.0	6.8	7.4	6.8	6.6	6.9	6.9	7.1	6.8	6.6
Automation Equipment	6.6	6.5	6.0	7.1	6.1	6.0	6.6	6.2	7.0	6.2	5.9
Manufacturing	6.5	6.8	6.2	7.1	6.6	6.1	6.4	6.1	6.7	6.4	6.0
EV & Battery Manufacturing	7.4	6.0	6.5	7.6	5.4	4.9	7.3	5.3	7.6	7.2	6.0
Supplies	7.1	6.7	6.5	7.5	6.4	6.2	7.1	6.8	7.4	7.0	6.5
Logistics & Distribution	6.8	6.9	6.1	7.4	6.1	6.1	6.8	6.6	7.3	6.5	5.9
Metals & Plastics: Light	7.1	7.1	6.5	8.1	6.4	5.6	7.0	6.3	7.3	7.1	5.9
Metals & Plastics: Heavy	6.9	6.7	6.4	7.4	6.3	5.9	6.9	6.4	7.2	6.7	6.1
Cold Storage	6.9	6.7	6.4	7.4	6.3	5.9	6.9	6.4	7.2	6.7	6.1
Average	6.9	6.7	6.4	7.4	6.3	5.9	6.9	6.4	7.2	6.7	6.1
Medium (40%)											
Aerospace Manufacturing	6.8	6.9	6.6	7.2	6.7	6.5	6.1	6.8	6.7	6.6	6.5
Automation Equipment	6.9	6.9	6.1	6.9	5.8	5.8	5.1	5.5	5.7	6.1	5.9
Manufacturing	6.3	6.0	5.5	5.9	5.9	4.9	4.5	5.2	5.0	5.8	5.2
EV & Battery Manufacturing	7.4	6.0	6.5	7.6	5.4	4.9	7.3	5.3	7.6	7.2	6.0
Supplies	7.1	6.8	6.5	7.5	6.1	6.2	6.2	6.8	6.6	6.6	6.5
Logistics & Distribution	6.8	7.0	6.1	7.3	5.9	6.1	5.4	6.4	6.0	6.2	5.9
Metals & Plastics: Light	7.5	7.0	6.6	7.6	6.5	5.6	6.8	6.3	7.3	7.3	5.8
Metals & Plastics: Heavy	7.0	6.7	6.3	7.1	6.0	5.7	5.8	6.0	6.3	6.5	6.0
Cold Storage	7.0	6.7	6.3	7.1	6.0	5.7	5.8	6.0	6.3	6.5	6.0
Average	7.0	6.7	6.3	7.1	6.0	5.7	5.8	6.0	6.3	6.5	6.0
Large (20%)											
Aerospace Manufacturing	5.7	6.7	5.1	7.0	4.7	4.1	4.6	4.3	5.0	4.8	4.1
Automation Equipment	5.6	5.6	4.6	6.3	3.9	3.5	4.2	3.4	4.7	4.2	3.6
Manufacturing	5.4	4.9	4.3	5.7	3.6	3.0	4.1	3.5	4.4	4.0	3.4
EV & Battery Manufacturing	7.4	6.0	6.5	7.5	5.4	4.9	7.3	5.3	7.5	7.2	6.0
Supplies	6.7	6.8	5.4	7.5	4.9	5.5	4.9	5.1	5.2	5.4	6.0
Logistics & Distribution	6.0	6.5	4.6	6.9	3.9	3.8	4.6	4.0	5.3	4.4	3.8
Metals & Plastics: Light	7.1	7.2	6.1	7.6	6.7	5.5	6.4	6.1	6.8	7.1	5.4
Metals & Plastics: Heavy	6.3	6.2	5.2	6.9	4.7	4.3	5.2	4.6	5.6	5.3	4.6
Cold Storage	6.3	6.2	5.2	6.9	4.7	4.3	5.2	4.6	5.6	5.3	4.6
Average	6.3	6.2	5.2	6.9	4.7	4.3	5.2	4.6	5.6	5.3	4.6
Weighted Score	6.8	6.6	6.1	7.2	5.9	5.5	6.1	5.9	6.5	6.4	5.8

Reading the Graphic

- The graphic at left shows summary results for Technical Site Scoring by Industry Requirements.
- Scores range from 1 (not aligned at all) to 10 (perfectly aligned), and include scoring across all project types, but also for different project sizes.
- All scores should be considered "preliminary" since no site work, design, or due diligence work has been completed.
- SSG utilized the industry specific scores to develop a Weighted Score which can be used to rank sites for prioritization. Due to a focus on small to medium size projects, SSG applied a collective 80% of the final weighted score to small and medium scores.

Summary of Results

- Overall, the Record, Four Oaks, GBH, Sinclair, and Twenty Pines properties stood out as top performers offering consistently high scores.
- Results for smaller and medium size projects are indicative of competitiveness within parks unless a large parcel is retained.
- The identified sites/parks do not perform well for medium or large-scale EV & Battery Manufacturing projects.

Example of technical site scores by industry for each site. Weighted scoring can be used to rank sites overall or by industry performance.

Workforce Analysis Results: Average Advanced Manufacturing Project (1 of 2)

Site Name	State	County	Total Score	WEIGHT	25.0%	15.0%	25.0%	15.0%	2.5%	12.5%	10.0%	5.0%
				Workforce Demographics (20 Mins)	Workforce Demographics (40 Mins)	Occupational Supply (20 Mins)	Occupational Supply (40 Mins)	Occupational Demand (20 Mins)	Occupational Demand (40 Mins)	Project Announcements (Future Demand)	Union Density	
Former Arco Truc Temper	PA	Cumberland	111%	122%	117%	115%	112%	108%	106%	110%	106%	104%
Route 10 Morgantown Land	PA	Berks	111%	94%	114%	112%	112%	116%	108%	110%	106%	93%
Fogelsville Corporate Center	PA	Lehigh	109%	112%	114%	128%	136%	92%	67%	61%	61%	98%
Highridge Business Park - Lot 12	PA	Schuylkill	101%	96%	90%	90%	106%	119%	110%	110%	125%	93%
Crossroads East - Phase 2	PA	Luzeane	99%	96%	95%	101%	103%	94%	88%	129%	129%	60%
Humboldt North Site 1	PA	Luzeane	99%	99%	94%	102%	102%	92%	89%	129%	129%	93%
Patton Shovel Ready Site	PA	Union	98%	89%	85%	89%	89%	114%	124%	142%	142%	80%
Crossroads East - Phase 5	PA	Luzeane	98%	96%	93%	93%	102%	108%	93%	131%	131%	88%
Industrial Park Road Milton PA Site	PA	Northumberland	98%	92%	89%	88%	89%	110%	120%	131%	131%	84%
Great Stream Commons - PWR Development Site	PA	Union	97%	88%	82%	89%	88%	114%	120%	140%	140%	79%
Great Stream Commons Lot 16	PA	Union	97%	86%	83%	88%	88%	113%	124%	142%	142%	81%
Mattlers Lane	PA	Northumberland	97%	90%	88%	88%	88%	111%	121%	131%	131%	84%
PA Average	--	--	96%	95%	92%	96%	95%	102%	101%	112%	112%	74%
Point Township Industrial Site	PA	Northumberland	96%	92%	88%	84%	87%	119%	120%	132%	132%	83%
Crossroads East - Phase 3	PA	Luzeane	96%	100%	96%	106%	102%	86%	85%	91%	91%	62%
Crossroads East Phase 1 Parcel 5	PA	Luzeane	96%	101%	96%	102%	102%	88%	86%	91%	91%	62%
Mount Carmel Township Industrial Park - North Site	PA	Northumberland	96%	84%	85%	88%	90%	115%	121%	151%	151%	81%
Crossroads East - Phase 4	PA	Luzeane	96%	100%	97%	105%	103%	83%	89%	91%	91%	62%

Reading the Graphic

- Scoring: A score of 100 in any category represents the average of the group. Each cell is also highlighted, with those in green indicating a more favorable score, and those in red indicating a less favorable score within each category.
- Example Project: This is an example for an average Advanced Manufacturing project (i.e. an average of factors for all the previously identified target industries).
- Blue sites (sites not included in the "secret shopper" analysis) are highlighted in blue.
- Top 10 Sites are bolded.

Summary of Results

- Fogelsville (Lehigh Valley) and Highridge are the only ones of the Top 10 sites that score better than average compared to other sites within PA, but also the out-of-state comparison locations.
- A site like the one in Cumberland County (Harrisburg), or Berks County (Reading) score relatively well from a workforce perspective, but the sites were not as aligned from a technical perspective.

Example of workforce analysis results for one industry.

Note: Technical analysis will only occur for Centergy area sites. Benchmark communities will be reviewed from a workforce and cost perspective only.

Phase 4: Industry Fit Analysis

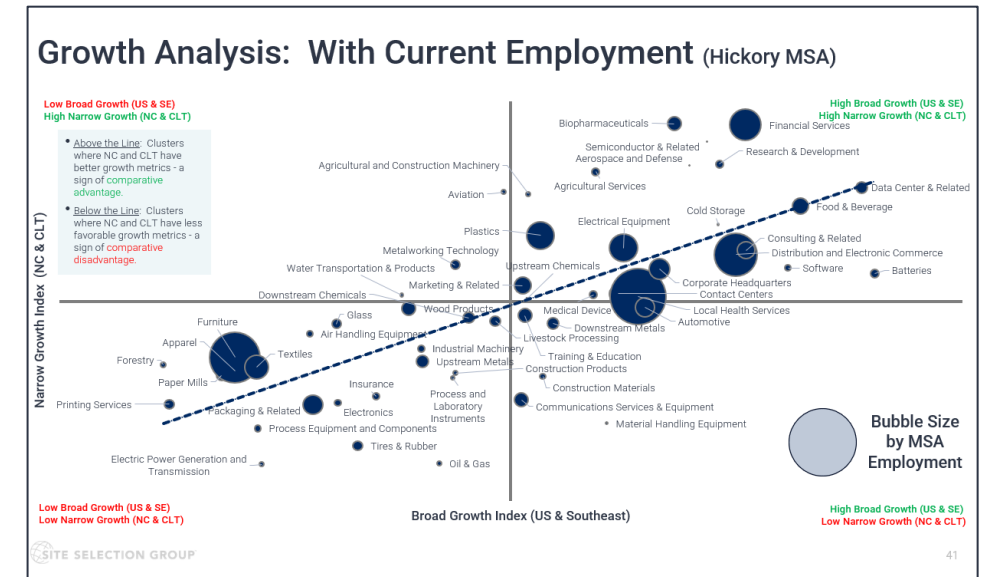
Phase 4 focuses on identifying what industries the region might be attracted to. The industries identified during Phase 1 will be reviewed during this phase for growth, project activity, impact, and wage alignment. Top-performing industries during this phase will be deemed “Attractive Industries”. This output will be aligned with findings from Phase 3 to determine which industries should be the region’s “Target Industries”.

- **Growth Analysis:** SSG will assess industry growth and activity using a combination of historic and projected data, along with real-time project activity. Rather than simply chasing high-growth industries, SSG will use multiple metrics and data sources to identify trends across national, state, regional, and local levels. This includes industry-leading workforce analytics from Lightcast and real-time project announcement data to track expansion activity not yet captured in traditional data sets.

We recommend this approach because there are different ways to prioritize and categorize growing industries. Some industries may show **strong growth everywhere**, making them clear targets. Others may show **strong growth in comparison regions**, such as other communities in Wisconsin or surrounding states, but have not yet gained traction in the Centergy area. These still represent opportunity, since they may expand into the region over time. Finally, industries showing **relative growth in Centergy** compared to broader geographies may also be worth targeting, even if they are not among the highest-growth sectors nationally or regionally.

This layered growth analysis provides a more complete picture of where real opportunities exist and helps Centergy focus on industries that align with both local potential and broader market trends.

- **Wage Analysis:** SSG will evaluate the typical wage structure associated with each target industry to understand how well the wages align with community expectations and economic goals. This analysis will help determine whether the compensation levels offered by each industry are likely to be viewed as desirable by the local workforce and whether they support broader goals around income growth, workforce attraction, and economic inclusion. Comparing industry wage levels to regional medians and living wage thresholds can also help prioritize sectors that are both competitive and beneficial for the community.
- **Identify “Attractive Industries”:** Attractive industries are the industries that offer strong growth momentum and wage levels that align with or exceed community expectations. These industries not only offer potential for successful recruitment but also contribute meaningfully to the local economy.



The Growth Analysis will identify industries of interest at various regional competition levels.

Growth Analysis: Sheer Cluster Presence

Specific Cluster	Current Year Jobs						Concentration (Location Quotient)					
	U.S.	Southeast Region	State	Charlotte Region	MSA	County	U.S.	Southeast Region	State	Charlotte Region	MSA	County
Furniture	381,663	103,723	34,749	14,479	14,278	8,790	1.00	1.72	2.92	4.09	38.95	41.25
Textile Manufacturing	179,635	120,992	29,808	10,722	2,465	1,058	1.00	4.27	5.33	6.43	14.29	10.55
Biopharmaceuticals	351,330	44,747	25,100	3,233	1,083	-	1.00	0.81	2.29	0.99	3.21	-
Automotive	821,102	229,722	28,878	14,469	1,963	993	1.00	1.77	1.13	1.90	2.49	2.17
Information Technology and Analytical Instruments	916,634	64,925	26,433	2,247	252	173	1.00	0.45	0.93	0.26	0.29	0.34
Distribution and Electronic Commerce	6,997,680	1,151,510	222,153	80,717	6,792	5,125	1.00	1.04	1.02	1.24	1.01	1.31

Job Counts: Showing size of industry clusters at different geographic levels.

- Distribution is really big everywhere.
- Textiles, Furniture, and Biopharma are much smaller.

Location Quotient: A way to show relative presence of an industry.

- 1.00 = national average.
- 2.00 - 5.00 is a high concentration
- Above 5.00 is really high!


Detailed comparisons in workforce concentration, project activity, and wages will factor into which industries are Attractive to the community.

Phase 5: Target Industries & Recommendations

The final phase brings together findings from across the study to identify industries that are both attractive and competitive for the Centergy region. These industries will be recommended as priorities for future investment and recruitment efforts. This phase will also outline targeted recommendations to help the region become even more competitive for these high-potential sectors.

- Recommend Target Industries:** SSG will develop a focused list of target industries for the region based on the results of the Phase 3 “Competitive Industry” and Phase 4 “Attractive Industry” analyses. Industries that are well aligned in both analyses will be identified as top-performing industries worthy of being the region’s focus going forward as “Target Industries”. The nature of this overlap will likely result in some gradation of industry alignment. We expect some industries will be very strongly aligned, some may be marginal areas worthy of opportunistic focus, and still others will not be worth the region’s focus due to lack of regional competitiveness and/or attractiveness to the community.
- Competitiveness Strategy:** SSG will develop a prioritized list of recommendations at both the regional and site levels to improve competitiveness for the identified Target Industries. These recommendations will focus on the most impactful strategies to align infrastructure, workforce, and other assets with industry requirements. Where appropriate, each recommendation will include guidance on relative cost, anticipated impact on competitiveness, and overall priority. In addition, top-performing sites for each industry will receive detailed, industry-specific improvement plans with actionable steps to enhance readiness and appeal. To measure the potential impact of these improvements, SSG will update the site evaluations to reflect how the recommended changes affect each site’s competitiveness. This approach ensures both the region, and its leading sites are well-positioned to compete more effectively for high-value projects.
- Final Deliverables:** SSG will compile all findings from the study into a comprehensive final report. This report will summarize the key analyses, recommendations, and insights developed throughout the engagement. It will also include all supporting documents, data visualizations, site profiles, and industry profiles to ensure clarity and usability for Centergy and its partners. The final deliverable will serve as both a reference tool and a strategic roadmap to guide future efforts in industry targeting, site improvement, and regional competitiveness.
- Final Presentation:** SSG is committed to delivering results through an in-person presentation with key stakeholders. We believe this format is far more effective than a written report alone, as it allows for real-time discussion of findings, prompt feedback, and a more meaningful conversation around the strengths and challenges of the region’s portfolio and individual sites.

Ohio River Triple Rail Site



Location	Paducah, McCracken County, Kentucky
Total Acres	100 acres
Developable Acreage	376 acres – segmented by streams and wetlands
Ownership	Public & Private - Paducah-McCracken IDA
Asking Price	\$30,000 per acre
Zoning	Heavy Industrial
Restrictions	N/A
Distance to Interstate	3 miles to I-24
Rail	Adjacent to CN, BNSF and Paducah & Louisville rail line
Electric	<ul style="list-style-type: none"> 2,640 ft to 69kV line 10 MW currently available with minimal improvements Capacity feasible with improvements under research
Natural Gas	<ul style="list-style-type: none"> 8-inch line adjacent to the site Current and potential capacity under research
Water	<ul style="list-style-type: none"> Source: Municipal/ Ohio River 1 MGD currently available 102 MGD potential capacity with improvements
Wastewater	<ul style="list-style-type: none"> Outlet: Municipal & direct river discharge 12-inch gravity main 7,000 ft from the site with 1 MGD of capacity Ohio River adjacent to site with potential for direct discharge

Final deliverables will include Site Profiles, Industry Profiles, and key supporting documents that add detail and extend the study’s long-term value.

Strategic Development Plan: Valley View Business Park – Lots 28-29

The plan below outlines development recommendations for the site and initiatives that would have a material impact on enhancing the site’s competitive value proposition to attract a corporate end user. These recommendations are inclusive of but not limited to the items listed within the report.

	RECOMMENDATION	SSG COMMENTS
INVESTMENT LEVEL	\$ Develop Industry Specific Marketing Plan	Develop a marketing plan to target industries that would be well suited for the site. These include each industry evaluated with the exception of hyperscale and Mid-size data centers.
	\$ Complete an ALTA survey	Complete and provide an ALTA level boundary survey. This will compile all easements, topography, wetland findings, title, and other considerations and be useful for quicker comprehensive reviews as well as for transaction purposes. No ALTA survey was provided.
	\$\$ Complete Outstanding Due Diligence Studies	<ul style="list-style-type: none"> While some due diligence studies at the site have been completed, others have not (namely the Phase 1 ESA). SSG recommends prioritizing a Phase 1 ESA Study, a Wetlands Delineation, and a Geotechnical Report. Emphasis should be placed first on the Phase 1 ESA as this is the most often required due diligence study. These studies are pertinent to understanding environmental conditions and challenges on site. Completion of these studies helps define the site’s condition and informs design and investment decisions. While findings at this site may be unlikely, having all studies completed removes the risk of the unknown for a perspective end user.
	\$\$ Update Due Diligence Studies	Consider updating the Archeological and Historical Study and Threatened & Endangered Species Study. Both studies were completed in 2009. It is beneficial to update every five to 10 years.
	\$\$ Develop Utility Improvements Plans	With upcoming utility improvements planned for water and wastewater systems that serve the site, further develop capacity plans and timelines to better understand what services can be achieved and by when, should a high-capacity user be interested in the site. It would be helpful to include a Gantt chart with input from engineered design and utility feedback.
	\$\$\$ Clear and Grade to develop an Industrial Pad	Consider investing in site improvements like clearing and grading. Having the site roughly graded can make the site more attractive without defining the prepared area so well that certain users become uninterested when it does not fit their needs.

Final deliverables will include Strategic Development Plans detailing recommended improvements, prioritization, and high-level cost and ROI estimates.

Proposed Fee Schedule

The following outlines the fee schedule by phase. Two in-person visits are anticipated (one in Phase 2 and one in Phase 5). Travel expenses for these visits will be limited as noted below. While we do not anticipate additional visits will be necessary, if Centergy requests, SSG will invoice such travel expenses at cost.

Program Phase	Fee	Comments
Base Fee	\$20,000	Base fee is payable upon execution of the Statement of Work
Phase 1 – Kickoff & Alignment	N/A	Included in the “Base Fee”
Phase 2 – Data Gathering, Tours, & Stakeholder Presentation (includes in-person visit)	\$20,000	Payable upon Summary of Phase 2 Findings.
Phase 3 – Competitiveness Analysis	\$40,000	Payable upon Summary of Phase 3 Findings.
Phase 4 – Industry Fit Analysis	\$25,000	Payable upon Summary of Phase 4 Findings.
Phase 5 – Target Industries & Recommendations (includes in-person visit)	\$20,000	Payable upon delivery of comprehensive report as well as accompanying presentation.
Total Project Costs	\$125,000 (+ travel costs ¹)	

Appendix: Detailed Examples

- *Phase 1: Kickoff & Alignment*
- *Phase 2*
- *Phase 3*
- *Phase 4*
- *Phase 5*

Industry Profiling

		Advance MFG	Aerospace	Automotive	Food & Ag Tech	B		
Headcount	Small	250	300	500	150			
	Average	500	1,000	1,500	300			
	Large	1,000	5,000	5,000	800			
Cap Ex	Small	\$100,000,000	\$250,000,000	\$500,000,000	\$150,000,000	\$200,000,000	\$3,000,000,000	\$1,500,000,000
	Average	\$400,000,000	\$750,000,000	\$1,000,000,000	\$300,000,000	\$600,000,000	\$450,000,000	\$7,500,000,000
	Large	\$800,000,000	\$2,000,000,000	\$5,000,000,000	\$500,000,000	\$2,000,000,000	\$1,200,000,000	\$15,000,000,000
Square Footage	Small	250,000	200,000	200,000	150,000	200,000	400,000	500,000
	Average	500,000	600,000	500,000	300,000	600,000	800,000	1,500,000
	Large	1,000,000	1,200,000	2,000,000	800,000	1,000,000	1,500,000	4,000,000
Acreage	Small	50	75	50	50	50	75	50
	Average	200	200	250	100	100	150	100
	Large	400	400	1,000	250	250	300	300
Electric - Demand (MW)	Small	5	10	25	5	5	20	25
	Average	25	20	50	10	15	50	75
	Large	50	50	200	25	30	80	150
Gas (MCF/hr)	Small	10	15	15	10	10	40	40
	Average	40	50	50	40	40	80	80
	Large	80	100	100	80	80	120	120
Water (GPD)	Small	250,000	200,000	500,000	500,000	200,000	750,000	750,000
	Average	500,000	400,000	1,500,000	1,000,000	400,000	1,500,000	1,500,000
	Large	1,000,000	1,200,000	3,500,000	2,000,000	800,000	3,000,000	3,000,000
Wastewater (GPD)	Small	175,000	140,000	350,000	350,000	140,000	525,000	525,000
	Average	350,000	280,000	1,050,000	700,000	280,000	1,050,000	1,050,000
	Large	700,000	840,000	2,450,000	1,400,000	560,000	2,100,000	2,100,000

Example of Target Industry profiling used for other programs. We will customize this Target Industry list for Centergy based on each target industry's requirements and recent project activity.

Summary

- The table at left shows parameters used to measure the suitability of each site's competitiveness for the siting or expansion of major manufacturing projects across key target industries as defined by the Community.
- The parameters (e.g., headcount, utilities, etc.) were developed based on the Project Team's collective project experience, community insights, and supplemental research.

Industry Profile Example

Example of a Target Industry profile. If differing project sizes are analyzed, some information specific to scale will be provided. For example, small manufacturers might be suppliers who are more sensitive to interstate proximity.

Industry Description:

Summary of industry process, utility requirements, workforce requirements, utility requirements, and more.

- *Subsector 1:* Description of subsector and key differentiating factors
- *Subsector 2:* Description of subsector and key differentiating factors
- *Subsector 3:* Description of subsector and key differentiating factors
- *Subsector 4:* Description of subsector and key differentiating factors

Industry Trends:

This section will summarize any key industry trends or project announcements.

- *Trend 1:* Example Trend Commentary
- *Trend 2:* Example Trend Commentary
- *Trend 3:* Example Trend Commentary

- *Project Announcement 1:* Location, capital investment, # of employees
- *Project Announcement 2:* Location, capital investment, # of employees
- *Project Announcement 3:* Location, capital investment, # of employees

Example Companies



Industry Profile Summary

		Advance MFG
Headcount	Small	250
	Average	500
	Large	1,000
Cap Ex	Small	\$100,000,000
	Average	\$400,000,000
	Large	\$800,000,000
Square Footage	Small	250,000
	Average	500,000
	Large	1,000,000
Acreage	Small	50
	Average	200
	Large	400
Electric - Demand (MW)	Small	5
	Average	25
	Large	50
Gas (MCF/hr)	Small	10
	Average	40
	Large	80
Water (GPD)	Small	250,000
	Average	500,000
	Large	1,000,000
Wastewater (GPD)	Small	175,000
	Average	350,000
	Large	700,000

Appendix: Detailed Examples

- *Phase 1*
- ***Phase 2: Data Gathering, Tours, & Stakeholder Presentation***
- *Phase 3*
- *Phase 4*
- *Phase 5*

Summary of Strengths and Weaknesses

Example of general Strength and Weakness evaluation summary.

	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J
Site Characteristics										
Site Size	Very Strong	Strong	Very Strong	Very Strong	Strong	Moderate	Moderate	Strong	Weak	Weak
Developability	Strong	Strong	Strong	Strong	Very Strong	Very Strong	Weak	Strong	Strong	Strong
Ownership & Entitlements										
Ownership	Moderate	Very Strong	Moderate	Moderate	Very Strong	Very Strong	Very Strong	Very Strong	Moderate	Moderate
Zoning & Annexation	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Very Strong	Strong	Strong
Surrounding Land Use Compatibility	Very Strong	Very Strong	Very Strong	Very Strong	Very Strong	Very Strong	Moderate	Very Strong	Very Strong	Very Strong
Environmental & Permitting										
Environmental	Strong	Weak	Strong	Strong	Moderate	Strong	Strong	Strong	Strong	Strong
Historic & Archeological	Strong	Strong	Weak	Weak	Strong	Weak	Strong	Weak	Strong	Strong
Threatened & Endangered Species	Strong	Strong	Strong	Weak	Strong	Strong	Strong	Strong	Strong	Strong
Utility Characteristics										
Electric	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong
Natural Gas	Moderate	Weak	Moderate	Very Weak	Weak	Strong	Moderate	Strong	Moderate	Moderate
Water	Strong	Weak	Moderate	Moderate	Very Weak	Strong	Moderate	Weak	Weak	Weak
Wastewater	Strong	Strong	Weak	Weak	Strong	Strong	Moderate	Moderate	Weak	Weak
Logistics Infrastructure Characteristics										
Site Access & Improvements	Strong	Strong	Weak	Weak	Strong	Strong	Strong	Strong	Strong	Strong
Route Quality	Moderate	Strong	Very Strong	Very Strong	Strong	Very Strong	Moderate	Strong	Very Strong	Very Strong
Rail	Weak	Weak	Strong	Strong	Weak	Weak	Moderate	Moderate	Weak	Weak
Air Travel Access	Strong	Strong	Moderate	Moderate	Strong	Weak	Moderate	Moderate	Moderate	Moderate

Summary

- The table above is designed to highlight general strengths and weaknesses for each site.
- Colors: Each cell is highlighted, with those in green indicating more favorable strengths and those in red indicating weaknesses. Darker shades emphasize greater strengths or weaknesses.
- Each industry has its own requirements. Something that is a weakness for one industry or project size may not be a weakness for another.

Site Specific Strength and Weaknesses

Example of site-specific Strength and Weakness evaluation.

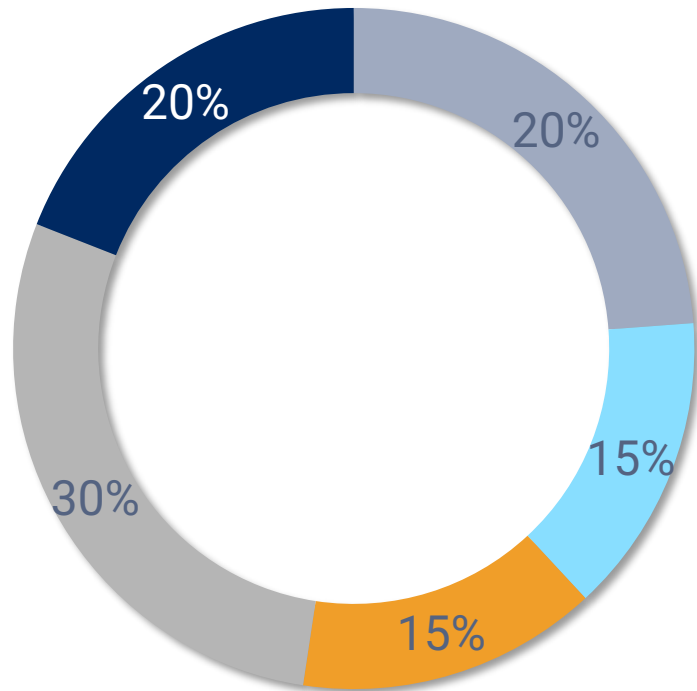
	Site A	Comments
Site Characteristics		
Site Size	Strong	The Sample Site is 165 acres with 83 potentially contiguous and developable
Developability	Strong	The sample site is less encumbered than other areas of the park, but it is still impacted by some water features, rural roads, and gathering lines. The larger area is more impacted by pipelines.
Ownership & Entitlements		
Ownership	Weak	Four (4) owners
Zoning & Annexation	Strong	Partially in the City of XXX. One owner requires annexation
Surrounding Land Use Compatibility	Strong	Other industrial Uses are in the area. Some residential as well.
Utility Characteristics		
Electric	Very Strong	SWEPCO can tap the adjacent 138kV line and provide 100+ MW
Natural Gas	Strong	Anticipated to support a high load with improvements
Water	Not Provided	No water information was provided.
Wastewater	Very Strong	Can support 2+ MGD with improvements
Logistics Infrastructure Characteristics		
Site Access & Improvements	Strong	Dual road frontage with existing rural road access
Route Quality	Strong	Only one intersection. Less than 0.5 miles to the I-20/Hwy 42 interchange.
Rail	Weak	The site is not and cannot be rail served. Portions of the identified park to the east may be possible to serve with rail.
Air Travel Access	Moderate	More than 10 miles to East XXX Regional Airport (GGG)

Appendix: Detailed Examples

- *Phase 1*
- *Phase 2*
- ***Phase 3: Competitiveness Analysis***
- *Phase 4*
- *Phase 5*

Site Scoring Evaluation & Methodology

Example of how we can build a custom site scoring model, with weights and criteria calibrated based on project type and size.



- Site Characteristics
- Ownership & Entitlements
- Environmental & Permitting
- Utility Characteristics
- Logistics Infrastructure Characteristics

Methodology

SSG utilizes a weighted comparative model to organize and evaluate sites. The team will develop an evaluative model organized by categories to score the site's attributes. The multifactorial weighted evaluation provides a simple and detailed yet dynamic evaluation that can easily be updated as improvements are made or customized for different target industry users. In this model, each datapoint will be scored and weighted. The weighted scores in each category will be combined and weighted to provide a site's total score. The team utilizes this method to quickly identify deficiencies, compare like and unlike sites, and to understand how a site's readiness varies by project/industry type and size.

Different industries and project sizes consider the same datapoint differently. SSG will develop a series of models based on each selected target industry and project size. These model results will help define how "ready" a site may be by identifying areas of deficiency relative to the industry's requirements. SSG will leverage findings to understand which improvements might improve the site's competitiveness, along with the degree to which certain improvements will impact the site's competitiveness for particular industries and project sizes.

Scores with improvements completed

Once Target Industries are identified, SSG will adjust the site information to include recommended improvements to evaluate how impactful those improvements are to the technical site score. Despite the update to the site score, the models for each industry will remain fixed. It is in this way that site evaluations are scored relative to industry standards and are not relative to a competitive set of other sites, which may be more or less strong competitors. This approach will be utilized to define which improvements might provide the greatest impact for select industries and which industries may be worth focusing on.

Single Industry Scoring Example

	Weight	25%	20%	20%	20%	15%
Site	Total Score	Site Characteristics	Ownership & Entitlements	Environmental & Permitting	Utility Characteristics	Logistics Infrastructure Characteristics
A	8.48	7.83	10.00	9.50	8.34	6.40
B	8.10	7.75	8.14	10.00	8.16	6.03
C	7.80	6.65	8.80	9.60	7.98	5.75
D	7.79	7.90	7.18	9.50	7.50	6.53
E	7.75	7.61	7.90	8.75	8.10	6.00
F	6.58	2.24	9.76	8.75	8.04	4.73
G	6.50	6.97	7.18	6.25	6.6575	4.95
H	6.25	6.94	4.40	6.25	6.90	6.70
I	5.49	2.63	7.76	9.50	4.19	3.65

Example of site scores. We use this to identify deficiencies, compare like and unlike sites, and identify areas of deficiency or strength



Preliminary Assessment

- The graphic at left displays summary results for Technical Site Scoring for a single industry.
- Scores range from 1 (not aligned at all) to 10 (perfectly aligned). Green cells represent more aligned sites, whereas red cells represent less aligned sites.
- The “Total Score” represents the weighted composite score of all Primary Category Scores listed to the right.
- We utilize this method to quickly identify deficiencies, compare like and unlike sites, and to understand how a site’s readiness varies by project/industry type and size.

Example Insights

- Sites A, D, and H score highest for logistics, though all sites are relatively weak in that area. Sites with strong performance across all categories are typically the most competitive.
- Site F ranks moderately but is held back by site issues. Addressing factors like wetlands or topography could improve its standing and help secure a site visit.

Multi-Industry Site score Example

This example shows how site scores can be compared across different industries and project sizes. Once evaluations are complete, composite results help identify the most competitive sites overall and by industry. The process is also used to assess the impact of potential improvements, helping prioritize investments. While not all project sizes must be analyzed, this approach demonstrates how easily they can be accommodated.

	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Aerospace Manufacturing	6.9	7.0	6.8	7.4	6.8	6.6	6.9
Automation Equipment Manufacturing	6.6	6.5	6.0	7.1	6.1	6.0	6.6
EV & Battery Manufacturing Suppliers	6.5	6.8	6.2	7.1	6.6	6.1	6.4
Logistics & Distribution	7.4	6.0	6.5	7.6	5.4	4.9	7.3
Metals & Plastics: Light	7.1	6.7	6.5	7.5	6.4	6.2	7.1
Metals & Plastics: Heavy	6.8	6.9	6.1	7.4	6.1	6.1	6.8
Cold Storage	7.1	7.1	6.5	8.1	6.4	5.6	7.0
Average	6.9	6.7	6.4	7.4	6.3	5.9	6.9

	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J
Aerospace Manufacturing	6.8	6.9	6.6	7.2	6.7	6.5	6.1	6.8	6.7	6.6
Automation Equipment Manufacturing	6.9	6.9	6.1	6.9	5.8	5.8	5.1	5.5	5.7	6.1
EV & Battery Manufacturing Suppliers	6.3	6.0	5.5	5.9	5.9	4.9	4.5	5.2	5.0	5.8
Logistics & Distribution	7.4	6.0	6.5	7.6	5.4	4.9	7.3	5.3	7.6	7.2
Metals & Plastics: Light	7.1	6.8	6.5	7.5	6.1	6.2	5.2	6.8	5.6	6.6
Metals & Plastics: Heavy	6.8	7.0	6.1	7.3	5.9	6.1	5.4	6.4	6.0	6.2
Cold Storage	7.5	7.0	6.6	7.6	6.5	5.6	6.8	6.3	7.3	7.3
Average	7.0	6.7	6.3	7.1	6.0	5.7	5.8	6.0	6.3	6.5

	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J
Aerospace Manufacturing	5.7	6.7	5.1	7.0	4.7	4.1	4.6	4.3	5.0	4.8
Automation Equipment Manufacturing	5.6	5.6	4.6	6.3	3.9	3.5	4.2	3.4	4.7	4.2
EV & Battery Manufacturing Suppliers	5.4	4.9	4.3	5.7	3.6	3.0	4.1	3.5	4.4	4.0
Logistics & Distribution	7.4	6.0	6.5	7.5	5.4	4.9	7.3	5.3	7.5	7.2
Metals & Plastics: Light	6.7	6.9	5.4	7.5	4.9	5.5	4.9	5.1	5.2	5.4
Metals & Plastics: Heavy	6.0	6.5	4.6	6.9	3.9	3.8	4.6	4.0	5.3	4.4
Cold Storage	7.1	7.2	6.1	7.6	6.7	5.5	6.4	6.1	6.8	7.1
Average	6.3	6.2	5.2	6.9	4.7	4.3	5.2	4.5	5.6	5.3

	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J
Weighted Score	6.8	6.6	6.1	7.2	5.9	5.5	6.1	5.9	6.5	6.4

vs summary
e Scoring by
ot aligned at all)
, and include
ct types, but
t sizes.

- All scores should be considered "preliminary" since no site work, design, or due diligence work has been completed.
- SSG utilized the industry-specific scores to develop a Weighted Score, which can be used to rank sites for prioritization. Due to a focus on small to medium-sized projects, SSG applied a collective 80% of the final weighted score to small and medium scores.

Summary of Results

- Overall, Site D, Site A, Site B, Site I, and Site J stood out as top performers, offering consistently high scores.
- Results for smaller and medium-sized projects are indicative of competitiveness within parks unless a large parcel is retained.
- The identified sites/parks do not perform well for medium or large-scale EV & Battery Manufacturing projects.

Cost Parameters for Each Target Industry

Key Parameters for Operating Cost Analyses: Target Industries

	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X
Headcount	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Capex & Real Estate															
M&E	\$100,000,000	\$25,000,000	\$50,000,000	\$100,000,000	\$100,000,000	\$50,000,000	\$150,000,000	\$250,000,000	\$150,000,000	\$25,000,000	\$15,000,000	\$100,000,000	\$2,000,000	\$50,000,000	\$10,000,000
Square Footage	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Cost/SF	\$200	\$100	\$150	\$250	\$250	\$350	\$400	\$350	\$300	\$150	\$100	\$250	\$175	\$150	\$500
Acreage	40	15	20	75	75	75	75	100	75	75	75	75	75	75	75
Utilities															
Electric (kwh)	750,000	500,000	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	2,000,000	500,000	300,000	750,000	750,000	600,000	100,000
Gas (mcf)	5,000	1,000	2,500	5,000	5,000	10,000	10,000	10,000	15,000	1,000	1,000	1,000	5,000	1,000	1,000
Water (kgal)	500	250	500	1,000	1,000	2,500	2,500	2,500	2,500	250	250	1,000	3,000	2,000	100
Wastewater (kgal)	500	250	500	1,000	1,000	2,500	2,500	2,500	2,500	250	250	1,000	3,000	2,000	100

Example of how we build our cost model for different types of target industry requirements. This model will be used to evaluate each community for competitiveness across all target industries. Industry Profiles developed during Phase 1 will be utilized here.

Adjustments for Different Sized Projects

	Small Project	Medium Project	Large Project
Headcount Values	50% of Values Above	Values Above	200% of Values Above
Capex / Utilities / Land Requirements	50% of Values Above	Values Above	400% of Values Above

Note: The above approach is consistent with how most project requirements scale across various sizes and is based on SSG's actual project experience and research. Still, some industries do break this trend, and SSG does adjust project drivers as warranted on an industry-by-industry basis.

- The chart above shows the working assumptions for headcount, capex/real estate, and utilities in the cost model.
- The chart at left shows how we change assumptions for different-sized projects – a small project, a medium one, and a large one.
- Based on project experience and the changing nature of requirements (especially on the industrial side), for a large project, we increase the capex/utilities/real estate requirements at a higher rate compared to workforce requirements. In other words, large projects are becoming much more capital and utility-intensive.

Cost Scoring Example

Site Name	County	TOTAL COSTS			OPERATING COSTS				CAPITAL COSTS		
		Total	Abs. Diff	% Diff	Wages & Salaries	Benefits	Utilities	Property & Sales Tax	Land Cost	Building	Capital (M&E)
Site 1	[County]	\$408,426,865	\$0	0.0%	\$173,252,008	\$76,432,543	\$14,306,821	\$17,447,135	\$1,125,000	\$25,863,360	\$100,000,000
[Site]	[County]	\$410,145,489	\$1,718,623	0.4%	\$165,740,049	\$75,005,271	\$18,279,649	\$23,104,290	\$2,125,000	\$25,891,230	\$100,000,000
[Site]	[County]	\$414,028,631	\$5,601,765	1.4%	\$169,849,831	\$75,786,129	\$21,828,341	\$20,374,055	\$271,175	\$25,919,100	\$100,000,000
[Site]	[County]	\$416,710,263	\$8,283,398	2.0%	\$172,543,520	\$76,000,575	\$17,751,558	\$24,043,055	\$550,000	\$25,821,555	\$100,000,000
[Site]	[County]	\$418,236,519	\$9,809,654	2.4%	\$170,070,439	\$75,828,045	\$21,814,334	\$24,313,211	\$375,000	\$25,835,490	\$100,000,000
[Site]	[County]	\$420,238,707	\$11,811,842	2.9%	\$171,235,753	\$75,752,099	\$18,582,322	\$27,696,978	\$1,150,000	\$25,821,555	\$100,000,000
[Site]	[County]	\$428,637,875	\$20,211,009	4.9%	\$173,435,803	\$76,467,464	\$22,085,273	\$30,688,845	\$125,000	\$25,835,490	\$100,000,000
[Site]	[County]	\$437,164,225	\$28,737,359	7.0%	\$181,861,215	\$78,068,292	\$18,786,511	\$29,404,107	\$3,125,000	\$25,919,100	\$100,000,000

Key Assumptions

Example of site-specific cost results for a single industry. In addition to summarizing cost results for each site, we call out underlying data driving results on a project and community specific basis.

Total Costs

- Total: The total 10-year cost of the specified site.
- Absolute Difference: The cost difference in dollars between the cheapest option and the specified site.
- % Difference: The cost difference in percent between the cheapest option and the specified site.

Operating Costs

- Wages & Salaries: Weighted model using data from 3 sources (Lightcast, ERI, and Job Postings) measuring labor cost across comparison markets.
- Benefits: Health insurance, SUTA, UI, other factors.
- Utilities: Electric, Gas, Water, and Wastewater used from RFI. If any rates were left blank, a combo of state-level/market proxy comps were assumed.
- Property & Sales Tax: Rate provided via RFI. If rate was left blank, market proxy comps were used.

Capital Costs

- Land Cost: Cost per acre as provided in RFI. If blank, primary research or best estimate based on market comps were used.
- Building: Utilizing SSG's experience, an assumed cost per square foot based on project type was used.
- Capital (M&E): Varies by project type, but kept constant for all comparison sites (assuming capital investment will be the same in every community). Used to estimate personal property tax.

Provided by Community

- Electric: \$0.062 / kwh (RFI)
- Gas: \$5.98 / mcf (RFI)
- Water: \$4.00 / kgal (RFI)
- Wastewater: \$6.18 / kgal (RFI)
- Property Tax Rate: 1.50% (RFI)

- Cost/Acre: \$45,000 / acre (RFI)

Occupational Cluster Weights for Each Target Industry

Occupational Cluster Weights: Target Industries

	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X
Cluster X	20%	5%	30%	20%	35%		10%								
Cluster X				40%											
Cluster X							20%	60%							
Cluster X	15%	5%	10%	10%	15%	10%	15%	10%	10%						
Cluster X	15%	5%	15%	15%	15%	15%	20%	10%	10%						
Cluster X						50%	20%								
Cluster X	20%	15%	10%	5%	15%	15%	10%	10%	10%	10%	10%	10%	10%	10%	
Cluster X							0%	5%							
Cluster X	10%	40%	5%	5%	10%	10%	5%	5%	10%	20%	80%	10%	10%	10%	
Cluster X	20%	30%	30%	5%	10%	0%	0%								10%

Example of how we build our workforce model (occupational presence and competition) for different target industries. This model will be used to evaluate each community for competitiveness across all target industries. Industry Profiles developed during Phase 1 will influence which occupational clusters apply for each industry and be utilized in the workforce analysis.

Prioritizing Different Metrics for Different Sized Projects

	Small Project	Medium Project	Large Project
Absolute Presence (sheer count of workers)	20%	45%	70%
Concentration (specialization of market)	70%	45%	20%
Projected Growth	10%	10%	10%



- Smaller projects favor places with favorable concentration of key skill sets, but sheer size of markets and absolute occupational presence is less important.
- Larger projects favor places with more favorable sheer presence of key skill sets, as they simply need a larger pool to draw workers from.

Note: The above approach is consistent with how most project requirements scale across various sizes and is based on SSG's actual project experience and research. Still, some industries do break this trend and SSG does adjust project drivers as warranted on an industry-by-industry basis.

Workforce Scoring Example

Site Name	County	WEIGHT	20.0%	20.0%	20.0%	20.0%	5.0%	15.0%
		Total Score	Workforce Demographics (20 Mins)	Workforce Demographics (40 Mins)	Occupational Supply (20 Mins)	Occupational Supply (40 Mins)	Occupational Demand (20 Mins)	Occupational Demand (40 Mins)
Site 1	[County]	122%	112%	110%	145%	143%	105%	115%
[Site]	[County]	105%	131%	126%	140%	121%	44%	51%
[Site]	[County]	104%	130%	123%	126%	119%	47%	60%
[Site]	[County]	102%	92%	101%	108%	126%	97%	86%
[Site]	[County]	100%	77%	80%	103%	98%	128%	125%
[Site]	[County]	96%	87%	87%	85%	93%	112%	114%
[Site]	[County]	92%	74%	79%	84%	85%	115%	120%
[Site]	[County]	81%	84%	80%	54%	80%	100%	93%

Key Assumptions

Example of workforce alignment results for a single industry. Again, we summarize results and provide detail around the underlying data driving results on a site and industry specific basis.

Total Score

- A weighted average of the categories shown at right.
- A score of 100 in any category represents the average of the group.

Workforce Demographics

- Population/Population Growth
- Labor Force/Participation Rate
- Unemployment Rate
- Age
- Income
- Educational Attainment
- Includes current and 5-year projection data.

Occupational Supply

- Presence of Key Workers
- Concentration of Key Workers (i.e. location quotient)
- Projected Growth of Key Workers
- Customized to each industry's requirements (e.g. an Aerospace project will focus on different occupational clusters than a Food project)

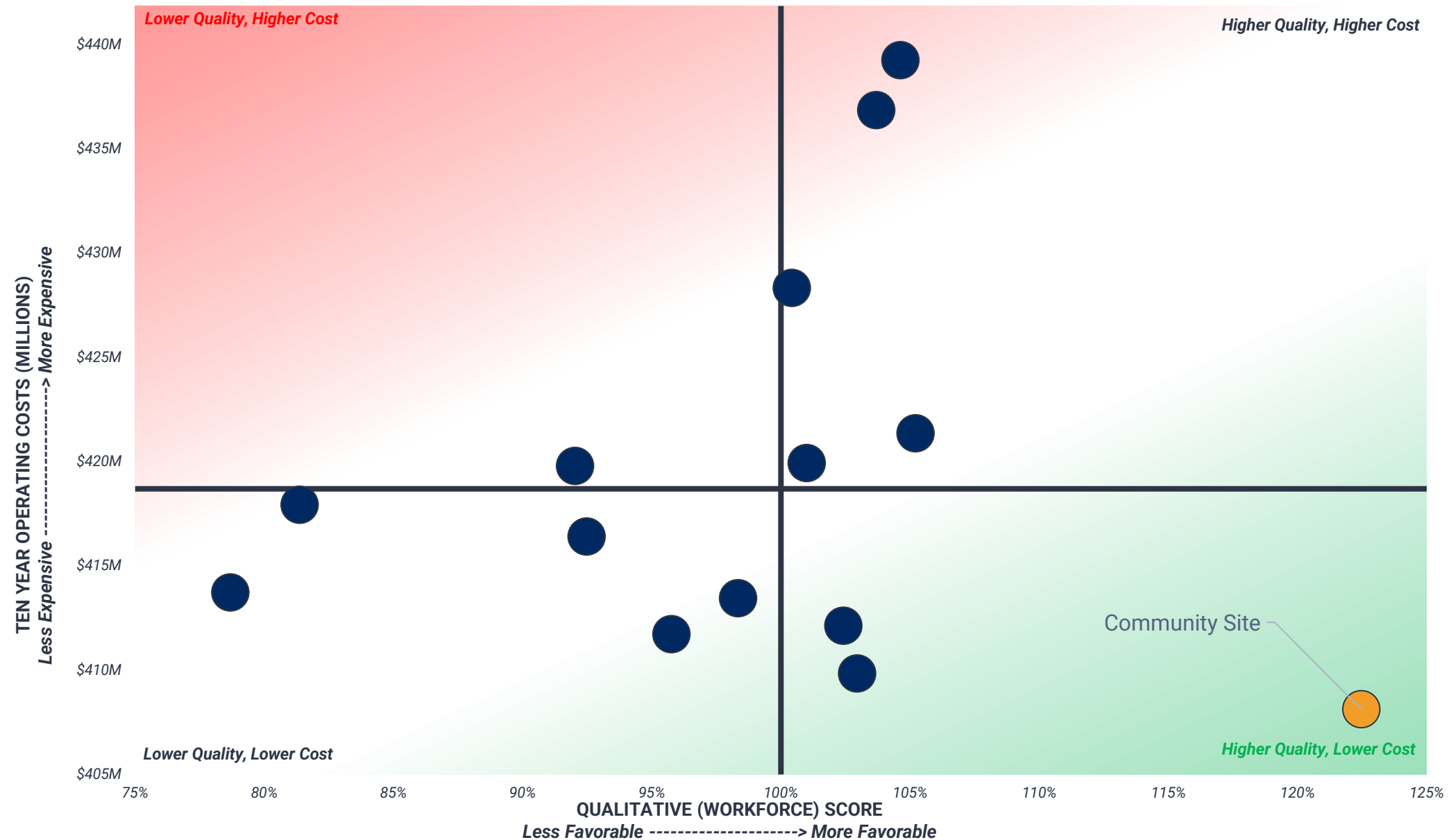
Occupational Demand

- Total Job Postings (total demand)
- Job Posting Intensity (how hard are employers working to hire)
- Job Postings/Relevant Workforce (relative demand)
- Customized to each industry's requirements.

Provided by Community

- Nothing! SSG and other consultants are doing the vast majority of these analyses behind the scenes using third-party data from varying sources.
- As a result, it's critical to see how you show in the "data," even if you have limited control over the results. Once you understand how your community shows from a data perspective, you can better tailor the narrative about your community.

General Cost vs. Workforce Result



Reading the Graphic

- This graphic combines the results of the cost analysis (Y axis), qualitative analysis (X axis).
- Each dot shows the tradeoff for each comparison site.
- Markets to the bottom right have a more favorable combination of cost and quality. Those to the top left have a less favorable balance.

Example of how we combine the cost and qualitative workforce results to identify each site's unique value proposition. Technical scores are eventually overlaid on this format to represent all three Analyses.

Cost Results by Project Type

Example of how we summarize project costs by project type for multiple industries and communities.

Site Name	State	County	Advanced Manufacturing	Automation Equipment	Biopharma	Mid-Size Data Center	Hyperscale Data Center	Electronics	Food - Light	Food - Utility Intensive	Logistics/Healthcare	Other	Other	Other	Other	Other
Site X	XX	XXXX	2.4%	4.1%	1.1%	3.1%	2.8%	4.2%	3.8%	3.5%	4.7%					
Site X	XX	XXXX	3.5%	4.7%	1.9%	3.8%	3.5%	5.4%	5.4%	4.9%	5.4%					
Site X	XX	XXXX	3.7%	4.9%	1.7%	3.2%	3.0%	5.5%	6.1%	5.4%	5.6%					
Site X	XX	XXXX	3.8%	5.1%	2.1%	3.6%	3.4%	5.8%	5.6%	5.0%	5.4%	5.1%	3.6%	3.9%	3.9%	
Site X	XX	XXXX	4.0%	5.0%	2.3%	3.3%	3.1%	6.3%	6.0%	5.4%	5.2%	5.0%	3.7%	4.0%	4.0%	
Site X	XX	XXXX	4.1%	5.4%	2.5%	4.7%	4.5%	6.1%	5.8%	5.1%	5.5%	5.4%	3.9%	4.3%	4.3%	
Site X	XX	XXXX	4.2%	5.5%	2.6%	4.8%	4.6%	6.3%	6.0%	5.3%	5.6%	5.5%	4.0%	4.4%	4.4%	
Site X	XX	XXXX	4.2%	5.5%	2.6%	4.8%	4.6%	6.3%	6.0%	5.3%	5.6%	5.5%	4.0%	4.4%	4.4%	
Site X	XX	XXXX	4.4%	5.2%	2.6%	3.6%	3.4%	6.8%	6.7%	5.9%	5.5%	5.2%	4.0%	4.3%	4.3%	
Site X	XX	XXXX	4.6%	5.4%	2.7%	3.6%	3.4%	6.9%	7.0%	6.3%	6.0%	5.4%	4.2%	4.6%	4.6%	
Site X	XX	XXXX	4.6%	5.4%	2.7%	3.6%	3.4%	6.9%	7.0%	6.3%	6.0%	5.4%	4.2%	4.6%	4.6%	
Site X	XX	XXXX	4.6%	5.6%	2.8%	4.3%	4.1%	6.7%	6.7%	6.0%	6.0%	5.6%	4.2%	4.6%	4.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.2%	6.8%	5.4%	4.8%	4.9%	6.8%	8.3%	8.0%	10.6%	6.8%	6.3%	6.6%	6.6%	
Site X	XX	XXXX	6.3%	6.6%	4.4%	5.3%	5.0%	8.4%	9.3%	8.3%	7.3%	6.6%	5.7%	5.9%	5.9%	
Site X	XX	XXXX	6.3%	6.6%	4.4%	5.3%	5.0%	8.4%	9.3%	8.3%	7.3%	6.6%	5.7%	5.9%	5.9%	
Site X	XX	XXXX	6.5%	6.7%	4.5%	5.3%	5.0%	8.5%	9.5%	8.6%	7.5%	6.7%	5.9%	6.1%	6.1%	
Site X	XX	XXXX	6.5%	6.7%	4.5%	5.3%	5.0%	8.5%	9.5%	8.6%	7.5%	6.7%	5.9%	6.1%	6.1%	
Site X	XX	XXXX	6.7%	6.8%	4.8%	4.9%	4.7%	8.3%	9.6%	8.8%	9.3%	6.8%	6.3%	6.5%	6.5%	
Site X	XX	XXXX	6.8%	6.9%	4.8%	5.7%	5.3%	9.0%	10.1%	9.0%	7.6%	6.9%	6.1%	6.3%	6.3%	
Site X	XX	XXXX	7.2%	8.1%	6.0%	7.8%	7.7%	8.1%	9.2%	8.9%	9.9%	8.1%	6.9%	7.4%	7.4%	
Site X	XX	XXXX	7.9%	7.7%	5.8%	6.7%	6.3%	10.1%	11.5%	10.3%	8.6%	7.7%	7.0%	7.3%	7.3%	
Site X	XX	XXXX	9.0%	8.5%	6.7%	7.6%	7.3%	11.2%	12.9%	11.6%	9.9%	8.5%	7.9%	8.2%	8.2%	
Site X	XX	XXXX	9.0%	8.5%	6.7%	7.6%	7.3%	11.2%	12.9%	11.6%	9.9%	8.5%	7.9%	8.2%	8.2%	
Site X	XX	XXXX	9.7%	9.2%	7.6%	8.7%	8.4%	11.5%	13.3%	12.1%	10.9%	9.2%	8.6%	8.9%	8.9%	
Site X	XX	XXXX	10.0%	9.4%	8.2%	6.5%	6.3%	10.9%	13.5%	12.7%	11.1%	9.4%	9.4%	9.8%	9.8%	
Site X	XX	XXXX	11.2%	10.1%	9.7%	8.9%	8.6%	15.9%	14.6%	13.5%	11.1%	10.1%	10.1%	9.8%	9.8%	
Site X	XX	XXXX	12.0%	10.7%	10.4%	7.0%	7.1%	13.4%	16.4%	15.8%	13.4%	10.7%	11.6%	11.8%	11.8%	
Site X	XX	XXXX	13.9%	11.7%	11.0%	9.7%	9.3%	20.0%	18.9%	16.8%	11.1%	11.7%	11.7%	11.5%	11.5%	
Site X	XX	XXXX	14.4%	12.0%	11.3%	10.0%	9.5%	20.5%	19.6%	17.4%	11.4%	12.0%	12.0%	11.8%	11.8%	
Site X	XX	XXXX	16.8%	13.1%	13.0%	10.8%	10.5%	19.5%	24.9%	22.7%	15.5%	13.1%	14.4%	14.8%	14.8%	

Demographic Alignment for Each Target Industry

	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X	Industry X
Labor Scalability*	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Population	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Labor Force Population	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Population Growth (Projected 5 Years)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Labor Force Participation	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Unemployment Rate - 12 Month Avg (County)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Age	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
% Age Under 18	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
% Age 18-24	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
% Age 25-34	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
% Age 35-44	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
% Age 45-54	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
% Age 55+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Median Age	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Income	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
% Household Income less than \$15,000	0.0%	1.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	1.0%	0.0%	1.0%	1.0%	1.0%	0.0%
% Household Income \$15,000 to \$24,999	1.0%	2.5%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	2.5%	0.0%	2.5%	2.5%	2.5%	0.0%
% Household Income \$25,000 to \$34,999	2.5%	3.0%	1.0%	1.0%	1.0%	3.0%	1.0%	1.0%	1.0%	3.0%	1.0%	3.0%	3.0%	3.0%	0.0%
% Household Income \$35,000 to \$49,999	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	1.0%
% Household Income \$50,000 to \$74,999	2.5%	1.0%	3.0%	3.0%	3.0%	1.0%	3.0%	3.0%	3.0%	1.0%	3.0%	1.0%	1.0%	1.0%	2.5%
% Household Income \$75,000 to \$99,999	1.0%	0.0%	2.5%	2.5%	2.5%	0.0%	2.5%	2.5%	2.5%	0.0%	2.5%	0.0%	0.0%	0.0%	3.0%
% Household Income \$100,000 to \$124,999	0.0%	0.0%	1.0%	1.0%	1.0%	0.0%	1.0%	1.0%	1.0%	0.0%	1.0%	0.0%	0.0%	0.0%	2.5%
% Household Income \$125,000 to \$149,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%
Educational Attainment	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%
% Less than High School Graduates	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	2.5%	0.0%
% High School Graduates (or GED)	2.5%	5.0%	5.0%	2.5%	2.5%	5.0%	2.5%	2.5%	2.5%	5.0%	5.0%	2.5%	5.0%	5.0%	0.0%
% Some College, no degree	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% Associate's Degree	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	5.0%	2.5%	5.0%	5.0%	1.3%	5.0%	5.0%	2.5%	2.5%
% Bachelor's Degree	5.0%	2.5%	2.5%	5.0%	5.0%	2.0%	5.0%	5.0%	5.0%	2.5%	1.3%	5.0%	2.5%	2.5%	5.0%
% Post Bachelor's Degree	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%

Example of how we build our workforce model (occupational presence and competition) for different target industries. This model will be used to evaluate each community for competitiveness across all target industries.

- We also adjust labor scalability weights depending on project size (i.e. larger projects have more weight on population and growth).
- But higher skill requirements are likely to focus on higher educational attainment levels and associated income levels.

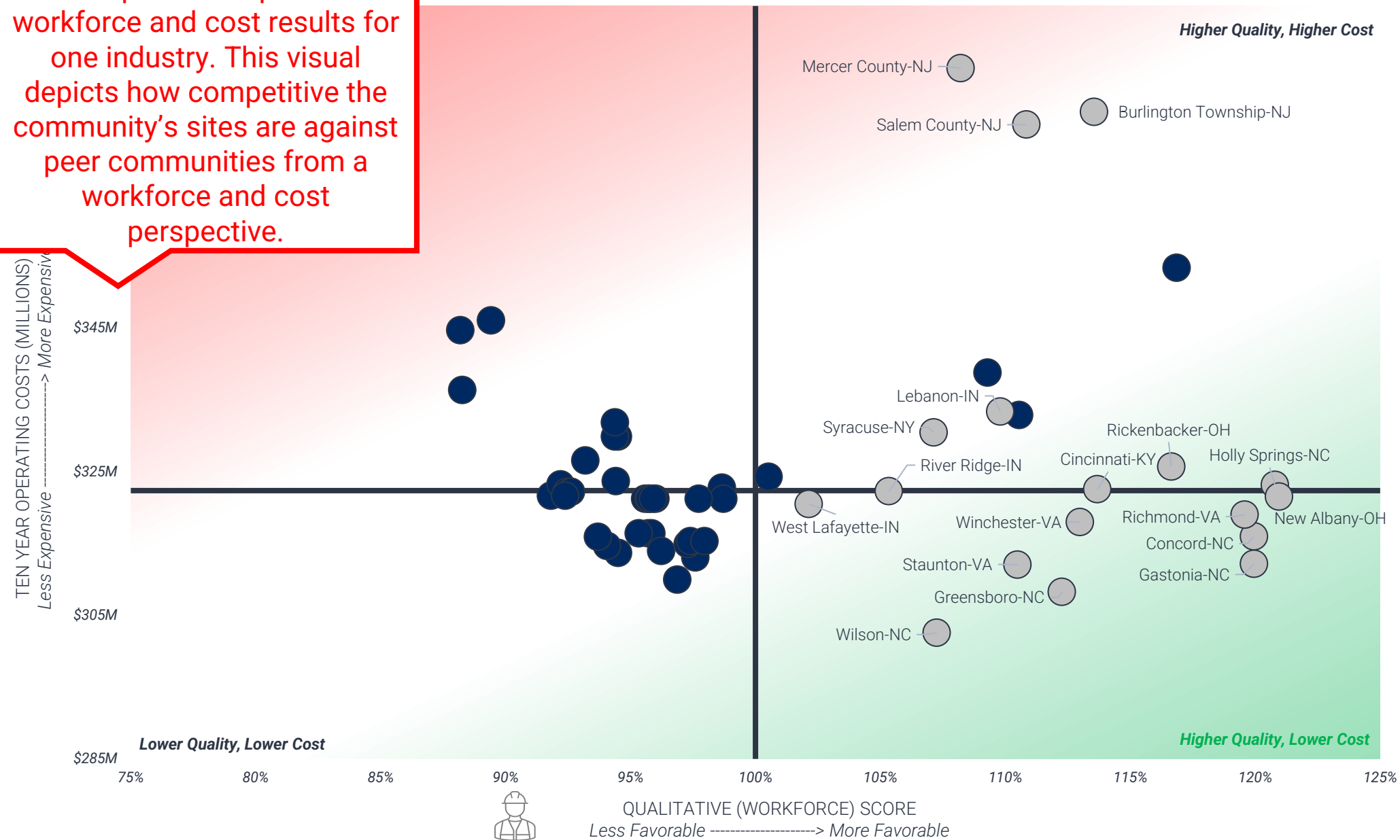
Workforce Scores by Project Type

Example of how we summarize workforce scores by project type for multiple industries and communities.

Site Name	State	County	Advanced Manufacturing	Automation Equipment	Biopharma	Mid-Size Data Center	Hyperscale Data Center	Electronics	Food - Light	Food - Utility Intensive	Logistics - "Heavy"
Site X	XX	XXXX	117%	119%	114%	123%	123%	120%	112%	112%	119%
Site X	XX	XXXX	111%	116%	113%	110%	110%	114%	104%	104%	101%
Site X	XX	XXXX	109%	116%	106%	100%	100%	120%	106%	106%	111%
Site X	XX	XXXX	101%	101%	95%	91%	91%	98%	103%	103%	110%
Site X	XX	XXXX	99%	98%	91%	92%	92%	96%	103%	103%	106%
Site X	XX	XXXX	99%	98%	91%	92%	92%	96%	103%	103%	106%
Site X	XX	XXXX	98%	97%	95%	95%	95%	95%	100%	100%	99%
Site X	XX	XXXX	98%	96%	91%	91%	91%	95%	103%	103%	105%
Site X	XX	XXXX	98%	96%	95%	96%	96%	94%	101%	101%	98%
Site X	XX	XXXX	97%	97%	94%	95%	95%	94%	99%	99%	100%
Site X	XX	XXXX	97%	97%	94%	95%	95%	94%	99%	99%	99%
Site X	XX	XXXX	97%	95%	94%	96%	96%	93%	100%	100%	98%
Site X	XX	XXXX	96%	93%	94%	96%	96%	94%	101%	101%	96%
Site X	XX	XXXX	96%	96%	89%	89%	89%	93%	100%	100%	102%
Site X	XX	XXXX	96%	96%	89%	89%	89%	93%	100%	100%	103%
Site X	XX	XXXX	96%	95%	91%	89%	89%	94%	98%	98%	101%
Site X	XX	XXXX	96%	96%	89%	89%	89%	93%	99%	99%	102%
Site X	XX	XXXX	96%	92%	94%	94%	94%	92%	103%	103%	98%
Site X	XX	XXXX	96%	96%	88%	89%	89%	93%	99%	99%	102%
Site X	XX	XXXX	96%	95%	88%	89%	89%	93%	99%	99%	102%
Site X	XX	XXXX	95%	94%	91%	88%	88%	94%	97%	97%	100%
Site X	XX	XXXX	95%	91%	92%	93%	93%	90%	102%	102%	97%
Site X	XX	XXXX	95%	95%	90%	93%	93%	92%	95%	95%	94%
Site X	XX	XXXX	94%	95%	91%	94%	94%	92%	93%	93%	99%
Site X	XX	XXXX	94%	95%	90%	94%	94%	92%	95%	95%	94%
Site X	XX	XXXX	94%	92%	90%	89%	89%	93%	96%	96%	98%
Site X	XX	XXXX	94%	91%	92%	86%	86%	92%	97%	97%	100%
Site X	XX	XXXX	93%	95%	90%	93%	93%	92%	90%	90%	94%
Site X	XX	XXXX	93%	94%	91%	94%	94%	91%	89%	89%	94%
Site X	XX	XXXX	92%	94%	91%	94%	94%	91%	88%	88%	94%
Site X	XX	XXXX	92%	94%	91%	94%	94%	91%	88%	88%	94%
Site X	XX	XXXX	92%	93%	91%	93%	93%	91%	88%	88%	94%
Site X	XX	XXXX	92%	93%	90%	93%	93%	91%	89%	89%	93%
Site X	XX	XXXX	89%	89%	95%	87%	87%	94%	91%	91%	89%
Site X	XX	XXXX	88%	88%	94%	87%	87%	93%	90%	90%	87%
Site X	XX	XXXX	88%	88%	94%	87%	87%	93%	90%	90%	87%

Peer Community Industry Competitiveness Analysis

Example of comparative workforce and cost results for one industry. This visual depicts how competitive the community's sites are against peer communities from a workforce and cost perspective.



Reading the Graphic

- This graphic includes the results of the preliminary Operating Cost and Workforce Analysis for a "Median" manufacturing project.
- Sites to the bottom right have a more favorable combination of cost and quality. Those to the top left have a less favorable balance.

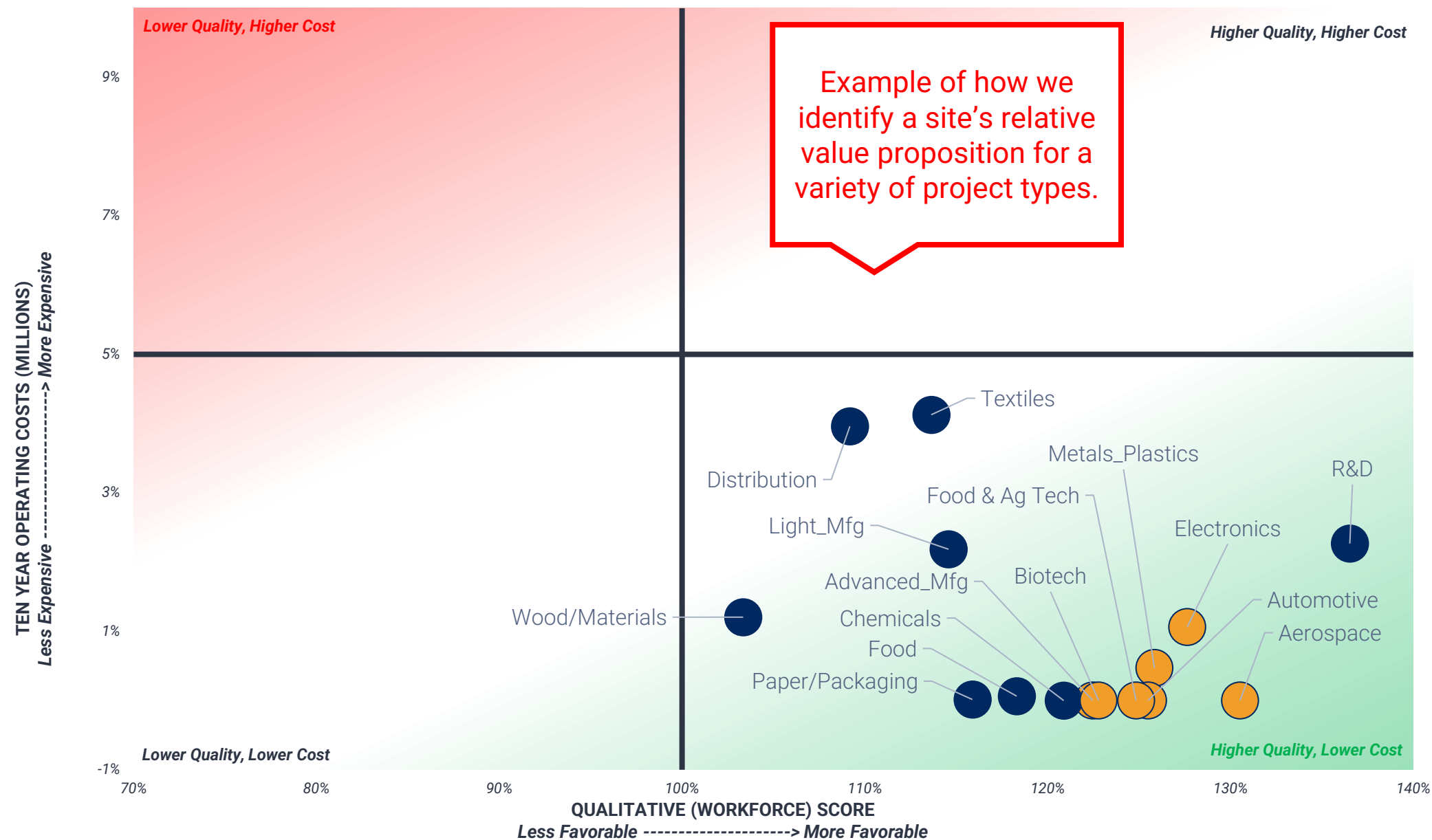
Site Color Coding

- Blue dots represent those evaluated sites in Community's territory.
- Grey dots represent comparison peer markets.

Summary of Results

- In general, the Community's sites identified don't score as well from a workforce perspective compared to most of the comparison markets. While a large number of rural sites have been eliminated, the XX locations still don't score as well.

Scatterplot: Variation in Scoring by Project Type



Reading the Graphic

- This graphic combines the results of the cost analysis (Y axis), qualitative analysis (X axis).
- Each dot represents a different project type.
- Projects to the bottom right have a more favorable combination of cost and quality. Those to the top left have a less favorable balance.

Site Color Coding

- Orange dots represent industries with a very strong cost and workforce alignment

Appendix: Detailed Examples

- *Phase 1*
- *Phase 2*
- *Phase 3*
- ***Phase 4: Industry Fit Analysis***
- *Phase 5*

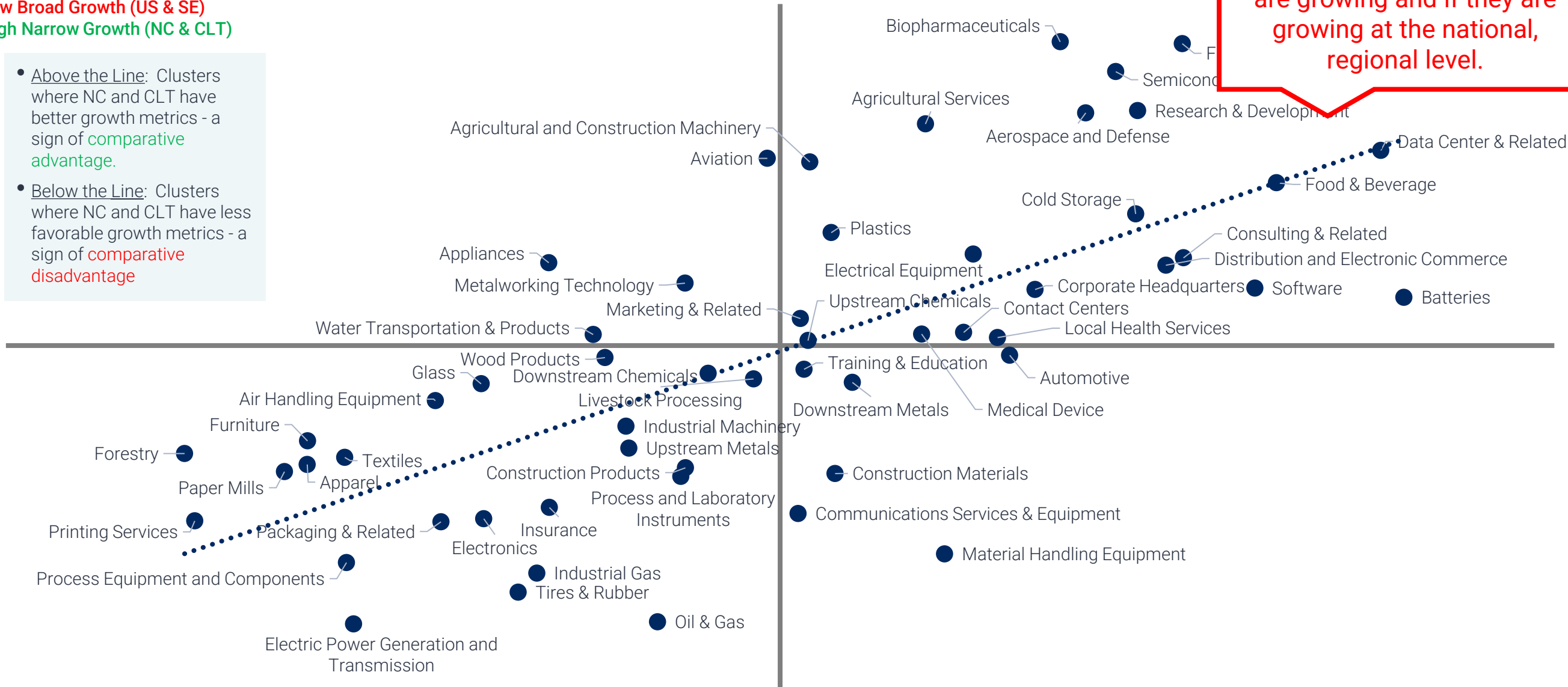
Growth Analysis: Comparing Broad Growth (US & SE) vs. Narrow Growth (NC & CLT)

Example of broad vs. narrow industry growth analysis. This is used to identify if industries are growing and if they are growing at the national, regional level.

Low Broad Growth (US & SE)
High Narrow Growth (NC & CLT)

- Above the Line: Clusters where NC and CLT have better growth metrics - a sign of **comparative advantage**.
- Below the Line: Clusters where NC and CLT have less favorable growth metrics - a sign of **comparative disadvantage**.

Narrow Growth Index (NC & CLT)



Low Broad Growth (US & SE)
Low Narrow Growth (NC & CLT)

Broad Growth Index (US & Southeast)

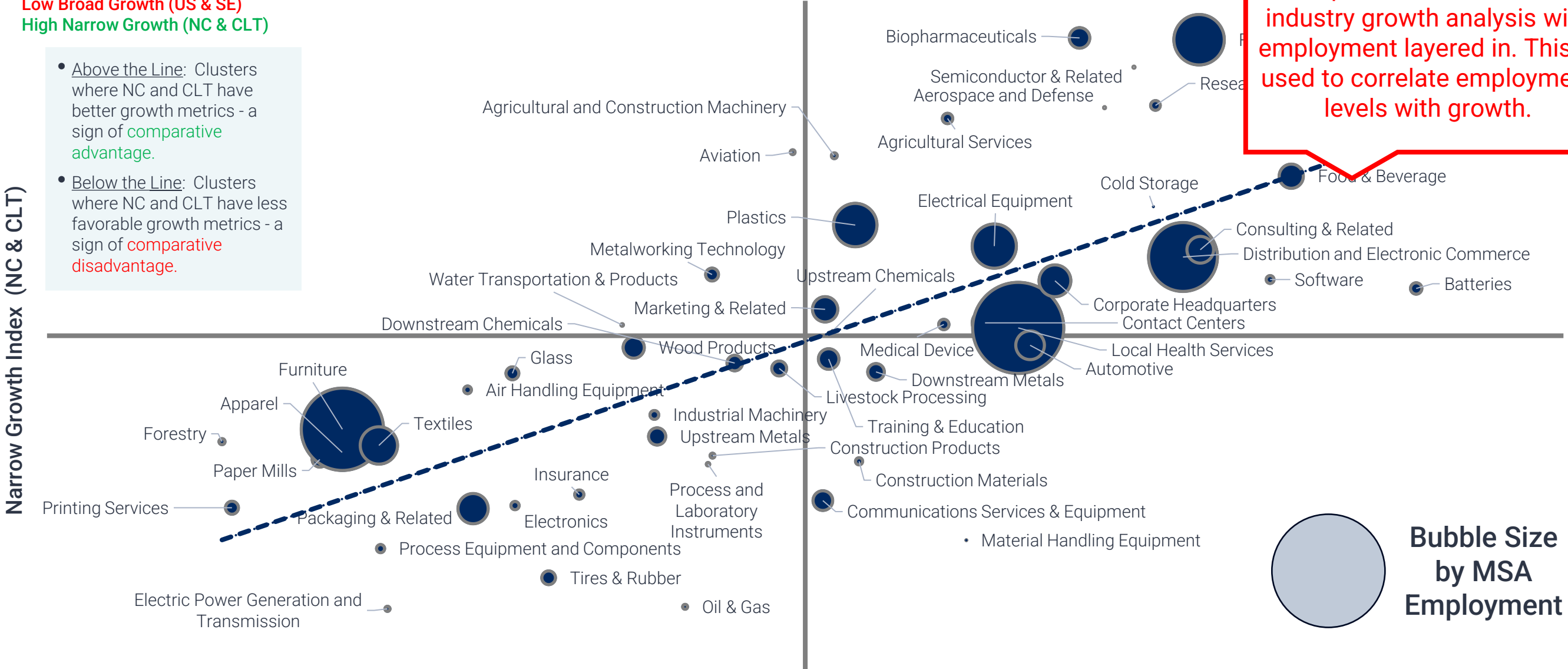
High Broad Growth (US & SE)
Low Narrow Growth (NC & CLT)

Growth Analysis: With Current Employment (XXX MSA)

Low Broad Growth (US & SE)
High Narrow Growth (NC & CLT)

- Above the Line: Clusters where NC and CLT have better growth metrics - a sign of **comparative advantage**.
- Below the Line: Clusters where NC and CLT have less favorable growth metrics - a sign of **comparative disadvantage**.

Example of broad vs. narrow industry growth analysis with employment layered in. This is used to correlate employment levels with growth.



Low Broad Growth (US & SE)
Low Narrow Growth (NC & CLT)

Broad Growth Index (US & Southeast)

High Broad Growth (US & SE)
Low Narrow Growth (NC & CLT)

Bubble Size by MSA Employment

Growth Analysis: Sheer Cluster Presence

Specific Cluster	Current Year Jobs						Concentration (Location Quotient)					
	U.S.	Southeast Region	State	Charlotte Region	MSA	County	U.S.	Southeast Region	State	Charlotte Region	MSA	County
Furniture	381,663	103,723	34,749	14,479	14,278	8,790	1.00	1.72	2.92	4.09	38.95	41.25
Textile Manufacturing	179,635	120,992	29,808	10,722	2,465	1,058	1.00	4.27	5.33	6.43	14.29	10.55
Biopharmaceuticals	351,330	44,747	25,100	3,233	1,083	-	1.00	0.81	2.29	0.99	3.21	-
Automotive	821,102	229,722	28,878	14,469	1,963	993	1.00	1.77	1.13	1.90	2.49	2.17
Information Technology and Analytical Instruments	916,634	64,925	26,433	2,247	252	173	1.00	0.45	0.93	0.26	0.29	0.34
Distribution and Electronic Commerce	6,997,680	1,151,510	222,153	80,717	6,792	5,125	1.00	1.04	1.02	1.24	1.01	1.31

This analysis illustrates how concentrated specific job types are across industries and geographies. It helps determine whether workforce availability makes an industry attractive or highlights gaps that may require targeted workforce development.

- Job Counts: Showing size of industry clusters at different geographic levels.
 - Distribution is really big everywhere.
 - Textiles, Furniture, and Biopharma are much smaller.

- Location Quotient: A way to show relative presence of an industry.
 - 1.00 = national average.
 - 2.00 - 5.00 is a high concentration
 - Above 5.00 is really high!

Growth Analysis: Historic and Projected Job Growth

Specific Cluster	Historic Job Growth (20 Years)						Projected Job Growth (10 Years)					
	U.S.	Southeast Region	State	Charlotte Region	MSA	County	U.S.	Southeast Region	State	Charlotte Region	MSA	County
Furniture	-36.8%	-42.9%	-45.8%	-33.5%	-44.1%	-28.4%	-3.1%	-5.9%	-11.2%	-10.8%	-13.3%	-11.0%
Textile Manufacturing	-58.8%	-59.6%	-65.9%	-65.3%	-68.6%	-77.4%	-5.1%	-7.4%	-9.7%	-9.6%	-34.2%	-37.6%
Biopharmaceuticals	18.5%	19.7%	18.1%	585.4%	286.7%	--	12.9%	13.1%	4.3%	27.7%	26.0%	--
Automotive	-18.1%	16.6%	2.6%	4.5%	27.5%	104.2%	-7.0%	-2.2%	-10.1%	-7.0%	-19.4%	-25.9%
Information Technology and Analytical Instruments	-12.0%	-26.8%	-22.6%	-49.0%	-25.3%	-7.8%	13.5%	15.3%	9.2%	19.8%	36.1%	35.0%
Distribution and Electronic Commerce	36.9%	47.5%	54.1%	68.6%	68.3%	100.8%	11.9%	15.8%	10.8%	9.2%	18.1%	15.3%

Example of historic and projected growth by industry.

- ? Furniture & Textiles: No surprises on low historic and projected growth.
- ✓ Biopharmaceuticals: Exactly the type of opportunity to look at - a small, but fast-growing sector.
- ✓ Automotive: Example of challenges on historic vs. projected (vs. project data) on next page.
- ? IT & Analytical Instruments (e.g. Chips/Solar): Example of historic vs. future trends.
- ✓ Distribution: It's growing everywhere.

Growth Analysis: Recent Project Activity

Specific Cluster	U.S. Capex (million \$)	U.S. Jobs	Southeast Capex (million \$)	Southeast Jobs	Southeast Capex Concentration	Southeast Jobs Concentration	N.C. Capex (million \$)	N.C. Jobs	N.C. Capex Concentration	N.C. Jobs Concentration
Furniture	\$919	5,503	\$204	2,465	1.35	2.73	\$110	1,098	3.71	6.17
Textile Manufacturing	\$397	2,217	\$277	1,606	4.25	4.41	\$51	177	3.94	2.47
Biopharmaceuticals	\$15,247	22,903	\$3,951	3,615	1.58	0.96	\$2,250	1,987	4.56	2.68
Automotive	\$29,473	43,245	\$11,887	19,877	2.45	2.80	\$2,216	8,275	2.32	5.91
Information Technology and Analytical Instruments	\$141,727	47,375	\$7,826	7,307	0.34	0.94	\$5,007	2,269	1.09	1.48
Distribution and Electronic Commerce	\$12,529	58,932	\$5,363	31,935	2.61	3.30	\$71	1,817	0.17	0.95

✓ Automotive and IT/Analytical Instruments have much stronger project activity compared to historic and projected growth data.

Overview of project Activity nationally, regionally, and statewide. This informs the health of an industry and can inform if there are enough projects out there to make focusing on that industry worth the effort.

✓ Same location quotient concept as before - where 1.00 = expected concentration of capex and jobs if projects follow U.S. population.

✓ Southeast and North Carolina are extremely competitive for different types of manufacturing -high- and low-growth industries.

Appendix: Detailed Examples

- *Phase 1*
- *Phase 2*
- *Phase 3*
- *Phase 4*
- ***Phase 5: Target Industries & Recommendations***

Strategic Development Plan

The plan below outlines development recommendations for the site and initiatives that would have a material impact on enhancing the site's competitive value proposition to attract a corporate end user. These recommendations are included in the "improved site score" that is utilized to quantify actual impact to a site's competitiveness and return on investment.

Example of Strategic Development plan. Industry specific versions of this recommendation list will be provided for top performing sites for each Target Industry.

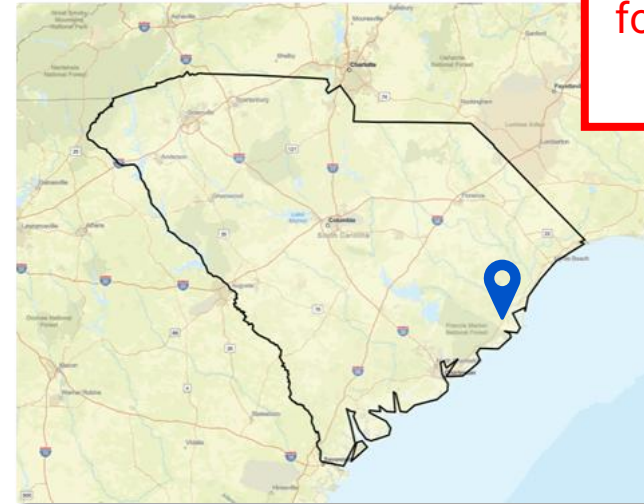
	ROI Potential	RECOMMENDATION	SSG COMMENTS	
INVESTMENT LEVEL	\$	Low	Annexation	<ul style="list-style-type: none"> Consider annexation of the property. The City of Community boundary is nearly adjacent across Hwy 135 at the intersection of Peavine Road. Depending on routing, this could require multiple owners. Explore a shoestring annexation using right-of-way or a small sliver of land to make annexation easier.
	\$\$	High	Complete due diligence	<ul style="list-style-type: none"> Complete updated due diligence studies at the site. Phase 1 ESA, Geotechnical, Archeological and Historical study, Threatened & Endangered Species, Wetland Delineation, ALTA Survey, etc. Particular focus should be placed on wetlands and ponds. Knowing what might be under federal jurisdiction will impact design efforts. Complete key due diligence studies to define the site's condition and help inform design and investment decisions. Findings may encumber certain areas of the site making this option less attractive similar to ownership holdouts.
	\$\$	Moderate	Develop a conceptual Master Plan	<ul style="list-style-type: none"> Develop a master plan for the sample site area for a large user and for multiple smaller users. This will help define possible footprints and site layouts considering different obstacles. The site includes a considerable topographic variation. This may lend the area to a park setting with numerous smaller sites given the cost associated to develop a single large site. Understanding the clearing, grubbing, and cut/fill costs may direct design significantly. This plan will also help determine traffic flow. Two or more entrances are likely desired. The master plan should take advantage of frontage along State Highway 135, Peavine Road, and Old Highway 135 S to provide access to both interstate interchanges. Internal connectivity should be studied that considers topography and stream/wetland crossings.
	\$\$	High	Develop Utility Improvements Plans	<ul style="list-style-type: none"> Utility providers should be engaged to develop service plans either for a single large user or multiple users. Develop a service plan and design for the park's own substation. Determine offsite improvements. Determine who will water. The City of Community has a right to serve in the city if it is annexed, but both Liberty City WSC and West Gregg WSC are already actively serving areas of the potential park and may be able to serve this site with less costly improvements. A wastewater solution is critical component of opening up this acreage for either multiple users or a large user. Current estimates state that up to 50,000 GPD can be provided with a \$1.5M 8-inch wastewater line extension. It would be beneficial to explore what improvements would be required to provide several hundred thousand gallons of wastewater capacity to the site. This could be significant for certain industries. CenterPoint Energy should be engaged to provide a pressure and capacity study.
	\$\$\$\$	Low but required	Determine ownership willingness to sell and acquire site	<ul style="list-style-type: none"> Explore willingness ownership willingness to sell. Holdouts could impact design. The area south of Peavine Creek is of most interest for a large user or a park, however the area north of Peavine Creek offers the unique value provided by interstate visibility. If ownership is agreeable, consider purchasing the site. Conduct due diligence and preliminary design prior to final acquisition.

Example Site Profile (1 of 6)

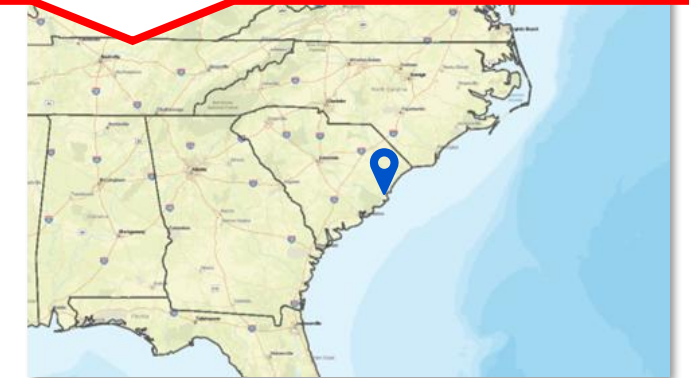
Site Information

Location	Georgetown, Georgetown County, South Carolina, USA
Lat/Long	33.359898, -79.373862
Acres	1,070 total, approximately 160 developable and contiguous
Ownership	Public – Georgetown County
Asking Price	\$XX,XXX/acre
Environmental and Storage Considerations	<p>Opposition: Minimal expected</p> <p>Permitting Difficulty: Moderate expected</p> <p>Key Considerations: The site will require permitting not only for the operation's impact but also for land application and containment of the project's potential waste material. This permitting process may be difficult or costly as the Bulk materials' containment plan must consider potential hurricane and flooding impacts.</p>
Notes	This site does not appear to offer a viable deepwater berthing or barge scenario, rendering it likely to fail a fatal flaw analysis.

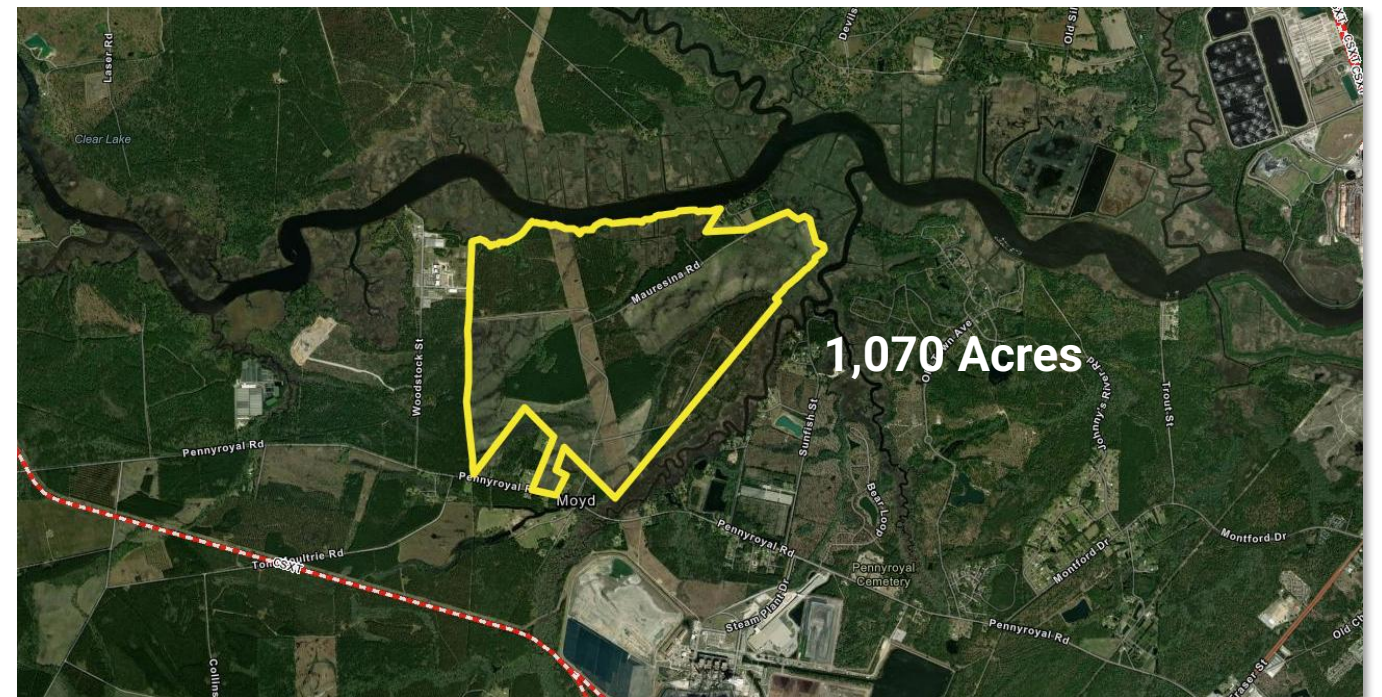
Each site will receive a detailed site profile that compiles all relevant information into one set of slides. The following slides are an example version from a site in South Carolina.



Site Location in South Carolina



Site Location in the East Coast

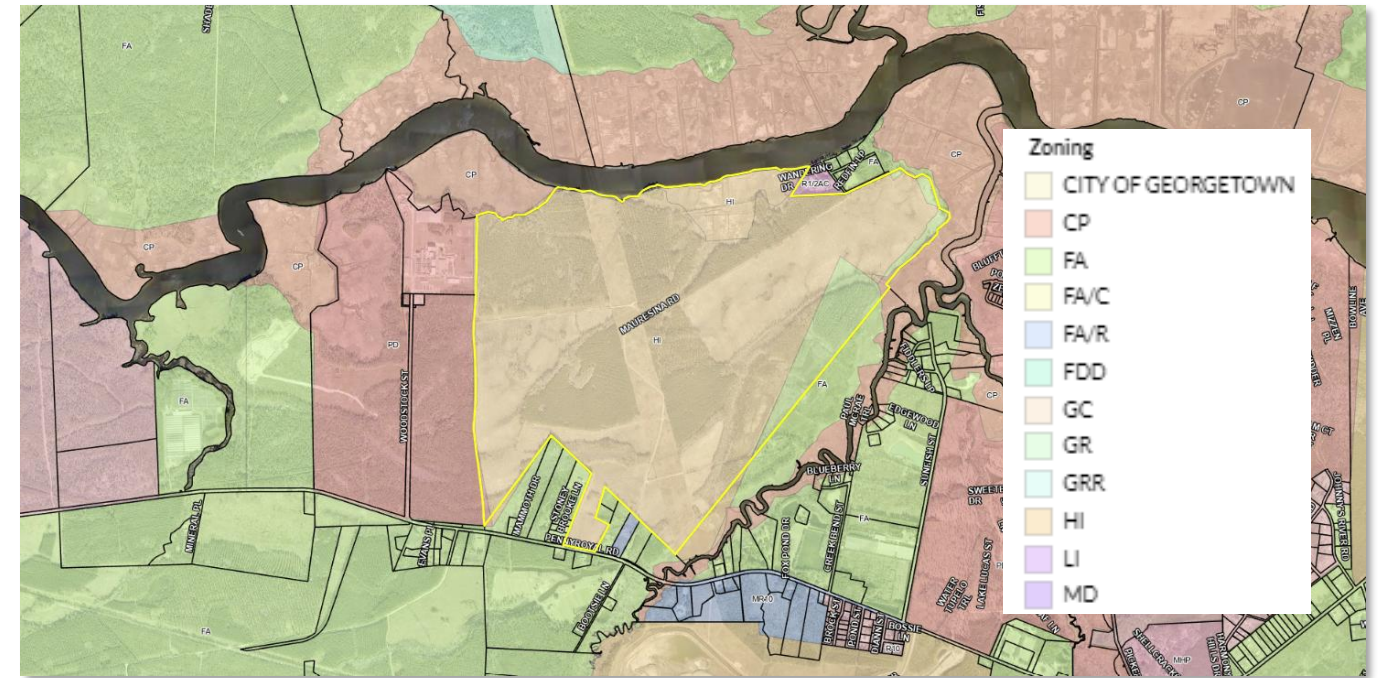


Aerial Map with Boundary

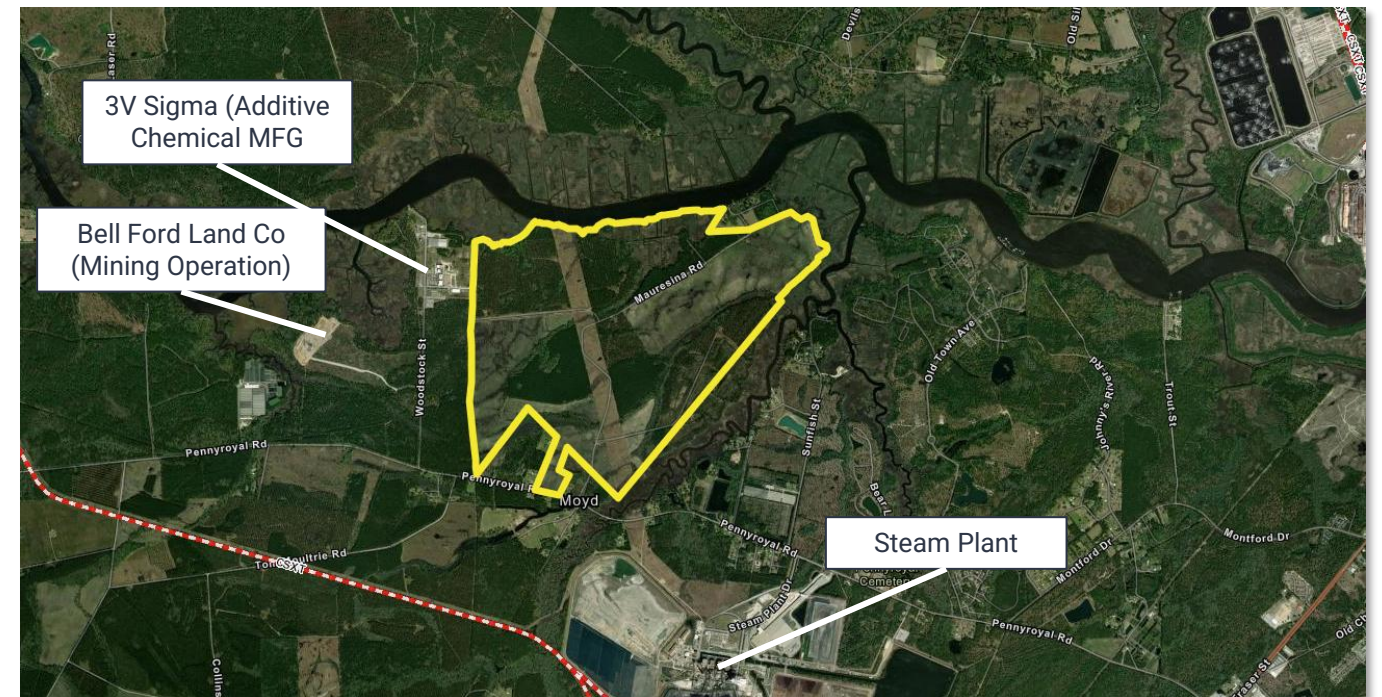
Example Site Profile (2 of 6)

Zoning & Land Use

Zoning	Heavy Industrial
Current Use	Vacant/Agricultural
Prior Use	Vacant/Agricultural
Surrounding Uses	Industrial/Agricultural
Notes	No rezoning required for industrial use.



Zoning

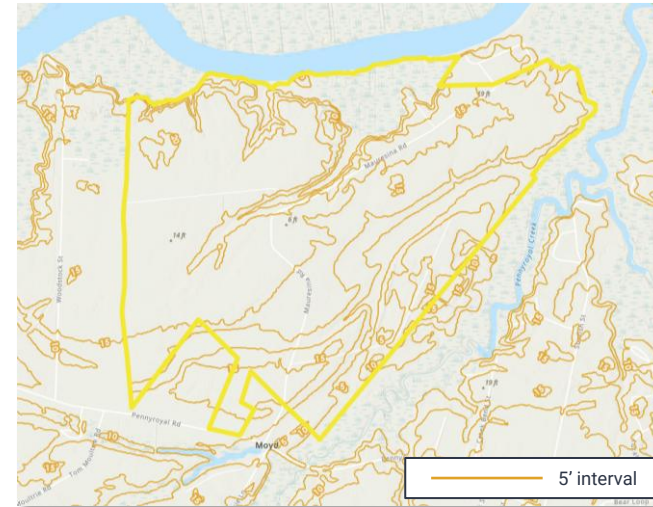


Surrounding Land Uses

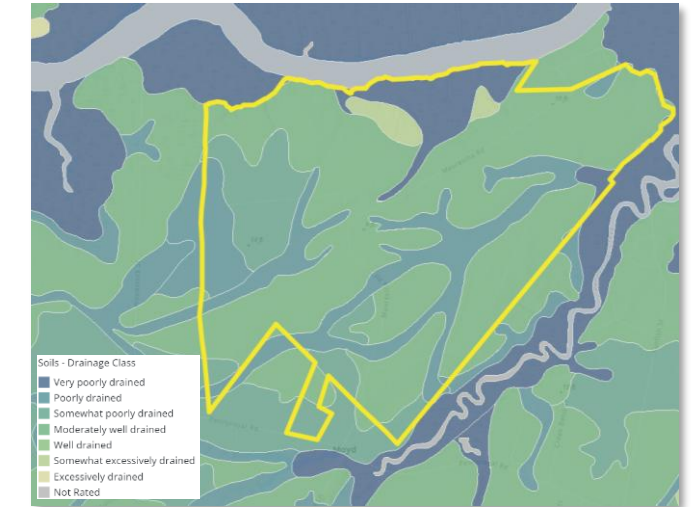
Example Site Profile (3 of 6)

Developability

Wetlands	National Wetlands Imagery show approximately 130 acres of scattered potential wetland areas.
Floodplain	Approximately 260 acres are in the 100-year flood zone. Approximately 135 acres are in the 500-year flood zone. Approximately 675 acres are outside FEMA Flood Hazard Zones.
Topography	Minimal– rises from 5' to 25'
Geology/Soils	Soils indicate well drained soils.
Notes	Numerous wetlands and waterways impact the site. The site's soils will require amendment and elevation. Depending on the load, spread footings or pier/pile foundations are likely required. The site is bisected by a set of transmission lines that connect to the Winyah Generating Station.



Topography



Soils



Wetlands & Floodplain

Example Site Profile (4 of 6)

Electricity & Natural Gas

Electric Provider	Santee Electric Cooperative, Inc.
Electric Infrastructure	Distribution line on-site, 115 kV and 138 kV line bisects site
Renewable Energy	<p>Renewable attributes are available via carbon offset credits (offered on the market by third parties and by Dominion) and can be supported via net metering programs whereby the client can provide their own renewable generation and receive a credit for that generation. Dominion operates the 3rd most extensive solar portfolio among utility holding companies in the U.S., with more than 2,200 megawatts in operation. It also has announced the largest offshore wind project in the U.S., which will produce enough clean, renewable energy to power 660,000 homes by 2026.</p> <p>The site is in the SRVC eGRID subregion as defined by the US Department of Energy. This region offers 639.66 lb/MWh of carbon emission per megawatt hour of electric generation.</p>
Natural Gas Provider	Dominion Energy
Natural Gas Infrastructure	6-inch line located between Woodstock Site and Pennyroyal
Notes	The Winyah Generating Station is proposed to close in 2027.

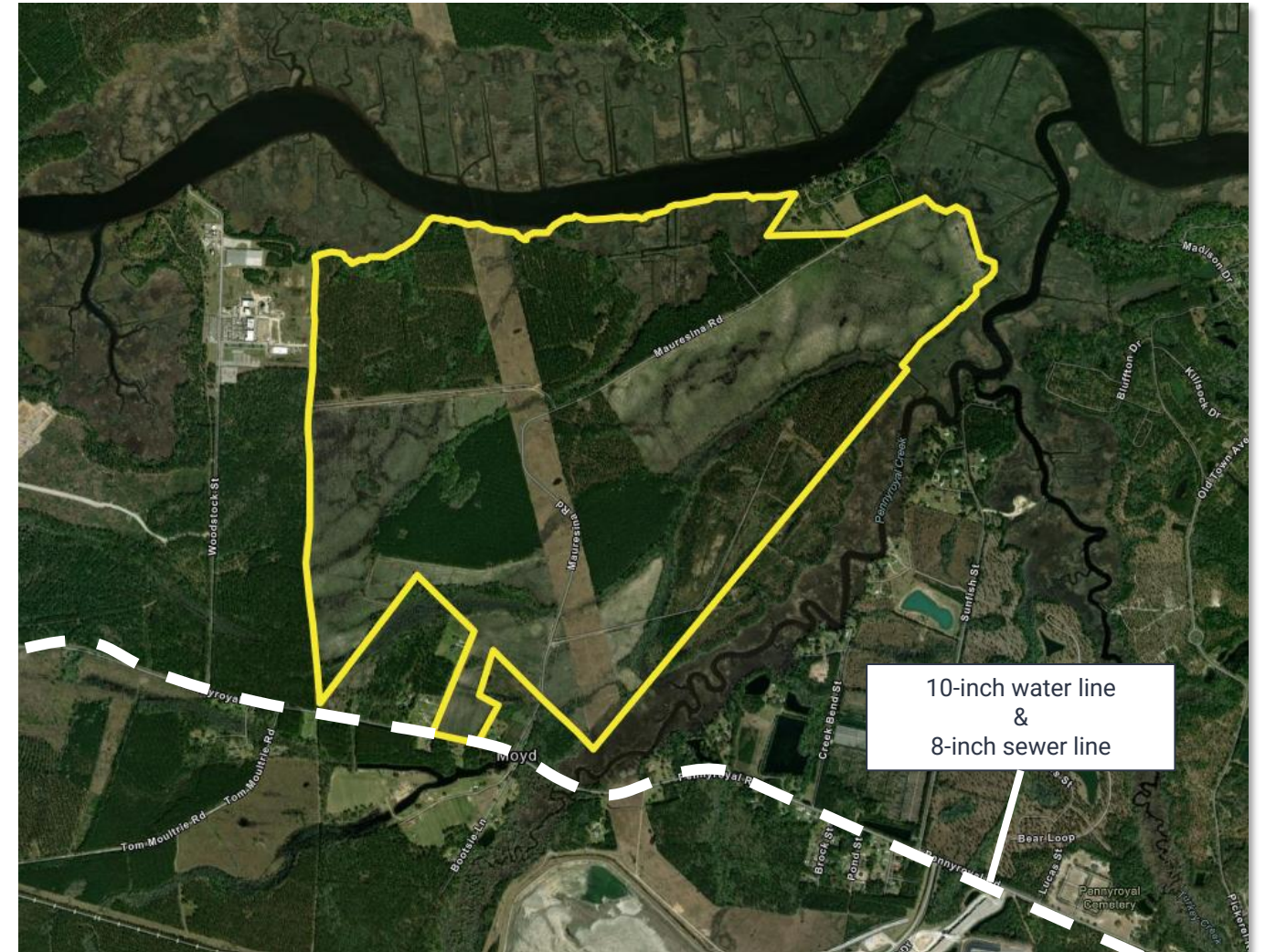


Electric & Natural Gas Infrastructure

Example Site Profile (5 of 6)

Water & Wastewater

Water Provider	Georgetown County Water and Sewer District
Water Infrastructure	10-inch line is adjacent along Pennyroyal Road
Water Capacity	Excess capacity of the line is 550,000 gpd
Wastewater Provider	Georgetown County Water and Sewer District
Wastewater Infrastructure	8-inch force main is adjacent along Pennyroyal Road
Wastewater Capacity	Excess capacity of the force main and pump station is 350,000 gpd
Notes	Any need for additional capacity will likely require upgrading the existing pump station or additional pump stations.

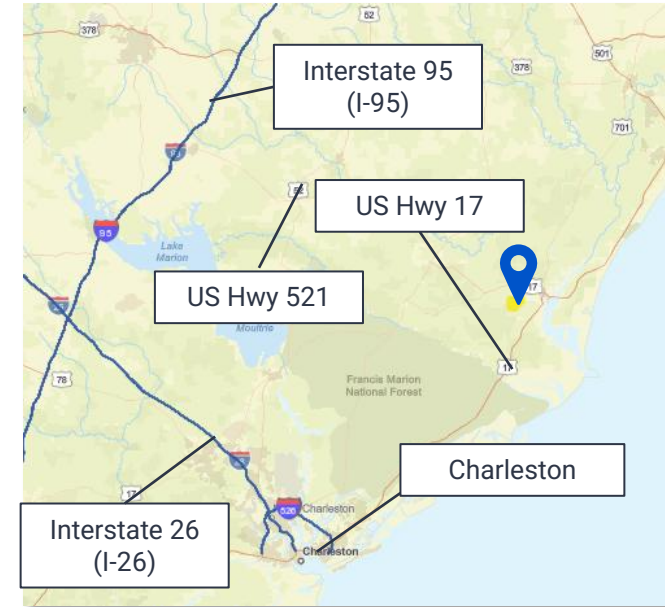


Water & Wastewater Infrastructure

Example Site Profile (6 of 6)

Transportation & Ports

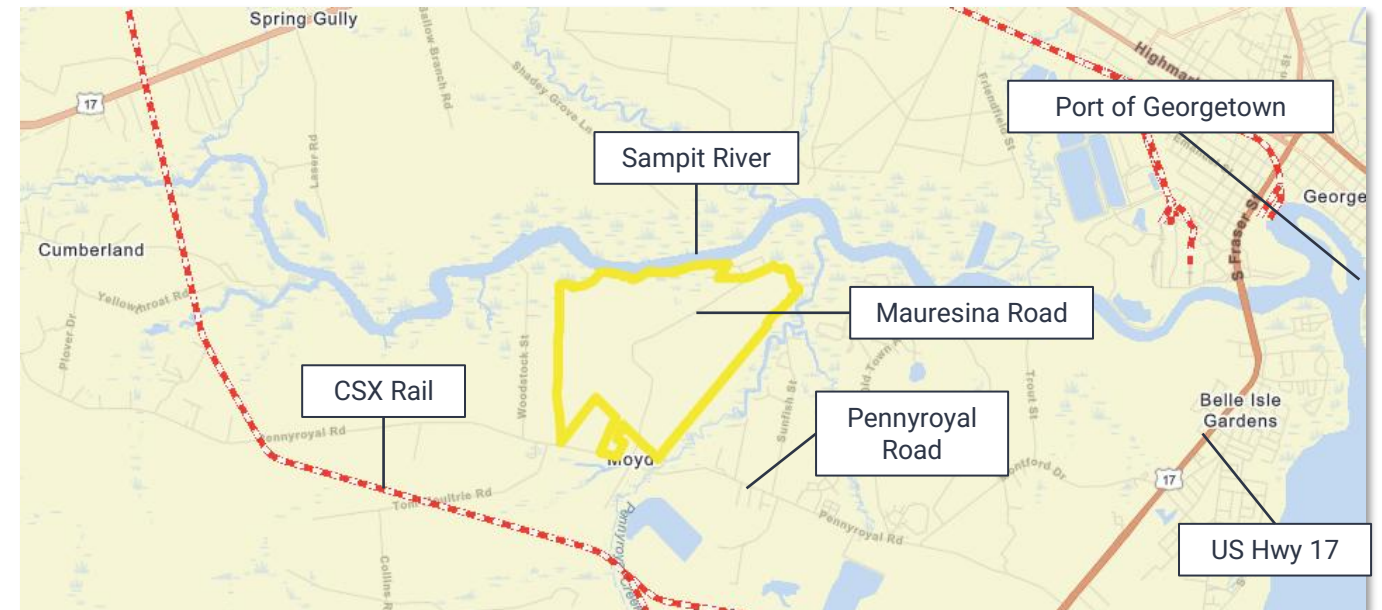
Ingress/Egress	Gravel road access onto site available via Mauresina Road
Highway	2 miles west from US Hwy 17, a four-lane divided highway
Interstate	52 miles north from I-26
Rail Provider	CSX Railroad
Rail Infrastructure	CSX main line 0.6 miles south of the property.
Port	Port of Georgetown
Port Details & Services	<p>Bulk materials would be received via barge access on the Sampit River, having been transloaded in the Port of Charleston. Bulk materials must be transloaded from a deepwater vessel to barge elsewhere, or the port would require upgrades to receive vessels deeper than barge scale.</p> <p>Material would be received via barge access on the Sampit River. There is no existing berth at the site.</p>
Airport	42 miles south from the Myrtle Beach International Airport
Notes	<p>The Sampit River is navigable for vessels with the required draught of 15' to the site. The minimum width of the river is 90 ft.</p> <p>Due to years of inactivity, silt has reduced the port's depth to less than 12'.</p>



Interstate System



On-site gravel road & transmission ROW



Transportation Overview



8235 Douglas Avenue | Suite 500 | Dallas, TX 75225

siteselectiongroup.com

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

September 15, 2025
7:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR
Zoom Teleconferencing

1. Roll Call.

Present:

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

Others Present:

Mayor Wiza, Clerk Pagel, C/T Ladick, Director Kivela, Chief Kussow, Director Kremer, Chief Moody, H/R Manager Frasch, City Attorney Beveridge, Executive Assistant Dowling, Neighborhood Planner/Economic Development Specialist Klesmith, Assistant Assessor Mohr, City Assessor Shepro.

2. Salute to the Flag and Mayor's opening remarks including an update on the status of the facilities request from April 15, 2025 and the status of the land swap agreement with the County.

Mayor Wiza gave an update on the land swap agreement as it pertains to the need for the county to retain a storage facility as well as a single point of access entry system into the Courthouse. Mayor Wiza also discussed the facilities report request from the April 15, 2025 Common Council.

Portage County Board Chair, District 25, Ray Reser spoke about the land swap agreement and advancement forward.

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.

Eau Claire City Council President Emily Barge spoke about running for Congress to represent the Third Congressional District.

5. Presentation to the Mayor and Council: Chris Klesmith – Presentation of the 2025 Regional Housing Report.

Neighborhood Planner/Economic Development Specialist Klesmith, gave a presentation on the 2025 Regional Housing Report.

Consideration and Possible Action on the Following:

6. Consent Agenda:

- a. Minutes of the Common Council Meeting of August 18, 2025.**
- b. Actions of the Police and Fire Commission special meeting of August 20, 2025:**
 - 2. Discussion, with possible action, to approve the Police Chief's job description and hiring profile, and to select dates for the hiring process.**

Actions of the Police and Fire Commission meeting of September 4, 2025:

- 3. Approval of Minutes.**
- 4. Confirmation of Bills.**
- 5. Discussion, with possible action, to approve Officer Clayton Madison-Dawson for permanent status, effective September 4, 2025, upon successful completion of his 1.5 year probationary period.**
- 6. Discussion, with possible action, to approve the hiring of Jayden Petit as a Probationary Police Officer without training, pending successful completion of background investigation, psychological screening, and medical screening.**
- 7. Police Chief Report.**
- 8. Discussion, with possible action, on moving forward with the employment of New Probationary Firefighter/Paramedic candidates Hauger, Sandberg, Ulrich, and Mittelsaedt.**
- 9. Discussion, with possible action, on the ability to run an Internal/External Assessment Center for a Division Chief's position within the Stevens Point Fire Department.**
- 10. Fire Chief Report/EMS Report/EM Report.**
- c. Minutes and Actions of the Plan Commission meeting of September 2, 2025:**
 - 2. Report of the August 4 and August 12, 2025 meeting of the City Plan Commission.**
 - 6. Director's Report.**
- d. Actions of the Board of Water and Sewerage Commissioners meeting of September 8, 2025:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
- e. Actions of the Airport Commission meeting of September 8, 2025:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
- f. Actions of the Transportation Commission of September 8, 2025:**
 - 2. Approval of July 2025 Minutes.**
 - 3. Approval of the July and August 2025 Financial/Claims Reports.**
 - 4. Approval of Free Ride Fridays on Fixed Route System – November 28 through December 26, 2025.**
- g. Minutes and Actions of the Personnel Committee meeting of September 8, 2025:**
 - 2. Request to amend Administrative Policy 3.01 Standard Benefits.**
 - 3. Request to amend Administrative Policy 2.06 Promotion and Transfers.**
 - 4. Approval of new contract for the FICA alternative plan which applies to seasonal employees and crossing guards.**
 - 5. Director Kivela request for overlap - Building Inspector.**
- h. Minutes and Actions of the Public Policy and General Government meeting of September 8, 2025:**

2. License List.

3. Request to Hold Event/Street closing.

- i. **Minutes and Actions of the Finance Committee meeting of September 8, 2025:**
 - 7. Approval of contracts with Stantec for the Brownfield Cleanup Grant and the Community Wide Assessment Grant.**
 - 8. Approval of adjusting the fees for purchasing garbage and recycling carts, as well as the fee for upgrading a garbage cart.**
 - 9. Providing City staff with direction on the option of pursuing a Joint Fire Department with Park Ridge.**
 - 10. Approval of Claims Paid.**
- j. **Statutory Monthly Financial Report by Comptroller/Treasurer.**

Ald. Christianson moved, Ald. Lang 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.

7. Presentation on the 2025 Annual Assessment Report.

Assistant Assessor Mohr spoke about the 2025 Annual Assessment Report.

8. Consideration of Portage County Library lease.

Mayor Wiza gave a brief overview.

City Attorney Beveridge spoke about the changes from the previous lease, the extensive conversations about capital projects, and that windows on the upper level are the only projects left.

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

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

9. Memorandum of Understanding with Burlington Junction Railway.

Director Kivela gave a brief overview of Burlington Junction Railway as well as the benefit of a collaboration for TIF 14.

Ald. Christianson moved, Ald. Steinmetz seconded, to accept the memorandum of understanding.

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

10. Resolution - A request from Chris Stehle for a conditional use permit to construct an accessory dwelling unit on the property located at 301 Georgia Street North (Parcel ID 281240830100126), consistent with Ch. 23.01(15)(b).

Ald. Broderick moved, Ald. Keymer 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.

11. Ordinance Amendment - A request from the City of Stevens Point to amend Chapter 20, Subdivision Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 20.06(2) pertaining to the diameter of cul-de-sacs.

Ald. Keymer 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.

12. Approval of a Letter of Intent - Forest Creek Subdivision Lot Reservation & Marketing Program.

Ald. Lang moved, Ald. Birr seconded, to approve the letter of intent.

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

13. Disallowance of Claim-Hanah Ligan: Tire damage due to pothole on private property.

Ald. Christianson moved, Ald. Morrow seconded, to deny the claim.

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

14. Disallowance of Claim-Fatema Khan: Tire damage due to pothole on private property.

Ald. Morrow moved, Ald. Lang seconded, to deny the claim.

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

15. Adjournment.

Meeting adjourned at 8:07 p.m.

Lease Agreement between the City of Stevens Point and the Portage County Library Board of Trustees for Operation of the County Public Library Main Branch in the City of Stevens Point

WHEREAS, the City of Stevens Point, a municipal corporation (the City), is the owner of a facility located at 1001 Main Street in the City of Stevens Point; and

WHEREAS, the County of Portage, a quasi-municipal corporation, did, by County Board Resolution No. 192 which passed on September 15, 1981, resolve to establish a county-wide library system, effective January 1, 1982; and

WHEREAS the County operates a consolidated county library, with the main branch in Stevens Point pursuant to Wis. Stat. sec. 43.57 and appoints a seven-member county library board with the powers and duties of a library board under Wis. Stat. sec. 43.58; the County and its library board hereinafter collectively referred to as the County; and

WHEREAS, the City desires that the County continue to utilize the current facility at 1001 Main Street, Stevens Point, Wisconsin as the main branch of the Portage County Public Library.

NOW, THEREFORE, in consideration of the covenants and terms set forth in this Agreement, the City leases to the County the premises at 1001 Main Street, Stevens Point, Wisconsin in Portage County, Wisconsin, described in attachment A, subject to the following terms and conditions:

1. TERM. The City shall continue to lease to the County the current facility as more fully set forth in Attachment A (approximately 45,000 square feet (the Premises), for a continuous period of ten years beginning January 1, 2025, and ending December 31, 2034.

2. RENTAL AND PURPOSE. In consideration of the County’s continued operation of a consolidated county library, including the Portage County Public Library Main Branch in the City of Stevens Point, County shall not be required to pay the City any rental payments for the Premises during the term of this lease. The Premises shall be used for the operation of the main branch of the county-wide library with public meeting rooms and for no other purposes whatsoever without the prior written consent of the City and the Library Board, and except as otherwise provided in this lease. The building remains under the ownership of the City during the term of this lease.

3. BUILDING MAINTENANCE AND REPAIR.

The City:

- a. The City shall be responsible for the amounts above and after the County’s first \$3,000 for repairs and replacements.
- b. The City will cover any costs associated with and work necessary to keep the building code-compliant for fire, electrical, plumbing, zoning and similar matters as determined by the City’s Fire Chief and/or Building Inspector and other government representatives and agencies with jurisdiction over such matters.
- c. The City shall be responsible for structural repairs to the building.
- d. The City shall provide prompt daily snow and ice removal from the parking lot for the library.
- e. The City shall provide field and lawn maintenance surrounding the building.

f. The City shall be responsible for maintenance and care of the “walkway” between the Clark Street Parking lot and Main Street.

g. The City shall be responsible for routine maintenance and repair of equipment. In the event of an urgent or emergency situation in any part of the building, including but not limited to broken glass, failure of furnace or HVAC, broken pipes or plumbing, the City will provide prompt assistance and repair, notwithstanding any other contrary language in this Agreement.

The City and County:

g. Both parties shall conduct a joint walk-through inspection of all significant structural and systems (roof, building, HVAC, water heater, etc.) on an as-needed basis but not less than annually, with a report to be filed every September.

The County:

h. The County shall remove garbage and recycling generated from the building and the City will continue to provide for pick up.

i. The County shall be responsible for the first \$3,000 of all repairs and replacements per occurrence. The County shall be responsible for routine annual maintenance costs.

Examples of routine maintenance costs include, but are not limited to, the following: light bulb replacement, ballast replacement, fan blowers, furnace igniters, furnace filters, thermostat replacement, ceiling fan repairs, and plumbing, and electrical repairs and ceiling tile replacement.

Both parties agree that the County may contract with the City to provide routine maintenance tasks at cost during the term of this lease.

j. The County shall be responsible for repairing damage that occurs as a result of the County’s use of the Premises.

k. The County shall provide general cleaning and upkeep (cleaning, waxing floors, windows, etc.) of the Premises.

l. The County shall be responsible for snow and ice removal on the sidewalks around the library building.

4. AGREEMENT TO OPERATE. The Portage County Public Library Board of Trustees shall have the right to terminate or reduce the scope of its public library operation and staffing levels at the main branch library at any time without City approval. The County, through the Library Board as its agent, will give the City advance notice of any significant reduction in scope of operation or hours. The City shall have the opportunity to use the meeting rooms for special meetings or as a polling place upon prior agreement of the County. The additional costs of security or maintenance for these special uses shall be the responsibility of the City.

5. COMMON SPACE AND PARKING. The County and library patrons shall have the right of ingress and egress to and from the Premises, subject to open-hour restrictions. The City shall provide the County and library patrons with parking in the designated main parking lot at the Premises location.

6. SIGNAGE. The City shall have the right to review and approve any business signage contemplated by the County. A consistent, fair, and equal level of interior business signage is required. The City will not permit signage that detracts from the building architectural appearance, color scheme and aesthetics.

7. ENTRY BY CITY. The City may enter the Premises at all reasonable times to view or exhibit the same to other parties.

8. INSURANCE.

a. Insurance coverage of the Premises: The City shall arrange for insurance coverage, at its expense, on the Premises and any expansion to it during the term of the lease against loss or damage by fire and extended coverage hazards for the full insurable value of such improvements, naming City as the insured with loss payable to City. Such insurance shall identify the County as an additional insured, and the City shall provide the County with a certificate of insurance confirming that designation. In the alternative, the City agrees to pay all expenses and costs to restore the Premises to its condition at the commencement of this lease.

b. Loss of/Damage to Premises: If fire, casualty, act of God, or other causes result in damage to or renders more than 50% of the Premises' total square footage unusable, the City shall not be obligated to rebuild the Premises and shall have the option to terminate this lease. In the event any such loss results in damage to or renders less than 50% of the Premises' total square feet unusable, the City's insurance coverage proceeds shall be used to repair the Premises.

c. Insurance coverage of Contents: The County shall arrange for insurance coverage, at its expense, on all fixtures, furniture, equipment, books, library material and inventory kept on the Premises and any expansion to it during the term of the lease.

d. Personal Injury Liability Insurance: County shall arrange for insurance, at its own expense, covering personal injury liability occurring on the Premises and its exterior common areas such as sidewalks and parking areas serving the Premises. Such insurance shall identify the City as an additional insured, and the County shall provide the City with a certificate of insurance confirming that designation.

e. Mutual Hold Harmless: The City and the County shall each be responsible for the acts and omissions of itself, its employees, officials, representatives, volunteers and agents arising out of the performance of their respective obligations under this lease and will hold each other harmless from liability for claims, injuries, causes of action, loss, damages, judgments, and costs and expenses resulting from any such acts or omissions. In addition, neither the City nor the County waives any rights of contribution, indemnification, subrogation, and governmental immunity that either party may have by operation of law.

9. OPTION TO RENEW. The County shall have the right to renew this Agreement for an additional 10-year term, for the sole purpose of operating a public library as provided herein. The renewal term shall be without rent and subject to the same terms as contained herein, except that the County and City shall renegotiate the provisions concerning repairs, replacements, and maintenance of the Premises.

10. ASSIGNABILITY. The County agrees not to assign or transfer any of its rights under this lease without the City's prior written consent.

11. BOARD AND CITY TO COMPLY WITH LAWS, RULES, REGULATIONS AND FIRE PREVENTION. The County shall comply with all local, state, and federal laws, rules, regulations, and requirements applicable to its use of the Premises. The City shall be responsible for all costs necessary to

bring the Premises into compliance with all local, state, and federal laws, rules and regulations and requirements applicable to the Premises.

12. TERMINATION OF AGREEMENT. Notwithstanding any language to the contrary contained herein, the City and the County shall have the right to terminate this lease upon giving one (1) year prior written notice.

13. NOTICES. Any notices provided by one party to the other under this lease shall be communicated via the U.S. mail, email, or in person to the following persons:
as follows:

COUNTY: Alexander Johnson (or successor)
 Director, Portage County Public Library
 1001 Main Street
 Stevens Point, WI 54481
 Tel. 715-346-1544

CITY City Engineer (or successor)
 1515 Strongs Avenue
 Stevens Point, WI 54481
 Tel. 715-346-1569

14. APPLICABLE LAW. This lease shall be governed under the laws of the State of Wisconsin and is made at Portage County, Wisconsin, and the parties agree that the venue for any legal action to commenced to enforce the terms of this lease shall be in Portage County Circuit Court.

15. ENTIRE AGREEMENT. This lease constitutes the entire agreement of the parties with respect to the subject matter set forth herein and shall be considered to supersede any prior communications or agreements, written or oral, related to that subject matter.

16. MODIFICATIONS. This lease shall not be modified or altered except in writing signed by the parties.

17. FINAL CLAUSE. The parties have read and understood this lease and agree to be bound by its terms and conditions.

PORTAGE COUNTY PUBLIC LIBRARY

CITY OF STEVENS POINT

X _____
President, Library Board
Date: _____

X _____
Mayor
Date: _____

MAIN BRANCH LIBRARY LEASE

ATTACHMENT A

1001 MAIN STREET
LIBRARY LEASE DESCRIPTION

Part of Lot One of Portage County Certified Survey Map Number 3584 as recorded in Volume 12 of 'Certified Surveys' page 242 and 242A, located in Government Lot Two and the Northeast Quarter of the Northwest Quarter of Section 32 and that part of Government Lot Two located in said Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, described as follows:

Beginning at the northwest corner of said Lot one; thence N89°49'37"E along the south right of way line of Main Street to the face of the west wall of 1035 Main Street (f/k/a Tradehome Shoe Store); thence south along said wall to the southwest corner of said 1035 Main Street; thence east along the south wall of said 1035 Main Street to the west wall of 1045 Main Street (f/k/a Citizens Bank); thence south along said west wall approximately 36 feet; thence west along the north wall of the west entry to said 1045 Main Street and its westerly extension a distance of 22 feet; thence south and parallel with the west wall of 1035 Main Street to the north back of curb line of Municipal Parking Lot Number 12; thence west along said curb line to the east right of way line of Third Street (f/k/a Water Street); thence north along said right of way line to the point of beginning and there terminating.

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**PORTAGE COUNTY MAIN LIBRARY
LEASE AGREEMENT 2015-2024**

WHEREAS, the City of Stevens Point, a municipal corporation, hereinafter referred to as “City” is the owner of a building located at 1001 Main Street in the City of Stevens Point, and

WHEREAS, the County of Portage, a quasi-municipal corporation, hereinafter referred to as “County”, did by County Board Resolution No. 192 passed September 15, 1981, resolve that a county-wide library system be established effective January 1, 1982; and

WHEREAS Portage County operates a consolidated county library, pursuant to sec.43.57 Wis. Stats., with the main branch located in Stevens Point and appoints a seven member county library board with the powers and duties of a library board under sec.43.58 Wis. Stats., hereinafter referred to as “Board”; and

WHEREAS, both the City and the County continue to desire that the facility at 1001 Main Street in the City of Stevens Point, Portage County, Wisconsin, (approximately 45,000 square feet), described in attached Exhibit A remain as the main branch of the Portage County Library System;

NOW, THEREFORE, it is agreed as follows:

That the City, in consideration of the covenants and agreements hereinafter contained, by the County to be kept and performed, leases to the County the premises at 1001 Main Street in the City of Stevens Point, Portage County, Wisconsin, (approximately 45,000 square feet), described in attached Exhibit A.

The following terms and conditions shall apply:

1. **TERM:** The term of this lease shall be for ten years beginning on the 1st day of January 2015, and ending on the 31st day of December 2024.
2. **RENTAL AND PURPOSE:** That in consideration of the continuance of the Municipal Library system within the County of Portage by County, the placement of a branch of the library in Stevens Point, and the payment by the County of agreed upon capital costs as set forth in Exhibit B, there shall be no rental payments during the term of this lease. The premises shall be used for the operation of a branch of the county-wide library system with public meeting rooms and for no other purposes whatsoever without the written consent of the City being first had and obtained, except as otherwise provided in this lease. The building remains under the ownership of the City during the term of this lease.
3. **UTILITIES:** County shall operate the library and pay for all utility services utilized on the premises, including gas, electricity, telephone, water and sewer connections. Both parties agree that future capital costs within this lease, including mechanical and HVAC within the leasehold, shall be both EnergyStar rated and in the upper 25% of efficiency for all similar products as designated by DOE Federal Energy Management Program.
4. **AGREEMENT TO OPERATE:** In fulfillment of a commitment to the continued operation of a quality library system, County shall be responsible for the operational expense of the main public library including but not limited to personnel, maintenance, general operations, up-keep, and the utility expenses. The Portage County Public Library Board of Trustees shall have the right to terminate or reduce the scope of its public library operation and staffing levels at the main branch

1 library at any time without City approval. The Portage County Public Library Board of Trustees
2 acting as an agent of the County will give the City advance notice of any significant reduction in
3 scope of operation or hours. City shall have the opportunity to use the meeting rooms for special
4 meetings or as a polling place upon prior agreement of the Library Board. The additional costs of
5 security or maintenance for these special uses shall be the responsibility of City.
6

7 **5. REPAIRS AND REPLACEMENTS:**
8

9 a. County is responsible for:

- 10
11 1) The first \$2,000.00 of all repairs and replacements per occurrence, necessary to keep
12 and maintain the leasehold in the condition in which they were on the
13 commencement date, ordinary wear and tear excepted. Occurrence is defined as
14 repairs for each reported problem issue, even as to multiple repair trips.
15
16 2) Repairs and replacements necessitated by County's negligence, except the County
17 shall not be liable for repairs and replacements caused by or resulting from ordinary
18 wear and tear, or repairs or replacements for which City is obligated.
19
20 3) Prompt daily snow and ice removal on the Main Street and Third Street sidewalks is
21 the responsibility of County.
22

23 b. City is responsible for:

- 24
25 1) The complete cost of all structural and mechanical repairs and replacements
26 necessary to keep and maintain the demised premises in good repair, order and
27 condition with the County responsible for the first \$2,000.00. Resurfacing of the
28 parking area when mutually agreed necessary by County and City, the sidewalks and
29 parking lots to Main Street, if any, are entirely the responsibility of the City for repair
30 and maintenance as are any needed window replacements.
31
32 2) Any loss or damage to any glass constituting a part of the exterior walls of the
33 building, except where such loss is as a direct result of the negligence of County's
34 use.
35
36 3) Maintenance and care of the "walkway" between the Clark Street parking lot and
37 Main Street is the responsibility of the City.
38

39 c. For purposes of the preceding paragraph (urgent or emergency repair), the Library Board,
40 Library Director, and/or the Portage County Director of Facilities will notify the City of
41 needed repairs and will obtain three bids/quotes for the repair, maintenance and replacement
42 and the lowest responsible bid/quote will determine the financially responsibility party.
43

44 In the event of an urgent or emergency repair, including but not limited to broken glass,
45 failure of furnace or HVAC, broken pipes or plumbing, Portage County Public Library
46 Director, Library staff and/or the Portage County Director of Facilities will notify the City of
47 the need for urgent or emergency repair as soon as reasonably possible, the repair shall be
48 done immediately (within forty-eight hours) and the actual cost of said repair will determine
49 financially responsibility party, notwithstanding any other language in this agreement.
50

- 1 d. City and County will be jointly responsible for an annual maintenance and repair review and
2 will file a comprehensive report with the Library Board and the City every September of this
3 lease agreement of the condition of the building, including the roof, structure, HVAC, boilers
4 etc.
5
6 e. City and County agree that the County shall alone solely fund and implement a schedule of
7 needed capital repairs and estimated expense costs as set forth in Exhibit B to this agreement
8 and with more detail provided in Exhibit C. The repairs and replacements of this paragraph
9 shall be completed within five years of the start date of this lease at the discretion of the
10 County. Neither party shall make any structural alterations or modifications without the prior
11 written consent of the other party. The parties further agree that the County purchasing and
12 procurement process shall be utilized for costs under this paragraph. No provision in this
13 lease shall be construed as an ownership interest in the building by the County, and except as
14 specified in this paragraph, County's responsibility for capital and repair cost is expressly
15 limited to this paragraph of the Agreement and repairs not exceeding \$2,000. The City
16 Engineer will be permitted ten business days to review the specifications and contracts under
17 this paragraph to be provided an opportunity to review and comment prior to installation.
18

19 **6. INSURANCE:**
20

- 21 a. Insurance coverage of the premises: City shall cover at all times during the term of this
22 lease and at its expense keep the demised premises which are now or hereinafter become
23 a part of the premises insured against loss or damage by fire and extended coverage
24 hazards for the full insurable value of such improvements, naming City as the insured
25 with loss payable to City. If the leased premises shall be damaged by fire, casualty, act of
26 God or other cause or happening, and such damage affects the sum of more than 50% of
27 the total square footage, City shall have no duty to rebuild under such lease and shall
28 have the option to terminate this lease agreement. In the event the loss is less than 50%
29 as provided herein, the insurance proceeds shall be used to repair the premises. The
30 policy shall contain a waiver of subrogation against County.
31
32 b. Insurance coverage of furnishings: At all times during the term of this lease, County
33 shall at its own expense keep all fixtures, furniture, equipment, books, library material
34 and inventory that may be in the premises from time to time insured against loss or
35 damage by fire and extended coverage hazards for an amount that, in the county's
36 judgment, will insure the ability of County to replace such fixtures, equipment, books and
37 inventory, and under such policy an endorsement waiving the insurer's subrogation rights
38 which may arise against City.
39
40 c. Personal Injury Liability Policy: County shall, at its own expense, maintain in effect
41 during the term of this lease, personal injury liability insurance covering the premises and
42 its appurtenances, sidewalks fronting thereon, including sidewalk and parking area used
43 for pedestrians or vehicular travel entering or leaving the premises. Such insurance shall
44 specifically insure County against all liability assumed by it hereunder as well as liability
45 imposed by law and shall insure both County and City and shall be so endorsed as to
46 create the same liability on the part of the insurer as though separate policies had been
47 written for County and City.
48
49 d. Indemnification: In the event the coverage under subsection (c) of this paragraph by
50 County should fail to provide a defense for coverage to City on such claim made against
51

1 City pursuant to this lease, County agrees to hold harmless and indemnify City as a result
2 of any loss suffered by City, except where such loss is due to the negligence or other acts
3 of the City, its employees or agents.
4

5 e. Miscellaneous: All policies of insurance mentioned herein shall contain an agreement by
6 the insurer that such policies shall not be cancelled without 60 days prior written notice to
7 both County and City. Nothing herein shall prevent County and City from taking out the
8 kind of insurance provided for herein under a blanket policy or policies provided that any
9 such policy shall provide similar coverage as required herein.
10

- 11 7. **PRIORITY OF LEASE AND ASSIGNABILITY**: This lease and all rights of the County
12 hereunder are and shall be prior, superior and paramount to the lien of any mortgage or
13 bondholders security interest, which may now or hereafter affect City's fee interest in the
14 leasehold. Both parties, City and County agree not to assign or transfer any of the rights to the
15 demised premises to any other agency, corporation, or individual without the other's consent
16 being first obtained in writing.
17
- 18 8. **COUNTY AND CITY TO COMPLY WITH LAWS, RULES, REGULATIONS AND FIRE**
19 **PREVENTION**: County shall comply with all local, state, and federal laws, rules, regulations,
20 and requirements applicable to premises' use, and in particular with those for the correction,
21 prevention and abatement of any fire hazard it causes.
22
- 23 9. **RIGHT OF FIRST REFUSAL**: The County shall have a right of first refusal in the event the
24 City wishes to sell the premises during the term of the lease. The City must present any bona fide
25 offer to purchase, including the purchase price, to the County. The County must exercise its
26 acceptable of remitter terms within 60 days of presentment of the offer or its right shall lapse.
27
- 28 10. **COMMON SPACE AND PARKING**. The County and the library patrons shall be granted full
29 rights of ingress and egress to and from the leased premises, subject to open hour restrictions.
30 The County and its patrons shall be provided adequate parking in the designated main parking lot
31 by the City.
32
- 33 11. **REDECORATING AND ALTERATIONS**. It is agreed upon by and between the parties
34 hereto that, barring prior written consent in an instrument executed with the same formality as
35 this Agreement, the County shall not redecorate, alter or in any way change the nature of the
36 premises which are the subject of this Lease.
37
- 38 12. **SIGNAGE**. Any business signage by the County is subject to review and approval of the City.
39 A consistent, fair and equal level of interior business signage is required. Signage that detracts
40 from the building architectural appearance, color scheme and aesthetics is not permitted.
41
- 42 13. **ENTRY BY CITY**. The City may at any and all reasonable times enter the leased premises to
43 view the same or to exhibit the same to other parties.
44
- 45 14. **NOTICES**. Any notices required by or deemed advisable under the terms of this Lease
46 Agreement shall be deemed to have been validly served upon deposit thereof in the United States
47 mail, certified with proper postage prepaid, with return receipt requested, addressed to the parties
48 as follows:
49

50 BOARD:

Mr. Robert J. Stack or successor
Director, Portage Board Libraries

1001 Main Street
Stevens Point, WI 54481
Tel. 715-346-1544

CITY

1515 Strongs Avenue
Stevens Point WI 54481
Tel. 715 346 1569

- 15. **APPLICABLE LAW.** This Lease Agreement shall be governed under the laws of the state of Wisconsin and is made at Portage County, Wisconsin, and venue for any legal action to enforce the terms of this Lease Agreement shall be in Portage County Circuit Court.
- 16. **ENTIRE AGREEMENT.** This Lease Agreement constitutes the entire understanding of the parties with respect to the subject matter set forth herein and shall be considered to supersede any prior communications or agreements, written or oral, related hereto.
- 17. **MODIFICATIONS.** This Agreement shall not be modified or altered except pursuant to mutual agreement of the parties hereto, executed with the same formality as this instrument.
- 18. **FINAL CLAUSE.** The parties hereto, having read and understood the entirety of this Lease and Intergovernmental Agreement, hereby affix their duly authorized signatures, agreeing therefore to be bound by its terms and conditions and by endorsement attesting to legal authority to enter the agreement.

FOR PORTAGE COUNTY

County Executive

Date: 11/18/14

FOR CITY OF STEVENS POINT

Mayor

Date: 11/18/2014

PORTAGE COUNTY PUBLIC LIBRARY

President, Library Board

Date: 11-18-2014

- Exhibit A Legal Description
- Exhibit B Joint County-City Capital Maintenance Cost Summary Items
- Exhibit C Joint County-City Capital Maintenance Report of 2012

MAIN LIBRARY LEASE

EXHIBIT A

**1001 MAIN STREET
LIBRARY LEASE DESCRIPTION**

Part of Lot One of Portage County Certified Survey Map Number 3584 as recorded in Volume 12 of 'Certified Surveys' page 242 and 242A, located in Government Lot Two and the Northeast Quarter of the Northwest Quarter of Section 32 and that part of Government Lot Two located in said Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, described as follows:

Beginning at the northwest corner of said Lot One; thence $N89^{\circ}49'37''E$ along the south right of way line of Main Street to the face of the west wall of 1035 Main Street (f/k/a Tradehome Shoe Store); thence south along said wall to the southwest corner of said 1035 Main Street; thence east along the south wall of said 1035 Main Street to the west wall of 1045 Main Street (f/k/a Citizens Bank); thence south along said west wall approximately 36 feet; thence west along the north wall of the west entry to said 1045 Main Street and its westerly extension a distance of 22 feet; thence south and parallel with the west wall of 1035 Main Street to the north back of curb line of Municipal Parking Lot Number 12; thence west along said curb line to the east right of way line of Third Street (f/k/a Water Street); thence north along said right of way line to the point of beginning and there terminating.

EXHIBIT B AGREED UPON CAPITAL IMPROVEMENT PROJECTS AND REPAIR ITEMS

Improvement	Estimated Cost
Masonry and Concrete Work	\$ 27,610.00
Concrete Sidewalk Main Street Entrance	\$ 4,400.00
Roof Repairs	\$138,490.00
Boiler Replacement	\$ 74,800.00
Chiller Replacement	\$105,600.00
Air Handling System	\$ 8,580.00
Temperature Control System	\$132,000.00
Window Replacement	\$ 55,000.00
Lighting Upgrades	\$ 33,000.00
Total	\$579,480.00

October 12, 2012

RE: Anticipate Library Maintenance Needs

The Mayor of Stevens Point and the Portage County Executive had asked their respective staff members to review the library site and estimate the cost of major repair items required within the next 10 years. Todd Neuenfeldt from the County and Alex Saunders from the City have reviewed the facility and together have arrived at the following summary of facility needs beyond routine maintenance measures and have arranged them by work items and summarized the findings. Note that all costs provided in this narrative are in 2012 dollars and include a contingency and are intended for planning purposes.

Masonry and Concrete Work Walls **(\$25,100)**

Tuckpointing was conducted on a portion stone wall on the west side of the building in 2012 but additional work is required along the west wall in both the brick and stone portions of the wall. It is recommended that work on the west wall be completed in 2013 and it is estimated that the cost to complete tuckpointing of the west wall will cost \$18,000. Tuckpointing will include grinding material from bad joints along this wall, and tuckpointing with mortar matching the color of the existing mortar to the greatest extent practicable. This price also includes caulking alongside the joint between the building and the existing sidewalk where it appears water has been able to enter the foundation.

The exterior foundation wall in the basement where water has entered from above requires cleaning of loose material and patching holes created by water intrusion and the cleaning process. Once this work is completed the wall would be sealed with a Tamoseal to reduce future water intrusion. In the basement offices the original stone foundation has voids in the grout and in areas has sand depositions where the grout is deteriorating. The wall appears to be sound at this time but it is recommended the voids be filled before they become a structural issue. It is recommended that this work be completed in 2013 and would cost an estimated \$7,100.

Concrete Sidewalk at Main Street Entrance **(\$4,000)**

The existing sidewalk entrance to the library from Main Street utilized brick as an aesthetic feature and the brick is not in good condition and it is recommended that the brick be replaced with colored concrete at this entryway. The estimated cost for this replacement would be \$4,000. The sidewalk between the planter areas is in good condition but the planters trap water on the sidewalk as they have been built up to an elevation above the sidewalk. It is recommended that the mulch material be removed to allow water to drain from the sidewalk into the planters.

Roof Repairs **(\$125,900)**

The main library roof has had several leak issues over the past two years that have been corrected as they occur. In reviewing the cause of these leaks they were found to originate from the duct work from the air handling system and from the seams in the existing rubber roof where water pools on the rooftop. The existing air handling system has numerous roof penetrations that water must navigate around to reach the drain and in many areas over the center of the roof water is found to pool. During the winter the pooled water freezes and thaws and eventually works through the seams in the existing roof. It is recommended that the roof be replaced and tapered insulation be installed to increase the pitch on the roof to remove the standing water on the roof. The rubber roof would then be replaced. The estimated cost of this repair would be \$97,300, and it is recommended that this work be completed within the next four years. It is anticipated that small leaks may occur and require temporary repairs until such time as the roof is

replaced. It is also recommended that the air handling system be incorporated into a roofing project to reduce the number of penetrations in the roof and to minimize the cost of doing these two projects at separate times. The air handling system will be discussed further in a later section of this report.

The smaller roof top areas have not displayed leaks in the last two years but given the age of the roof it is recommended that these roof tops be coated to extend their life and prevent leaks from occurring within the next 10 years. The estimated cost to clean these rooftops, treat the seams and coat these roof tops is \$28,600.

Boiler Replacement **(\$68,000)**

It is anticipated that one of the existing boilers will need replacement within the next 10-years. It is recommended that the existing steam boiler be replaced with a high efficiency hot water boiler. The new boiler will be needed and the more efficient boiler system will reduce operational costs. The anticipated cost of the boiler replacement is \$68,000. The second steam boiler was recently refurbished and would remain as a back up and for humidification purposes. The boiler replacement should reduce energy consumption by 10-15% for this system and pay for itself within a reasonably time period.

Chiller Replacement **(\$96,000)**

The library chiller system is nearing the end of its useful life and will need replacement within the next ten years. Currently one of the four compressors in the chiller requires replacement and two others are nearing the end of their life with the fourth one having been recently replaced. The compressor could be repaired at an estimated cost of \$18,000 but may require additional work of the failed compressor has contaminated the system. It should also be noted that the two of the other compressors will likely fail within the next 10-years and require similar replacement. The total replacement cost of the three compressors would be approximately \$54,000 not adjusting for inflation. The other components of the chiller will also require replacement within the next 10-years. Given the cost of the replacement of the compressors and the need to replace the chiller it is recommended that the chiller system be replaced at a cost of \$96,000 with a more efficient chiller. If replacement is not done early the cost of replacement of the compressor that is down and the two other compressors may be needed before replacement of the chiller.

Air Handling System **(\$7,800)**

The current air handling system on the roof has a number of deteriorated sections that hold water and are beginning to rust. The system itself is not laid out efficiently and the number of roof penetrations makes rooftop drainage an ongoing problem as noted above. The current air handling system can have tapered insulation installed similar to what is recommended for the roof to keep water off from the duct work and extend the life of this system. The cost to provide this measure is \$7,800. It is also possible to incorporate the chiller work and roof top work into a project that would remove the current system and replace it with a penthouse type system that could address the roof top drainage issues and duct work maintenance issues over the long term. The estimated cost for this system is \$640,000. It should be noted that the current duct system while inefficient will likely not require replacement in and of itself for 10 years; this is not recommended at this time. Current cost estimate for in-kind replacement is \$200,000.

Temperature Control System

(\$120,000)

The current temperature control system is 20 years old in the facility and is a pneumatic system and utilizes an air compressor to operate. The system has had numerous repairs in the last four years to repair leaks and other problems in the system at a cost of \$34,768.46. In addition the system has a failed switch and a receiver controller has failed and as a result a compressor is running continuously. The repairs to these systems would cost an estimated \$35,000 to \$50,000. It is recommended that the system be replaced with a direct digital control system that would eliminate the need for compressed air and would allow for operational savings and reduce the need for more and more frequent maintenance that has been seen on the existing system. The cost to replace this system is anticipated to be \$120,000.

Window Replacement

(\$55,000)


Windows on the northwest side of the building are beginning to deteriorate but are currently in sound condition. Maintenance on these windows should include yearly painting as they are directly exposed to the elements. The windows along the northwest portion of the building are operable windows and should be stationary windows. It is recommended that maintenance be performed on these windows on a yearly basis as recommended to maintain the windows and that the operable windows be replaced with stationary windows within the next 5-years and that the remaining windows in this area be replaced either with the operable windows or in the following 5 year increment. The replacement of the clear glass windows with more current windows will reduce heat loss through the windows improving the efficiency of the building. The cost presented is the cost to replace 30 windows along the northwest side of the library.

Lighting


(\$33,000)

Lighting levels in the library are below the levels that one would desire for a facility of this type. The current lighting system could be replaced with an energy efficient lighting system that would bring the facility to recommended lighting levels, but given the current lighting levels in the facility it is likely that this upgrade will not result in operational savings. The estimated cost to upgrade the lighting system to recommended standards is \$33,000. A cable hung system that is more aesthetic and would provide more light would cost an additional \$20,000. If the library commission desires to improve lighting in the facility it is recommended that the lighting levels be improved to an average of 43 foot candles for the estimated cost of \$33,000. The upgrade of the lighting is operational in nature and would not be required as a result of deterioration to the existing lighting system.

Sincerely,



Alex Saunders, City Engineer
City of Stevens Point



Todd Neuenfeldt, Facilities Director
Portage County

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

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

**October 15, 2025
7:45 PM**

OR

Zoom Teleconferencing

Minutes

1. Roll Call.

Present:

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

Consideration and Possible Action on the Following:

2. To award the Plover River Crossing Project to Highway Landscapers, Inc. in the amount of \$1,796,643.43.

Ald. Kneebone spoke about the positive impact within their district as it will allow people to avoid traffic on Highway 10 on the I-39 overpass, discussed the additional accessibility for citizens and thanked Tori Jennings for being an integral part of the vision.

Director Kremer spoke about the grant from the Department of Transportation covering most of the cost while the remaining amount has already been raised.

Mayor Wiza spoke about the history and that the project was five to six years in the making.

Ald. Kneebone moved, Ald. Shuda seconded, to approve the award of the Plover River Crossing to Highway Landscapers, Inc in the amount of \$1,796,643.43.

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

Nays: None. Motion carried.

3. Adjournment.

Adjourned at 7:51 p.m.

These Minutes are unofficial and subject to modification upon review by the Commission at their next meeting.

**CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF OCTOBER 2, 2025, at 1:00 PM**

- 1. Roll Call:** Commissioners Behrendt, Kirschling, Mrozek, Zenner
- Excused:** Commissioner Pingel
- Also Present:** Police Chief Kussow, Ast. Chief Gemza, Ast. Chief Rottier, Ast. Chief Williams, Ast. Chief Zvara, Division Chief Sinner, Lieutenant Johnson, Deputy Fire Marshal Malin, Alderperson Kneebone, RB Supervisor Tork

2. President's Report

3. Approval of Minutes

Commissioner Mrozek moved, seconded by Commissioner Zenner.

Ayes, all; nays, none. Motion carried.

4. Confirmation of Bills

Commissioner Kirschling moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

5. Discussion, with possible action, relating to Section 5.04 (Exit Interviews) of the Stevens Point Police and Fire Commission Administrative Rules and Procedures.

Commissioner Kirschling moved, seconded by Commissioner Zenner, in paragraph one, sentence two, to strike the language “the PFC liaison to the relevant department” and to add “in person or via phone/computer”.

Ayes, all; nays, none. Motion carried.

6. Discussion, with possible action, to approve the 2026 Stevens Point Police Department Capital Budget.

Commissioner Kirschling moved, seconded by Commissioner Zenner.

Ayes, all; nays, none. Motion carried.

7. Discussion, with possible action, to approve the 2026 Stevens Point Police Department Operational Budget.

Commissioner Zenner moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

8. Police Chief Report.

Commissioner Zenner moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

9. Discussion, with possible action, to approve the 2026 Stevens Point Fire Department Capital Budget.

Commissioner Kirschling moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

10. Discussion, with possible action, to approve the 2026 Stevens Point Fire Department Operational Budget.

Commissioner Zenner moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

11. Fire Chief Report/EMS Report/EM Report

Commissioner Kirschling moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

12. Consideration of motion to adjourn into closed session pursuant to Section 19.85 (1) (c) and (e), Wis. Stats., for the purpose of considering employment of any public employee over which the Commission has jurisdiction or exercises responsibility and conducting specified business, whenever competitive reasons require a closed session:

- *Discuss candidates for the position of Police Chief and proceed to the next step of the hiring process.*

Roll Call into closed session: Commissioners Behrendt, Kirschling, Mrozek, Zenner
Ayes, all; nays, none. Motion carried.

Chapter IV – Open Meetings and Public Records from the Handbook for Wisconsin Police and Fire Commissioners (League of Wisconsin Municipalities):

Commission meeting minutes need not recount what was discussed in a closed session, but any formal action taken by the commission while in closed session, including each motion made, the identity of members offering or seconding a motion, and how each member present voted on the motion, must be recorded in the minutes and may be subject to disclosure under the public records law. (Wisconsin Statutes § 19.88(3))

The Commission will not reconvene into open session after the closed session portion of the meeting.

**REGULAR MEETING MINUTES
Board of Park Commissioners
October 1, 2025 - 6:30 PM**

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

OR

[Zoom Teleconferencing](#)

Meeting ID: 862 8880 8260 | Passcode: 295799

By Computer: [Join](#)

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

Discussion and Possible Action on:

1. Roll Call.

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

Excused: Winn

Also Present: Council President Marc Christianson, Tori Jennings, Alder Kneebone, Ryan Baiz, Tim Schierl, Kim Fiers

2. Approval of August 6, 2025 meeting minutes

Motion to approve August 6, 2025 meeting minutes by Disher, second by McDonald; passed 10-0.

3. Approval of Goerke Park master plan concept.

Director Kremer summarized the cost estimates and final concept designs included in the Goerke Park master plan draft. Kremer stated that each phase of the plan would be discussed in detail at time of design and changes can be made during the design review process for each phase of future construction. Kremer stated budget dollars are not currently included in the existing five year capital budget but will be considered in future budget planning.

Motion to approve Goerke Park Master Plan by Glodosky, second by Sorenson; passed 10-0.

4. To award the Plover River Crossing Project to Highway Landscapers, Inc. in the amount of \$1,796,643.43.

Motion to award the Plover River Crossing Project to Highway Landscapers, Inc. in the amount of \$1,796,643.43 by Alder Keymer, second by Alder Broderick; passed 10-0.

5. Director's Report

- Forest Cemetery entrance stone arch project update
- Horticulturist position recruitment update

6. Adjournment.

Meeting adjourned at 6:45pm.



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	October 6, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 815 5922 1570
			Passcode: 128498
			<u>By Computer:</u>
			https://us02web.zoom.us/j/81559221570?pwd=loLehx6Dbnj0NnbGCbi
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call
 - Meeting called to order at 6:00PM.
 - Members Present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the September 2, 2025 meeting of the City Plan Commission.
 - Background: Report of the September 2, 2025 meeting of the City Plan Commission is included in the agenda packet.
 - Motion: Arntsen moves approval of the report.
 - Second: Kneebone seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.02(4)(e) establishing groundwater protection zones for municipal well #12.
 - Background: Director Lemke provides an explanation of the ordinance amendment and need for it.

- Public Hearing: No public testimony heard.
 - Motion: Arntsen moves approval of the amendment as presented.
 - Second: Beacom seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
4. A request from Tyler Ignatowski, representing Little Captain LLC, to annex an unaddressed parcel bounded by Stanley Street (Parcel ID 020240828-14.18) from the Town of Hull to the City of Stevens Point.
 - Background: Associate Planner & Zoning Administrator Kuhn provides a background of the annexation request. Staff recommendation is to approve the request.
 - Motion: Arntsen moves approval of the annexation request.
 - Second: Miskowiak seconds.
 - Discussion:
 - Alder Morrow, District 11, speaks on the proposed development.
 - Vote: Unanimous approval.
 5. Staff Update: Zoning Code Rewrite.
 - Background: Kuhn provides a verbal update of the zoning code rewrite, summarizing the final steps of the public engagement phase for the rewrite.
 - Discussion:
 - Schuler asks about staff satisfaction with public engagement in the process.
 6. Director's Report.
 - Background: Director Kivela provides a verbal report.

Closing Section:

7. Adjourn
 - Meeting adjourned at 6:23PM.

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.

**City of Stevens Point
Board of Water and Sewerage Commissioners
October 14, 2025 - 12:00 PM**

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

**OR
Zoom Teleconferencing**

Meeting ID: 820 26885705

By Computer: <https://us02web.zoom.us/j/82026885705>

By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Carl Rasmussen, Mae Nachman, Anna Haines and Ray Schmidt

ALSO PRESENT: Joel Lemke, Shane Kohnen, Jason Draheim, Jennifer Schmeiser, and Jaime Zdroik

EXCUSED ABSENCE: Paul Adamski

2. Approval of Minutes

Motion made by Anna Haines, seconded by Ray Schmidt to approve the September 8, 2025, meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Ray Schmidt, seconded by Anna Haines to approve the department claims for the month of September 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. 1909 Cypress - potential to rent property and distribution of expenses - Joel Lemke

Joel explained the property was purchased using funds from all utilities, Fiber 10%, Water, Sewer & Storm 30% each. The auditors have suggested that until we use the property for a utility-wide purpose, we should keep it in one enterprise. We are proposing the Water Utility take on the entire expense and revenue responsibility.

There does need to be some flooring done and a bathroom updated. We believe a budget of \$20,000 should be adequate to bring the house to good condition. Joel said we would probably recoup that money quickly because the property management company he contacted estimated the monthly rent on the property to be \$1,500 to

\$1,600. Joel stated he had contacted the property management company that the City uses for the information.

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve reallocating the expenses and revenues for this property to the Water Utility and to approve a budget of \$20,000 for improvements to the property.

Ayes all. Nays none. Motion carried.

5. Water Supply and Distribution Reports - Eric Southworth

The Commission reviewed the pumpage reports included in the packet. Carl questioned the amount of the power bill for the month of September.

6. Wellhead protection ordinance proposed updates - Joel Lemke

Joel stated this went before the Plan Commission and was approved.

Joel showed the Commissioners the map of zones and the proposed modifications to each. There are no proposed language changes to the wellhead protection ordinance at this time, just changes to the boundaries of each zone.

Motion made Ray Schmidt, seconded by Anna Haines to approve the wellhead protection overlay zoning modifications to include the changes for the addition of Well 12.

Ayes all. Nays none. Motion carried.

7. Sewage Treatment Operations Report - Chris Lefebvre

The Commission reviewed the reports and memo included in the packet.

Joel informed the Commission that there was another fire in the biosolids dryer, and it is not operational. The system detected the fire and contained/extinguished the fire, so the Fire Department was not called. The equipment manufacturer is looking into the cause of the fires.

We are now hauling in cake/sludge to the landfill until the dryer is back up and running.

8. Approval for emergency repair of aeration basin compressor - Chris Lefebvre/Joel Lemke

Joel explained the process and the importance of the aeration basin compressor.

Motion made by Anna Haines, seconded by Carl Rasmussen to approve the purchase of the already ordered parts and installation for the emergency repair of the aeration basin compressor in the amount of \$34,564.05.

Ayes all. Nays none. Motion carried.

9. Construction and Maintenance Report - Shane Kohlen

Shane had nothing to add to the reports included in the packet other than the construction projects are coming to an end and all utility work is complete on the projects.

The Commissioners asked questions regarding future swale projects. Joel showed the Commission on the map the different project areas etc.

10. Directors Report - Joel Lemke

Joel stated we had our first DNR audit for Stormwater. It went well and was very positive. He doesn't have the report back yet from the DNR.

Joel also explained the importance of street sweeping as it pertains to stormwater and how it positively affects our stormwater permit.

11. Adjournment.

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:40 P.M.

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of August 1, 2025
 Bank deposits recorded in August 2025

\$	3,514,202.82
\$	240,919.29
\$	3,755,122.11

CHECKS ISSUED AUGUST 2025:

60361	Warren Worzalla	Salary	474.48
60362	Mae Nachman	Salary	64.41
60366	Bill's Service Center	New mower	10,499.99
60367	City of Stevens Point	Refund Check 029751-000, 901 Arlington Place	1,860.49
60368	Corta Stevens Point LLC	Refund Check 040294-001, 5601 Hwy 10 East Ste B	195.19
60370	Grazies Italian Grill	Refund Check 030797-000, 5327 Hwy 10 East - Irrigation	199.70
60371	Grazies Italian Grill	Refund Check 029407-000, 5327 Hwy 10 East	457.91
60372	H&S Protection Systems Inc	Annual monitoring wellfield	645.00
60373	Hawkins Inc	Chemicals	3,570.27
60376	Rasmussen Plumbing & Heating	Clear & replace plugged fixtures, replace fill valve	762.25
60377	Schierl Inc	Tire repair for tractor	155.30
60379	Star Business Machines	Quarterly Maintenance	297.07
60381	USA Blue Book	Lab supplies	666.67
60382	Water & Environmental Analysis Lab	Testing of monitoring well samples	11,175.00
60383	Aspirus Medical Group, Inc.	Wellness Program, random drug testing	159.00
60384	Baker Tilly Virchow Krause LLP	Rate Study	6,550.00
60385	Cooper Oil Company Inc	Diesel exhaust fluid	209.00
60386	CORE & MAIN LP	Inventory	16,620.41
60387	Dolce Digital Imaging	Unknown lateral mailing	429.88
60389	Employee Resource Center	Monthly EAP Fees	50.83
60390	Fastenal Company	Nuts & bolts	944.50
60392	Springbrook Holding Company LLC	Civic Pay Transaction Fee, Professional Services	380.00
60395	Vestis	Rugs	46.82
60396	Water & Environmental Analysis Lab	Testing of monitoring well samples	3,427.00
60397	Avineon, Inc.	GIS Support	45.84
60398	Central States H & W Fund	Health Insurance Premiums-July 2025	35,391.51
60399	City Of Stevens Point	Retirement, insurance, fuel & IT	26,207.50
60400	CORE & MAIN LP	Senus omni retro fit kit/shipping	4,532.82
60402	Fastenal Company	PPE	275.32
60407	Community Foundation of Central WI	Employee Contribution	10.00
60408	United Way Of Portage County	United Way	67.69
60410	AnSer	After hours answering service	175.00
60414	County Materials Corp	Speedcrete	170.36
60420	INFOSEND INC	Statement & notice printing	2,593.06
60422	Petty Cash	Hitch pin for valve key, postage, conference expenses	460.05
60423	Mastercard	Air freshener	1,132.41
60425	Jared Reigel	Jean allowance	304.98
60426	Securian Financial	MN Life Insurance Policy #002832L	251.23
60427	Teamsters Union Local 662	Union dues	1,875.00
60428	WI State Laboratory of Hygiene	Fluoride testing	62.00
60429	Michelle Grant	Refund Check 004369-000, 2244 Madison St.	60.58
60430	Hilde Schlice Trust	Refund Check 014399-000, 3013 College Ave	72.93
60431	Wausau Area Property Mgmt	Refund Check 041666-000, 1216 W River Drive	43.55
60433	Community Foundation of Central WI	Employee Contribution	10.00
60434	United Way Of Portage County	United Way	49.69
60436	Dolce Digital Imaging	Business cards - J. Lemke & SPutilities	93.00
60438	Fastenal Company	PPE & tools	683.79
60441	Hawkins Inc	chemicals	3,570.27
60442	INFOSEND INC	Notice printing	259.35
60443	Jamar Company	Utility Garage control upgrade	232.67
60445	Martelle Water Treatment	Aquadene chemicals	7,708.30
60446	Mobile Small Engine Repair	Repair recoil	15.00
60447	Northern Lake Services Inc	Drinking water required testing	429.40

60449	SEH INC	Water St. Water Tower - AT&T Upgrade	528.54		
60450	Mastercard	Boots, AWS charge for GIS server, insect traps, office supplies, Northwoods Collection System Seminar, Conference expenses, Notary renewal-M. Loew, water use fee	2,197.87		
60451	Vestis	Rugs	46.82		
60453	Central States H & W Fund	Health Insurance Premiums	56,252.84		
60454	Clark Dietz	Professional Services 6/28/25-7/25/25 2025 Street Project	303.34		
60457	Grainger	Metal bowl	51.67		
60458	Heartland Business Systems, LLC	Monthly Invoice-August	205.72		
60459	Metron-Farnier LLC	Meters/meter guts/heads/shipping	43,749.26		
60460	Plaski Disposal	Dumpster Services	375.00		
	Bank Fees	Bank Fees	1,917.87		
	WPS	Utility Charges	14,870.04		
	Payroll	Payroll	895.88		
	IRS & DOR PR Tax	Payroll Taxes	70,840.77		
	Verizon Cell & iPad Charges	Phone & iPad Charges	646.73		
	DOR Garnishment	Garnishment	9.66		
	HRA Admin Fees	Admin Fees	30.00		
	TOTAL EXPENSES LISTED			\$ 339,546.48	\$ 339,546.48
	BALANCE ON HAND AUGUST 31, 2025				\$ 3,415,575.63
		Balance on Hand			\$ 3,415,575.63
		Plus uncleared checks			\$ 116,762.53
		Less checks previously written clearing this month			\$ (16,229.31)
		Ending Cash Balance matching Bank Statements			\$ 3,516,108.85

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS
SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of August 1, 2025
 Bank Deposits recorded in August 2025

\$	7,026,699.94
\$	462,115.80
\$	7,488,815.74

CHECKS ISSUED IN AUGUST 2025:

60366	Bill's Service Center	New mower	5,250.01
60367	City of Stevens Point	Refund Check 029751-000, 901 Arlington Place	1,639.51
60369	CV Technology	Flame suppression	13,513.51
60371	Grazies Italian Grill	Refund Check 029407-000, 5327 Hwy 10 East	1,075.28
60372	H&S Protection Systems Inc	Troubleshoot out of service phone line, new fire panel hook up-biosolids	797.84
60373	Hawkins Inc	Chemicals	546.35
60375	Pomp's Tire Service, Inc.	New tires for riding mower	475.00
60378	Spee Dee Delivery Service Inc.	Shipping charges	12.39
60380	Stevens Point Public Utilities	Quarterly Water Charges	749.42
60381	USA Blue Book	Supplies	462.60
60383	Aspirus Medical Group, Inc.	Wellness Program, pre-employment tests, exit audiogram	575.50
60384	Baker Tilly Virchow Krause LLP	Rate Study	6,550.00
60388	Donohue & Associates, Inc.	Engineering Services - Lift Station Replacement	18,373.70
60389	Employee Resource Center	Monthly EAP Fees	23.92
60391	Harter's Fox Valley Disposal	Dumpster Service	702.63
60392	Springbrook Holding Company LLC	Professional Services	180.00
60394	ULINE	Trash liners	157.11
60395	Vestis	Rugs & laundry services	219.13
60397	Avineon, Inc.	GIS Support	45.83
60398	Central States H & W Fund	Health Insurance Premiums-July 2025	25,376.49
60399	City Of Stevens Point	Retirement, insurance, fuel & IT	13,468.58
60401	CT Laboratories	Biosolids Analysis	121.00
60403	NCL of Wisconsin Inc	Lab supplies	432.80
60404	Northway Communications Inc	Tools	255.00
60405	TeamCare	Health Insurance buy in J. Hankins	4,776.00
60411	Arctic Air Refrigeration	Biogas skid repair	974.00
60412	AT&T	Phone charges	44.98
60413	Cooper Oil Company Inc	Supplies	3,855.40
60414	County Materials Corp	Speedcrete	170.36
60415	CV Technology	Annual maintenance visit	7,200.00
60416	Dakota Electric Services Inc	Drive replacements, breaker, clean contactors for screen	3,062.73
60418	Grainger	Septage hose repair	199.14
60419	Hach Company	Lab supplies	1,173.02
60421	PBBS Equipment Corp	Service labor	700.00
60424	Portage County Solid Waste	Bulb recycling	1,680.05
60426	Securian Financial	MN Life Insurance Policy #002832L	70.28
60429	Michelle Grant	Refund Check 004369-000, 2244 Madison St.	60.98
60430	Hilde Schlice Trust	Refund Check 014399-000, 3013 College Ave.	73.69
60431	Wausau Area Property Mgmt	Refund Check 041666-000, 1216 W River Dr.	39.37
60435	ANDRITZ Separation Inc.	Connector plug	147.90
60437	Donohue & Associates, Inc.	Engineering Services - Lift Station Replacement	3,674.74
60439	Grainger	Tools	153.09
60440	H&S Protection Systems Inc	Remove M. Zalewski from alarm panels	25.00
60443	Jamar Company	Utility Garage control upgrade	232.67
60444	Marathon County Treasurer/Solid Waste	Sludge hauling	8,834.40
60448	PuroClean	Clean up due to hitting lateral 208 First St.	2,376.50
60450	Mastercard	Tools & supplies, degreaser, AWS charge for GIS server, PPE, poly clear, mower blades, Itpipes software, gift bag, staff lunch, Northwoods Collection System Seminar	1,422.57
60451	Vestis	Rugs & laundry services	219.13
60452	Stevens Point Airport	US Bank Credit Card Rebate	98.45
60453	Central States H & W Fund	Health Insurance Premiums	17,262.68
60454	Clark Dietz	Professional Services 6/28/25-7/25/25 2025 Street Project	75.83
60456	Dakota Electric Services Inc	UV Replacement	862.00
60458	Heartland Business Systems, LLC	Monthly Invoice-August	205.72
60461	Rice Lake Weighing Systems	Supplies	165.00
60462	Transit Department	US Bank Credit Card Rebate	355.85
	HRA	HRA Admin Fee	30.00
	Verizon Charges	Verizon Charges	566.19

WPS Utility Charges	Gas & Electric	23,802.78	
Sewer Payroll	Payroll	94,944.32	
Payroll Taxes	Payroll Taxes	6,195.33	
Bank Fees	Bank Fees	1,917.87	
TOTAL OF EXPENSES LISTED		<u>\$ 278,651.62</u>	<u>\$ 278,651.62</u>
BALANCE ON HAND AUGUST 31, 2025			<u>\$ 7,210,164.12</u>
	Balance on Hand		<u>\$ 7,210,164.12</u>
	Plus uncleared checks		<u>\$ 33,611.58</u>
	Less checks previously written clearing this month		<u>\$ (14,605.27)</u>
	Ending Cash Balance matching Bank Statements		<u><u>\$ 7,229,170.43</u></u>

<u>Less Restricted Balance</u>	\$ (5,263,466.27)
	\$ 1,965,704.16

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

** Lateral Replacement fund \$92,304.28

**REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS**

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of August 1, 2025
Bank deposits recorded in August 2025

\$	1,042,331.69
\$	113,956.11
\$	1,156,287.80

CHECKS ISSUED AUGUST 2025:

60360	Malise Beduhn	Salary	777.37	
60366	Bill's Service Center	New mower	5,249.99	
60371	Grazies Italian Grill	Refund Check 029407-000, 5327 Hwy 10 East	436.51	
60372	H&S Protection Systems Inc	Add L. Betro to garage panel alarm	25.00	
60374	John Fabick Tractor Co	Truck #51 Maintenance	1,593.50	
60383	Aspirus Medical Group, Inc.	Wellness Program, Pre-employment tests, Random drug testing	589.00	
60389	Employee Resource Center	Monthly EAP Fees	14.95	
60393	TeamCare	Health Insurance buy in-L. Betro/ Trans#4878111	4,776.00	
60397	Avineon, Inc.	GIS Support	45.83	
60399	City Of Stevens Point	Retirement, insurance, fuel & IT	9,017.07	
60406	Malise Beduhn	Salary	932.08	
60409	Affordable Tree Service	Re-issued ck for tree removal Dan's Drive swale project	1,950.00	
60414	County Materials Corp	Speedcrete	170.36	
60426	Securian Financial	MN Life Insurance Policy #002832L	45.50	
60429	Michelle Grant	Refund Check 004369-000, 2244 Madison St.	28.98	
60430	Hilde Schlice Trust	Refund Check 014399-000, 3013 College Ave.	34.93	
60432	Malise Beduhn	Salary	373.07	
60443	Jamar Company	Utility Garage control upgrade	232.66	
60450	Mastercard	Northwoods Collection System Seminar, AWS charge for GIS server, PPE, Lunch-M. Beduhn	711.59	
60453	Central States H & W Fund	Health Insurance Premiums	8,414.48	
60454	Clark Dietz	Professional Services 6/28/25-7/25/25 2025 Street Project	75.83	
60455	County Materials Corp	Bricks	122.70	
60458	Heartland Business Systems, LLC	Monthly Invoice-August	205.72	
	Bank Fees	Bank Fees	1,917.85	
	Verizon	iPad & cell phone charges	499.15	
	Payroll	Payroll	37,309.05	
	IRS	Payroll Taxes	3,004.96	
	WPS	Monthly Utility Charges	69.97	
	TOTAL OF EXPENSES LISTED		\$ 78,624.10	\$ 78,624.10
	BALANCE ON HAND AUGUST 31, 2025			\$ 1,077,663.70
		Balance on Hand		\$ 1,077,663.70
		Plus checks written after the end of this month		\$ -
		Plus uncleared checks		\$ 11,068.13
		Less checks previously written clearing this month		\$ (27,221.74)
		Ending Cash Balance matching Bank Statements		\$ 1,061,510.09

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of August 1, 2025	\$ 381,435.72
Bank deposits recorded in August 2025	\$ 253.41
	\$ 381,689.13

CHECKS ISSUED AUGUST 2025:

Payroll	August Payroll	129.54	
TOTAL OF EXPENSES LISTED		\$ 129.54	\$ 129.54
BALANCE ON HAND AUGUST 31, 2025			\$ 381,559.59
	Balance on Hand		\$ 381,559.59
	Plus checks written after the end of this month		\$ -
	Plus uncleared checks		
	Less checks previously written clearing this month		
	Ending Cash Balance matching Bank Statements		\$ 381,559.59

**City of Stevens Point
Airport Commission
October 14, 2025 - 12:40 PM
Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 820 26885705

By Computer: <https://us02web.zoom.us/j/82026885705>

By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Carl Rasmussen, Mae Nachman, Anna Haines and Ray Schmidt

ALSO PRESENT: Joel Lemke, Shane Kohnen, Jason Draheim, Jennifer Schmeiser, Jaime Zdroik and Guy Stewart

EXCUSED ABSENCE: Paul Adamski

2. Approval of Minutes

Motion made by Anna Haines, seconded by Carl Rasmussen to approve the September 8, 2025 meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Anna Haines, seconded by Ray Schmidt to approve the department claims for the month of September 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. Written/Verbal Report - Jason Draheim

Jason stated we passed our annual fuel QC inspection with flying colors and were commended on our record keeping and testing procedures. Jason thanked the Commission for approving our Sponsor Only Agreement. That enabled them to get the aerials flown this year of the Airport property before leaf fall and therefore, accelerated our Master Plan Project. Now we can get other projects in the que for next year with funding that is still available.

Joel stated the City's Sustainability Commission has been meeting with department heads in regard to the City's goals for carbon reduction & renewables. One of the things our Commission might see in future months is consideration of a land lease for installation of a solar facility. We would get lease revenue.

5. Adjournment.

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:51 P.M.

REPORT TO THE OCTOBER 14, 2025
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of September 1, 2025	\$ 210,996.25
Bank deposits recorded in September 2025	\$ 15,996.11
	\$ 226,992.36

CHECKS ISSUED IN SEPTEMBER 2025

3074	Employee Resource Center	Monthly EAP Fees	5.98
3075	Abel Ruga	August-Cleaning Services	175.00
3076	City of Stevens Point	Retirement, insurance & phone	8,176.15
3077	Securian Financial	MN Life Insurance Policy #002832L	16.00
3078	Stevens Point Public Utilities	Verizon Ipad charges 724/25-8/23/25	606.71
3079	Stevens Point Public Utilities	Mowing done for Airport	667.20
3080	City of Stevens Point	Monthly billing for April-Heartland Business IT Invoices	134.06
3081	Heartland Business Systems, LLC	Server Support	322.64
3082	QTpod	Renewal for M4000 Subscription	2,270.50
3083	Mastercard	Rugs & internet, Aircraft & pilot association	533.33
3084	City of Stevens Point	Workers Comp Premiums	354.81
3085	Westmor Fluid Solutions, LLC	10LL Cabinet Repair	127.35
EFT	Payroll	September 2025	8,843.99
	Delta Dental	Premium Charges	71.38
	Wisconsin Public Service	Utility Charges	1,677.59
	IRS & WI Dept of Revenue	Payroll Taxes	3,746.41
	Gen Aviation	Gen Aviation	230.82
TOTAL EXPENSES LISTED			\$ 27,959.92
BALANCE ON HAND SEPTEMBER 30, 2025			\$ 199,032.44

	\$ 199,032.44
Balance on Hand	\$ 199,032.44
Plus checks written after end of month	\$ -
Plus uncleared checks	\$ 533.33
Less checks previously written clearing this month	\$ (2,844.45)
Ending Cash Balance matching Bank Statements	\$ 196,721.32

**PERSONNEL COMMITTEE
October 15, 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. Kneebone, Broderick, Buse, Steinmetz, Guthrie (6:05 arrival).

2. Request to approve the proposal with Colonial Life.

The Colonial Life team gave an overview of the request.

They shared a presentation showcasing Colonial Life benefits and the resources available.

Ald. Broderick moved, Ald. Buse seconded, to approve the proposal.

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

3. Director Kivela request certification pay for the Building Inspector position.

Director Kivela gave an overview of the request for certification pay for the Building Inspector position.

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

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

4. Director Beduhn request to reclassify the Department of Public Works (DPW) position of GIS / Engineering Technician to GIS Analyst.

Director Beduhn gave an overview of the request to reclassify the Department of Public Works position of GIS/Engineering Technician to GIS Analyst.

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

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

5. Director Lemke request to reclassify a GIS / Inspection Technician position to GIS System Administrator.

Director Lemke gave an overview of the request to reclassify a GIS/Inspection Technician position to GIS System Administrator.

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

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

6. Adjournment.

Adjourned at 6:27 p.m.

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



October 7, 2025

MEMORANDUM

TO: Personnel Committee Members
FROM: Sandy Frasch, HR Manager
RE: Request for Approval – Colonial Life Proposal

The City of Stevens Point currently partners with MetLife to provide voluntary accident, critical illness, and hospitalization insurance benefits to its part-time and full-time employees.

The City is requesting a partnership with Colonial Life, represented by Enrollment Guides team. The proposed benefits to be offered through this partnership include:

- Group Accident Insurance
- Group Critical Illness Insurance
- Group Hospital Confinement Insurance
- **Individual Term Life and Whole Life Insurance (*new benefit*)**

I would like to emphasize that these benefits are voluntary, and 100% employee paid through employee payroll deductions. M3 has identified cost savings with Colonial Life by evaluating premiums, customer service quality, and technological capabilities.

Enrollment Guides team is dedicated not only to support the City's employees, but they will become an extension to the City's Human Resources Department as well. The communication channel between employees, Human Resources Department, Enrollment Guides team, and M3 will be streamlined.

The Enrollment Guides team also manages their own technology platforms, including Employee Navigator. As long as the City maintains its partnership with Colonial Life, these services will remain available at no cost to the City. Implementation is expected to be completed by the end of October, in preparation for the 2026 open enrollment.

I respectfully request to approve the attached proposal with Colonial Life.



2026 Open Enrollment Resources

Now is the time for open enrollment!

The **City of Stevens Point** partners with Enrollment Guides to offer our employees benefits. Open enrollment allows you to make changes, enroll in or drop coverage for you and/or any dependents.

Scan QR code or see link below to view information on each of the benefits. There are also brief videos below that show you how the plans work.

Benefits Education and Enrollment:

Enrollment Scheduled 11/3/25 – 11/14/25

Virtual Meeting - **November 3rd**

Enrollments In Person by Department - **November 4th-7th**

Telephonic Enrollments- **November 8th-14th**

Effective Date: 1/1/2026

Tuesday 11/4/25

Fire Department: 8 - 9am @ Training Room

City Hall: 9:30 - 10:30am @ City Hall Conf Room

Wednesday 11/5/25

Streets: 7:30 - 8:30am @ City Garage Conf Room

Police Department: 9:00am - 10am @ Community Room

Parks Department: 11:00am - 12:00pm @ Rec Center Conf Room

Transit Department: 1:00pm - 2:00pm @ Training Room

Thursday 11/6/25

Police Department: 9 –10 am @ Community Room

Friday 11/7/25

Fire Department: 8- 9am @ Training Room

Colonial Life Benefits

Accident

Hospital Confinement

Critical Illness

Term Life / Whole life



<https://enrollmentguides.com/cityofstevenspoint>

Barb Kuhn

(715)598-2734

barbk@enrollmentguides.com



Now Hiring?...



We are pleased to have partnered with M3 Insurance to propose insurance protection for your team. You never know when an unexpected illness or injury could leave them or their family members with financial difficulties.

Medical insurance can help, but they can still have deductibles, co-payments, and other out-of-pocket expenses. That's where non-medical voluntary benefits come in. Sometimes called supplemental insurance, voluntary benefits are designed to complement your health insurance and help provide extra financial protection.

Financially Vulnerable Workforce According to the Colonial Group Survey, **46%** of US workers have **less than \$1,000** in their checking/savings account at any given time. Almost half (48%) would be able to maintain their finances for **only two months** if they had to miss work due to an injury, accident, or serious medical condition. This is **up 8% since 2020** and is most prominent for Millennials and Gen Z workers. In times of high inflation, this fragility means many employees are struggling to keep themselves and their families secure¹.

Attracting and Retaining Talent is a major concern for most employers. 66% of employees say it is the employer's responsibility to make sure they are financially secure and well². Non-medical benefits, offered with or without employer contribution, are a great way to attract and retain top talent.

We appreciate your consideration of our turn-key benefit, education, and enrollment solutions.

Corey, Wendy, Joe & Barb

Corey Palmer / M3 Insurance
corey.palmer@m3ins.com

Wendy Rosenthal / M3 Insurance
wendy.rosenthal@m3ins.com

Barb Kuhn Colonial Life
Employee Benefit Development Manager
barbk@enrollmentguides.com 715-829-3827

Joe Quisler Colonial Life
Group Service Rep
joeq@enrollmentguides.com 715-715-340-2989



¹ UNUM, SURVEY OF 1,000 FULL-TIME US WORKERS, NOVEMBER 2022; ² EMPLOYEE BENEFIT RESEARCH INSTITUTE AND GREENWALD RESEARCH, 2022 WORKPLACE WELLNESS SURVEY, 2022.

THE INFORMATION CONTAINED IN THIS BOOKLET IS ONLY A SUMMARY OF COVERAGE AND IS NOT A BINDING CONTRACT. A CERTIFICATE OF COVERAGE WILL BE MADE AVAILABLE TO YOU THAT DESCRIBES THE BENEFITS IN GREATER DETAIL. IF THERE ARE DIFFERENCES BETWEEN THE INFORMATION IN THE BOOKLET AND THE CONTRACT, THE CONTRACT WILL GOVERN.



Group Accident Insurance

Group accident insurance provides budget-friendly protection.

Today's medical plans, with their rising deductibles and co-pays, can leave workers exposed to many of the costs of an accidental injury. Accident insurance helps a benefits package go the distance, by providing employees money they can use to help cover out-of-pocket costs resulting from a covered accident.

FEATURES

- **Multiple plan designs**
 - On/off-job or off-job-only plan
 - Four levels of base plan benefits: Economy, Basic, Preferred and Premier
 - Employer-optional base benefits available
- **Single situs state**
 - One plan design with common benefit options and rates for all employees across all locations
- **Composite rates**
 - All employees, regardless of job level or location, pay the same rates for the same plans.
- **Guaranteed issue** means no medical underwriting to qualify for coverage.
- **Two-year rate guarantee**
 - Available in most states
- **Family coverage available**
 - Benefit amounts are the same for employees, covered spouse or children (except accidental death benefits).
- **Portability**
 - Available in most states
- **Health Savings Account (HSA) compliant**

STANDARD BENEFITS

We cover more than 100 injuries and services to provide benefits for a wide range of accidents, from everyday mishaps to catastrophic events.

- **Common accidental injuries** such as fractures, dislocations, burns, lacerations and concussions
- **Treatment benefits** such as ambulance benefits, emergency department, medical imaging, treatment in a physician's office or urgent care facility and x-rays. We even include pet boarding and family care benefits.
- **Surgery benefits** such as anesthesia benefits, the surgical repair of fractures or dislocations, the outpatient surgical facility benefit, or the surgical repair of other common injuries involving connective tissue, hernia or ruptured or herniated discs
- **Recovery care benefits** such as physician follow-up visits, rehabilitation confinement or therapy services

Base benefits are available on all four plan levels. Actual benefit amounts vary based on the plan level selected.



Talk with your benefits representative about how you can help employees get the financial protection they need.

LEARN MORE

Scan the code to see how accident insurance can help employees and employers, or go to

coloniallife.com/eb-accident



Employer optional benefits

Accidental death and dismemberment benefits – Provides benefits for accidental death, dismemberment or paralysis

Recovery Plus benefits – Adds the following benefits due to a covered accident to the base plan: Behavioral Health Therapy, Injury due to Felony Assault or Sexual Assault, PTSD, Prescription Drug, and Chiropractic, Acupuncture and Alternative Therapy Services

Active lifestyles – Provides an extra 20% benefit for 18 common benefits due to a covered accident

Building benefit – This benefit increases the benefits over time based on the months of continuous coverage.

Wellbeing assistance – The standard option provides one benefit per covered person per calendar year for 25 different health screening tests; the max option additionally covers annual physicals and immunizations. Choose from a \$50, \$75 or \$100 benefit.

Accident hospital benefits – Provides benefits if you are admitted to the hospital or experience a short stay in a hospital due to a covered accident

Healthcare employee benefit – Provides an additional 50% benefit for Accident Hospital Benefits at the policyholder’s facilities

Gunshot wound – Provides a benefit for the employee for a nonfatal gunshot wound. This benefit provides on/off-job coverage, regardless of coverage type of the rest of the plan.

Personal safety benefit – Provides a \$25 benefit for covered courses that encourage safe behavior and prevent accidents (for example, defensive driving courses)

Sickness hospital benefits - Provides benefits for hospitalization due to a covered sickness. Benefits may be subject to a pre-existing condition provision.

Calendar year maximum and lifetime maximums may apply. Waiting periods may apply.

HEALTH SAVINGS ACCOUNT (HSA) COMPATIBLE

This plan is compatible with HSA guidelines and any other HSA plan in which a covered family member may participate. It may also be offered to employees who do not have HSAs.

THIS INSURANCE PROVIDES LIMITED BENEFITS.

This coverage is a supplement to health insurance. It is not a substitute for essential health benefits or minimum essential coverage as defined in federal law. Insureds in some states must be covered by comprehensive health insurance before applying for this insurance.

EXCLUSIONS

We will not pay benefits for claims that are caused by, contributed to by, or resulting from elective procedures, felonies or illegal occupations, hazardous avocations, impaired driving, incarceration, racing, semiprofessional or professional sports, sickness, suicide or self-inflicted injuries, war, or armed conflict.

ID: "Semiprofessional sports or professional sports" exclusion is replaced by "professional sports" exclusion.

IL: We will not pay benefits for claims that are caused by or resulting from Exclusions.

MD: Includes an exclusion for "Prohibited referrals." The "felonies or illegal occupations" and "impaired driving" exclusions apply only to Accidental Death and Dismemberment benefits.

MI: "Impaired driving" and "suicide or self-inflicted injuries" exclusions do not apply.

MN: "Suicide or self-inflicted injuries" exclusion does not apply.

NH: "Incarceration" and "racing" exclusions do not apply.

UT: We will not pay benefits for claims that are caused by or resulting from Exclusions.

VT: "Impaired driving" exclusion does not apply.

This information is not intended to be a complete description of the insurance coverage available. The insurance or its provisions may vary or be unavailable in some states. The insurance has exclusions and limitations which may affect any benefits payable. Applicable to policy form GAC4100 and certificate form GAC4100 (including state abbreviations where used, for example, GAC4100-TX). For cost and complete details of coverage, call or write your Colonial Life benefits representative or the company. An insurance producer may contact you.

Underwritten by Colonial Life & Accident Insurance Company, Columbia, SC.

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Group Critical Illness Insurance*

Financial protection for unexpected out-of-pocket costs

When an employee or member of their family experiences a critical illness, they often have expenses that aren't covered by their health insurance. Group critical illness insurance, an employee-paid benefit, can help cover those unexpected costs, so they can focus on recovery – not finances.

Features

- Provides multiple plan designs and rider options to meet the needs of each account and their employees
- Option to combine cancer and critical illness coverage into a single policy
- Benefits are payable multiple times for the same or different covered conditions
- Issue age, attained age or composite rate structure available based on plan
- Rates are guaranteed for one year
- No medical underwriting to qualify for coverage for all employees and their families, if participation requirements are met. Benefits may be subject to a pre-existing condition provision.
- All plans are Health Savings Account (HSA)-compliant
- Coverage is portable in most states

Plan designs	Plan 1	Plan 2	Plan 3	Plan 4
Critical Illness Benefit with Benefit Payable Upon Subsequent Diagnosis of a Critical Illness Includes a lump-sum benefit for covered critical illnesses and subsequent diagnosis ¹ of the same or a different critical illness	X	X		
Cancer with Reoccurrence of Invasive Cancer (Including all breast cancer) Includes a lump-sum benefit for the diagnosis of invasive cancer (including breast cancer) – 100%; non-invasive cancer – 25%; skin cancer benefit – \$400 per lifetime; and reoccurrence of invasive cancer (including all breast cancer) ²		X	X	X
Cancer Benefits (Plan 4 only – always included) Provides a schedule of benefits for the treatment of cancer. There are three levels available and all levels provide the same benefits.				X
Wellbeing Assistance Benefit Option Provides a benefit for one test per covered person per calendar year, for 25 different health screening tests	X	X	X	X

Plan options to fit your needs

Employer choices	
Plan options	Choose up to two plan designs out of the four available.
Rate structure	Select issue or attained age rate structure for Plans 1, 2 and 3 (only one rate structure per account). Plan 4 always uses composite rates.
Wellbeing Assistance Benefit	Choose to include or not, and the benefit amount: \$50, \$75 or \$100. Not an employee-optional benefit.
Additional coverage options	Choose up to three of the optional riders to offer in the account.

Optional riders available for all plans	
First Diagnosis Building Benefit Rider Provides a lump-sum benefit upon diagnosis of a covered critical illness or Invasive Cancer (including all breast cancer), in addition to the covered person's face amount	Heart Benefits Rider Provides a benefit for a covered heart procedure resulting from: Acute Coronary Syndrome, Atherosclerosis, Coronary Artery Disease, Cardiomyopathy, or Valvular Heart Disease
Infectious Diseases Rider Payable at 25% of the face amount for COVID-19 and 50% of the face amount for all other covered infectious diseases with a seven or more consecutive day hospitalization	Progressive Diseases Rider Payable at 25% of the face amount for covered progressive diseases if the insured is unable to perform two or more activities of daily living and the elimination period is met

Employee choices	
Face amount	Sold in \$1,000, \$5,000 or \$10,000 increments <ul style="list-style-type: none"> • Plan 1: \$5,000-\$75,000 • Plan 2: \$5,000-\$50,000 • Plan 3: \$5,000-\$50,000 • Plan 4: \$1,000-\$10,000
Coverage type	Named insured (employee), named insured and spouse, one-parent family or two-parent family
Additional coverage options	<ul style="list-style-type: none"> • Choose whether to purchase riders selected by the employer • When Plan 4 is offered, employees choose from levels 1, 2 or 3 for Cancer Benefits



Scan the code to see how group critical illness insurance can help employees and employers, or go to ColonialLife.com/eb-ci

For more information, talk with your Colonial Life benefits representative.

1. Dates of diagnoses of a covered critical illness must be separated by at least 180 days. Refer to certificate language for complete details on coverage of subsequent diagnosis of the same or different critical illness.
2. Payable if treatment-free for at least 12 months and in complete remission prior to the date of recurrence; excludes non-invasive or skin cancer.

*The filed product name in IA is Group Critical Illness Specified Disease Insurance. In FL and VT, the filed product name is Group Critical Illness Limited Benefit Insurance.

THIS INSURANCE PROVIDES LIMITED BENEFITS.

This coverage is a supplement to health insurance. It is not a substitute for essential health benefits or minimum essential coverage as defined in federal law. Insureds in some states must be covered by comprehensive health insurance before applying for this insurance.

Please refer to the policy for complete definitions of covered conditions.

This information is not intended to be a complete description of the insurance coverage available. The insurance or its provisions may vary or be unavailable in some states. The insurance has exclusions and limitations which may affect any benefits payable. Applicable to policy form GCI6000-P and certificate form GCI6000-C. For cost and complete details of coverage, call or write your Colonial Life benefits counselor or the company.

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Group Medical BridgeSM helps cover out of pocket expenses.

Health plans are giving employers more options for customized coverage. With all of this complexity, employers need a simple way to ensure they're providing adequate coverage while controlling costs.

Group Medical Bridge can offer tailor-made plan designs to help employees with deductibles, co-pays and other costs not covered by their medical insurance.

This solution can help employers:

- Move to a more affordable health plan such as a high deductible health plan (HDHP) while still providing employees protection for larger out-of-pocket expenses
- Offer a health savings account (HSA) compliant solution for employees
- Provide guaranteed-issue coverage for their employees and waive pre-existing conditions if participation is met
- Offer voluntary or employer funded rates
- Easily customize their plan using à la carte style benefits
- Offer multiple plans for greater flexibility

It can also help employees:

- Cover out-of-pocket expenses not covered by health insurance, such as co-pays, deductibles and co-insurance
- Receive benefits regardless of any other insurance coverage
- Know exactly what benefit amount they will receive
- Use benefit payments however they see fit
- Receive additional coverage with no health questions asked¹
- Choose coverage for themselves, their spouse and their family

Plan designs and options

Included benefits	Plan 1 HSA compliant (where available)	Plan 2	
Hospital confinement	■	■	Offers eight lump-sum benefit levels, ranging from \$500 to \$5,000; employer selects amount
Waiver of premium	■	■	Waives premium after 30 continuous days of a named insured's covered confinement
Employer optional benefits	Plan 1 HSA compliant (where available)	Plan 2	Select as many of the employer optional benefits as needed
Daily hospital confinement	■	■	Provides an additional benefit for each day of a covered hospital confinement
Outpatient surgical procedure		■	Provides a lump-sum benefit per covered surgical procedure up to a calendar year maximum; employer selects one option
Diagnostic procedure		■	Provides a lump-sum benefit for a specified diagnostic procedure; employer selects one option
Medical treatment package (accident)	■		Benefits include air ambulance, ambulance, appliance, doctor's office visit/telemedicine, emergency room visit and X-ray benefits for covered accidents only
Medical treatment package (accident & sickness)		■	Benefits include air ambulance, ambulance, appliance, doctor's office visit/telemedicine, emergency room visit and X-ray benefits for covered sicknesses and covered accidents
Prescription drug		■	Provides up to five prescriptions per calendar year for named insured coverage or up to 10 prescriptions per calendar year for all covered persons combined
Specified Critical illness	■	■	Provides benefits for initial and subsequent diagnosis of end stage renal (kidney) failure, heart attack (myocardial infarction) or stroke; covered dependent children may receive benefits for initial diagnosis of cerebral palsy, cleft lip or cleft palate, cystic fibrosis, down syndrome or spina bifida; employer selects benefit amount
Observation room	■	■	Provides an additional benefit after receiving treatment in a hospital observation room for less than 20 hours
Rehabilitation unit confinement	■	■	Provides a benefit when confined to an inpatient rehabilitation facility (either as part of a hospital or standalone) immediately following a hospital confinement
Inpatient mental and nervous	■	■	Provides a benefit for hospital confinement for a mental and/or nervous disorder
Wellbeing assistance – standard	■	■	Provides one benefit per covered person per calendar year for 24 different health screening tests; employer selects either standard or basic and the benefit amount
Wellbeing assistance – basic	■	■	Provides one benefit per policy per calendar year for 24 different health screening tests, plus immunizations and physicals; employer selects either standard or basic and the benefit amount

If employer selects two plan designs, a maximum of two hospital confinement levels will be allowed per plan design, separated by no more than \$1,500. The separation of \$1,500 does apply across plans. Calendar year maximum and lifetime maximums may apply. Waiting periods may apply.

THIS POLICY PROVIDES LIMITED BENEFITS.

This information is not intended to be a complete description of the insurance coverage available. This coverage has exclusions and limitations that may affect benefits payable. For cost and complete details, see your Colonial Life benefits representative. Applicable to policy forms GMB7000-P and GMB7000-P-TX. Coverage may vary by state and may not be available in all states.

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Life Insurance

Protect the people who matter most

Throughout your life, there's one priority that stays the same – looking out for the people you love. Whether you're joining the workforce, supporting a growing family or preparing for retirement, you want what's best for your loved ones.

If you have a family who depends on you, life insurance is especially important. Without you, would they be able to pay for housing, utilities and other everyday expenses?

With life insurance from Colonial Life & Accident Insurance Company, you can tailor coverage for your family's specific needs. No matter where you are in life, we have coverage options that can help.



TOP REASONS FOR OWNING LIFE INSURANCE¹

- Cover burial and final expenses
- Replace lost income from a wage earner
- Transfer wealth/inheritance across generations
- Supplement retirement income
- Help pay off mortgage



44%

Almost half of those surveyed would feel a financial impact within six months if the primary wage earner were to pass away.¹

Coverage throughout life's journey

The best time to buy life insurance is at a young age when coverage is generally less expensive. However, life insurance can help at any stage of your life.



Term life

Term life insurance provides coverage for a select period of time. It's a great choice for the stages in your life when you have substantial financial obligations, such as student loans, mortgage payments and child care.



Whole life

Whole life insurance offers permanent coverage that stays the same throughout the life of the policy. It can help your loved ones pay for medical bills and funeral costs.



Term & whole life

The ideal scenario is to have both term life and whole life insurance. With this combination, you can help protect your family during the years they're depending on you the most and assist with final expenses.



7-in-10

Americans say they personally need life insurance coverage.¹



WITH LIFE INSURANCE:

- Coverage options are available for you, your spouse and eligible dependents.
- Benefits are typically tax-free to your beneficiary.
- If you change jobs or retire, you may be able to keep your coverage.
- There's an option to use a portion of the death benefit while living.

What type of life insurance is right for you?

Here's a quick overview of the major types of life insurance. While your age and health can affect your options, your benefits counselor can help you determine what coverage is right for you.

	TERM LIFE	WHOLE LIFE
Key features	Ideal coverage for high-demand years	Coverage that remains the same to age 100, as long as premiums are paid
Cost	\$	\$\$
Death benefit	Payable if you pass away within the term period you select	Stays the same as long as you make payments ²
Plan options	10-, 15-, 20- or 30-year option	Paid-up at Age 70 or Age 100
Premium payments	Stay the same during the selected term period	Remain the same and end at paid-up age
Cash value	Not a feature of term life	Values are set when you purchase the policy

Estimated **60 million** uninsured and underinsured American households, with an **average coverage gap of \$200,000.**³



To estimate your coverage needs visit [Life Happens' Life Insurance Needs Calculator](#).

Consider your coverage options

To determine the financial protection that would work best for you and your loved ones, ask yourself these questions:

- If something happened to me, would my family be financially protected?
- What type of life insurance is right for me?
- How much life insurance do I need?



Scan the code to see how life insurance can help you, or go to ColonialLife.com/ee-life.

For more information, talk with your Colonial Life benefits counselor.

1. LIMRA, 2022 Insurance Barometer Study
2. Any payout would reduce the death benefit.
3. LIMRA, Industry Associations Unite to Help Address the Life Insurance Coverage Gap in the United States, 2021.

This information is not intended to be a complete description of the insurance coverage available. The policy or its provisions may vary or be unavailable in some states. The policy has exclusions and limitations which may affect any benefits payable. Applicable to policy forms ICC19-IWL5000-70/IWL5000-70, ICC19-IWL5000-100/IWL5000-100, ICC19-IWL5000J/IWL5000J, ICC18-ITL5000/ITL5000, GTL1.0-P and certificate number GTL1.0-C. For cost and complete details of coverage, call or write your Colonial Life benefits counselor or the company.

Insurance products are underwritten by Colonial Life & Accident Insurance Company, Columbia, SC.

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How to File a claim for Colonial Life benefits

FOR FASTEST RESULTS, FILE ONLINE:

- 1 Go to **ColonialLife.com** and click Register or Login in the upper-right corner.
- 2 After selecting Policyholder, fill out the required information and click **Submit**.
- 3 Enjoy streamlined claims management and faster service online.

DIGITALLY FILE ALL TYPES OF CLAIMS



Disability Insurance



Leaves of absence
(*disability, FMLA maternity, etc.*)



Life Insurance



Accident, Critical Illness, Hospital Insurance, Cancer Insurance



Wellness benefits for screening tests

Not sure which type of claim to file? No problem.

Just answer a few questions on the website and we'll help you figure everything out.

BEFORE YOU FILE:

Review the appropriate claims checklist at **ColonialLife.com** and have this information handy to make the process go smoothly. Proper documentation must be submitted when filing your claim.

AFTER YOU FILE:

Check your claim status and manage your claim by logging into your account at ColonialLife.com. If you need to talk to someone, give us a call.

OTHER WAYS TO FILE A CLAIM:

Fax: 1.800.880.9325

Mail: P.O. Box 100195, Columbia, SC 29202

Colonial Life is committed to providing you, our valued customer, a market-leading claims experience. We look forward to serving you on ColonialLife.com.

On the policyholder site you can:

View benefit details

- Here you'll find a copy of your policy to see what's covered and benefit amounts

Track your claim

- Follow your claim from start to finish and receive alerts if we need additional information



Sign up for direct deposit and receive payment faster

ColonialLife.com

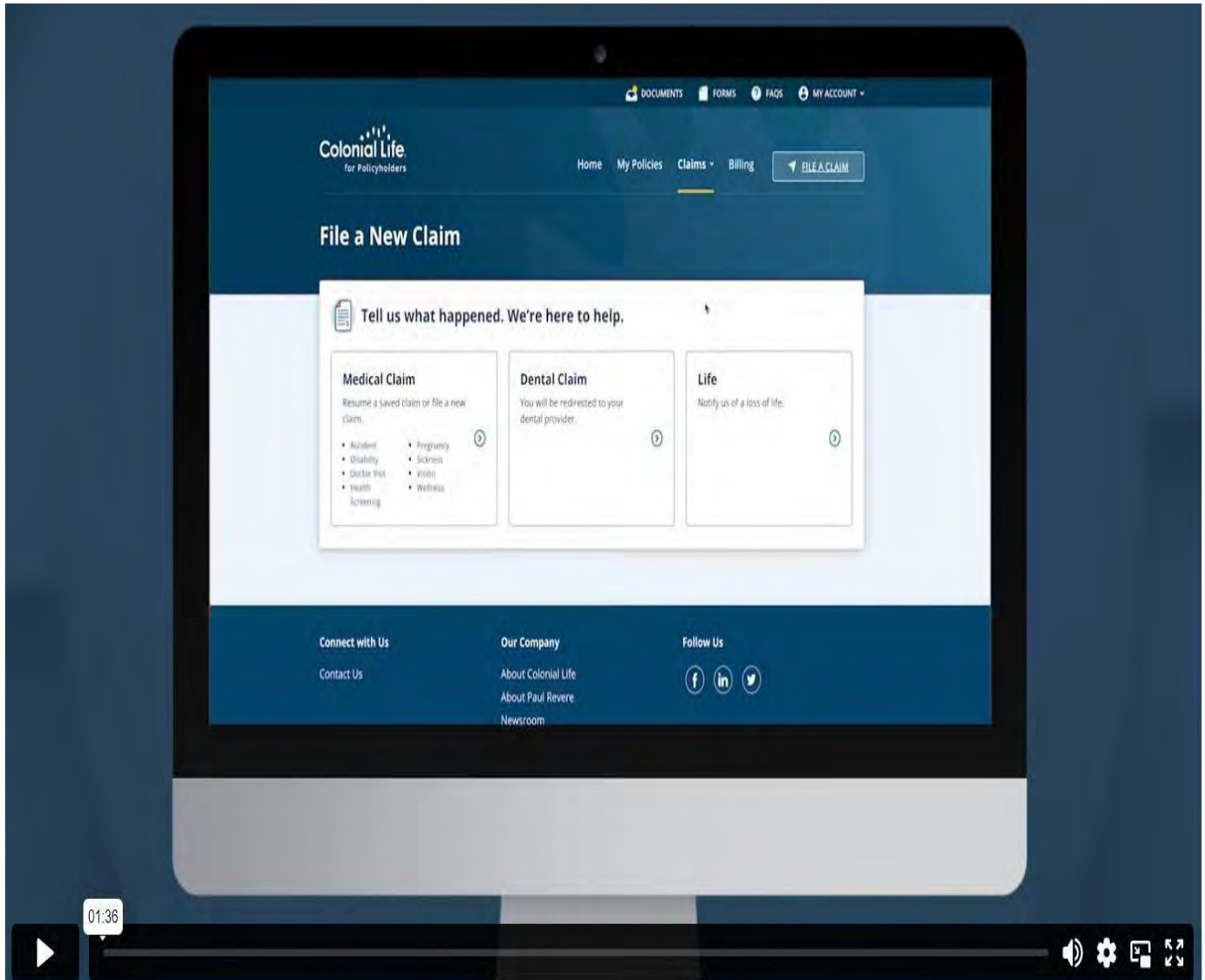
Colonial Life products are underwritten by Colonial Life & Accident Insurance Company, Columbia, SC. Colonial Life & Accident Insurance Company is not licensed in New York. In New York, insurance products are underwritten by The Paul Revere Life Insurance Company, Worcester, MA, and administered by Colonial Life & Accident Insurance Company.

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How to file an Online claim for Colonial Life benefits: Video and claims form link:

Please learn how to file a claim by clicking the link below to watch this video:

[How-to Videos for Filing Claims**](#)**



[Please click here to download Claim Forms for Colonial Life Benefits.**](#)**



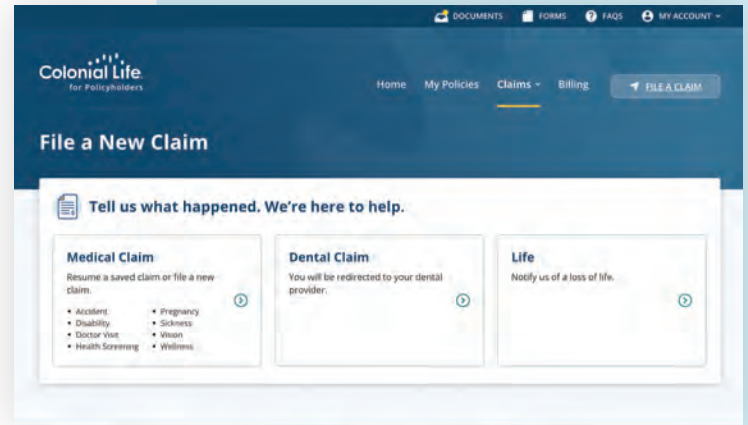
How to file a Wellness claim

1 Log in to file a new claim

Log onto the coloniallife.com portal

Click on the File a Claim button in the upper right-hand corner.

Choose Medical claim.



Direct Deposit

Our most convenient, hassle free payment method!

- Please allow up to three business days for the deposit to show in your account after a claim payment has been issued.
- If you do not wish to use direct deposit, we will mail a paper check to you. You can follow the status of your claim from your [Claims List](#).

Yes, I want direct deposit

ROUTING NUMBER ⓘ

RE-ENTER ROUTING NUMBER

ACCOUNT NUMBER ⓘ

RE-ENTER ACCOUNT NUMBER

ACCOUNT NICKNAME

ACCOUNT TYPE

Checking Savings

2 Verify your personal information

Choose who the claim is for and verify personal information. (For new profiles, you will need to provide name, birthdate, and contact information.)

If you haven't already, sign up for direct deposit. Once approved, payments post as soon as 48 hours

3 Submit wellness visit details

Select Wellness or Doctor's Office Visit.

Enter the date of your test/visit, the type of test, and the phone number of your provider.

Once completed, you will receive a confirmation screen validating your claim is complete.

Group Accident (GAC4100) for WI

Applicable to policy forms GAC4100-P,GAC4100-C

- **Additional Benefits:** Accident Hospital Benefits Preferred, Wellbeing Assistance Max - \$50

On/Off-Job Accident Coverage

BENEFIT LEVEL	AD&D BENEFIT LEVEL	ISSUE AGE	EMPLOYEE	EMPLOYEE AND SPOUSE	EMPLOYEE AND DEPENDENT CHILD(REN)	EMPLOYEE, SPOUSE AND DEPENDENT CHILD(REN)
Preferred	Preferred	17-99	\$6.62	\$10.47	\$13.62	\$17.58

Group Critical Illness (GCI6000) for WI

Applicable to policy forms GCI6000-P, GCI6000-C, R-GCI6000-CB, R-GCI6000-BB, R-GCI6000-HB, R-GCI6000-INF, R-GCI6000-PD

- Plan 2 - Critical Illness & Cancer, Wellbeing Assistance Benefit - \$75 Benefit

Uni-Tobacco Rates

	ATTAINED AGE	NAMED INSURED	NAMED INSURED AND SPOUSE	NAMED INSURED AND DEPENDENT CHILD(REN)	NAMED INSURED, SPOUSE AND DEPENDENT CHILD(REN)
\$10,000	17-24	\$2.86	\$4.40	\$2.86	\$4.40
	25-29	\$3.09	\$4.72	\$3.09	\$4.72
	30-34	\$3.41	\$5.23	\$3.41	\$5.23
	35-39	\$4.66	\$7.08	\$4.66	\$7.08
	40-44	\$6.09	\$9.25	\$6.09	\$9.25
	45-49	\$8.26	\$12.48	\$8.26	\$12.48
	50-54	\$10.79	\$16.31	\$10.79	\$16.31
	55-59	\$14.44	\$21.75	\$14.44	\$21.75
	60-64	\$19.06	\$28.72	\$19.06	\$28.72
	65-69	\$23.67	\$35.65	\$23.67	\$35.65
	70-74	\$29.90	\$44.97	\$29.90	\$44.97
\$20,000	17-24	\$3.50	\$5.37	\$3.50	\$5.37
	25-29	\$3.96	\$6.01	\$3.96	\$6.01
	30-34	\$4.61	\$7.03	\$4.61	\$7.03
	35-39	\$7.10	\$10.72	\$7.10	\$10.72
	40-44	\$9.96	\$15.06	\$9.96	\$15.06
	45-49	\$14.30	\$21.52	\$14.30	\$21.52
	50-54	\$19.38	\$29.18	\$19.38	\$29.18
	55-59	\$26.67	\$40.08	\$26.67	\$40.08
	60-64	\$35.90	\$54.01	\$35.90	\$54.01
	65-69	\$45.13	\$67.86	\$45.13	\$67.86
	70-74	\$57.59	\$86.51	\$57.59	\$86.51

(Continued...)

Applicable to policy forms GCI6000-P, GCI6000-C,
R-GCI6000-CB, R-GCI6000-BB, R-GCI6000-HB,
R-GCI6000-INF, R-GCI6000-PD

Group Critical Illness (GCI6000) for WI

- Plan 2 - Critical Illness & Cancer, Wellbeing Assistance Benefit - \$75 Benefit

Uni-Tobacco Rates

	ATTAINED AGE	NAMED INSURED	NAMED INSURED AND SPOUSE	NAMED INSURED AND DEPENDENT CHILD(REN)	NAMED INSURED, SPOUSE AND DEPENDENT CHILD(REN)
\$30,000	17-24	\$4.15	\$6.34	\$4.15	\$6.34
	25-29	\$4.84	\$7.31	\$4.84	\$7.31
	30-34	\$5.81	\$8.83	\$5.81	\$8.83
	35-39	\$9.55	\$14.37	\$9.55	\$14.37
	40-44	\$13.84	\$20.88	\$13.84	\$20.88
	45-49	\$20.35	\$30.57	\$20.35	\$30.57
	50-54	\$27.96	\$42.06	\$27.96	\$42.06
	55-59	\$38.90	\$58.40	\$38.90	\$58.40
	60-64	\$52.75	\$79.31	\$52.75	\$79.31
	65-69	\$66.59	\$100.08	\$66.59	\$100.08
	70-74	\$85.29	\$128.05	\$85.29	\$128.05

Group Medical Bridge (GMB7000) for WI Composite

Applicable to Policy Forms GMB7000-P & GMB7000-C

- Wellbeing Assistance: Basic - \$50, Daily Hospital Confinement, Inpatient Mental & Nervous

HOSPITAL CONFINEMENT LEVEL	ISSUE AGE	NAMED INSURED	EMPLOYEE & SPOUSE	ONE PARENT FAMILY	TWO PARENT FAMILY
Level 1: \$500	17-99	\$7.50	\$14.43	\$9.99	\$16.91

Term Life (ITL5000) for WI

Applicable to policy form ITL5000

- 30-Year Term Base Plan, Waiver of Premium Benefit, Accidental Death Benefit

Non-Tobacco Rates

ISSUE AGE	\$10,000	\$25,000	\$50,000	\$100,000	\$150,000
25	\$3.55	\$6.11	\$7.52	\$13.19	\$18.86
35	\$4.12	\$7.53	\$8.89	\$15.93	\$22.96
45	\$5.65	\$11.35	\$15.81	\$29.77	\$43.74

Tobacco Rates

ISSUE AGE	\$10,000	\$25,000	\$50,000	\$100,000	\$150,000
25	\$5.30	\$10.48	\$11.12	\$20.38	\$29.65
35	\$6.05	\$12.34	\$13.94	\$26.04	\$38.14
45	\$8.88	\$19.42	\$28.15	\$54.46	\$80.77

▶ 20-Year Spouse Term Life Benefit

ISSUE AGE	\$25,000	\$50,000
25	\$2.72	\$5.44
35	\$3.24	\$6.48
45	\$7.57	\$15.13

(Continued...)

Term Life (ITL5000) for WI

Applicable to policy form ITL5000

- 30-Year Term Base Plan, Waiver of Premium Benefit, Accidental Death Benefit

▶ Children's Term Life Benefit

ISSUE AGE	\$10,000	\$20,000
0-18	\$2.31	\$4.62

Whole Life Plus (IWL5000) for WI

Applicable to policy forms ICC19-IWL5000-70/IWL5000-70, ICC19-IWL5000-100/IWL5000-100, ICC19-IWL5000J/IWL5000J and rider forms ICC19-R-IWL5000-STR/R-IWL5000-STR, ICC19-R-IWL5000-CTR/R-IWL5000-CTR, ICC19-R-IWL5000-WP/R-IWL5000-WP, ICC19-R-IWL5000-ACCD/R-IWL5000-ACCD, ICC19-R-IWL5000-CI/R-IWL5000-CI, ICC19-R-IWL5000-CC/R-IWL5000-CC, ICC19-R-IWL5000-GPO/R-IWL5000-GPO, ICC23-IWL5000-LTC/IWL5000-LTC

- Adult Base Plan Paid-Up at Age 70, Accelerated Death Benefit for Long-Term Care Services, Accidental Death Benefit

Non-Tobacco Rates

ISSUE AGE	\$25,000	\$50,000	\$100,000	\$150,000
25	\$12.52	\$25.04	\$50.08	\$75.11
35	\$18.52	\$37.04	\$74.08	\$111.12
45	\$30.95	\$61.91	\$123.80	\$185.71

Tobacco Rates

ISSUE AGE	\$25,000	\$50,000	\$100,000	\$150,000
25	\$20.75	\$41.52	\$83.04	\$124.55
35	\$26.57	\$53.13	\$106.26	\$159.40
45	\$42.33	\$84.67	\$169.34	\$254.01

▶ 20-Year Spouse Term Life Benefit

ISSUE AGE	\$25,000	\$50,000
25	\$3.83	\$7.65
35	\$4.86	\$9.71
45	\$8.73	\$17.46

▶ Children's Term Life Benefit

ISSUE AGE	\$10,000	\$20,000
0-18	\$2.31	\$4.62

Important Notice

Insurance coverage has exclusions and limitations that may affect benefits payable. For a complete description of benefits, limitations and exclusions, please refer to an outline of coverage, sample policy/certificate, proposal description or see your Colonial Life benefits counselor. Coverage type, benefits and rates vary by state. Coverage may not be available in all states. Rates provided are illustrative and your actual premium may be different depending on your particular situation and plan choices.

Colonial Life products are underwritten by Colonial Life & Accident Insurance Company, for which Colonial Life is the marketing brand.

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City of Stevens Point
1515 Strongs 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

September 3, 2025

To: Personnel Committee
From: Scott Beduhn, Director of Public Works
Re: Reclassification of GIS / Engineering Technician

Per Administrative Policy 2.05, please consider this memo and related attachments as a request to reclassify the Department of Public Works (DPW) position of GIS/ Engineering Technician to GIS Analyst. We are requesting this reclassification in coordination with a reclassification request in the Department of Public Utilities (DPU). The DPU request is to go from GIS / Inspection Technician to GIS System Administrator. Current and proposed DPW organizational charts are included for your reference.

Under the title and responsibilities of GIS Technician, both the Departments of Public Works and Utilities have experienced turnover of this position having gone through several GIS staff in the past few years. When considering the continual growth of our GIS tools, the complexity of data, and the ever-increasing use of GIS by both City staff and the public there is a greater need in the ability of the staff who develop and maintain our many GIS applications and environments. Simultaneously, the structure and data management needs have grown as our needs and uses grow. Due to this, our ability to hire and retain a qualified employee in both positions has become increasingly more challenging. Because of this past experience, we have identified what we believe is a better structure in which there is a known hierarchy in our GIS staff rather than them being peers. This structure will accommodate the fact that we have one large collective GIS, and not stand-alone separate systems across departments.

The documents attached reflect a restructuring and reclassification of our two current GIS positions as follows:

Department	Current Title	Proposed Title	Current Grade	Proposed Grade
Public Works	GIS/ Eng Tech	GIS Analyst	G	H
Utilities	GIS Insp Tech	GIS Sys. Admin.	G	I

This request is coming forward together because the two positions have an obvious operational connection and there is some system administration and coordination that will occur between the two positions. The increased funds for the positions will be found within the budgets of the two Departments. The increase in wages for the GIS Analyst is approximately \$3,300 and will come from existing accounts in the 2026 DPW operational budget which may include General Seminar/ Education Expenses, General Office Supplies, and Contracted Vehicle Maintenance.

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

Thank you for your consideration.

Classification Review Request Form

Your Name: Vacant Position

Your Supervisor's Name: _____

Your Division: Public Works

Your Department: Public Works - Engineering

Your Current Classification: GIS Engineering Technician - Grade G

My job has changed since the Pay Plan Study

Requested Classification: GIS Analyst - Grade H

Please specify why you believe the requested grade is more appropriate for your position than the current classification. Relate duties you perform to the grade for the requested classification:

See attached write up for reclassification and retitle request for this position.

Use additional sheets if necessary

Employee Signature / Typed Name

Date

Employee: Complete and forward this form to your immediate supervisor for review and comment. Your supervisor will review your request, make comments and forward to your department head. Your department head will review your request, make comments as appropriate and then forward it to the Personnel Department. Reclassification Requests must include the immediate supervisor and department head comments and signatures.

Immediate Supervisor Comments

I agree with the employee's review request.

I disagree with the employee's review request.

Reason/comment:

This request is being made by department head.

<u>Greg Schanen</u> Immediate Supervisor Signature / Typed Name	<u>8/14/2025</u> Date
--	--------------------------

Immediate Supervisor: Complete and forward this form to your Department Head. The Department Head will review this request and make changes as appropriate. Please note that all appeals must be forwarded to the department head.

Department Head or Designee Comments

I agree with the employee's review request.

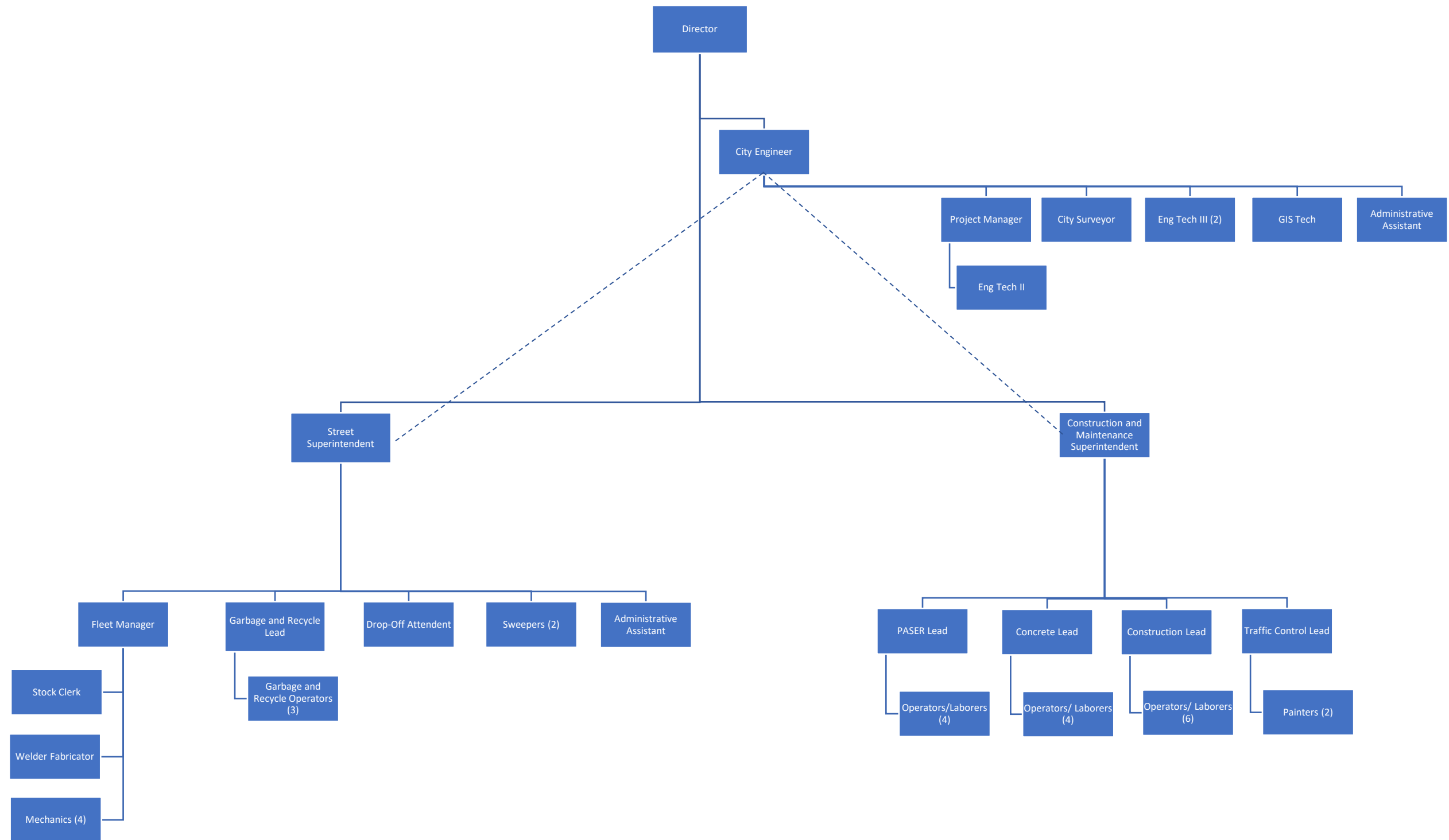
I disagree with the employee's review request.

Reason/comment:

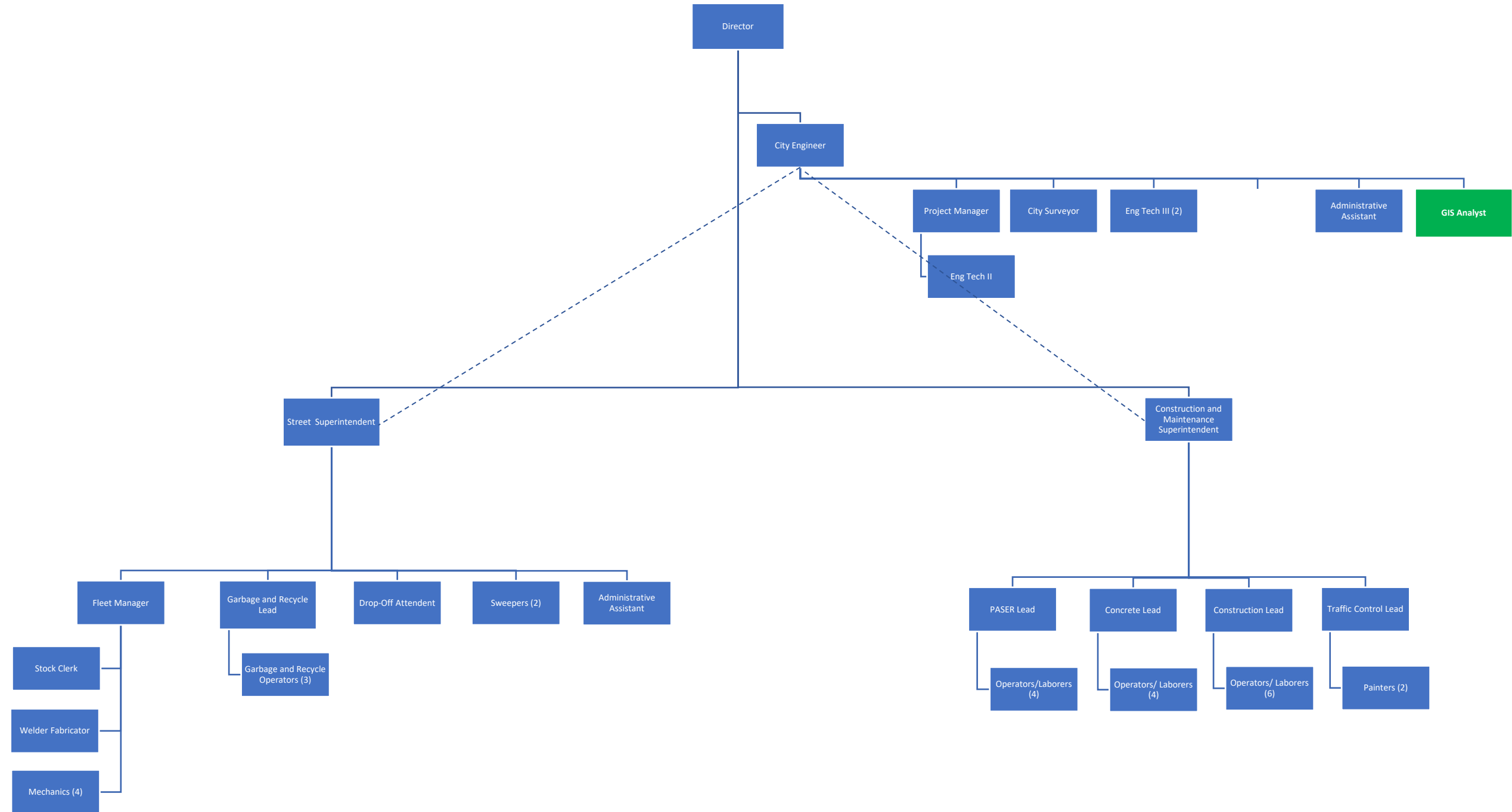
Request is being made by the Department Head

<u>Scott Beduhn</u> Department Head Signature / Typed Name	<u>8/14/2025</u> Date
---	--------------------------

Department Head: Complete and forward this form to the Employee Resources Department. The Employee Resources Department will review this request and make changes as appropriate. Please note that all review requests must be filed with the Personnel Department.



Proposed



POSITION DESCRIPTION

CITY OF STEVENS POINT

TITLE OF POSITION: GIS ~~Technician (Geographic Information Systems Technician)~~Analyst

DEPARTMENT: Engineering / Public Works

SUPERVISOR: City Engineer

Salary Grade:

SECTION A DISTINGUISHING FEATURES OF THE CLASS

Under the direct supervision of the City Engineer and working closely collaboratively with the Utility Department GIS staff perform tasks including, but not limited to, the following.

- Maintain the daily GIS operations including ArcGIS Enterprise/Online ArcGIS Pro, as well as all desktop and mobile applications for various departments (e.g., ArcGIS Field Maps).
- Utilizing ArcGIS, apply asset management principles to both new and existing infrastructure.
- Provide GIS system maintenance, database editing, geocoding, geoprocessing, georeferencing, data conversion, workflow management, spatial analysis, and quality control processes in desktop and web-based environments.

This position may also assist staff in the inspection and observation of Public Works infrastructure construction.

SECTION B ESSENTIAL KNOWLEDGE AND SKILLS

~~Working knowledge of~~Proficient with ESRI's products including ArcGIS Enterprise/Online, ArcGIS Pro, and additional web-based and mobile applications including ArcGIS Field Maps and ArcGIS Survey 123.

~~Working knowledge of ArcGIS Field Maps, ArcGIS Survey123, and other Esri mobile applications.~~

Ability to perform data and geographical analyses.

Ability to communicate GIS-related technical issues and concepts to staff with varying levels of technical knowledge.

Understand emerging GIS technologies and their application to improve City services.

~~Familiar~~Fluent with one or more programming languages including Arcade, JavaScript, Python, and/or SQL.

Working knowledge of Microsoft Office Suite including Excel.

Familiarity with Microsoft Power Platform

Ability to relate well with co-workers and the general public.

Ability to communicate effectively, both orally and written.

Ability to maintain accurate and complete reports and prepare clear and detailed reports.

Basic knowledge of street construction, maintenance and repair practices including occupational hazards and safe work practices and the nomenclature, methodology and techniques of construction inspection.

Knowledge of survey methods used in mapping and ability to operate GPS and other equipment for data collection.

Basic knowledge of drafting methods and software including Autodesk.

Ability to operate equipment for locating buried utilities.

Ability to add, subtract, multiply and divide in all units of measure using whole numbers, common fractions and decimals.

Ability to apply common sense understanding to carry out instructions furnished in written, oral, diagram or digital form.

Must be available for overtime work assignments.

SECTION C QUALIFICATIONS REQUIRED

~~Associate Bachelor's~~ degree in Geographic Information Systems, Geography, or related field from an accredited ~~two or four year~~ college or university plus three years of related experience; ~~or a high school graduation/GED and a minimum of five years related experience~~; or equivalent combination of education and experience.

Public works construction inspection experience including safe work practices and methods preferred but not required.

Possession of a valid motor vehicle operator's license issued by the State of Wisconsin with a clean driving record.

Must have regular, predictable attendance.

SECTION D TASKS ROUTINELY PERFORMED

Maintain a proactively developing GIS system that uses ESRI's Enterprise License Agreement for Small Governments which includes: ArcGIS Enterprise/Online, ArcGIS Pro, and extensions.

Create, maintain and analyze spatial data using mapping software.

Design, develop, implement, and maintain geospatial web applications and data collection workflows.

Conduct data and spatial analysis and create GIS data for custom mapping requests, quality control, presentations, and reports using GIS tools and methods.

Create, maintain, and update maps, drawings, spreadsheets, data files, and documentation for a

variety of uses both internally and externally.

Analyze various operations within City departments and adapt GIS applications to suit.

Maintain relevant GIS layers, associated databases, and applications while coordinating with staff to ensure data is accurate and up to date

Utilize aerial imagery to create new data and perform quality control on existing data.

Use GIS and other programs for asset management of infrastructure.

Build applications, visualize data, and automate workflows using Microsoft Power Platform or similar software.

Use survey equipment for data collection for use in GIS and to verify locations of infrastructure. Spirit level, RTK GPS, and other instruments may be required.

Assist staff in the observation of work in progress to ensure that construction conforms to plans, specifications and regulations. Work may also include recording quantities and locations of materials installed, maintaining log of construction and inspection activities and/or assistance in the preparation of monthly construction pay estimates of work completed.

Assist in the preparation of asbuilts of construction installation with the use of Autodesk and ArcGIS software products.

Locate and mark the City's underground electrical infrastructure in response to Digger's Hotline requests.

Assist other Engineering Division staff in daily activities. Also, assist other intergovernmental entities, as needed, with requests as they pertain to the engineering / public works department.

Must maintain proper relations with the public, coworkers, management and other City staff.

Shall be subject to recall any time before or after regularly scheduled shift.

Shall use GIS for locating infrastructure and ongoing maintenance functions.

Shall attend seminars or training to maintain required education.

Various other related duties, as assigned.

SECTION E WORKING CONDITIONS AND PHYSICAL DEMANDS

Must be able to ~~walk and/or stand~~sit, stand, and/or walk for at least 6 to 8 hours per day.

Must be able to lift moderately heavy items, 40 to 50 pounds required.

Must be able to climb ladders, enter and exit manhole structures and utility trenches.

Must have no impairments that limit work capabilities in year-round weather conditions.

The performance of tasks may involve exposure to machinery and its moving parts, exposure to fumes and airborne particles and the noise level in the work environment.

Must be free of limitations for seat belt use or restrictions that impair entering or existing vehicles or

equipment.

Must have no restrictions that impair starting and stopping procedures in vehicles.

Must have no climbing or height restrictions.

Must have no limitations for bending, crouching, stopping or kneeling.

Must have no restrictions to repetitive movement of arms and neck while speaking on the telephone, typing working on the computer keyboard or using other equipment and frequent sitting while using these devices.

NOTE: This position description should not be interpreted as all inclusive. It is intended to identify the major responsibilities of this position. The incumbent may be required to perform job related responsibilities and tasks other than those stated in this description.

Revised 10/2024

**** CITY OF STEVENS POINT ****
ADMINISTRATIVE POLICY

Policy Title: Position Reclassifications

Policy No. 2.05

Date of Issuance: December 18, 1989

Revision Date: April 18, 2016, July 17, 2017

Description: The purpose of this policy is to explain the procedure for submission and review of job reclassification requests for positions covered under the City's pay plan, which depend upon new permanent assignment of work of a higher level of responsibility.

Department reorganizations are not a part of this process.

1. A request for reclassification may be initiated by (1) the employee, with department head concurrence; (2) the supervisor or department head; or (3) the Personnel Committee in the following manner.

- A. Requests are to be submitted to the City Human Resource Manager. A list of positions seeking a reclassification will be provided to the Personnel Committee after a request is submitted to Personnel.
- B. All requests for reclassification must be supported with a substantial and permanent change in job duties and responsibility since the last review of the position. Requests will include: an updated job description, organizational chart for the appropriate work unit, a recommended pay grade, an indication of other positions performing comparable work, and a completed Classification Review Request Form. The immediate supervisor and Department Head must complete and sign the "review" page of the form.

To ensure that any reclassifications are made on the basis of changes in job duties that are stable and long lasting, in some cases, they may be held under review for as long as six (6) months if there is uncertainty about the permanence of the change of duties.

- C. Following an internal review by the Human Resource Manager to ensure that all required documentation has been submitted, a job evaluation will be conducted by the salary plan consultant. If reclassification is appropriate, the consultant will recommend a grade assignment for the position. The consultant may request further information from the Human Resource Manager and may suggest that other positions affected by the reclassification be reviewed as well. The consultant shall provide their recommendations no more than thirty (30) days after the submittal of materials for review.

- D. Reclassification requests and fiscal impact for those awarded by the salary plan consultant will be presented to the Personnel Committee for consideration.
- E. Approved reclassification will be effective the first pay period after council approval unless otherwise stipulated by the City Council.
- F. Employees may submit requests for reconsideration. Such requests will be handled by the consultant.

Classification Review Request Form

Your Name: _____

Your Supervisor's Name: _____

Your Division: _____

Your Department: _____

Your Current Classification: _____

My job has changed since the Pay Plan Study

Requested Classification: _____

Please specify why you believe the requested grade is more appropriate for your position than the current classification. Relate duties you perform to the grade for the requested classification:

Use additional sheets if necessary

Employee Signature / Typed Name	Date

Employee: Complete and forward this form to your immediate supervisor for review and comment. Your supervisor will review your request, make comments and forward to your department head. Your department head will review your request, make comments as appropriate and then forward it to the Personnel Department. Reclassification Requests must include the immediate supervisor and department head comments and signatures.

Immediate Supervisor Comments

- I agree with the employee's review request.
- I disagree with the employee's review request.

Reason/comment:

Immediate Supervisor Signature / Typed Name

Date

Immediate Supervisor: Complete and forward this form to your Department Head. The Department Head will review this request and make changes as appropriate. Please note that all appeals must be forwarded to the department head.

Department Head or Designee Comments

- I agree with the employee's review request.
- I disagree with the employee's review request.

Reason/comment:

Department Head Signature / Typed Name

Date

Department Head: Complete and forward this form to the Employee Resources Department. The Employee Resources Department will review this request and make changes as appropriate. Please note that all review requests must be filed with the Personnel Department.



August 6, 2025

TO: Personnel Committee and Water and Sewerage Commissioners:

RE: Reclassification of GIS/Inspection Technician

Committee Members and Commissioners:

Per Administrative Policy 2.05, please consider this memo and related attachments as a request to reclassify the position of GIS/Inspection Technician to GIS System Administrator. We are requesting this reclassification in coordination with a reclassification request in the Department of Public Works. The DPW request is to go from GIS/Engineering Technician to GIS Analyst.

The two Departments have gone through many GIS staff in the past several years with the title and responsibilities of GIS Technician. The continual growth of our GIS tools, complex data, and the use by City staff and the public have led to an increased need in the ability of the staff who develop and maintain our many GIS applications and environments. Simultaneously, the structure and data management needs have grown as our needs and uses grow. Due to this, our ability to hire and retain a qualified employee in both positions has become increasingly harder. Because of this experience, we have identified that a better structure is one where there is a known hierarchy in our GIS staff rather than them being peers. This structure will accommodate the fact that we have one large collective GIS, and not stand-alone separate systems across departments.

The documents attached reflect a restructuring and reclassification of our two current GIS positions as follows:

Department	Current Title	Proposed Title	Current Grade	Proposed Grade
Utilities	GIS Inspection Tech	GIS Sys. Admin.	G	I
Public Works	GIS Engineering Tech	GIS Analyst	G	H

This request is coming forward together because the two positions have an obvious operational connection and there is some system administration and coordination that will occur between the two positions. The increased funds for the positions will be found within the budgets of the two Departments.

Thanks for your consideration,

Joel Lemke
Director of Public Utilities

Classification Review Request Form

Your Name: Vacant Position

Your Supervisor's Name: _____

Your Division: Public Utilities

Your Department: Public Utilities

Your Current Classification: GIS Inspection Technician - Grade G

My job has changed since the Pay Plan Study

Requested Classification: GIS System Administrator - Grade I

Please specify why you believe the requested grade is more appropriate for your position than the current classification. Relate duties you perform to the grade for the requested classification:

See attached write up for reclassification and retitle request for this position.

Use additional sheets if necessary

Employee Signature / Typed Name

Date

Employee: Complete and forward this form to your immediate supervisor for review and comment. Your supervisor will review your request, make comments and forward to your department head. Your department head will review your request, make comments as appropriate and then forward it to the Personnel Department. Reclassification Requests must include the immediate supervisor and department head comments and signatures.

Immediate Supervisor Comments

I agree with the employee's review request.

I disagree with the employee's review request.

Reason/comment:

This request is being made by department head.

<u>Eric Southworth</u> Immediate Supervisor Signature / Typed Name	<u>8/14/2025</u> Date
---	--------------------------

Immediate Supervisor: Complete and forward this form to your Department Head. The Department Head will review this request and make changes as appropriate. Please note that all appeals must be forwarded to the department head.

Department Head or Designee Comments

I agree with the employee's review request.

I disagree with the employee's review request.

Reason/comment:

Request is being made by the Department Head

<u>Joel Lemke</u> Department Head Signature / Typed Name	<u>8/14/2025</u> Date
---	--------------------------

Department Head: Complete and forward this form to the Employee Resources Department. The Employee Resources Department will review this request and make changes as appropriate. Please note that all review requests must be filed with the Personnel Department.

Common Council

Utility Commission

Airport Commission

Transit Commission

Mayor

Director

Water Superintendent

Wastewater Superintendent

Const & Maintenance Superintendent

Administrative Services Mgr

Airport Manager

Transit Superintendents (2)

Chief Water (water)

Chief Operator (wastewater)

Construction Crew Foreman (1)
Utility Operators (2)

Customer Service Reps. (5)

Asst. Manager

Transit Supervisors AM, PM, Rural (3)

GIS System Administrator

Wastewater Operators (4)

Construction Crew Foreman (1)
Utility Operators (2)

Seasonal Employees (1-2)

Travel Trainer

Inspection Tech (3)

Interns/Seasonal Employees (3)

Collections Crew
Utility Operators (2)

Dispatch/Scheduler

GIS/Inspection Tech (4)

Servicemen (4)

Bus Operators (19)

Changed Information

WATER AND SEWAGE TREATMENT DEPARTMENTS
OF THE POSITION DESCRIPTION
CITY OF STEVENS POINT, WISCONSIN

TITLE: ~~GIS / Inspection Technician~~ System Administrator

DEPARTMENT: Public Utilities

SUPERVISOR: Water Superintendent

RATE/SALARY GRADE: Grade L (- changed to G in 2023)

SECTION A NATURE OF WORK
DISTINGUISHING FEATURES OF THE CLASS:

Under direct supervision of the Water Distribution Superintendent, represent the department on tasks including but not limited to the following:

Oversee and maintain the daily GIS operations including the ESRI suite of applications (ArcGIS Enterprise, ArcGIS Portal, ArcGIS online, Survey 123, ArcGIS Field Maps, ArcGIS Pro, Experience Builder, and ArcGIS Dashboards)

Provide GIS system administration utilizing ESRI's Utility Network, database editing, geocoding, geoprocessing, georeferencing, data conversion, workflow management, spatial analysis, and quality control processes in desktop and web-based environments for the Public Utilities Department and other city departments.

Manage workflows, data management, and daily assignments with the Public Works GIS position. Under direct supervision, represent the Director, and assist the Water Distribution Superintendent and Conveyance Systems Manager on tasks including but not limited to the following. Maintain the daily GIS operations including ArcGIS for Server, ArcGIS Online, ArcGIS Desktop, as well as all desktop and mobile applications for the department. This is also to include the compilation of all daily construction info for monthly pay estimates as well as asset management of new and retired infrastructure for annual auditing. Inspect and oversee the construction of water, sanitary, and storm infrastructure to ensure that construction and materials comply with regulations, plans and specifications.

SECTION B
ESSENTIAL KNOWLEDGE AND SKILLS/FUNCTIONS:

—Advanced proficiency with the ESRI suite of applications (ArcGIS Enterprise, ArcGIS online, Survey 123, ArcGIS Field Maps, ArcGIS Pro, Experience Builder, and ArcGIS Dashboards)

—Maintain a proactively developing GIS system that uses ESRI's Enterprise License Agreement for Small Governments which includes: ArcServer, ArcGIS Online, ArcDesktop, and extensions. Also to include the relationship between GIS and related utility records and tables.

1) —Maintain and edit the geometric utility network, related tables, and other data. Create and edit maps and apps used throughout different platforms in the department.

—Ability to communicate GIS-related technical issues and concepts to staff with varying levels of technical knowledge.

Understand emerging GIS technologies and their application to improve City services

Fluent with one or more programming languages including HTML, Python, Arcade, and/or SQL.

- ~~2) Use GIS and other programs for asset management of infrastructure.~~
- ~~3) — Compute monthly construction pay estimates of work completed for approval by management.~~
- ~~4) — Compile year-end construction spreadsheets and asset management tables to work with the Administrative Services Manager for the annual audit.~~
- ~~5) — Link bi weekly work orders to assets in GIS.~~
- ~~6) — When needed, examine workmanship of finished installations for conformity to standards for approval of installation.~~
- ~~7) — Interpret plans and specifications for contractor and discuss deviations from specified construction procedures with management to ensure compliance with specifications and regulations.~~
- ~~8) — Record quantities and locations of materials installed and verify proper elevation of installation. Observe work in progress to ensure that construction conforms to plans, specifications and regulations.~~
- ~~9) — Use survey equipment to inspect and verify locations of infrastructure. Spirit level, RTK GPS, and other instruments may be required.~~
- ~~10) — Maintain daily log of construction and inspection activities.~~
- ~~11) — Prepare asbuilts of construction installation with the use of Autodesk and ArcGIS software products.~~
- ~~12) — Use survey equipment to perform duties related to inspecting, GIS, and data collection as needed.~~
- ~~13) — Assist Water Superintendent and Conveyance Systems Manager in daily activities.~~
- 14) Must have regular, predictable attendance.
- 15) Must maintain proper relations with the public, coworkers, management and other City staff.
- 16) Shall be subject to recall any time before or after regularly scheduled shift.
- ~~17) — Shall perform general building and grounds maintenance.~~
- 18) Shall use GIS for locating infrastructure and ongoing maintenance functions.
- 19) Shall attend seminars or training to maintain maintain proficiency in software, technology, and the utility industry required education.
- 20) Various other related duties, as assigned.

QUALIFICATIONS:

Advanced proficiency with the ESRI suite of applications (ArcGIS Enterprise, ArcGIS online, Survey 123, ArcGIS Field Maps, ArcGIS Pro, Experience Builder, and ArcGIS Dashboards)

- ~~1) Working knowledge of ESRI's products including ArcGIS for Server, ArcGIS Desktop, and ArcGIS Online.~~
- ~~2) - Working Advanced knowledge of Microsoft Office Suite including Excel products including but not limited to; Excel, Word, Powerpoint, Power Automate, and Teams.~~
- ~~3) Knowledge of the nomenclature, methodology and techniques of construction inspection.~~
- ~~4) — Ability to relate well with co-workers and the general public.~~
- 1) Ability to communicate effectively, both orally and written.
- 2) Ability to maintain accurate and complete reports and prepare clear and detailed reports.
- ~~7) — Considerable knowledge of water and sewer construction, maintenance and repair practices.~~
- ~~8) - Working knowledge of occupational hazards and safe work practices.~~
- 9) Considerable knowledge of survey methods used in inspection, and utility mapping.
- 10) Knowledge of drafting methods and software including Autodesk.
- ~~11) — Ability to obtain Groundwater and Distribution certification within one year.~~

- ~~12)~~ ~~Ability to operate system valves and hydrants.~~
- ~~13)~~ ~~_____ Ability to operate equipment for locating buried utilities.~~
- ~~14)~~ ~~_____ Ability to operate GPS and other equipment for data collections and point staking.~~
- ~~15)~~ ~~_____ Considerable knowledge of tools, equipment, materials and practices of the plumbing trade.~~
- ~~16)~~ ~~_____ Ability to enforce contract requirements.~~
- ~~17)~~ _____ Ability to add, subtract, multiply and divide in all units of measure using whole numbers, common fractions and decimals.
- ~~18)~~ _____ Ability to apply common sense understanding to carry out instructions furnished in written, oral, diagram or digital form.
- ~~19)~~ _____ Possession of a valid motor vehicle operator's license issued by the State of Wisconsin with a clean driving record. ~~and the ability to acquire a Commercial Driver's License within six months of employment.~~
- ~~3)~~
- ~~20)~~ _____ Ability to pass post-offer physical examination.
- ~~4)~~
- ~~21)~~ _____ Must be available for overtime work assignments.

SECTION C

DESIRABLE TRAINING AND EXPERIENCE QUALIFICATIONS REQUIRED:

1. ~~Graduation from High School or equivalent and an associate's degree or equivalent from two year college or technical school or four year college degree; or 5 years related experience and/or training; or equivalent combination of education or experience. Bachelor's degree in Geographic Information Systems, Geography, or related field from an accredited college, plus five years of related experience; or a high school graduation/GED and a minimum of seven years of related experience; or equivalent combination of education and experience.~~

SECTION D

TASK ROUTINELY PERFORMED

Manage a proactively developing GIS system that uses ESRI's Enterprise Platform which includes:: ArcServer, ArcGIS Online, ArcPro, Field Maps, and extensions. Also to include the relationship between GIS and related records and tables.

Manage, maintain and edit layers, related tables, maps, surveys, and other data.

Design, develop, implement, and maintain geospatial web applications and data collection workflows. Manage and oversee data and the workflows including map making, web applications, processes, spreadsheets, data files, and documentation for a variety of uses both internally and externally.

Assist department staff and oversee the deployment and integration of various software (Cityworks, IT Pipes, Springbrook, MS applications, others) to support operations, work and inventory management, integrating with GIS as applicable.

Conduct data and spatial analysis and create GIS data for custom mapping requests, quality control, presentations, and reports using GIS tools and methods.

Create, maintain, and update maps, drawings, spreadsheets, data files, and documentation to use internally and externally.

Build applications, visualize data, and automate workflows using GIS and other platforms.

Utilize aerial imagery to create new data and perform quality control on existing data.

Oversee and maintain the Enterprise database through Amazon Web Services.

Maintain utility infrastructure using GIS and relational databases and platforms.

Prepare asbuilts of construction installation with the use of Autodesk and ArcGIS software products.

Use survey equipment to perform duties related to inspecting, GIS, and data collection as needed.

Assist the Department in daily activities.

Must have regular, predictable attendance.

Must maintain proper relations with the public, coworkers, management and other City staff.

Shall be subject to recall any time before or after regularly scheduled shift.

Shall perform general building and grounds maintenance.

Shall use GIS for locating infrastructure and ongoing maintenance functions

Shall attend seminars or training to maintain proficiency in software, technology, and the utility industry.

Various other related duties, as assigned.

SECTION E

WORKING CONDITIONS AND PHYSICAL DEMANDS:

1. ~~_____~~ Must be able to ~~walk and/or standsit, stand, and/or walk~~ for at least 6 to 8 hours per day.
2. ~~_____~~
_____ Must be able to lift moderately heavy items, 40 to 50 pounds required.
3. ~~_____~~ ~~Must be able to climb ladders, enter and exit manhole structures and water main trenches.~~
4. ~~_____~~
_____ Must have no impairments that limit work capabilities in year round weather conditions.
5. ~~_____~~ ~~The performance of tasks may involve exposure to machinery and its moving parts, exposure to fumes and airborne particles and the noise level in the work environment.~~
6. ~~_____~~
_____ Must be free of limitations for seat belt use or restrictions that impair entering or existing vehicles or equipment.
7. ~~_____~~ ~~Must have no limitations that result from exposure to sanitary sewer odors.~~
8. ~~_____~~
_____ Must have no restrictions that impair starting and stopping procedures in vehicles.
9. ~~_____~~ Must have no climbing or height restrictions.
10. ~~_____~~ Must have no limitations for bending, crouching, stopping or kneeling.
11. ~~_____~~
_____ Must have no restrictions to repetitive movement of arms and neck while speaking on the telephone, typing working on the computer keyboard or using other equipment and frequent sitting while using these devices.

NOTE: This position description should not be interpreted as all inclusive. It is intended to identify the major responsibilities of this position. The incumbent may be required to perform job related responsibilities and tasks other than those stated in this description.

Revised:8/21/25

**** CITY OF STEVENS POINT ****
ADMINISTRATIVE POLICY

Policy Title: Position Reclassifications

Policy No. 2.05

Date of Issuance: December 18, 1989

Revision Date: April 18, 2016, July 17, 2017

Description: The purpose of this policy is to explain the procedure for submission and review of job reclassification requests for positions covered under the City's pay plan, which depend upon new permanent assignment of work of a higher level of responsibility.

Department reorganizations are not a part of this process.

1. A request for reclassification may be initiated by (1) the employee, with department head concurrence; (2) the supervisor or department head; or (3) the Personnel Committee in the following manner.

- A. Requests are to be submitted to the City Human Resource Manager. A list of positions seeking a reclassification will be provided to the Personnel Committee after a request is submitted to Personnel.
- B. All requests for reclassification must be supported with a substantial and permanent change in job duties and responsibility since the last review of the position. Requests will include: an updated job description, organizational chart for the appropriate work unit, a recommended pay grade, an indication of other positions performing comparable work, and a completed Classification Review Request Form. The immediate supervisor and Department Head must complete and sign the "review" page of the form.

To ensure that any reclassifications are made on the basis of changes in job duties that are stable and long lasting, in some cases, they may be held under review for as long as six (6) months if there is uncertainty about the permanence of the change of duties.

- C. Following an internal review by the Human Resource Manager to ensure that all required documentation has been submitted, a job evaluation will be conducted by the salary plan consultant. If reclassification is appropriate, the consultant will recommend a grade assignment for the position. The consultant may request further information from the Human Resource Manager and may suggest that other positions affected by the reclassification be reviewed as well. The consultant shall provide their recommendations no more than thirty (30) days after the submittal of materials for review.

- D. Reclassification requests and fiscal impact for those awarded by the salary plan consultant will be presented to the Personnel Committee for consideration.
- E. Approved reclassification will be effective the first pay period after council approval unless otherwise stipulated by the City Council.
- F. Employees may submit requests for reconsideration. Such requests will be handled by the consultant.

Classification Review Request Form

Your Name: _____

Your Supervisor's Name: _____

Your Division: _____

Your Department: _____

Your Current Classification: _____

My job has changed since the Pay Plan Study

Requested Classification: _____

Please specify why you believe the requested grade is more appropriate for your position than the current classification. Relate duties you perform to the grade for the requested classification:

Use additional sheets if necessary

Employee Signature / Typed Name	Date

Employee: Complete and forward this form to your immediate supervisor for review and comment. Your supervisor will review your request, make comments and forward to your department head. Your department head will review your request, make comments as appropriate and then forward it to the Personnel Department. Reclassification Requests must include the immediate supervisor and department head comments and signatures.

Immediate Supervisor Comments

- I agree with the employee's review request.
- I disagree with the employee's review request.

Reason/comment:

Immediate Supervisor Signature / Typed Name

Date

Immediate Supervisor: Complete and forward this form to your Department Head. The Department Head will review this request and make changes as appropriate. Please note that all appeals must be forwarded to the department head.

Department Head or Designee Comments

- I agree with the employee's review request.
- I disagree with the employee's review request.

Reason/comment:

Department Head Signature / Typed Name

Date

Department Head: Complete and forward this form to the Employee Resources Department. The Employee Resources Department will review this request and make changes as appropriate. Please note that all review requests must be filed with the Personnel Department.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING October 15, 2025 - 6:57 PM Community Room 933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chairperson Mayor Wiza, Vice-Chairperson Ald. Keymer, Ald. Kneebone, Ald. Shuda, Ald. Busy, and Ald. Morrow.

ABSENT Chris Tiffany

OTHERS PRESENT **Directors:** Public Works Scott Beduhn, Public Utilities and Transportation Joel Lemke, Community Development and Inspections Jarod Kivela.

City Staff: C/T Corey Ladick, Finance Manager Marcy Peterson, City Clerk Susan Pagel, Human Resource Manager Sandy Frasch, and Police Chief Robert Kussow.

Alderpersons: 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: Daniell Morey, Kris Carne - Downtown BID Events Coordinator, and Karen Margelofsky - Downtown BID Executive Director.

Informational

1. **Director's Report**
 - a. **Division and Church Streets Reconstruction Project**
 - b. **Fall Paving Project**
 - c. **Hoover Road Intersections Signalizations**
 - d. **Park Street Railroad Crossing Closure investigation**
 - e. **Garbage and Recycling ordinance revisions**

Director Beduhn gave a brief update on the highlighted items in his report.

2. **Discussion only regarding the potential adoption of a Terrace Garden Ordinance.**

There was a brief update and discussion regarding the potential adoption of a Terrace Garden Ordinance.

Discussion and Possible Action

3. Ordinance Amendment - To create traffic-controlled intersections at Hoover Road and Industrial Park Road and at Hoover Road and Coye Drive.

Ald. Keymer **moved**, Ald. Morrow **seconded**, to approve the Ordinance Amendments in Chapter 9, Section 9.03 to reflect the new traffic signals on Hoover Road.

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

4. To approve applying for STP-Urban funding for the Business 51 Project.

Ald. Morrow **moved**, Ald. Keymer **seconded**, to approve applying for STP-Urban funding for the Business 51 Project.

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

5. To approve the Resolution to file a petition with the Office of the Commissioner of Railroads for the 2007 Patch Street Trail Project alterations.

Ald. Morrow **moved**, Ald. Kneebone **seconded** to approve the Resolution to file a petition with the Office of the Commissioner of Railroads for the 2007 Patch Street Trail Project alterations.

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

Adjourn

Adjourned at **7:16 p.m.**

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
October 15, 2025 - 6:28 PM**

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

OR

Zoom Teleconferencing

Discussion and Possible Action on:

1. Roll Call.

Present:

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

2. License List:

- A. Class “B” Beer & Class “C” License: Pointers Pub at 1327 Second Street, Stevens Point for license period beginning October 21, 2025.**
- B. “Class B” Beer & Liquor License: Metro Market #132 at 1500 Pinecrest Avenue, Stevens Point for license period beginning November 10, 2025.**
- C. Reserve “Class B” Beer & Liquor License: Golden Curry LLC at 1035 Main Street, Stevens Point for license period beginning October 21, 2025.**

Ald. Keymer requested to pull item 2a for further discussion.

Chief Kussow stated no concerns from law enforcement.

Ald. Birr moved, Ald. Steinmetz seconded, to approve the licenses for 2b and 2c.

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

Chief Kussow spoke about licensing for item 2a, Pointers Pub, and addressed concerns regarding underage drinking and citations issued to the owner, Ceola Coverley, of The Classroom bar. Chief Kussow spoke about the applicant cooperatively working with the Police Department to make positive changes, which included purchasing an ID scanner. Chief Kussow gave his recommendation of a six-month probationary period on the license, that on Thursday, Friday and Saturdays one staff member would work at the door checking ID's with the scanner while 2 staff members are within the tavern, and continued cooperation with law enforcement.

Ald. Lang moved, Ald. Birr seconded, to approve a six-month probationary license.

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

3. Request to Hold Event/Street Closing:

A. Holiday Parade on November 20, 2025 (Recurring Event).

B. Go With Your Gut 5K on April 25, 2026 (New Event).

Chief Kussow stated no concerns from law enforcement.

Business Improvement Districts, Executive Director, Karen Margelofsky introduced themselves.

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

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

4. Discussion and Possible Action on Use of Common Council Miscellaneous Funds.

Ald. Keymer spoke about the background of the fund, history, and amount available within the budget.

Clerk Pagel spoke about the transparency for all alderpersons to decide on the use of the budget as well as the process for approval.

C/T Ladick spoke about the Common Council budget remaining segregated for Common Council needs such as newsletters, announcing listening sessions, and training,

Ald. Guthrie spoke of concerns about budgeting the needs of each alderperson due to the spending history on the account and made the suggestion that alderpersons have discussions amongst themselves to ensure they are not overspending.

Ald. Keymer clarified that there is a separate seminar and education budgetary line item for training and expense and that the miscellaneous fund is typically used for more outreach and communication.

Mayor Wiza spoke about the history of the account., that it can be helpful to know what everyone will do in advance, as well as encourage alderpersons to establish guidelines on what is appropriate.

Ald. Buse made the suggestion changing the name of the account to assist in clarifying

whether it is used for outreach.

Ald. Christinson made the suggestion for alderpersons that spend over a certain amount to give a report to an appropriate committee for accountability.

Mayor Wiza recommended against having everything approved but instead discussing the guidelines in advance and working within those parameters.

Ald. Morrow spoke in favor of keeping guidelines as they are currently based upon the fluctuating needs of districts and that there is not an abuse of the funds.

Ald. Steinmetz questioned if the city is aware of any other municipalities' practices or policies on budgeting for miscellaneous expenses.

Ald. Kneebone spoke about the Treasurer's Office having a better understanding of the budget for the approval process instead of the Clerk's Office and that the amount of \$5,000 could be lowered.

Ald. Guthrie spoke about not seeing a need for staff's approval and if abuse is suspected, it moves to the City Attorney's office.

Ald Keymer summarized that no motion was needed, no issues were seen, and that the budget will continue on a first come, first served basis.

5. Adjournment.

Adjourned at 6:56 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

October 15, 2025 - 7:17 PM

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

OR

Zoom Teleconferencing

Meeting ID: 885 3196 7761 | Passcode: 716657

By Computer: [Zoom Link](#)

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

MINUTES

Non-Action Items:

1. Roll Call.

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

EXCUSED Ald. .

ABSENT Ald. .

OTHERS PRESENT C/T Ladick, Mayor Wiza, Clerk Pagel, Directors Kremer, Beduhn, Lemke, Kivela, Fire Chief Moody, Police Chief Kussow, Deputy C/T Peterson, Alderperson Kneebone, Lang, Birr, Steinmetz, Buse and Guthrie, Danielle Morey and Tori Jennings

2. Chairperson's Opening Remarks.

Alderperson Christianson addressed the committee regarding the importance of being good stewards of the taxpayers trust to spend funds appropriately and responsibly.

3. Reminder-Annual Operating Budget Meeting-October 27th at 6:00pm.

The annual operating budget meeting will be held on October 27th at 6:00 pm and all citizens are encouraged to attend.

Discussion and Possible Action on:

4. To award the Plover River Crossing Project to Highway Landscapers, Inc. in

the amount of \$1,796,643.43.

Ald. Keymer moved, Ald. Broderick seconded, to award the Plover River Crossing Project to Highway Landscapers, Inc. in the amount of \$1,796,643.43.

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

5. Consideration of Claim-Danielle Morey-Vehicle Struck by Ball.

Ald. Morrow moved, Ald. Keymer seconded, to deny the claim from Danielle Morey for damage to her vehicle when it was struck by a ball. The City's insurance company recommended denial of the claim. Morey was present to explain that the fence by Goerke Park is too low and as a result there is a responsibility of the City to cover these expenses.

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

6. Approval of 2026 Capital Budget.

Ald. Morrow moved, Ald. Keymer seconded, to approve the 2026 Capital Budget. Shuda questioned the cost of the facilities study as he felt that \$125,000 was too much for the study and perhaps if we were more specific in the information that we wanted to gather that the cost would be more reasonable. Discussion continued and it was evident that the Committee would like to see an ad hoc committee created to come up with the scope of the work for this long overdue study.

At 7:45 pm the meeting was recessed for the Common Council Meeting.

At 7:52 pm the meeting was reconvened.

Ald. Christianson moved, Ald Shuda seconded to amend the original motion and add removal of the \$9 million from the capital budget for the City Hall project. Christianson wanted to see these funds removed until it could be determined what the actual cost of the new building would be. He felt that if the money was available that the demolition of the old building could take place and then if the cost of the new building is much higher than projected, there wouldn't be the old building to remodel. Some alderpersons felt that removing the funds was not appropriate as action was already taken for the new building. Call for the vote: Roll call: Ayes: Christianson and Shuda. No: Morrow, Keymer and Broderick. Amendment to the motion failed.

Call for the vote: Roll call vote: Ayes: Christianson, Morrow, Shuda, Keymer and Broderick; nays, none; motion carried.

7. Consideration of the Budget Amount for Common Council Miscellaneous Expenses.

Ald. Morrow moved, Ald. Broderick seconded, to maintain the same budget amount for the miscellaneous expenses budget for 2026.

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

8. Approval of Scope of Services with AECOM to Update the Clark/Main Traffic Study.

Ald. Keymer moved, Ald. Morrow seconded, to approve the Scope of Services with AECOM to update the Clark/Main Traffic study.

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

9. Approval of Claims Paid.

Ald. Broderick moved, Ald. Keymer seconded, to approve the claims paid.

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

10. Adjourn into closed session (approximately 7:25 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 Potential Land Swap in TIF District 10.

B. Negotiating Potential Sale of City-Owned Property in TIF District 14.

Ald. Morrow moved, Ald. Keymer seconded, to move to closed session as per WI SS 19.85(1)(e) to negotiate potential land swap in TIF District 10 and to negotiate a potential sale of City Owned property in TIF District 14.

Call for the vote. Roll call vote: ayes, Keymer, Broderick, Christianson, Morrow and Shuda; nays, none; motion carried.

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

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

Call for the vote. Roll call vote: ayes: Broderick, Christianson, Morrow, Shuda and Keymer; nays, none; motion carried.

Ald. Keymer moved, Ald. Morrow seconded, to allow staff to negotiate an offer to sell ten acres of land in TIF District 14 as discussed in closed session with a right of first refusal on additional acreage.

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

Closing Section:

12. Adjournment

Meeting adjourned at 9:09 pm.

COMPTROLLER-TREASURER REPORT
for the period ending August 31, 2025

	Bal August 1, 2025	Receipts	Disbursements	Bal August 31, 2025
GENERAL OPERATING CASH	\$5,311,386.09	\$8,754,314.65	\$12,371,104.69	\$1,694,596.05
UTILITIES & TRANSPORTATION (Cash and Investments)	\$13,905,282.97	\$1,098,040.26	\$1,143,166.72	\$13,860,156.51
INVESTMENTS	Bal August 1, 2025	TRANSFER IN	TRANSFER OUT	Bal August 31, 2025
GENERAL	\$38,916,735.25	\$0.00	\$6,000,000.00	\$32,916,735.25
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	\$2,357,672.66	\$0.00	\$0.00	\$2,357,672.66
INTERNAL SERVICE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$4,201,530.19	<u>\$0.00</u>	<u>\$0.00</u>	\$4,201,530.19
TOTALS	<u>\$46,458,710.12</u>	<u>\$0.00</u>	<u>\$6,000,000.00</u>	<u>\$40,458,710.12</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,655,602	\$3,216,140	69.08%
POLICE	\$6,798,788	\$4,502,525	66.23%
FIRE	\$7,307,168	\$4,388,243	60.05%
PUBLIC WORKS	\$6,889,796	\$4,462,257	64.77%
PARK & REC	\$2,473,864	\$1,667,737	67.41%
CAPITAL PROJECTS	\$10,372,924	\$2,685,844	25.89%
DEBT SERVICE	\$9,377,519	\$9,406,160	100.31%
YTD TARGET	66.67%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$29,658,293	\$19,986,394	67.39%



October 1, 2025

TO: Plan Commission and Water and Sewerage Commissioners

RE: Wellhead protection overlay zoning modifications

Commissioners:

Prior to putting our new well (well 12) online, we are required (pursuant to NR 811.12) to have a wellhead protection plan in place that includes the new well. We have a draft wellhead protection document that is specific to well 12 in the review stage and have proposed changes to zones A, B, and C to account for the addition of well 12 or our wellhead protection ordinance map.

The first attached map shows that changes to the boundaries of zones A, B, and C. We are not proposing any changes to the language of the wellhead protection ordinance at this time, just to the boundaries of each zone.

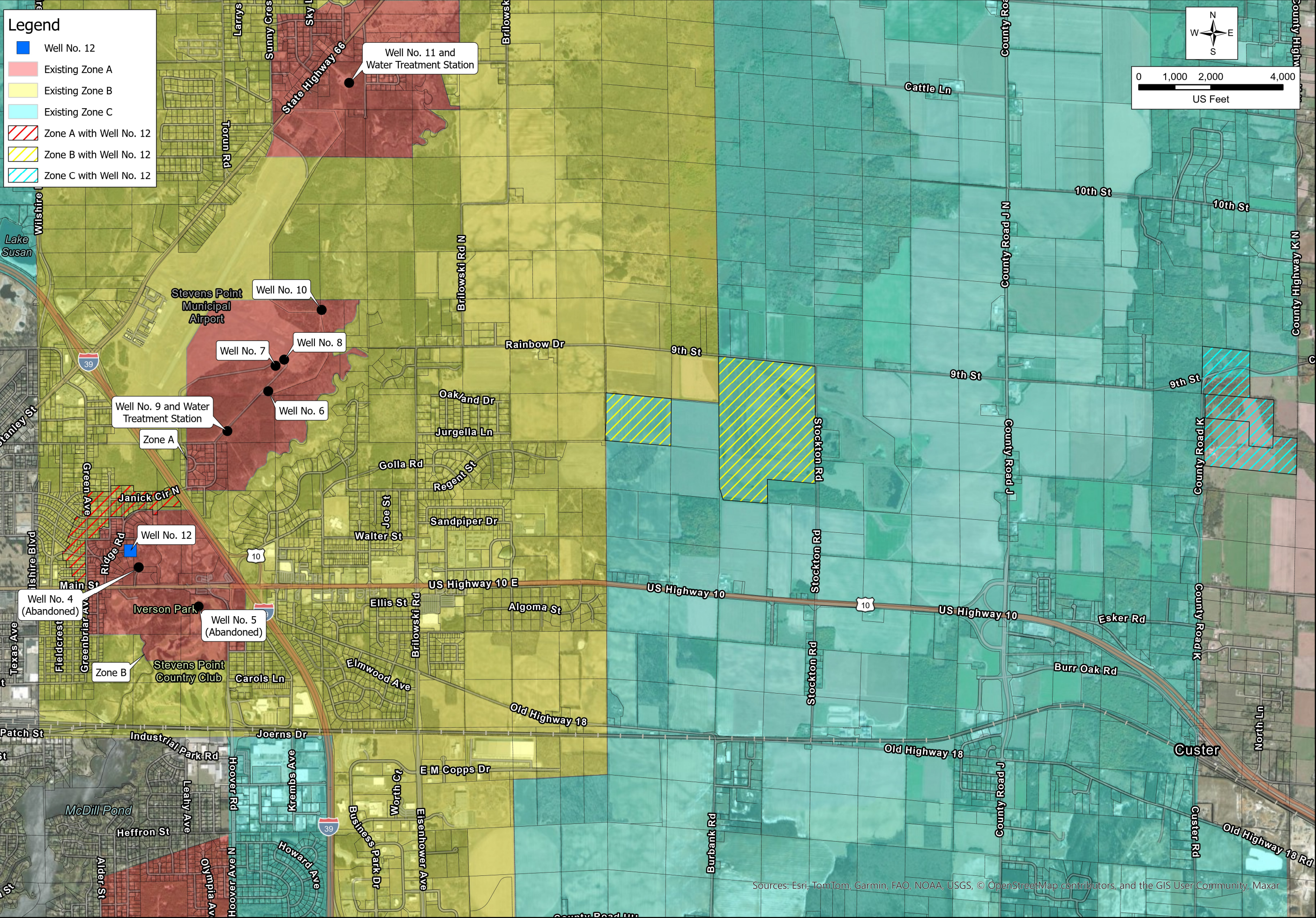
The second map shows some more information relative to the direction of groundwater flow and the different lines that represent the zone of influence, 10 year time of travel, and groundwater divide.

On the first map, we show zones A (red), B (yellow), and C (green) as they currently exist and with hatches areas showing the proposed additions to each zone. Zone A is changed to include the zone of influence around the new well, zone B is changed to include all parcels in the direction of groundwater flow to well 12 that are within the 10-year time of travel, and the modifications to zone C are to add parcels that are within the direction of groundwater flow to well 12, west of the groundwater divide.

Staff respectfully requests that the existing ordinance map be modified to include the changes as presented for the addition of well 12

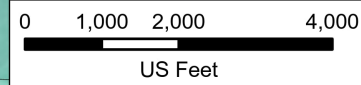
Thanks for your consideration,

Joel Lemke
Director of Public Utilities



Legend

- Well No. 12
- Existing Zone A
- Existing Zone B
- Existing Zone C
- Zone A with Well No. 12
- Zone B with Well No. 12
- Zone C with Well No. 12



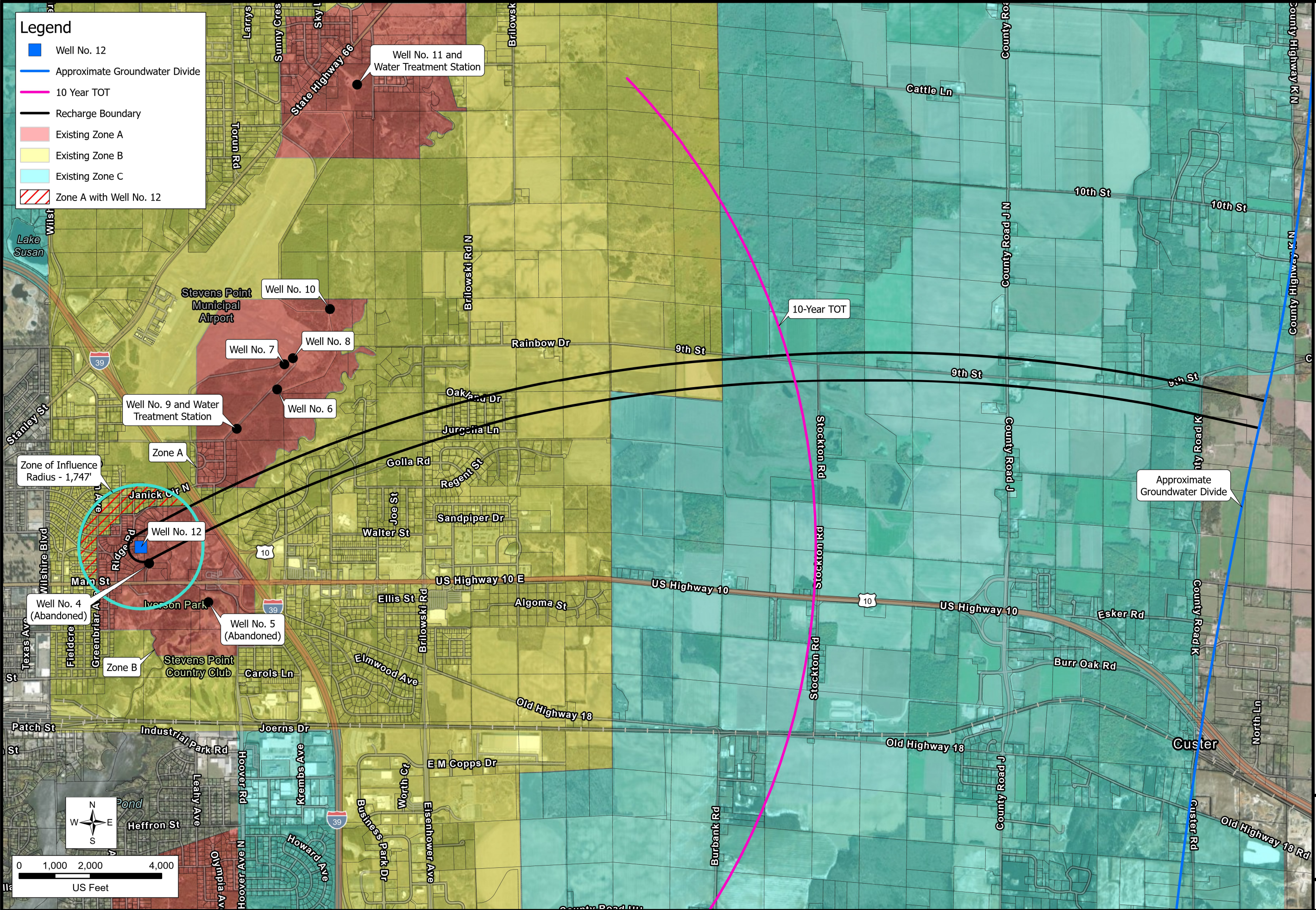
GROUNDWATER PROTECTION DISTRICT WITH WELL NO. 12

WELL NO. 12 WELLHEAD PROTECTION PLAN
 CITY OF STEVENS POINT
 PORTAGE COUNTY, WISCONSIN



FIGURE 2.05-2
1038.015

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



Legend

- Well No. 12
- Approximate Groundwater Divide
- 10 Year TOT
- Recharge Boundary
- Existing Zone A
- Existing Zone B
- Existing Zone C
- Zone A with Well No. 12

North Arrow

Scale: 0 1,000 2,000 4,000 US Feet

**WELL NO. 12 RECHARGE AREA
WITH EXISTING GROUNDWATER PROTECTION DISTRICT**

**WELL NO. 12 WELLEDHEAD PROTECTION PLAN
CITY OF STEVENS POINT
PORTAGE COUNTY, WISCONSIN**



**FIGURE 2.05-1
1038.015**

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: October 6, 2025
Adopted: October 20, 2025

Committee: Plan Commission
Drafted by: Adam Kuhn
Return to: City Clerk



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: October 6, 2025

RE: A request from Tyler Ignatowski, representing Little Captain LLC, to annex an unaddressed parcel bounded by Stanley Street (Parcel ID 020240828-14.18) from the Town of Hull to the City of Stevens Point.

Background: The applicant is requesting annexation of an unaddressed parcel off of Stanley Street to the City of Stevens Point from the Town of Hull. The property is currently undeveloped, and the construction of multiple duplexes on the property are planned. The applicant also owns the neighboring lot to the west, 2928 Stanley Street, which would be combined with the subject property to have a larger development area.

There are six types of annexation requests and are as follows:

- **Annexation by Unanimous Approval**
- Annexation by One-Half Approval
- Annexation by Referendum
- Annexation by City or Village Initiated Referendum
- Annexation of Town Islands
- Annexation of Territory Owned by a City or Village

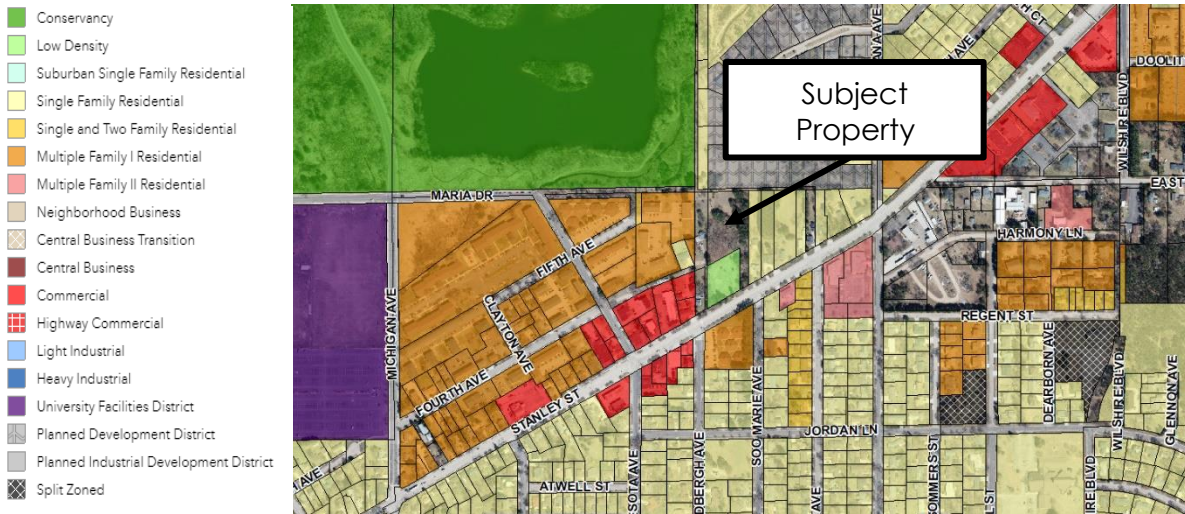
The applicant is requesting annexation by unanimous approval. Requirements for direct annexation by unanimous approval, as outlined through Wis. Stats. 66.0217(2), are as follows:

§66.0217(2) Direct annexation by unanimous approval. Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and 66.0307 (7), if a petition for direct annexation signed by all of the electors residing in the territory

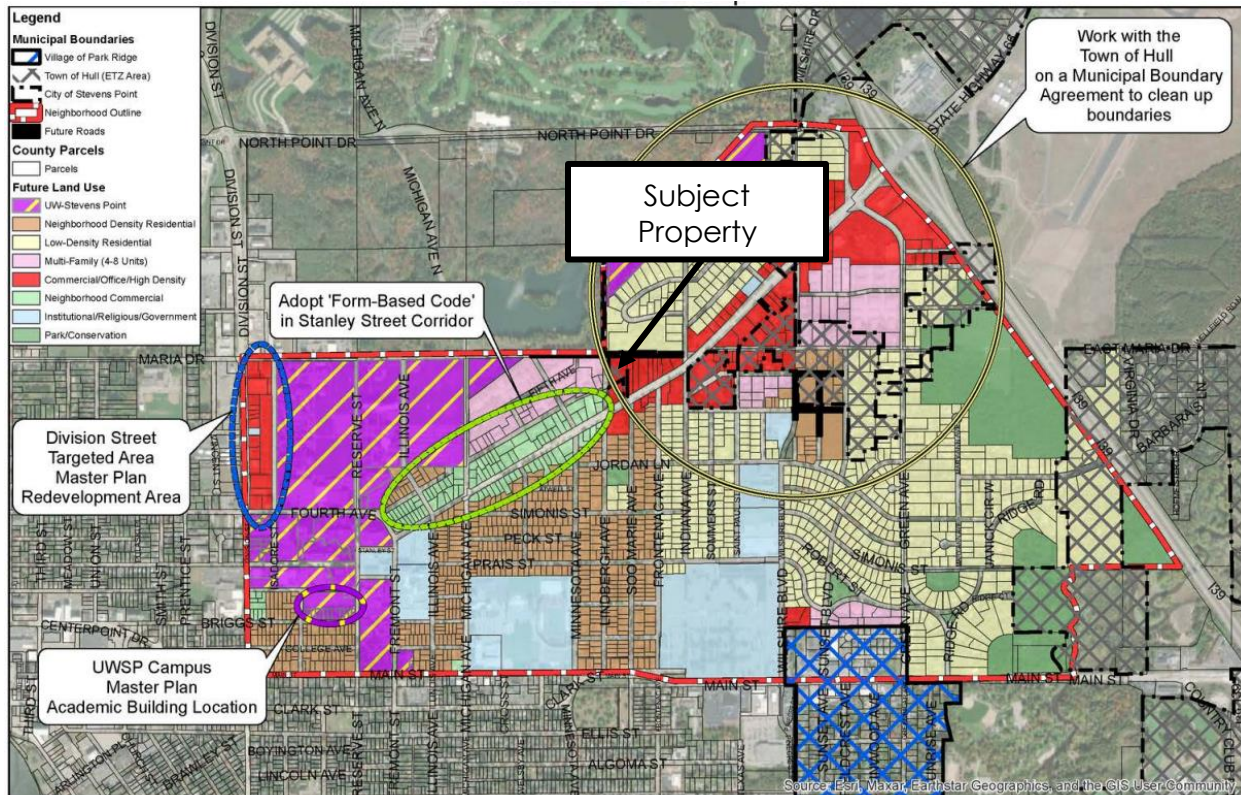
www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Consistent with the requirements above, the subject property would be automatically zoned "R-LD" Low Density Residential. Given the proposed development and the development pattern surrounding the subject property, the applicant is planning to request a permanent zoning designation of "R-4" Multiple Family I Residential.



Stevens Point Comprehensive Plan



The subject property is adjacent to the City and borders multi-family, commercial and single-family land uses. With a zoning designation of "R-4" Multi-Family I Residential, staff believes that it is compatible with adjacent uses and consistent with the long-term development pattern in this area.

The applicant intends to annex the subject property to obtain City utility service. The City's Future Land Use Map, last amended in 2024, identifies the subject area for Commercial/Office/High-Density land uses. 'High-density' is defined in the City's Comprehensive Plan as allowing for 9+ housing units. While the site development plan is not finalized, initial plans call for 15 duplexes to be constructed on the two parcels (planned to be combined into one parcel). Having roughly 30 housing units split into duplexes would achieve the 'high-density' designation, while serving as a gradual decrease in land use intensity from adjacent multi-family and single-family residential uses.

Given the above findings, the annexation seems fitting given the contiguous nature of the property with City limits. Likewise, the property can be immediately serviced with City utilities. Although the Wisconsin Department of Administration has not provided a recommendation as of October 1st, City staff does not foresee any issues with obtaining DOA sign-off.

Staff Recommendation: Staff recommends **APPROVAL** as presented.



APPLICATION FOR ANNEXATION

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager	Adam Kuhn		
Pre-Application Conference Date				Annexation Request Type	Unanimous <input checked="" type="checkbox"/>	One-Half Approval <input type="checkbox"/>	By Referendum <input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Tyler Ignatowski	Contact Name	
Address	13707 Beechwood Point Road	Address	
City, State, Zip	Midlothian, Virginia 23112	City, State, Zip	
Telephone	801-584-9834	Telephone	
Fax		Fax	
Email	ignacorp@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Little Captain LLC	Owner's Name	
Address	PO Box 1071	Address	
City, State, Zip	Stevens Point, Wisconsin 54481	City, State, Zip	
Telephone	801-584-9834	Telephone	
Fax		Fax	
Email	ignacorp@gmail.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
020240828-14.18		
Legal Description of Subject Property		
L3 CSM#9164-38-94 BNG PRT NWSE EXC PRT ANNXD TO CITY-467/1097 S28T24R8 1.96A M/L 302/289;336/318; 620/571;712550;712551; 757549;759277;767194 902767-HT110 913434 914694 914695 914696		
Designated Future Land Use Category		Current Use of Property
Commercial/Office/High-Density		Undeveloped
Explain the land use and the development proposed for the annexation property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The subject property is currently undeveloped. Our future intention of the property is to construct multiple duplexes.		
Is the proposed annexation consistent with the Comprehensive Plan? Please reference the Comprehensive Plan's Future Land Use Map and the Extraterritorial		

Land Use Map. (Use additional pages if necessary)

Yes, we plan to construct several duplexes on the property. As the City's Extraterritorial Future Land Use Map identifies the subject property as 'Commercial/Office/High-Density,' we believe that the proposed annexation is consistent with the Stevens Point Comprehensive Plan. High-density is defined in the Comprehensive Plan as having nine or more residential units, and it is my intention to provide more than nine housing units on the property.

Is a permanent zoning classification being requested for the annexation territory? If yes, please state the proposed zoning classification and provide reasoning. (Use additional pages if necessary)

Property that is annexed into City limits are automatically zoned "R-LD" Low-Density Residential. A rezoning of the property to the "R-4" Multiple-Family I Residence District is planned should the annexation be approved.

Current Zoning Surrounding Subject Property (City or County zoning)

North:	"PD" Planned Development	South:	"R-4" Multiple-Family I Residential
East:	"R-2" Single-Family Residential	West:	"R-4" Multiple-Family I Residential

Current Land Use Surrounding Subject Property

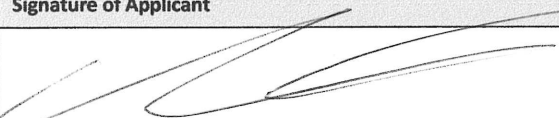
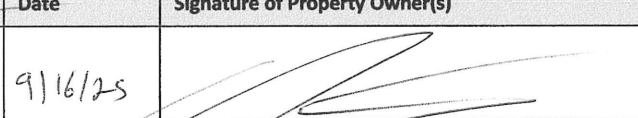
North:	Single-Family Residential	South:	Multi-Family Residential
East:	Single-Family Residential	West:	Multi-Family Residential

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input type="checkbox"/>	
Site Map or Certified Survey Map (outlining annexation property and surrounding jurisdictions)	<input type="checkbox"/>	
Signed Petition (signed by electors and property owners within the annexation area)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	9/16/25		9/16/25

September 9, 2025

Ald. Shaun Morrow
Eleventh District Alderperson
City of Stevens Point
2509 Falcons Cove
Stevens Point, WI 54482

RE: Notice of Application for Annexation of Property – Unaddressed Parcel off of Stanley Street

Dear Alderperson Morrow,

The intent of this letter is to provide you notice of the proposed annexation of certain real estate located in the Town of Hull to the City of Stevens Point. A copy of the application for annexation that will be submitted to the City of Stevens Point is enclosed for your reference. The annexation request is slated to be brought before the City's Plan Commission for consideration on October 6, 2025.

Please feel free to reach out to me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Ignatowski', with a long horizontal flourish extending to the right.

Tyler Ignatowski

PETITION FOR ANNEXATION
DIRECT ANNEXATION BY UNANIMOUS APPROVAL
WIS. STATS. 66.0217(2)

TO: City of Stevens Point
Attn. City Clerk
1515 Strongs Avenue
Stevens Point, WI 54481

WITH SIGNED COUNTERPART COPIES TO:

Town of Hull
Attn. Town Clerk
4550 Wojcik Memorial Drive
Stevens Point, WI 54482

Wisconsin Department of Administration
Attn. Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

FROM: Tyler Ignatowski, representing Little Captain LLC
13707 Beechwood Point Road, Midlothian, Virginia 23112

THIS PETITION (“Petition”) is made by Petitioners on September 9, 2025.

1. **Petition of Annexation; Legal Description of Property.** Petitioners hereby petition and request that the real property described on Exhibit A, attached hereto (herein the “Property”), be detached from the Town of Hull, Portage County, Wisconsin, and be annexed to the City of Stevens Point, Portage County, Wisconsin. The Tax Key Numbers for the Property are as follows:

<u>Tax Key Numbers</u>	<u>Owners</u>
020-24-0828-14.18	Tyler Ignatowski Representing Little Captain LLC

2. **Ownership of Property; Scale Map.** Petitioners are the sole owners of the Property, which consists of 1.96 acres, and is further described on the Scale Map attached hereto as Exhibit B.
3. **Population.** Petitioners represent and state that the Property is solely owned by the Petitioners and that zero (0) persons reside within the Property; the Property is currently undeveloped.

4. **Direct Annexation.** Petitioners make this Petition pursuant to Section 66.0217(2) of the Wisconsin Statutes as a request for direct annexation by unanimous approval of the sole owners of the Property, the Petitioners.
5. **Acknowledgement.** The undersigned owners acknowledge that this Petition, the Legal Description (Exhibit A) and the Scale Map (Exhibit B) have been prepared in accordance with Section 66.0217, Wis. Stats., and that the undersigned has or will provide all required fees to process this Petition.

Owners & Petitioners



Tyler Ignatowski, Representing Little Captain LLC

9/16/25

Document Drafted By:
Adam Kuhn, AICP
Associate Planner / Zoning Administrator
1515 Strongs Avenue
Stevens Point, WI 54481

EXHIBIT 'A'

ANNEXATION

LOCATED IN AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF TYLER IGNATOWSKI, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST;

THENCE S 88°56'03" W, ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 28, 2022.12', THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 00°06'35" E, 516.80' TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF STANLEY STREET;

THENCE S 59°56'54" W, ALONG THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE, 70.49';

THENCE N 00°06'35" W, 227.26';

THENCE S 59°54'54" W, 189.06';

THENCE N 00°06'35" W, 415.43' TO THE EAST-WEST QUARTER LINE OF SECTION 28;

THENCE N 88°56'03" E, ALONG SAID EAST-WEST QUARTER LINE OF SECTION 28, 224.88', ALSO THE POINT OF BEGINNING, THERE TERMINATING.

SAID PARCEL CONTAINS 2.138 ACRES. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS IN USE OR OF RECORD.

THAT THIS MAP AND LEGAL DESCRIPTION IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND SUBDIVISION ORDINANCE OF THE TOWN OF HULL CITY OF STEVENS POINT AND PORTAGE COUNTY, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 27TH DAY OF AUGUST, 2025.



AARON PARKS, PLS #2861

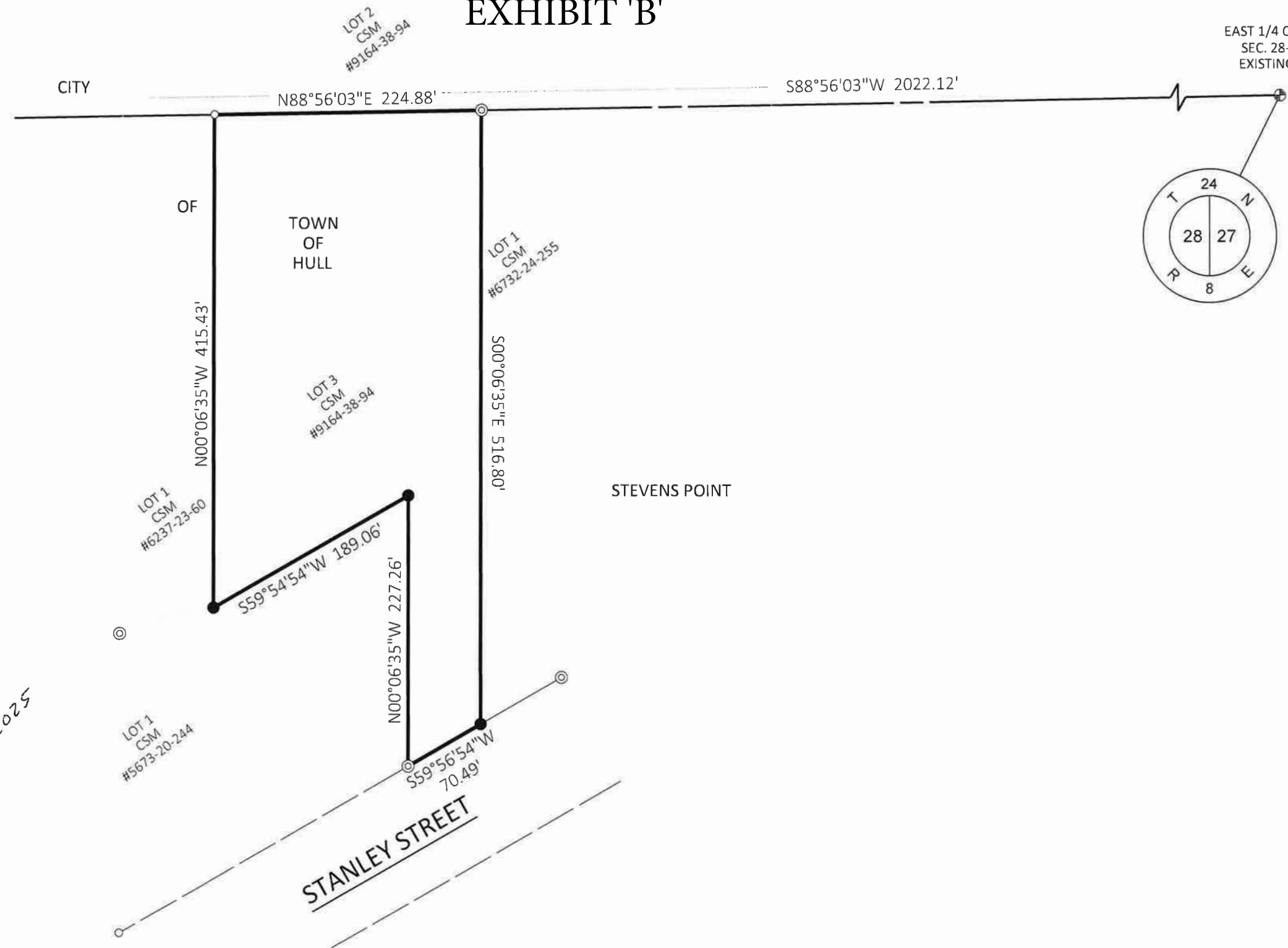
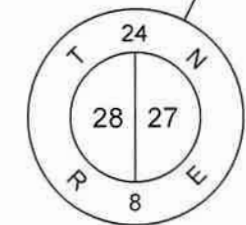
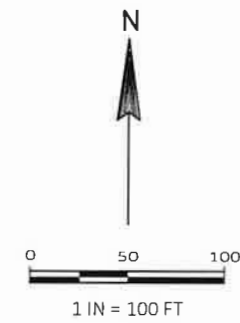


ANNEXATION TO THE CITY OF STEVENS POINT

PART OF LOT 3, CSM #9164-38-94, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 28,
T24N, R8E, TOWN OF HULL, PORTAGE COUNTY

EXHIBIT 'B'

EAST 1/4 CORNER
SEC. 28-24-8
EXISTING HCI



LEGEND

- ⊕ EXISTING GOVERNMENT MONUMENT AS NOTED
- ⊙ EXISTING 1 1/4" OD IRON PIPE
- EXISTING 3/4" REBAR
- CALCULATED POSITION



PREPARED BY:
AARON PARKS, PLS #2861
GREMMER & ASSOCIATES, INC.
120 WILSHIRE BLVD, NORTH
STEVENS POINT, WI 54481



AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF STEVENS POINT

Unaddressed parcel along Stanley Street
(PID: 020240828 -14.18)

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

SECTION I: Territory Annexed. Pursuant to Wis. Stat. §66.0217(2) the following described territory shall be detached from the Town of Hull, Portage County, Wisconsin and is annexed to the City of Stevens Point, Portage County, Wisconsin:

The land description is attached hereto as Exhibit 'A' and a scale Annexation Map is attached hereto as Exhibit 'B' and shall become a part of this ordinance.

SECTION II: Effect of Annexation. From and after the date of this ordinance, the territory described in Section I shall be a part of the City of Stevens Point for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Stevens Point and school district.

SECTION III: Zoning Classification. All such land being annexed to the City of Stevens Point shall be temporarily designated "RLD" Residential Low Density District for zoning purposes. Permanent zoning shall be approved by the Common Council of the City of Stevens Point.

SECTION IV: State Legislative, County Supervisory, and City Aldermanic District Designation. The territory described in Section I lying in the **Town of Hull** shall remain a part of the 24th State Senate District, remain a part of the 71st State Assembly District, shall become a part of the 2nd County Board Supervisory District, become a part of the 11th Aldermanic District, and shall become part of the 32nd Ward of the City of Stevens Point subject to the ordinances, rules and regulations of the City, County, and State governing districts.

SECTION V: Population. The population of the annexed territory is zero (0).

SECTION VI: Severability. If any provision of this ordinance is invalid or unconstitutional or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality

shall not affect any provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION VII: Tax Payment. Pursuant to Wis. Stat. §66.0217 (14) the City of Stevens Point shall pay annually to the Town of Hull for a period of five years, an amount equal to the amount of property taxes that the Town levied for municipal purposes on the annexed territory, as shown by the tax roll under Wis. Stat. §70.65, in the year in which the annexation is final.

SECTION VIII: Review. The State of Wisconsin, Department of Administration, has reviewed the annexation and issued its determination.

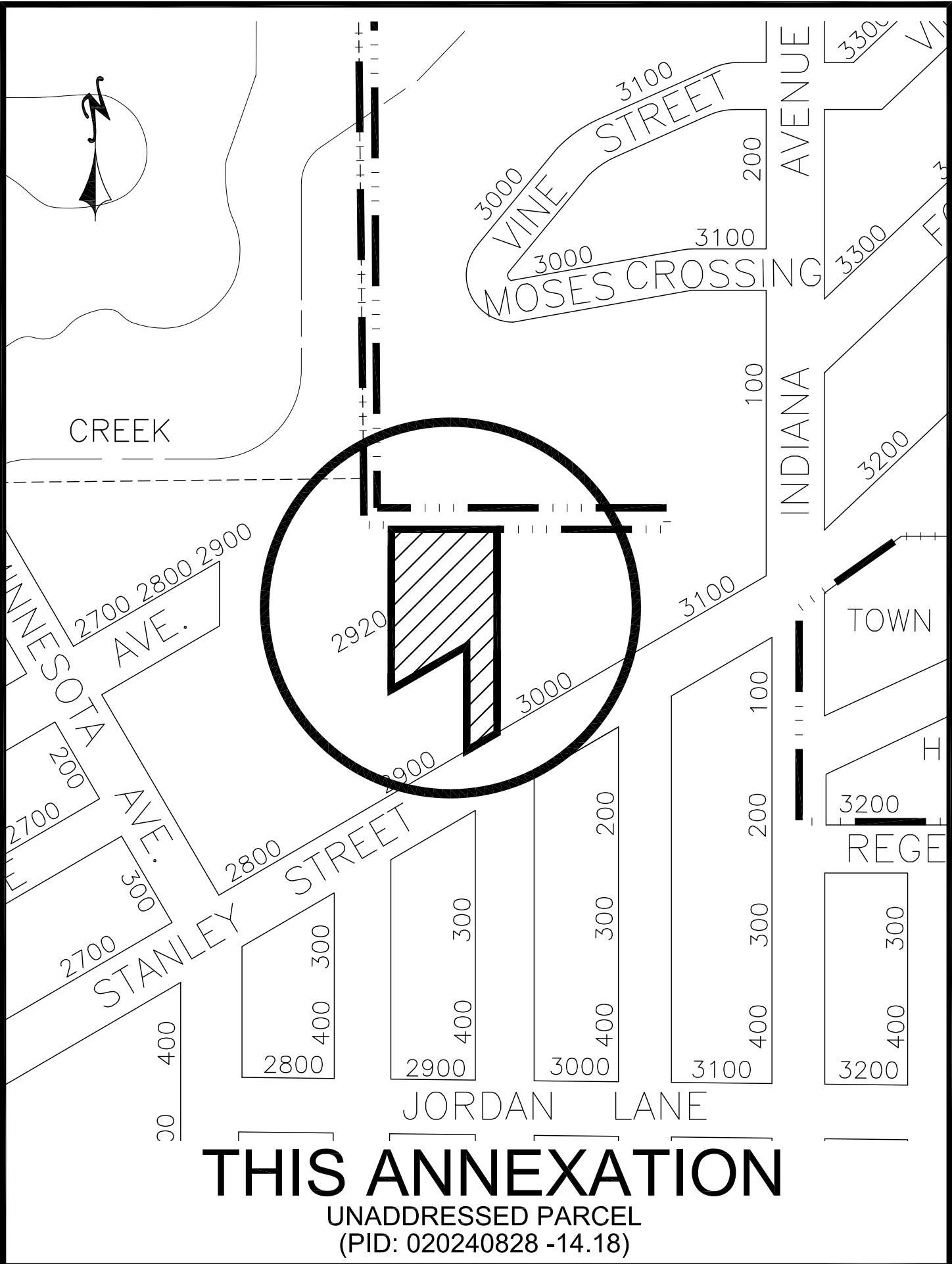
SECTION IX: Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: September 9, 2025
Adopted: October 20, 2025
Published: October 30, 2025

This instrument drafted by:
Pat Fuehrer
Engineering Division
City of Stevens Point



CREEK

MINNESOTA AVE.
2700 2800 2900

MINNESOTA AVE.
2700 300

STANLEY STREET
2800

VINE STREET
3000 3100

MOSES CROSSING

INDIANA AVENUE

3300

3300

3200

TOWN

3200 REGE

20 400

2800 400 300

2900 400 300

3000 400 300 200

3100 400 300 200 100

3200 400 300

JORDAN LANE

THIS ANNEXATION

UNADDRESSED PARCEL
(PID: 020240828 -14.18)



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

October 13, 2025

PETITION FILE NO. 14802

SUSAN PAGEL, CLERK
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481-3543

DESIREE REDDITT, CLERK
TOWN OF HULL
4550 WOJCIK MEMORIAL DRIVE
STEVENS POINT, WI 54482-8738

Subject: LITTLE CAPTAIN LLC ANNEXATION

The proposed annexation submitted to our office on September 22, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Stevens Point, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14802 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2876>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the Common Council of the City of Stevens Point has declared its intention to exercise its police power under Section 66.0703(1)(a), Wisconsin Statutes to levy special assessments upon property within the following described area for special benefits conferred upon such property by improvement to such areas:

A. FOR INSTALLATION OF STORM SEWER LATERALS - PROJECT # 24-01.

- 1) All property fronting upon both sides of **Walker Street** from its intersection with Second Street to 400 feet west of Forest Street.
- 2) All property fronting upon both sides of **Maria Drive** from its intersection with Second Street to its intersection with Division Street.
- 3) All property fronting upon both sides of **Vincent Street** from its intersection with Sixth Avenue to its intersection with Maria Drive.
- 4) All property fronting upon both sides of **Second Street** from its intersection with Walker St. to its intersection with Maria Dr.

The report of the Board of Public Works showing final plans and specifications, actual cost of improvements and proposed assessments are on file in the City Clerk's office and may be inspected there during any business day between the hours of 7:30 a.m. and 4:00 p.m.

You are further notified that the Common Council will hear all interested persons or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the report of the Board of Public Works at 7:00 p.m. on the 20th day of October , 2025. All objections will be considered at the hearing and thereafter the amount of assessments will be finally determined.

Susan Pagel, City Clerk

Publish: October 2, 2025

FINAL RESOLUTION

WHEREAS, the Common Council of the City of Stevens Point, Wisconsin, held a public hearing at the Community Room at the Stevens Point Police Department at 7:00 P.M. on the 20th day of October, 2025, for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the proposed public improvement consisting of the following:

A. FOR INSTALLATION OF STORM SEWER LATERALS - PROJECT # 24-01.

- 1) All property fronting upon both sides of **Walker Street** from its intersection with Second Street to 400 feet west of Forest Street.
- 2) All property fronting upon both sides of **Maria Drive** from its intersection with Second Street to its intersection with Division Street.
- 3) All property fronting upon both sides of **Vincent Street** from its intersection with Sixth Avenue to its intersection with Maria Drive.
- 4) All property fronting upon both sides of **Second Street** from its intersection with Walker St. to its intersection with Maria Dr.

; and proposed assessments against benefitted property, and heard all persons who desired to speak at the hearing.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Stevens Point, Wisconsin, determines as follows:

1. The report of the Board of Public Works, pertaining to installation of the above described public improvements, including plans and specifications and assessments set forth therein, is adopted and approved.
2. That the Board of Public Works has advertised for bids and has provided for the supervision of construction of the improvements in accordance with the report of the Director of Public Works.
3. That payment of the improvements be made by assessing the entire cost to the property benefitted as indicated in the report.
4. That the assessments shown on the report, representing an exercise of the police power, have been determined on a reasonable basis and are hereby confirmed.
5. That the assessments for all projects included in the report are hereby combined as a single assessment but any and all interested property owner may object to each assessment separately or all assessments jointly for any purpose.
6. That the assessments may be paid in cash or in five (5) annual installments at an interest rate of 4.50% per annum on the unpaid

balance. Ten (10) annual installments is available at an interest rate of 5.50% per annum upon written request. A property owner shall have not more than 30 days in which to pay the balance in whole to avoid interest charges.

7. That the City Clerk shall publish this resolution as a Class I notice in the assessment district and mail a copy of this resolution and a statement of the final proposed assessment against the benefitted property to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: September 16, 2025
Approved: October 20, 2025
Published: October 30, 2025

**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 34 of Section 9.03(b) of the Revised Municipal Code, **Traffic Control Signals; Controlled Intersections Designated** is hereby **created** to read as follows:

9.03(b) 34. At the intersection of Hoover Road and Industrial Park Road.

SECTION II: That subsection 35 of Section 9.03(b) of the Revised Municipal Code, **Traffic Control Signals; Controlled Intersections Designated** is hereby **created** to read as follows:

9.03(b) 35. At the intersection of Hoover Road and Coye Drive.

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

APPROVED: _____

ATTEST: _____
Susan Pagel, City Clerk

Dated: October 7, 2025
Approved: October 20, 2025
Published: October 30, 2025

RESOLUTION

**CITY OF STEVENS POINT
PETITION FOR THE ALTERATION OF AN AT-GRADE CROSSING**

WHEREAS, the City of Stevens Point altered the at-grade crossing of Patch Street, a public street crossing the tracks of the Canadian National Railway, formally known as the Wisconsin Central Ltd. (US DOT crossing number 692744R), and

WHEREAS, the alteration of the crossing was necessary to promote public safety and convenience for pedestrians and bicyclists carried out by the Patch Street Trail Project 01-7A, and

WHEREAS, the Office of the Commissioner of Railroads through docket 9164-RX-960 opened an investigation into the unauthorized alteration and a determination of the adequacy of the warning devices and safety of the crossing with Patch Street, and

WHEREAS, Section 195.29 Wisconsin Statutes authorizes the Office of the Commissioner of Railroads to determine whether the alteration of the crossing was necessary to promote public safety and convenience, to determine the necessary warning devices for the crossing, and

NOW, THEREFORE, BE IT RESOLVED, that the City of Stevens Point hereby directs the City of Stevens Point staff to take all necessary steps to petition the Office of the Commissioner of Railroads for an investigation and order to approve the altered crossing of Patch Street with the tracks of the Canadian National Railway in the City of Stevens Point, Portage County.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Stevens Point staff shall comply with Chapter 195, Wisconsin Statutes and RR 1.025, Wisconsin Administrative Code in the filing of the petition.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Sue Pagel, City Clerk

Dated: October 9, 2025
Approved: October 20, 2025
Published: October 30, 2025

From: [Allison C. De Franze](#)
To: [Corey Ladick](#)
Subject: Morey v City of Stevens Point
Date: Tuesday, September 23, 2025 2:18:18 PM

Hi Corey,

I am in receipt of the above claim that has been filed against the City of Stevens Point by Danielle Morey in the amount of \$2103.67 . As you are aware, the City is self-insured for this loss, and should the City decide to settle this matter, any settlement would come from City funds.

Based on the claim information, it is my understanding that Ms. Morey's vehicle was struck by a softball on June 17, 2025.

In reviewing the submitted documentation, I note that it is unknown who hit the softball that struck Ms. Morey's vehicle. It is my opinion that there was no negligence on the part of the City, and the City did not cause any unsafe condition. It is my opinion that the city is meeting the standard of reasonable care, which is the standard that municipalities are held to.

Additionally, the city can deny this claim based on discretionary immunity: operational choices for public facilities (such as netting) is a discretionary decision, and municipalities have immunity for discretionary actions under Wis. Stat. 893.80 (4).

Based on the above, I recommend denial of this claim.

If you have any questions or would like to discuss, please feel free to contact me.

Thank you,

CITY OF
STEVENS POINT
NOTICE OF CLAIM

Name: Danielle Morey
Address: 810 Meadow Street
Stevens Point WI 54481
Phone: 608-886-2487

Incident/Accident Information

Date: 6-17-25
Time: Approx 6:20PM

Location: Approx 2400 Main Street, Stevens Point, WI

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary) For auto damage, attach a copy of the policy report (if any), a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was sought along with the name of medical care provider. Also identify any witnesses to the accident/incident.

See attachments.
Witness includes Gwen Morey, riding in vehicle with the claimant.
Other witnesses include Greorke Park spectators & players.

Signed: Danielle Morey

Date: 7-16-25

CLAIM

(NOTE: you are not required to make a claim at this time. As long as you have the filed the above Notice of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of \$ 2,103.67 or as needed by baby shop.

To process this claim it is necessary to detail all damages being sought.

Signed: Danielle Morey

Date: 7-17-25

Address: 810 Meadow St.
Stevens Point, WI 54481



CLAIMANT: DANIELLE MOREY
810 Meadow Street
Stevens Point, WI 54481
Phone: 608-886-2487

July 16, 2025

To:

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

RE:

Stevens Point Parks & Recreation
Point Fastpitch Board Members
Georke Park Owners & Operators
Date of incident: 6-17-25

To whom it may concern:

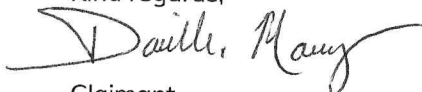
Subject: Claim regarding damaged vehicle

I am writing to submit a claim and formal request for necessary coverages regarding damages to my vehicle that took place on 6-17-25, at approximately 6:20pm from a softball. Ultimately, this damage occurred as a result of negligence on all parties responsible for the field or softball game, who failed to take reasonable steps to prevent foreseeable damage. This claim is based upon three main points of precedent, including the fact that the claimant and witness were not spectators, in addition to foreseeability, and the absence of duty of care.

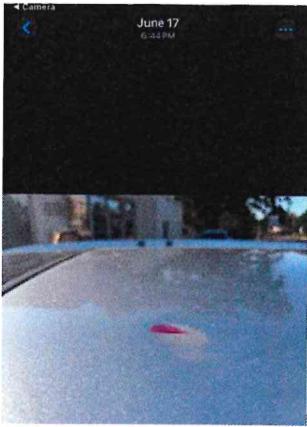
- Not a spectator: In this case, the claimant and witness were not spectators of the softball game or associated with it, in any capacity. The claimant was driving west on Main Street headed for a birthday dinner with the witness. In our email communication, Fastpitch President, Archie Sawyer, made the "assumption of risk" defense, which is non-applicable in this situation given the witness and claimant were driving on a public road, and not in attendance of any softball games nor were we made aware that there was a game taking place. For example, the use of proper signage, informing vehicles of a game in play.
- Foreseeability: In this case, Mr. Sawyer, by his own admission in our email communication, acknowledged the fact that these same incidences have happened in the past. The decision to ignore these past incidences, and allow further damages to happen in the present and future, is a liability that falls on this league and one that clearly demonstrates a foreseeable risk.
- Duty of care: The organisers of the softball game, the field owners, or even the municipality, have a legal duty to take reasonable precautions to ensure the safety of those nearby, including drivers and their property. This would involve having appropriate fencing or netting to prevent balls from leaving the field, especially given its proximity to this high volume traffic area. Currently, however, the softball diamond has only a fence, and one with a proven track record of inadequacy & failure in providing safety to drivers, pedestrians, spectators, and players.

The claimant kindly requests replacement/coverage for the damaged vehicle as soon as possible. I have attached photos, estimates, maps, and email documentation for your reference. Please refer to all attachments included in this notice of claim submission. Please contact me at 608-886-2487 or email dmore382@gmail.com should you require any further information. I look forward to your prompt response and resolution to this issue and appreciate your time.

Kind regards,



Claimant
Danielle Morey



01 -

Claimant Danielle Morey vehicle damage due to softball striking roof on June 17, 2025. Claimant was unaffiliated with the softball games, was not aware they were taking place, and was not attending any of the games or parking near them. Claimant was on the way to a family birthday dinner.



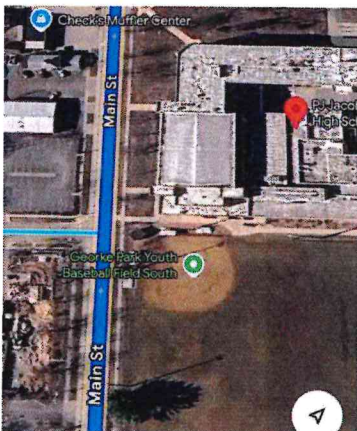
02-

Claimants vehicle damage due to softball striking roof on June 17, 2025.



03-

Claimant went to the concessions stand to request contact information for damages to vehicle and in that short period, witnessed ANOTHER softball being vaulted into traffic. Exhibit 3 shows a young player/athlete running into the street, to retrieve another softball that landed directly where high volumes of vehicles travel everyday.



04 -

Highlighted map of location where the claimants vehicle was damaged. The incident occurred on Main Street, next to/near PJ Jacob's High School.



05 -

Satellite view of location damages occurred to claimants vehicle. Approximately 2400 Main Street, Stevens Point, WI, 54481.



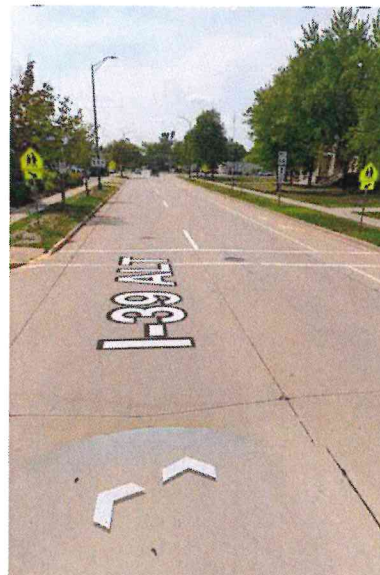
06 -

Street view of location claimants vehicle was damaged and where softball player ran out into the street to retrieve a ball, potentially putting herself in danger.



07 -

Street view of specific/approximate location claimants car was struck. Damage occurred between the red pin marker and the WEST 66 sign.



08 -

Street view of incident location on one way, Main Street in Stevens Point, WI. Claimant was headed west on Main Street.

Car damages

4 messages

Dani <dmore382@gmail.com>
To: drake_dubay@hotmail.com
Cc: belangertess@gmail.com

Thu, Jun 19, 2025 at 3:27 PM

Hello Mr. Sawyer,

I am reaching out because my car was hit by a softball on 6-17-25, Tuesday at 6:25pm. I stopped and asked for information and was given your information by Maddie at the north side concession stand. My car did sustain damage and I would like be grateful if you could direct me to the person that would handle something of this nature. Thank you so much for your time and have a great holiday weekend!

Dani M.

Archie Sawyer <drake_dubay@hotmail.com>
To: Dani <dmore382@gmail.com>, Dan Kremer <dkremer@stevenspoint.com>

Thu, Jun 19, 2025 at 3:59 PM

Good Afternoon Dani,

I'm really sorry to hear about the damage to your car — I know that's frustrating. Unfortunately, this has happened in the past, and as with most recreational leagues, we are not liable for damage to vehicles that occur during games. Parking near the fields is considered at your own risk.

You're welcome to reach out to the city's Parks Department if you'd like to discuss the matter further, though they generally follow the same policy. I have cc'd Dan Kramer to this email who is the head of the Parks Dept. for Stevens Point.

I understand this may not be the response you were hoping for, and I truly wish there were more we could do. Please let me know if you have any other questions.

Thanks,

Archie

From: Dani <dmore382@gmail.com>
Sent: Thursday, June 19, 2025 3:27 PM
To: drake_dubay@hotmail.com <drake_dubay@hotmail.com>
Cc: belangertess@gmail.com <belangertess@gmail.com>
Subject: Car damages

[Quoted text hidden]

Dani <dmore382@gmail.com>
To: Archie Sawyer <drake_dubay@hotmail.com>
Cc: Dan Kremer <dkremer@stevenspoint.com>

Fri, Jul 11, 2025 at 2:33 PM

Mr. Sawyer and Mr. Kremer,

DM

I want to follow up regarding the damages to my vehicle. Since our last email I have spoken with my insurance and the cost of my insurance will be effected if I file a claim to fix this.

I am requesting that this softball league or Parks department take responsibility for this cost due to the obvious negligence and failure to provide proper or any netting, especially given this location in Stevens Point.

In the very short amount of time that I spent inquiring as to your contact information, another softball went barreling over into traffic. In the picture below you can see a player having to run out into that traffic to retrieve the ball.

While I do agree with you that there is an "assumed risk" IF one deliberately chooses to attend a game and park. This however, does not apply to my case or scenario. I was driving to dinner with my mom for her birthday, we had nothing to do with the softball games, nor were we aware they were going on.

In addition to all of this, by your own admission Mr. Sawyer, as you stated "this has happened in the past." Which means something could have been done to avoid this happening, but no action has been taken. It also means that you are aware that this is a proven issue and have failed in due diligence in providing a solution.

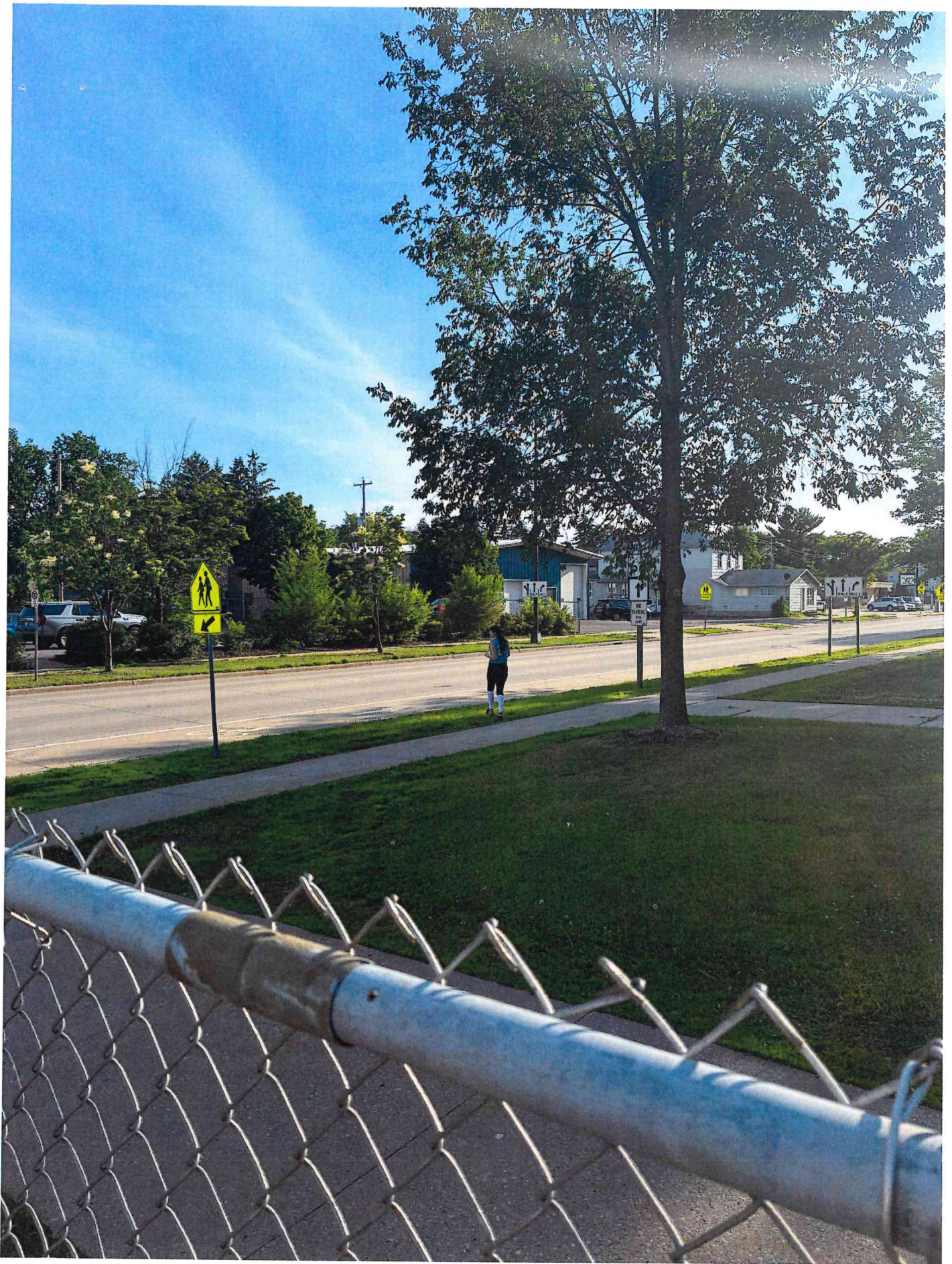
I feel that multiple options have not been utilized or even considered that ARE in fact the responsibility of the leaders affiliated in providing safety to others during these games.

For example, the use and installation of nets given the high traffic location and potential damages and danger it can cause not just to vehicles, but also pedestrians walking by.

Signs could be another useful tool. Putting them up during games so vehicles can be informed and choose to drive a different route.

My point to both of you is that this could have been avoided and there is a certain level of evident negligence here. Any entity or organization is held reasonably responsible in providing safety to vehicles passing by, players, and pedestrians at a minimum.

Given these circumstances, and with respect, I do believe the request for damage coverage is both reasonable and warranted. I wish you both a great weekend and await your response.



[Quoted text hidden]

EXHIBIT 3

Dan Kremer <dkremer@stevenspoint.com>

Sat, Jul 12, 2025 at 4:52 PM

To: Dani <dmore382@gmail.com>, Archie Sawyer <drake_dubay@hotmail.com>

Hello Dani,

If you wish to seek an insurance claim from the City of Stevens Point, you will need to visit [1515 Strongs Avenue, Stevens Point, WI 54481](#). When you arrive at this address, enter the City Hall side of the building and visit the City Clerk's office. In this location, you will be able to fill out an insurance claim through the City's insurance process. You will be required to provide your complete name, address and other pertinent information regarding your claim.

The city does not have plans to install signage nor a fence adjacent to Goerke Park at this time. I have read your information below and will add the information for review in the future if and when changes are considered along the Goerke/Main Street side of the park.

Dan Kremer

Director of Parks, Recreation and Forestry

City of Stevens Point

2442 Sims Ave.

Stevens Point, WI 54481

715-346-1531

Reasonable caution to prevent harm and or damage is not being implemented. Goerke has not been

parks softball games have been, and are, causing damages, which has been openly admitted by its leadership and deliberately & consciously disregarded.

Web Site: StevensPoint.com

Like the City of Stevens Point on [Facebook!](#)

Follow us on [Twitter!](#)

From: Dani <dmore382@gmail.com>

Sent: Friday, July 11, 2025 2:33 PM

To: Archie Sawyer <drake_dubay@hotmail.com>

Cc: Dan Kremer <dkremer@stevenspoint.com>

Subject: Re: Car damages

[Quoted text hidden]

Dave's Body Shop II Inc
825 Park St Stevens Point, WI 54481
Phone: (715) 345-1224
Tax ID: 85-0725338

*** PRELIMINARY ESTIMATE ***

07/14/2025 03:29 PM

Owner

Owner: DANIELLE MOREY
Address:

Cell: (608)886-2487

Inspection

Inspection Date: 07/14/2025 03:30 PM

Inspection Type:

City State Zip: WI

FAX:

Repairer

Repairer: DAVE BODY SHOP II INC
Address: 825 PARK ST

Contact: TREVOR S PLASKI
Work/Day: (715)345-1224
FAX: (715)345-1276xFAX
Cell: (715)340-7569

City State Zip: Stevens Point, WI 54481
Email: davesbodyshopinc@gmail.com

Target Complete Date/Time:

Days To Repair: 7

Vehicle

2013 Honda CR-V EX-L 4 DR Wagon
4cyl Gasoline 2.4
5 Speed Automatic

Lic Expire:
Veh Insp# :
Condition:
Ext. Refinish: Two-Stage

VIN: 2HKRM4H78DH606675
Mileage Type: Actual
Code: H8132D
Int. Refinish: Two-Stage

Options - AudaVIN Information Received

1st Row LCD Monitor(s)
AM/FM CD Player
Aluminum/Alloy Wheels
Auto Headlamp Control
Center Console
Daytime Running Lights
Electronic Compass
Halogen Headlights
Heated Power Mirrors
Keyless Entry System
Leather Steering Wheel
Overhead Console
Power Drivers Seat
Power Windows
Rear View Camera
Rem Trunk-L/Gate Release

2nd Row Head Airbags
Air Conditioning
Amplifier
Bodyside Cladding
Chrome Grille
Dual Airbags
Floor Mats
Head Airbags
Illuminated Visor Mirror
Leather Seats
Lighted Entry System
Power Brakes
Power Moonroof
Privacy Glass
Rear Window Defroster
Reverse Sensing System

4-Wheel Drive
Alarm System
Anti-Lock Brakes
Bucket Seats
Cruise Control
Dual Zone Auto A/C
Fog Lights
Heated Front Seats
Intermittent Wipers
Leather Shift Knob
MP3 Decoder
Power Door Locks
Power Steering
Pwr Driver Lumbar Supp
Rear Window Wiper/Washer
Roof/Luggage Rack

Net Total

\$2,103.67 USD

ClaimID: 705C4510-C7D9-472E-B257-E33B9E771708

Alternate Parts Y/00/00/00/00/00 Cumulative 00/00/00/00/00 Zip Code: 54481 Default

Rate Name Default

Audatex Estimating 10.32.146 ES 07/14/2025 03:41 PM REL 10.32.146 DT 06/01/2025 DB 07/08/2025

State Disclosure:WI

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1.3 HRS WERE ADDED TO THIS ESTIMATE BASED ON AUDATEX'S TWO-STAGE REFINISH FORMULA.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE REPLACEMENT PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THE REPLACEMENT PARTS RATHER THAN BY THE MANUFACTURER OF YOUR MOTOR VEHICLE.

Op Codes

- * = User-Entered Value
- NG = Replace NAGS
- UE = Replace OE Surplus
- EU = Replace Recycled
- UM = Replace Reman/Rebuilt
- UC = Replace Reconditioned
- N = Additional Labor
- IT = Partial Repair
- P = Check
- ^ = Labor Matches System Assigned Rates
- EC = Replace Economy
- ET = Partial Replace Labor
- TE = Partial Replace Price
- L = Refinish
- TT = Two-Tone
- BR = Blend Refinish
- CG = Chipguard
- AA = Appearance Allowance
- E = Replace OEM
- OE = Replace PXN OE Srpls
- EP = Replace PXN
- PM = Replace PXN Reman/Reblt
- PC = Replace PXN Reconditioned
- SB = Sublet Repair
- I = Repair
- RI = R & I Assembly
- RP = Related Prior Damage



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DM

Audatex estimate for MOREY, DANIELLE 2013 Honda CR-V

1 message

Daves Body Shop II INC <DONotReply@clientnotification.com>
To: DMORE382@gmail.com

Mon, Jul 14, 2025 at 3:41 PM

8 attachments



Image-1.jpg
311K



Image-2.jpg
300K



Image-3.jpg
498K



Image-4.jpg
571K



Image-5.jpg
421K



Image-6.jpg
496K



Image-7.jpg
512K

File_EST.pdf
12K

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



Corey D. Ladick
Comptroller-Treasurer

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

October 16, 2025

To: Finance Committee, Common Council

Subject: Proposed 2026 Capital Budget

The proposed 2026 capital budget is attached. This was approved by the Finance Committee on October 15th with no changes, and is now before the full City Council for final action.

A guide to the various columns is as follows:

- 2026 Budget Projected: What was originally projected in our 5 year capital plan (Last Year)
- 2026 Budget Requests: What the departments actually requested
- Prioritized (Yellow): How the departments ranked the requests, 1 being the most important
- 2026 Budget Recommended (Dark Purple): What the Comptroller and Mayor are recommending, funded by the capital budget
- 2026 Funded by Other Sources (Light Purple): Funded outside of the capital budget with a separate pot of money, such as TIF, grant, or utility funding.
- Notes (Light Purple): Allows you to follow the changes that were made
 - Removed
 - Reduced
 - Moved to a future year

CITY OF STEVENS POINT 2026-2030 CAPITAL IMPROVEMENTS

October 9, 2025

Line #		2026 BUDGET PROJECTED	2026 BUDGET REQUESTED	PRIORITIZED	2026 BUDGET RECOMMENDED	2026 FUNDED BY OTHER SOURCES	NOTES	FUTURE FUNDED BY OTHER SOURCES	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED	2029 BUDGET PROJECTED	2030 BUDGET PROJECTED
1	Clerk		75,300.00		75,300.00		approved via Finance 7/14/25					
2	Clerk		5,950.00	CLK-2	0.00		Removed					
3	Clerk			CLK-1	6,500.00							
4	Community Development	50,000.00					Dept Request to Move to 2027		60,000.00			
5	Community Development	50,000.00	50,000.00	CD-1	0.00		Removed for 2026		50,000.00	50,000.00	50,000.00	50,000.00
6	Community Development						Estimated based on historic numbers (escalator in contract). Will need to borrow something as lot sale proceeds will not cover infrastructure and this parcel purchase.			240,000.00		
7	Community Development						Estimate based on past quotes. Hinges on purchase of Chase Bank and Redevelopment Plan for the area.		70,000.00			
8	Community Development						Inspection Vehicle				30,000.00	
9	Comptroller-Treasurer		9,500.00	CT-1	9,500.00							
10	General				75,000.00		In addition to 50k budgeted in 2025, total estimate is 125k					
11	General						Building Maintenance - General		60,000.00	60,000.00	60,000.00	60,000.00
12	General						New City Hall		7,410,000.00			
13	IT	100,000.00	50,000.00	IT-4	50,000.00		Computer Life Cycle Replacements (4 Year Cycle)					
14	IT			IT-1			Main PD Server Hardware Life Cycle					
15	IT			IT-3			Network Infrastructure Refresh					
16	IT	7,000.00					Standard Printer Life Cycle Replacements (5 Year Cycle)		7,000.00			
17	IT	25,000.00	25,000.00	IT-2	25,000.00		Windows Server Upgrades			25,000.00		
18	IT			IT-5			Cisco Desk Phone Replacement		43,000.00			
19	IT/Public Utilities (split)						Hardened Immutable Backup System (Ransomware Protection Measure)		20,000.00			
20	Airport		200,000.00		10,000.00	190,000.00	Design - 12/30 Runway Rehab					
21	Airport		60,000.00		3,000.00	57,000.00	Design - 12/30 Lighting Reconstruction					
22	Airport		5,000.00		250.00	4,750.00	Design - Runway Signage Replacement					
23	Airport		120,000.00		6,000.00	114,000.00	Design - Taxiway A Lighting Reconstruction					
24	Airport		40,000.00		2,000.00	38,000.00	Design - Taxiway B Lighting Reconstruction					
25	Airport						Construction - Taxiway A Lighting	712,500.00	37,500.00			
26	Airport						Construction - Taxiway B Lighting	307,894.00	7,895.00			
27	Airport						Construction - Runway 12/30 Rehabilitation	1,900,000.00		100,000.00		
28	Airport						Construction - Runway 12/30 Lighting Reconstruction	570,000.00		30,000.00		
29	Airport						Construction - Replace Runway Signage	19,000.00		1,000.00		
30	Airport						Design - Construction of Taxilane	190,000.00			10,000.00	
31	Airport						Construction - Taxilane Construction	950,000.00				50,000.00
32	Airport						Mowing Implement 42K					
33	Transit						Bus Purchase - Local Share for 3 buses	115,000.00	35,000.00			
34	Transit						Bus Wash Replacement	250,000.00		0.00		
35	Transit						Bus Wash Replacement (350 K)			70,000.00		
36	Transit						Park and Ride Development				65,000.00	

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Line #			2026 BUDGET PROJECTED	2026 BUDGET REQUESTED	PRIORITIZED	2026 BUDGET RECOMMENDED	2026 FUNDED BY OTHER SOURCES	NOTES	FUTURE FUNDED BY OTHER SOURCES	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED	2029 BUDGET PROJECTED	2030 BUDGET PROJECTED
37	Transit	Downtown Tranfer Center (3M Estimate)							2,400,000.00	600,000.00			
38	Transit	Support Vehicle	35,000.00	35,000.00	TRAN-1	0.00		Removed-Will use hand me down vehicle					
39	DPW - Engineering	Sidewalk Improvements	90,000.00	90,000.00	DPW-8	0.00		Removed		90,000.00	90,000.00	90,000.00	90,000.00
40	DPW - Engineering	Traffic Signal Improvements	150,000.00	150,000.00	DPW-7	150,000.00				150,000.00	150,000.00	150,000.00	150,000.00
41	DPW - Engineering	McDill Dam Seepage Repair - Engineering		????	DPW-5	????		Cost share with Lake District					
42	DPW - Engineering	McDill Dam Seepage Repair - Construction						Cost share with Lake District	????				
43	DPW - Streets (2026)	Road Surface Improvements	850,000.00	850,000.00	DPW-6	700,000.00		Reduced from 850K to 700k		1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
44	DPW - Streets (2026)	Business 51 (Northside): Reconstruct (TID Funded)	9,100,000.00	11,000,000.00	DPW-2	1,100,000.00	9,900,000.00	90% TID Funded					
45	DPW - Streets (2026)	Michigan Avenue Underpass	3,500,000.00	2,150,000.00	DPW-4	2,150,000.00							
46	DPW - Streets (2026)	Bus 51 South Segment Ph 1 Reconstruct (STP-Urban Funding)	5,262,181.00	5,312,181.00	DPW-1	437,500.00	4,874,681.00	3,562,181 STP-Urban Grant 1,312,500 TIF 12					
47	DPW - Streets (2026)	Bus 51 South Segment Ph 2 Real Estate and Utilities	750,000.00	750,000.00	DPW-3	750,000.00							
48	DPW - Streets (2027)	Center Street	1,800,000.00							1,800,000.00			
49	DPW - Streets (2027)	Guardrail replacement - West River Drive								200,000.00			
50	DPW - Streets (2026)	Intersection Improvements Stanley & Green	900,000.00	0.00		0.00							
51	DPW - Streets (2026)	Wilshire/North Point/Fifth/Clayton	1,600,000.00	0.00		0.00							
52	DPW - Streets (2027)	Bus 51 Central Segment Phase 1 Design	775,000.00							775,000.00			
53	DPW - Streets (2027)	Bus 51 South Segment Phase 2 Reconstruct								5,400,000.00			
54	DPW - Streets (2027)	Bus 51 South Segment Phase 3 Real Estate and Utilities								750,000.00			
55	DPW - Streets (2028)	Fourth Avenue									2,000,000.00		
56	DPW - Streets (2028)	Bus 51 Central Segment Phase 2 Design									850,000.00		
57	DPW - Streets (2028)	Bus 51 Central Segment Phase 1 Real Estate and Utilities									600,000.00		
58	DPW - Streets (2028)	Bus 51 South Segment Phase 3 Reconstruct									6,800,000.00		
59	DPW - Streets (2029)	Wadleigh/Front/First										2,000,000.00	
60	DPW - Streets (2029)	Bus 51 Central Segment Phase 1 Reconstruct										4,980,000.00	
61	DPW - Streets (2029)	Bus 51 Central Segment Phase 2 Real Estate and Utilities										600,000.00	
62	DPW - Streets (2030)	Patch Street/Michigan Ave/Second Street North											2,000,000.00
63	DPW - Streets (2030)	Bus 51 Central Segment Phase 2 Reconstruct											5,700,000.00
64	DPW Fleet - Fire	Fire Squads									260,000.00		
65	DPW Fleet - Fire	Fire Trucks									1,531,000.00		
66	DPW Fleet - Fire	Generators									65,000.00	66,000.00	
67	DPW Fleet - Parks	Loader 544J		245,000.00	FLEET-16	0.00		Moved to 2027		245,000.00			
68	DPW Fleet - Streets	Loader 544J	220,000.00	245,000.00	FLEET-15	0.00		Moved to 2027		545,000.00			
69	DPW Fleet - Streets	Concrete Saw	10,000.00								11,000.00		
70	DPW Fleet - Streets	Augers,Generators,Attachments								5,500.00	5,700.00		
71	DPW Fleet - Streets	Pickups, Van										41,000.00	
72	DPW Fleet - Streets	Sweepers	350,000.00	300,000.00	FLEET-3	300,000.00				328,000.00			338,000.00
73	DPW Fleet - Streets	(2) Loaders and (1) 6 way blade attachment	220,000.00							300,000.00			
74	DPW Fleet - Streets	Two 1-Ton Flatbeds-reduced to 1	70,000.00	230,000.00	FLEET-5	115,000.00		Reduced from 230K to 115K					
75	DPW Fleet - Streets	Bucket Truck (2030 - \$175,000)											175,000.00
76	DPW Fleet - Streets	Card Board Compactor	45,000.00										
77	DPW Fleet - Streets	Compressor Trailer (2030 - \$30,000)											30,000.00
78	DPW Fleet - Streets	Engineering Trucks (3)	150,000.00	165,000.00	FLEET-2	165,000.00							

CITY OF STEVENS POINT 2026-2030 CAPITAL IMPROVEMENTS

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Line #		2026 BUDGET PROJECTED	2026 BUDGET REQUESTED	PRIORITIZED	2026 BUDGET RECOMMENDED	2026 FUNDED BY OTHER SOURCES	NOTES	FUTURE FUNDED BY OTHER SOURCES	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED	2029 BUDGET PROJECTED	2030 BUDGET PROJECTED
79	DPW Fleet- Parks		226,000.00	FLEET-4	226,000.00							
80	DPW Fleet- Parks		14,000.00	FLEET-10	14,000.00							
81	DPW Fleet - Streets		350,000.00	FLEET-8	0.00		Moved to 2027		350,000.00			785,000.00
82	DPW Fleet - Streets		71,500.00	FLEET-13	0.00		Moved to 2027		71,500.00	70,000.00		
83	DPW Fleet- Streets		176,000.00	FLEET-13	0.00		Moved to 2027		176,000.00			
84	DPW Fleet - Streets	200,000.00										
85	DPW Fleet - Streets										9,300.00	
86	DPW Fleet - Streets								20,200.00			10,500.00
87	DPW Fleet - Streets										231,000.00	
88	DPW Fleet - Streets									8,000.00		
89	DPW Fleet - Streets											15,000.00
90	DPW Fleet - Streets										312,000.00	
91	DPW Fleet - Streets		140,000.00	FLEET-14	0.00		Moved to 2027		140,000.00			
92	DPW Fleet - Streets	6,000.00										11,000.00
93	DPW Fleet - Streets	250,000.00										
94	DPW Fleet- Parks		70,000.00	FLEET-9	70,000.00							
95	DPW Fleet- Streets		100,000.00	FLEET-1	100,000.00							
96	DPW Fleet- Parks		25,000.00	FLEET-11	25,000.00							
97	DPW Fleet -Parks		39,000.00	FLEET-12	0.00		Moved to 2027		39,000.00			
98	DPW Fleet- Police			FLEET-6								
	Police Squads-Hybrid	347,000.00	120,000.00		120,000.00		Used vehicles will be handed down		237,752.00	304,000.00		
99	DPW Fleet-Parks	120,000.00										
	Pickups-3 requested, 1 granted											
100	DPW Fleet-Police			FLEET-7								
	Undercovers - 2 police chief squads	90,000.00	80,000.00		80,000.00		Used Vehicles will be handed down					
101	Fire	12,500.00	0.00		0.00				12,500.00	15,000.00	15,000.00	17,500.00
102	Fire	100,000.00	100,000.00	FIRE-4	100,000.00				100,000.00	100,000.00		
103	Fire	22,500.00	22,500.00	FIRE-3	22,500.00				25,000.00	27,500.00	30,000.00	32,500.00
104	Fire	27,500.00	27,500.00	FIRE-2	27,500.00				30,000.00	32,500.00	35,000.00	37,500.00
105	Fire	32,500.00	32,500.00	FIRE-9	0.00		Removed		35,000.00	40,000.00	45,000.00	50,000.00
106	Fire	37,500.00	37,500.00	FIRE-1	37,500.00				40,000.00	42,500.00	45,000.00	47,500.00
107	Fire	10,000.00	0.00		0.00					10,000.00		
108	Fire								25,000.00		27,500.00	
109	Fire								250,000.00			
110	Fire		10,000.00	FIRE-5	0.00		Moved to General Bldg Maint.		0.00	0.00	0.00	0.00
111	Fire	960,000.00								960,000.00		
112	Fire		15,000.00	FIRE-8	0.00		Removed					
113	Fire		8,000.00	FIRE-7	8,000.00							
114	Fire		20,000.00	FIRE-6	0.00		Moved to 2027		20,000.00			
115	Fire		27,130.00		27,130.00							
116	Parks - Bukolt									75,000.00		
117	Parks - Bukolt										600,000.00	
118	Parks - Bukolt								85,000.00			
119	Parks - Goerke Park	35,000.00	40,000.00	PARK-3	40,000.00							
120	Parks - Goerke Park											425,000.00
121	Parks - Goerke Park	25,000.00							25,000.00	25,000.00		
122	Parks - Hein Park		150,000.00	PARK-4	0.00		Moved to 2027		150,000.00			
123	Parks - Iverson Park									245,000.00		
124	Parks - Iverson Park	15,000.00							20,000.00			
125	Parks - Iverson Park	25,000.00	25,000.00	PARK-1	25,000.00							
126	Parks - Iverson Park								15,000.00			

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Line #			2026	2026	PRIORITIZED	2026	2026	NOTES	FUTURE	2027	2028	2029	2030
			BUDGET	BUDGET		BUDGET	FUNDED BY		FUNDED BY	BUDGET	BUDGET	BUDGET	BUDGET
			PROJECTED	REQUESTED		RECOMMENDED	OTHER SOURCES		OTHER SOURCES	PROJECTED	PROJECTED	PROJECTED	PROJECTED
127	Parks - Mead Park	Replace Field Lighting										185,000.00	
128	Parks - Morton Park	Replace Field Lighting										185,000.00	
129	Parks - Parkwood Park	Playground Equipment	130,000.00							150,000.00			
130	Parks - Piffner Park	Cultural Commons Remedial Action Plan Construction	ENCUMBER 2026										
131	Parks - Piffner Park	Piffner Building Tuckpointing and Exterior Brick Replacement	15,000.00	20,000.00	PARK-2	20,000.00				15,000.00			
132	Parks - Plover River X'ing	Plover River Crossing Project - Design dollars approved 7.15.24	76,000.00	76,000.00	PARK-5	76,000.00							
133	Parks - Pool	Small Mechanical Building & Concession Building Siding, Shingles, Exterior								25,000.00			
134	Parks - Pool	Stairs & Lifeguard Stands									12,000.00		
135	Parks - Willett Arena	ADA Upgrades								50,000.00	50,000.00	50,000.00	
136	Parks - Willett Arena	Automatic Floor Scrubber Replacement								20,000.00			
137	Parks - Willett Arena	Fire Suppression System Replacement	120,000.00										
138	Parks - Zenoff Park	Ball Diamond Light and Light Pole Replacement - 3 fields										800,000.00	
139	Parks - Pool	Pool water heater - Main pool								25,000.00			
140	Parks - KB Willett Arena	Foundation Envelope Repairs									50,000.00		
141	Parks - Atwell	Playground Replacement & Site Improvements									175,000.00		
142	Parks - Piffner Pioneer Pa	Playground Replacement & Site Improvements										25,000.00	
143	Parks - Texas	Playground Replacement										175,000.00	
144	Parks - Texas	Playground Replacement & Site Improvements										175,000.00	
145	Parks - Iverson	Boy Scout Lodge Roof Replacement										35,000.00	
146	Parks - Atwell	Playground Replacements										175,000.00	
147	Parks - Zenoff	Roof Deck & Membrance Replacement - concession stand											50,000.00
148	Parks - Wisconsin River	Shoreline Erosion and Boat Slip Extension Study											65,000.00
149	Police	Swat Equipment - Vests									65,000.00		
150	Police	Armory - Firearms Rifles								35,000.00			
151	Police	Building - Garage									4,000,000.00		
152	Police	Radio - Vehicle Radio Purchases (25)/programming	410,000.00	200,000.00	POL-3	0.00		Moved to 2027		200,000.00			
153	Police	Replacement of Carrier Rooftop Unit #2		110,000.00	POL-1	110,000.00							
154	Police	Demo/Dispose/Replace 14 total existing windows		100,000.00	POL-2	42,000.00		Reduced from 100k to 42K					
155	Police	Armory - Firearms Glock/Red Dot (52)										50,000.00	
156	Police	Virtual Reality(VR) training simulator and programming								30,000.00			
157	Police	Replacement of Carrier Rooftop Unit								110,000.00			
158	Police	Axon body cam and taser renewal						5 Years				550,000.00	
			29,225,681.00	33,965,561.00		16,597,680.00	15,208,431.00	0.00	7,414,394.00	22,575,847.00	20,245,200.00	12,896,800.00	11,189,500.00