



AGENDA

BOARD OF PARK COMMISSIONERS

Members

- Carie Winn
- John Okonek
- Michael Glodosky
- Ginger Keymer
- Jacqui Guthrie
- Robert Freckmann
- Andrea Olson
- Shaun Przybylski
- Wayne Sorenson
- Liz McDonald
- Matt Disher

Date and Time: May 6, 2026
6:30 PM

Location: Community Room
933 Michigan Avenue, Stevens Point, WI

OR

[Zoom Teleconferencing](#)

Meeting ID: 850 1808 4469 | Passcode:
049253

By Computer: [Join](#)

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

Discussion and Possible Action on:

1. Roll Call.
2. Approval of April 1, 2026 meeting minutes
3. Approval of three-year building lease to provide recreation rentals and concession sales in Iverson and Bukolt Parks with Northward Adventures.
4. Approval of a three-year winter sports rental and concession sales agreement for the Parker Building and Iverson All-Purpose lodge with Northward Adventures.
5. Update and review of the pedestrian path concept and permitting for Mead Park.
6. Forestry Division Operational Report presented by Forestry Superintendent, Todd Ernster.
7. Selection of a Chairperson for the Board of Park Commissioners.
8. Selection of a Vice-Chairperson for the Board of Park Commissioners.
9. Director's Report
 - Ron Otto will retire on May 16 after 31 years of service to the City of Stevens Point.
 - Ken Wanta has announced his retirement date as July 24 after 18 years of service to the City of Stevens Point.
 - Baxter Arndt was promoted to the Ice Center/Pool Maintenance Technician position and begins on May 18.

- Recruitment for a Recreation Division Park Technician is underway
- Recruitment for a Forestry Division Park Technician will begin in late May/early June.
- Park restrooms and lodges opened for the season on May 1
- Park security started May 1 (daily hours 6 pm to midnight)

10. Adjournment.

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.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 a.m. to 4:00p.m.

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

Agenda Notes

3. Approval of three-year building leases to provide recreation rentals and concession sales in Iverson and Bukolt Parks with Northward Adventures.

This agreement continues with a long-standing partnership with a private vendor to provide recreation equipment rentals and concession services within Iverson Park (Nature Center, Beach House, Pump House) and Bukolt Park (Beach House) for the term of June 1, 2026, through December 31, 2029. The lease includes monthly rent, a 5% share of net profits, and requires the vendor to cover utilities, insurance, and operational responsibilities

Historically, due to budget reductions many years ago, the city eliminated lifeguards, facility staffing, and nature center programming at these locations. To maintain activity and public access, the city transitioned to a private vendor model, allowing recreational rentals and limited concessions in otherwise vacant buildings. This lease represents a continuation of that long-standing practice.

Benefits of this arrangement include no direct cost to the City, provision of recreational opportunities without adding staff, and an active presence in park buildings during peak use times, improving oversight and utilization.

Bukolt Park beach house has not had recent operations; however, the vendor has requested to reintroduce services at this location by incorporating the Bukolt Beach House into the agreement.

Staff recommendation is to approve of the lease agreement.

4. Approval of a three-year winter sports rental and concession sales agreement for the Parker Building and Iverson All-Purpose Lodge with Northward Adventures.

This lease continues a partnership with a private vendor to provide skate rentals, concessions, and winter recreation services at Goerke Park (Parker Building) and Iverson Park (All-Purpose Lodge) through March 31, 2029. The agreement includes a 5% share of net profits to the city, with the city maintaining responsibility for utilities, ice maintenance, and overall site operations.

Historically, the city staffed the warming shelter seven days per week with no rentals or concessions. In recent years, a vendor-operated model reduced City costs but did not provide daily access. This lease refines that approach by allowing City seasonal staff to operate the warming house and restrooms Monday–Thursday, while requiring the vendor to fully staff and operate the facilities, including rentals and concessions, on weekends.

This structure enhances weekend service levels during peak use, maintains weekday access, expands recreation offerings, and reduces the need for City weekend staffing for this free community, winter recreation amenity.

Staff recommendation is to approve of the lease agreement.

5. Update and review of the pedestrian path concept and permitting for Mead Park.

Staff will present preliminary drawings for the proposed pedestrian trail along the eastern bank of Mead Park. The Park Commission approved the initial concept and pursuit of permitting Consolidated Water

Power Company (CWPCO) in December 2025. Since then, early coordination with CWPCO has occurred, and several key findings have emerged.

CWPCO confirmed that the berm proposed for the trail is no longer part of dam operations, making trail construction acceptable provided methods do not impact the river or upstream/downstream conditions. They also identified unmanaged trees and brush growth along the berm as an erosion concern. Incorporating vegetation removal into the project would address this issue and provide added benefit to CWPCO.

While initial discussions were favorable, a formal engineering review by CWPCO is required. Materials will be submitted following this evening's Park Commission review.

The project concept includes:

- Removing brush and invasive growth along the river edge, preserving select high-quality trees identified by the City Arborist, and treating remaining stumps at ground level.
- Excavating the existing surface and installing gravel base and asphalt to match the berm's existing elevation.
- Constructing an 8-foot-wide asphalt trail with no shoulders to minimize berm disturbance.
- Connecting the northern gravel roadway/path to the Clark Street Bridge.
- Establishing three native planting and pollinator gardens between the trail and the river following trail installation.

Project Steps (Completed and Upcoming):

- Concept drawings by Rettler Corporation – *completed*
- Initial discussions with CWPCO – *completed*
- Preliminary permitting conversations with Community Development and Utilities – *completed*
- Park Commission review – *this evening*
- Submittal to CWPCO engineering for formal review
- Receipt of favorable opinion and permit issuance
- Inclusion in the Comprehensive Outdoor Recreation Plan with preliminary cost estimates
- Future budgeting, fundraising, and grant efforts
- Final design, local permits, bidding, and construction

Staff's Goal: Receive feedback from the Park Commission to continue advancing the trail concept toward future implementation.

REGULAR MEETING MINUTES

Board of Park Commissioners

April 1, 2026 - 6:30 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

OR

[Zoom Teleconferencing](#)

Meeting ID: 817 1890 4412 | Passcode: 974765

By Computer: [Join](#)

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

5:30 p.m. – Optional Park Tour. The tour will begin at Peters Family Park, located along the 800 block of Ben’s Lane in Stevens Point, and will include visits to Peters Family Park (Plover River Crossing Project) and Goerke Park (press box project). A quorum of the Board of Park Commissioners may be present for the tour; however, no formal action will be taken and no official business will be conducted.

Discussion and Possible Action on:

1. Roll Call.

Members present: Broderick, Freckman, Disher, Keymer, McDonald, Okonek, Przybylski, Sorenson, Winn

Excused: Glodosky

Absent: Buse

Also present: Sean Koenig, Anne Hylla, Paul Ziemann, Dan Kremer

2. Approval of December 3, 2025 meeting minutes

Motion by Disher to approve the minutes as written, second by Przybylski; motion passed 9-0.

3. Parks Division report presented by Parks Superintendent, Paul Ziemann.

No action

4. Recreation Division Report presented by Recreation Superintendent, Anne Hylla.

No action

5. Director's Report

- Park security vendor update

- Deer culling update

No action

6. Adjournment.

Meeting adjourned at 6:57 pm.

**AGREEMENT FOR RECREATION RENTALS AND CONCESSION SALES
IVERSON PARK NATURE CENTER, BEACHHOUSE AND PUMPHOUSE & BUKOLT PARK
BEACHHOUSE**

THIS AGREEMENT is made this ____ day of _____, 20__, by and between the City of Stevens Point, a municipal corporation with offices located at 2442 Sims Avenue, Stevens Point, Wisconsin (hereinafter referred to be as "City") and Northward Adventures, with offices located at 2732 Sunset Boulevard, Stevens Point, WI 54481 (hereinafter referred to be as "Renter"). City and Renter are sometimes hereinafter jointly referred to as the "Parties".

WHEREAS, the City owns three vacant buildings known as the Nature Center (4201 C Main Street), Beach House (4201 D Main Street), and Pump House (4201 A Main Street) located in Iverson Park; and, owns a vacant building known as the Beach House in Bukolt Park.

WHEREAS, the Renter is desirous of operating their business out of these four buildings, and

WHEREAS, the initial term of this agreement shall begin on June 1, 2026 and end on December 31, 2029. Either party may terminate the agreement by providing written notice to the other with a (90) ninety-day notice of termination.

NOW, THEREFORE, in consideration of the terms and covenants set forth herein, it is agreed as follows:

1. The City grants to the renter the exclusive right to operate the recreation rentals and concession sales in Iverson Park Nature Center, Iverson beach house and Bukolt beach house; and store goods at the pump house in Iverson Park for the term of this agreement.
2. The Renter shall provide the rental and/or purchase of paddle sport equipment and bikes. If the Renter wishes to expand the items offered for rent or sale, the Renter shall submit a request to the City for approval prior to being authorized to rent or sell within Iverson and Bukolt Parks.
3. The Renter acknowledges that no restrooms or running water is available within the four buildings. Water and restrooms are available in Iverson and Bukolt Parks in areas outside of these buildings. Those restrooms are opened, closed and cleaned by the City from May 1 – the 2nd weekend of October.
4. The Renter shall pay the following rent to the City:

Iverson Park

- Iverson Park nature center and beach house - \$200 per month for the months of May, June, July, August, September and October (\$1,200 annually); rent shall be due on the 1st of each month.
- Iverson Park nature center, beach house and pump house - \$100 per month for the months of November, December, January, February, March, April (\$600 annually) due on the 1st of each month.

Bukolt Park

- Bukolt Park beach house - \$100 per month for the months of May, June, July, August, September and October (\$600 annually); rent shall be due the 1st of each month.
5. The Renter shall pay (5 %) five percent of Renter's net profits derived from its activities within Iverson and Bukolt Parks. Yearly financial statements showing profits must be submitted by October 31st each year along with payment of the 5% of net profits.
 6. Renter shall pay all utility expenses for buildings it occupies pursuant to this agreement for the term of this agreement. Renter shall contact the utility companies and have utilities billed directly to the Renter. At time of this agreement, electric service is the only utility service to the premises.
 7. In the event the Renter wishes to hold a special event in the park, Renter shall complete the required special event paperwork from the City and adhere to the city's special event requirements under ordinance.
 8. The Renter shall comply with all local and state regulations, ordinances, codes and laws, including but not limited to, park hours, Wisconsin Statutes, Wisconsin Administrative Code, OSHA requirements, local zoning, health, fire, safety and sales laws.
 9. The Renter shall make no improvements, alterations, additions or changes to the premises except with the written approval of the City.
 10. The buildings are accepted in an "as is" condition and the City makes no promises nor commitments to refurbish or repair such buildings. The City is not responsible for providing any further utilities to the buildings and any such request for utilities by Renter shall be at Renter's expense.
 11. The erection of signs and advertising or display materials relating to the Renter's business is not allowed unless authorized in writing by the City of Stevens Point. All signs, advertising or display materials and all publications, stationary, printed or promotional material and exhibits shall clearly identify the premises as property of the City of Stevens Point. The Director of Parks, Recreation and Forestry shall approve of placement of such banners or other signage submitted by the Renter.

12. The Renter shall comply with the current waste reduction, recycling and refuse disposal program. The Renter depending on volume may have to provide for the picking up or hauling away of refuse and recycle materials from the buildings.
13. The Renter shall keep the premises and surrounding grounds in a clean, neat and sanitary condition at all times. Temporary buildings and structures may be installed with prior written approval of the Director of Parks, Recreation and Forestry.
14. If the City determines the Renter's management or operation of the premises is unsatisfactory in any substantial respect or if the City determines the Renter has failed to comply with this Agreement, the City shall notify the Renter in writing of such deficient management or operation. Except in the case of possible danger to the health or safety of park visitors or employees of the Renter or park, the Renter shall have (72) seventy-two hours to cure the problem or justify an extension of time to the Park Commission. If the Renter fails to take appropriate action as determined by the City of Stevens Point within (72) seventy-two hours of being notified, the City may terminate this Agreement immediately by providing written notice of such termination to Renter. Upon termination of this Agreement, the rights of the Renter are forfeited, and the City of Stevens Point may immediately take possession of and operate the premises except for the Renter's personal property, which Renter shall have five (5) business days to recover from the premises.
15. The City may enter upon the premises at any time upon reasonable notice of a reason and for the purpose of inspection or making such repairs and improvements as the City deems necessary. The Renter shall not cause or allow any waste or nuisance upon the premises. The Renter shall maintain all properties that are subject to this Agreement, both real and personal, in their present condition (ordinary wear and tear expected), and shall maintain high standards of cleanliness and sanitation.
16. The Renter and City shall not create any lien, security interest, nor assign, sublease or otherwise transfer this Agreement or mortgage or pledge rights under it except with written City approval.
17. The Renter shall be an independent business and not an employee or agent of the City of Stevens Point. The Renter shall post a sign no smaller than (8) eight inches by (11) eleven inches in size stating that the Renter is an independent business, operating the premises under agreement with the City of Stevens Point.
18. If the premises or any part of its destroyed or damaged by wind, water, or fire by a human or a natural cause so as to make it necessary to rebuild, restore, replace or substantially repair the premises or any part of it, the Renter agrees

that the City need not rebuild, restore, replace or substantially repair the premises.

Insurance

1. The Renter shall purchase General Liability Coverage listing the "City of Stevens Point" as additionally insured. The Renter shall supply the certificate of insurance to the City at start of this agreement term above and maintain coverage for the duration of this agreement. Minimum limits for the insurance coverage shall be as follows:
 - a. Commercial General Liability
Minimum Limits
\$1,000,000 General Aggregate – per project
\$1,000,000 Products & Completed Operations
\$1,000,000 Personal & Advertising Injury
\$1,000,000 Each Occurrence Limit
 - b. Claims made form of coverage is not acceptable.
 - c. Insurance must include:
 - i. Premises and Operations Liability
 - ii. Contractual Liability including coverage for the joint negligence of the City of Stevens Point, its officers, council members, agents, employees, authorized volunteers and the named insured.
 - iii. Personal Injury
 - iv. Explosion, collapse, and underground coverage
 - v. Products/completed operations
 - vi. The general aggregate must apply separately for each location on the lease.
2. If Renter will be using vehicles for business operations within premises, proof of business automobile coverage shall be required with the following minimum limits:
 - a. Limits - \$250,000 each person/\$500,000 each accident for Bodily Injury and \$100,000 for Property Damage.
Or
 - b. \$500,000 Combined Single Limit for Bodily Injury and property damage each accident.
3. Wisconsin Compensation and Employers Liability
 - a. Must carry coverage for Statutory Workers Compensation and Employers Liability limit of:
 - i. \$100,000 Each Accident

- ii. \$500,000 Disease Policy Limit
 - iii. \$100,000 Disease – Each Employee
- 4. Liquor Liability
 - a. If Renter sells alcoholic beverages then liquor liability with the following limit and coverage must be carried:
 - i. Limits - \$500,000 each occurrence/\$500,000 aggregate.
- 5. Additional Provisions
 - a. City shall be listed as Additional Insured – On the general liability coverage, business automobile coverage and liquor liability. City of Stevens Point, and its officers, council members, agents, employees, and authorized volunteers shall be Additional Insureds.
 - b. Endorsement- The Additional Insured Policy endorsement must accompany the Certificate of Insurance and be provided by the date of this agreement.
 - c. Certificates of Insurance – A copy of the Certificate of Insurance must be on file with the City Clerk.

This Agreement, together with any specifications and referenced parts and attachments, shall constitute the entire Agreement and all prior agreements are hereby superseded. Any contractual revisions including cost adjustments and time extensions must be made by an amendment to this Agreement or other written documentation, signed by both parties in advance of the effective date. The Renter shall notify its insurance company and its surety, if any, of any amendment.

Other items of mutual agreement may be written and attached to be made part of this agreement.

Indemnify, Defend, Hold Harmless

The Renter shall indemnify and hold harmless the City and its employees, and the City of Stevens Point and its members against any cause of action, claim, damage, cost or expense, including reasonable attorney's fees, arising from the management or operation of the premises or from any breach or default by the Renter in the performance of this Agreement or from any negligence of the Renter at the premises. In case any action or proceeding is brought against the City of Stevens Point by reason of any such cause of action or claim, the Renter upon notice from the City or City of Stevens Point, shall defend the City of Stevens Point by counsel reasonably satisfactory to the City of Stevens Point.

The undersigned representatives certify that they are authorized to make, execute and deliver the Maintenance Agreement.

CITY OF STEVENS POINT

NORTHWARD Adventures

By: _____

By: _____

Name: Mike Wiza

Name: Ben Martinez

Its: Mayor

Its:

Date:

Date:

CITY OF STEVENS POINT

By: _____

Name

Its: City Clerk

Date:

DRAFT

**AGREEMENT FOR ICE SKATE AND ICE SPORT RECREATION RENTALS AND
CONCESSION SALES
PARKER BUILDING and Iverson All-Purpose Lodge**

THIS AGREEMENT is made this ____ day of _____, 2026, by and between the City of Stevens Point, a municipal corporation with offices located at 2442 Sims Avenue, Stevens Point, Wisconsin (hereinafter referred to be as "City") and Northward Adventures, with offices located at 2732 Sunset Boulevard, Stevens Point, WI 54481 (hereinafter referred to be as "Renter"). City and Renter are sometimes hereinafter jointly referred to as the "Parties".

WHEREAS, the City owns the Parker Building (2500 Main Street) located in Goerke Park, and the All-Purpose Lodge (4201F Main Street) located in Iverson Park, and

WHEREAS, the Renter is desirous of leasing the buildings to rent skates and sell concessions during the winter sport season, and

WHEREAS, the initial term of this agreement shall begin on the agreement date above and end on March 31, 2029. Either party may terminate the agreement by providing written notice to the other with a (90) ninety-day notice of termination.

NOW, THEREFORE, in consideration of the terms and covenants set forth herein, it is agreed as follows:

1. The City shall grant exclusive rights to operate the ice skate rentals and concession sales at the Parker Building and All-Purpose Lodge for the term of this agreement.
2. The City maintains exclusive rights to rent toboggans at Iverson Park.
3. Winter sports season dates shall be as weather and ice conditions allow. Season start and stop dates shall be scheduled by mutual consent by Renter and City. Renter and City agree that mutual consent shall not be unreasonably denied once safe ice conditions are created.
4. At the All-Purpose lodge, Renter shall mirror the hours set and established by the City of Stevens Point for the winter sports activities. Hours are typically 6 to 8 pm on Fridays, 12 to 8 pm on Saturdays and 12 to 5 pm on Sundays. Renter shall not be permitted to be open outside of the City's advertised "open" hours.
5. Renter shall staff the Parker Building and keep the restrooms and warming area open to the public at minimum on Fridays from 5 pm to 8 pm and Saturdays and Sundays from 11 am – 3 pm during winter sports season. Renter

shall be permitted to be open longer within the confines of the City's park hours ordinance if desired.

6. City shall maintain the ability to staff and open the Parker Building as a warming house only on Monday – Thursday evenings. Renter is responsible to lock all of renter's valuables to prevent theft or damage for the Monday – Thursday time periods. City shall not be responsible for any loss of concession supplies or rental equipment resulting from the city opening the building as a warming house Monday – Thursdays.
7. Renter shall monitor the park grounds, clean up trash and refuse and place in correct containers, provide first aid and enforce all rules and regulations at both facilities during public hours.
8. The Renter shall provide the rental and/or purchase of ice skates, hockey sticks, hockey pucks, and other ice skating and sports related recreation equipment at Goerke Park. Additionally, the Renter shall have the ability to sell concession items under the conditions of their concession permit on file with the county health department.
9. The Renter shall provide the rental and/or purchase of ice skates, tubes, snowboards and other winter sledding related sport equipment at Iverson Park. Additionally, the Renter shall have the ability to sell concession items under the conditions of their concession permit on file with the county health department.
10. The Renter acknowledges that two restrooms are located within the Parker Building in Goerke Park. Renter agreed to keep both restrooms open Friday, Saturday and Sunday during the winter sports season in compliance with the minimum hours in item #4 of this agreement. Renter agrees to provide daily surface cleaning of restrooms which shall include complete pick up of trash and debris, clean up of spills, messes or other liquids on floors and surfaces, and surface cleaning as needed to maintain a safe, cleanly public restroom facility at the Parker Building.
11. The Renter acknowledges that the city is responsible for cleaning and operation of the restrooms, facility cleaning and monitoring at the All-Purpose Lodge. Renter shall only have the ability to operate the equipment rental/concession stand at the All-Purpose Lodge. City shall be responsible for all other elements of operations at the Winter Sports area in Iverson Park.
12. The City shall provide all ice rink flooding, sledding hill construction and maintenance, building construction, maintenance, resurfacing, brooming and snow removal at no cost to Renter. These services shall be performed as needed Monday – Saturday. Only emergency maintenance activities shall be performed on Sundays by City. Emergency Repairs must be reported to

Director of Parks, Recreation and Forestry upon discovery. Standards and level of care of the outdoor winter amenities related to ice and snow shall be determined by the City.

13. The Renter shall pay the City the following amounts to the city:

- Goerke Park and Parker Building – 5% of net profits from all sales
- Iverson Park – 5% of net profits from all sales

14. City shall pay all water and utility bills at both park locations.

15. Renter shall have authorization to advertise and run theme days. Examples of theme days are as follows: Skating and pictures with Santa, Skating around a Christmas Tree, etc. All theme days shall be within the confines of the skating areas and shall follow all rules and regulations of the City of Stevens Point. Any large events shall follow the standard special event process for the City of Stevens Point.

16. The Renter shall comply with all local and state regulations, ordinances, codes and laws, including but not limited to, park hours, Wisconsin Statutes, Wisconsin Administrative Code, OSHA requirements, local zoning, health, fire, safety and sales laws.

17. The Renter shall make no improvements, alterations, additions or changes to the premises except with the written approval of the City. Any approved improvements, alterations or additions shall be at the Renters expense.

18. The buildings are accepted in an "as is" condition and the City makes no promises nor commitments to refurbish or repair such buildings. The City is not responsible for providing any further utilities to the buildings and any such request for utilities by Renter shall be at Renter's expense.

19. The erection of signs and advertising or display materials relating to the Renter's business is not allowed unless authorized in writing by the City of Stevens Point. All signs, advertising or display materials and all publications, stationary, printed or promotional material and exhibits shall clearly identify the premises as property of the City of Stevens Point. The Director of Parks, Recreation and Forestry shall approve of placement of such banners or other signage submitted by the Renter.

20. The Renter shall comply with the current waste reduction, recycling and refuse disposal program. The Renter depending on volume may have to provide for the picking up or hauling away of refuse and recycle materials from the buildings. City shall provide standard refuse and recycle container removal with City provided carts.

21. The Renter shall keep the premises and surrounding grounds in a clean, neat and sanitary condition at all times. Temporary buildings and structures may be installed with prior written approval of the Director of Parks, Recreation and Forestry.
22. If the City determines the Renter's management or operation of the premises is unsatisfactory in any substantial respect or if the City determines the Renter has failed to comply with this Agreement, the City shall notify the Renter in writing of such deficient management or operation. Except in the case of possible danger to the health or safety of park visitors or employees of the Renter or park, the Renter shall have (72) seventy-two hours to cure the problem or justify an extension of time to the Park Commission. If the Renter fails to take appropriate action as determined by the City of Stevens Point within (72) seventy-two hours of being notified, the City may terminate this Agreement immediately by providing written notice of such termination to Renter. Upon termination of this Agreement, the rights of the Renter are forfeited, and the City of Stevens Point may immediately take possession of and operate the premises except for the Renter's personal property, which Renter shall have five (5) business days to recover from the premises.
23. The City may enter upon the premises at any time upon reasonable notice of a reason and for the purpose of inspection or making such repairs and improvements as the City deems necessary. The Renter shall not cause or allow any waste or nuisance upon the premises. The Renter shall maintain all properties that are subject to this Agreement, both real and personal, in their present condition (ordinary wear and tear expected), and shall maintain high standards of cleanliness and sanitation.
24. The Renter and City shall not create any lien, security interest, nor assign, sublease or otherwise transfer this Agreement or mortgage or pledge rights under it except with written City approval.
25. The Renter shall be an independent business and not an employee or agent of the City of Stevens Point. The Renter shall post a sign no smaller than (8) eight inches by (11) eleven inches in size stating that the Renter is an independent business, operating the premises under agreement with the City of Stevens Point.
26. If the premises or any part of its destroyed or damaged by wind, water, or fire by a human or a natural cause so as to make it necessary to rebuild, restore, replace or substantially repair the premises or any part of it, the Renter agrees that the City need not rebuild, restore, replace or substantially repair the premises.

Insurance

1. The Renter shall purchase General Liability Coverage listing the "City of Stevens Point" as additionally insured. The Renter shall supply the certificate of insurance to the City at start of this agreement term above and maintain coverage for the duration of this agreement. Minimum limits for the insurance coverage shall be as follows:
 - a. Commercial General Liability
Minimum Limits
\$1,000,000 General Aggregate – per project
\$1,000,000 Products & Completed Operations
\$1,000,000 Personal & Advertising Injury
\$1,000,000 Each Occurrence Limit
 - b. Claims made form of coverage is not acceptable.
 - c. Insurance must include:
 - i. Premises and Operations Liability
 - ii. Contractual Liability including coverage for the joint negligence of the City of Stevens Point, its officers, council members, agents, employees, authorized volunteers and the named insured.
 - iii. Personal Injury
 - iv. Explosion, collapse, and underground coverage
 - v. Products/completed operations
 - vi. The general aggregate must apply separately for each location on the lease.
2. If Renter will be using vehicles for business operations within premises, proof of business automobile coverage shall be required with the following minimum limits:
 - a. Limits - \$250,000 each person/\$500,000 each accident for Bodily Injury and \$100,000 for Property Damage.
Or
 - b. \$500,000 Combined Single Limit for Bodily Injury and property damage each accident.
3. Wisconsin Compensation and Employers Liability
 - a. Must carry coverage for Statutory Workers Compensation and Employers Liability limit of:
 - i. \$100,000 Each Accident
 - ii. \$500,000 Disease Policy Limit
 - iii. \$100,000 Disease – Each Employee
4. Liquor Liability

- a. If Renter sells alcoholic beverages then liquor liability with the following limit and coverage must be carried:
 - i. Limits - \$500,000 each occurrence/\$500,000 aggregate.
- 5. Additional Provisions
 - a. City shall be listed as Additional Insured – On the general liability coverage, business automobile coverage and liquor liability. City of Stevens Point, and its officers, council members, agents, employees, and authorized volunteers shall be Additional Insureds.
 - b. Endorsement- The Additional Insured Policy endorsement must accompany the Certificate of Insurance and be provided by the date of this agreement.
 - c. Certificates of Insurance – A copy of the Certificate of Insurance must be on file with the City Clerk.

This Agreement, together with any specifications and referenced parts and attachments, shall constitute the entire Agreement and all prior agreements are hereby superseded. Any contractual revisions including cost adjustments and time extensions must be made by an amendment to this Agreement or other written documentation, signed by both parties in advance of the effective date. The Renter shall notify its insurance company and its surety, if any, of any amendment.

Other items of mutual agreement may be written and attached to be made part of this agreement.

Indemnify, Defend, Hold Harmless

The Renter shall indemnify and hold harmless the City and its employees, and the City of Stevens Point and its members against any cause of action, claim, damage, cost or expense, including reasonable attorney's fees, arising from the management or operation of the premises or from any breach or default by the Renter in the performance of this Agreement or from any negligence of the Renter at the premises. In case any action or proceeding is brought against the City of Stevens Point by reason of any such cause of action or claim, the Renter upon notice from the City or City of Stevens Point, shall defend the City of Stevens Point by counsel reasonably satisfactory to the City of Stevens Point.

The undersigned representatives certify that they are authorized to make, execute and deliver the Maintenance Agreement.

CITY OF STEVENS POINT

By: _____

Name: Dan Kremer

Its: Director of Parks, Rec, Forestry

Date:

NORTHWARD ADVENTURES

By: _____

Name: Ben Martinez

Its: Owner

Date:

DRAFT



REV	DATE	ISSUED FOR
A	04/16/26	REVIEW

DRAWN: XXXX
 CHECKED: XXX
 DOCUMENT NO. 25.066

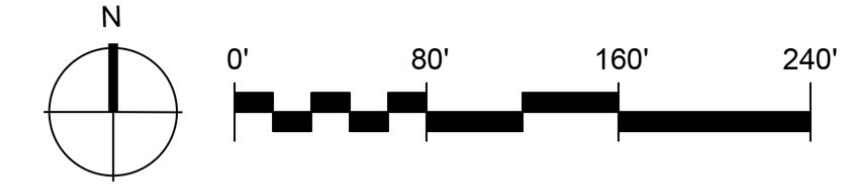
RETTLER
 corporation
 3317 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715-341-2885, Fax: 715-341-0451
 Email: info@rettlr.com, website: www.rettl.com

MEAD PARK TRAIL
 RENDERING

STEVENS POINT PARKS AND REC DEPARTMENT
 2442 SIMS AVE
 STEVENS POINT, WI 54481

C000

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
 ©2025 RETTLER CORPORATION, INC.



REV	DATE	ISSUED FOR
A	04/16/26	REVIEW

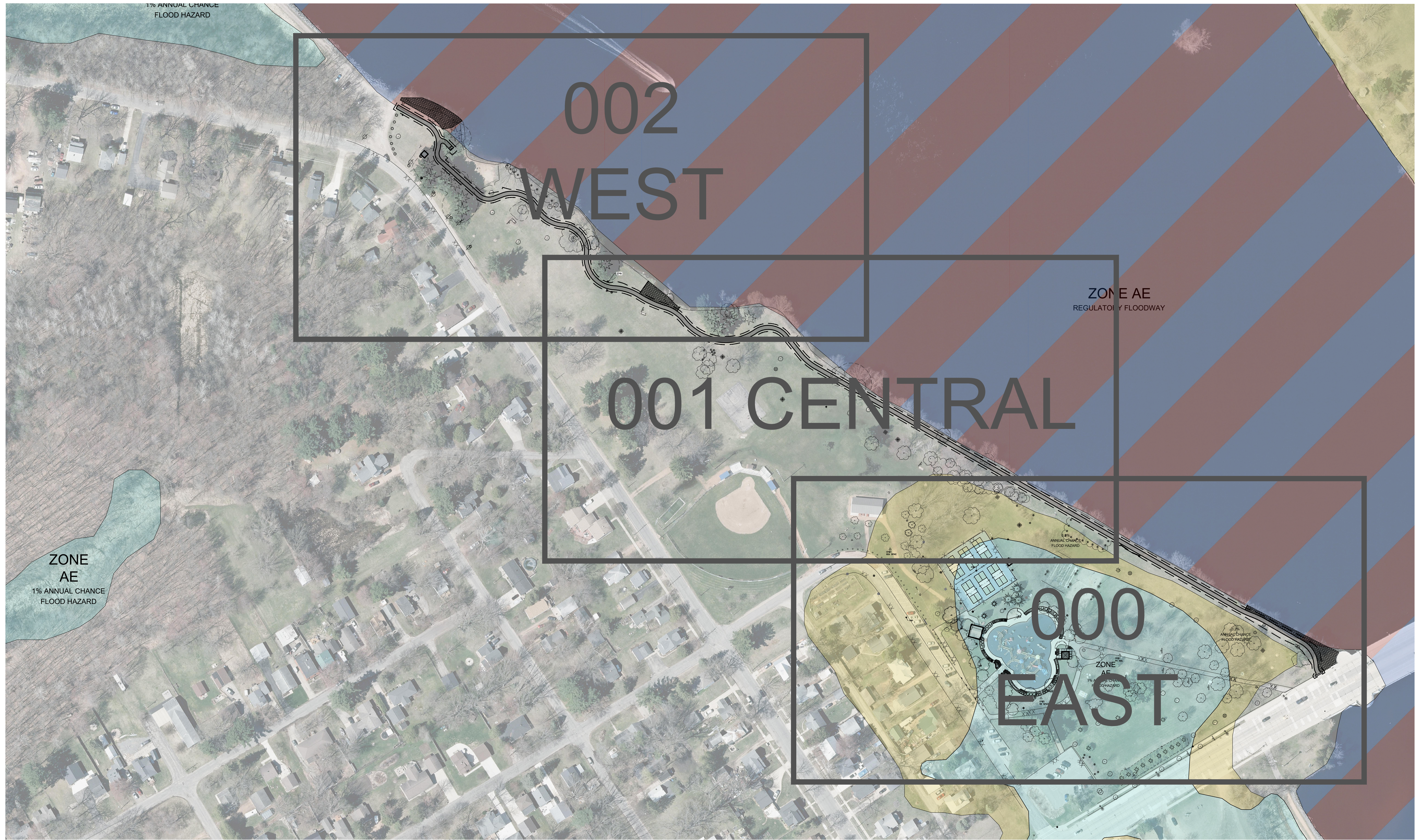
DRAWN: XXX
 CHECKED: XXX
 DOCUMENT NO: 25.066

RETTLER
 corporation
 3317 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715-341-2555, Fax: 715-341-0451
 email: info@rettlr.com, website: www.rettl.com

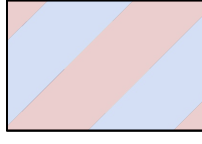
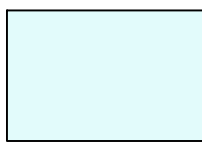
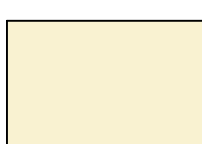
MEAD PARK TRAIL
 EXISTING SITE PLAN (OVERVIEW)

STEVENS POINT PARKS AND REC DEPARTMENT
 2442 SIMS AVE
 STEVENS POINT, WI 54481

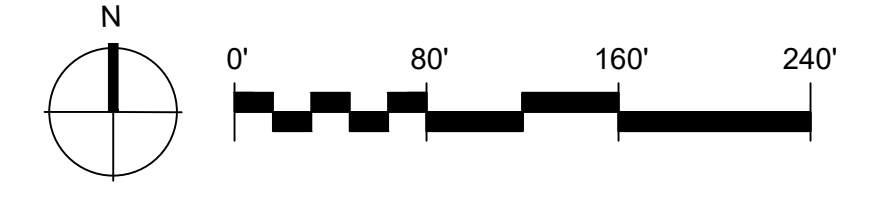
C001



FLOOD HAZARD ZONES

-  ZONE AE REGULATORY FLOODWAY
-  ZONE AE 1% ANNUAL CHANGE FLOOD HAZARD
-  0.2% ANNUAL CHANGE FLOOD HAZARD

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
 ©2025 RETTLER CORPORATION, INC.



REV	DATE	ISSUED FOR
A	01/28/26	SITE SURVEY
A	04/16/26	REVIEW

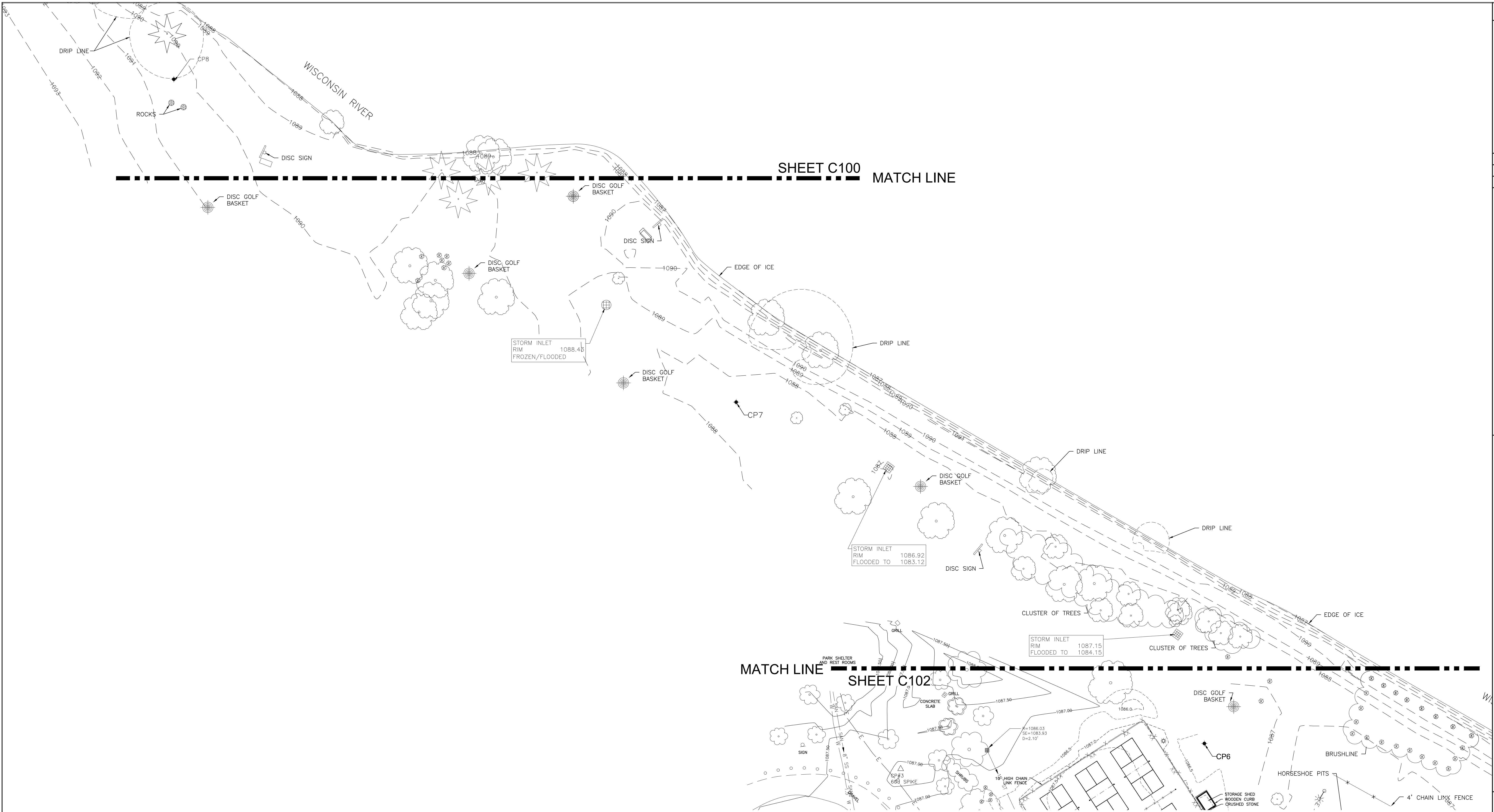
DRAWN: FS
 CHECKED: RHR
 DOCUMENT NO: 25.066

RETTLER
 corporation
 3317 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715-341-2555, Fax: 715-341-0517
 email: info@rettlr.com, website: www.rettl.com

MEAD PARK TRAIL
 EXISTING SITE PLAN (CENTRAL)

STEVENS POINT PARKS AND REC DEPARTMENT
 2442 SIMS AVE
 STEVENS POINT, WI 54481

C101



UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.
 FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET# 20255302077, 20260502175)

DESCRIPTION

PRT GLS 1&2 S31 T24R8 LYG E OF EL WHITNEY & N RIV DR EXT TO W BNK RIV & N OF W CL EX PRCL 56.8'X125 @N/E/C WHITNEY&W CLARK EX HW DESC IN 555774;188405 W/ REST 812728RES

PROJECT SITE ADDRESS:
 1001 WEST RIVER DRIVE
 STEVENS POINT, WI 54481

BENCHMARKS

ELEVATIONS BASED ON NAVD 88 USING WISGEOID 18:
 BENCHMARK# 1
 BURY BOLT OF HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. CLARK ST AND W. WHITNEY ST
 ELEVATION: 1088.59

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH PORTAGE COUNTY COORDINATES USING WISCONS

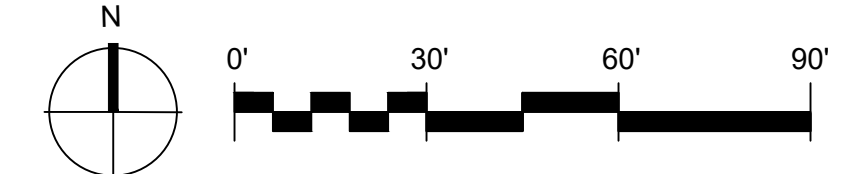
CP #1 - CHISEL X N: 202050.97 E: 160940.18 Z: 1086.66	CP #5 - 60D NAIL N: 202330.01 E: 150697.21 Z: 1085.81
CP #2 - MAC NAIL N: 202218.37 E: 161205.53 Z: 1087.66	CP #6 - 60D NAIL N: 202823.43 E: 160843.98 Z: 1086.64
CP #3 - 75" REBAR N: 203453.46 E: 159660.12 Z: 1091.29	CP #7 - 60D NAIL N: 202882.69 E: 160488.45 Z: 1087.82
CP #4 - CGS N: 203700.04 E: 150070.37 Z: 1090.94	CP #8 - 60D NAIL N: 203127.91 E: 160081.41 Z: 1090.53

SURVEY NOTES

- #1: UNDERGROUND ELECTRIC DRAWN BY INFORMATION PROVIDED BY CITY OF STEVENS POINT UTILITIES
- #2: PATH CONTIGUES WEST, SNOW COVERED AT TIME OF SURVEY
- #3: EDGE OF GRAVEL OBUSCURED BY SNOW AND ICE AT TIME OF SURVEY

LEGEND

- LIGHT POLE
- POWER POLE
- GLYU
- ELECTRIC METER
- ELECTRICAL BOX
- ELECTRIC OUTLETS
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- STORM MANHOLE
- UTILITY MANHOLE
- CATCH BASIN
- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- HYDRANT
- IRRIGATION BOX
- MAILBOX
- BOLLARD
- FENCE
- SANITARY SEWER
- STORM SEWER
- POWER OVERHEAD
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- VENT PIPE
- BIRDHOUSE
- BASKETBALL HOOP
- FLAG POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH/SHRUB
- CONTOUR LINE
- PLAY EQUIPMENT
- VERTICAL PIPE
- BENCH
- ROCKS
- CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- CHISELED 'X' FOUND



RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
 ©2025 RETTLER CORPORATION, INC.

REV	DATE	ISSUED FOR
A	01/28/26	SITE SURVEY
A	04/16/26	REVIEW

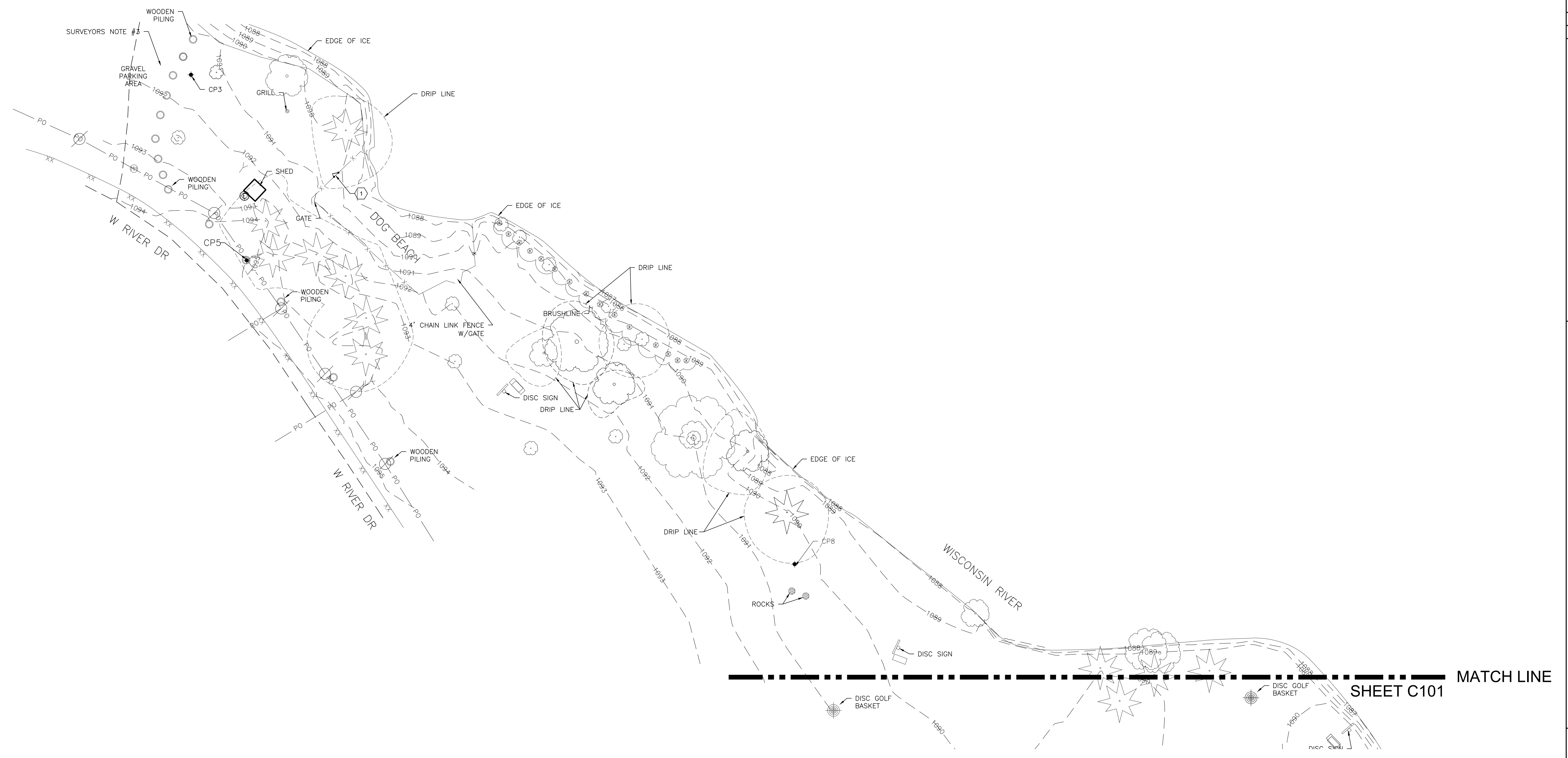
DRAWN: FS
 CHECKED: RHR
 DOCUMENT NO: 25.066



3317 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715-341-2555, Fax: 715-341-0517
 email: info@rettlr.com, website: www.rettl.com

MEAD PARK TRAIL
 EXISTING SITE PLAN (WEST)

STEVENS POINT PARKS AND REC DEPARTMENT
 2442 SIMS AVE
 STEVENS POINT, WI 54481



MATCH LINE
 SHEET C101

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET# 20255302077, 20260502175)

DESCRIPTION

PRT GLS 1&2 S31 T24R8 LYG E OF EL WHITNEY & N RIV DR EXT TO W BNK RIV & N OF W CL EX PRCL 56.8'X125 @N/E/C WHITNEY&W CLARK EX HW DESC IN 565774;188405 W/ REST 812728RES

PROJECT SITE ADDRESS:
 1001 WEST RIVER DRIVE
 STEVENS POINT, WI 54481

BENCHMARKS

ELEVATIONS BASED ON NAVD 88 USING WISGEOID 18:
 BENCHMARK# 1
 BURY BOLT OF HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. CLARK ST AND W. WHITNEY ST
 ELEVATION: 1088.59

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH PORTAGE COUNTY COORDINATES USING WISCORS

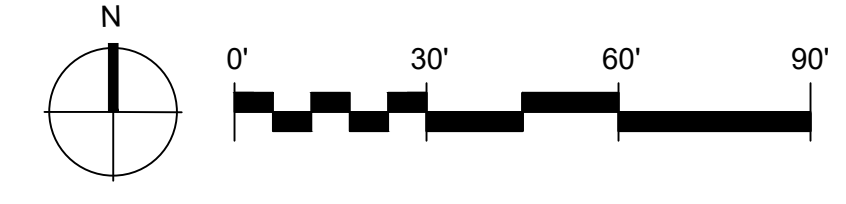
CP #1 - CHISEL X N: 202050.97 E: 160940.18 Z: 1085.66	CP #5 - 60D NAIL N: 202350.01 E: 158697.21 Z: 1085.81
CP #2 - MAG NAIL N: 202218.37 E: 161205.53 Z: 1087.66	CP #6 - 60D NAIL N: 202623.43 E: 160843.98 Z: 1086.64
CP #3 - 75' REBAR N: 203453.46 E: 159660.12 Z: 1091.29	CP #7 - 60D NAIL N: 202882.69 E: 160488.45 Z: 1087.82
CP #4 - CGS N: 203700.04 E: 159370.37 Z: 1090.94	CP #8 - 60D NAIL N: 203127.91 E: 160081.41 Z: 1090.53

SURVEY NOTES

- #1: UNDERGROUND ELECTRIC DRAWN BY INFORMATION PROVIDED BY CITY OF STEVENS POINT UTILITIES
- #2: PATH CONTIGUES WEST, SNOW COVERED AT TIME OF SURVEY
- #3: EDGE OF GRAVEL OBLSCURED BY SNOW AND ICE AT TIME OF SURVEY

LEGEND

- LIGHT POLE
- ⊥ POWER POLE
- GUY
- ⊕ ELECTRIC METER
- ELECTRICAL BOX
- ⊖ ELECTRIC OUTLETS
- ⊕ GAS METER
- ⊕ GAS VALVE
- △ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ WATER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ UTILITY MANHOLE
- ⊕ CATCH BASIN
- ⊕ CATCH BASIN
- ⊕ CATCH BASIN
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ IRRIGATION BOX
- ⊕ MAILBOX
- BOLLARD
- ⊕ FENCE
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ POWER OVERHEAD
- ⊕ BURIED ELECTRIC
- ⊕ BURIED GAS
- ⊕ BURIED TELEPHONE
- ⊕ WATERMAIN
- ⊕ FIBER OPTICS
- ⊕ EDGE OF BITUMINOUS
- ⊕ VENT PIPE
- ⊕ BIRDHOUSE
- ⊕ BASKETBALL HOOP
- ⊕ FLAG POLE
- ⊕ SIGN
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ⊕ BUSH/SHRUB
- ⊕ CONTOUR LINE
- ⊕ PLAY EQUIPMENT
- ⊕ VERTICAL PIPE
- ⊕ BENCH
- ⊕ ROCKS
- ⊕ CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- ⊕ CHISELED 'X' FOUND



RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
 ©2025 RETTLER CORPORATION, INC.