



# Common Council

## Regular Meeting

335 South Broadway  
De Pere, WI 54115  
<https://www.deperewi.gov/>

### Minutes

Tuesday, August 3, 2021

7:30 PM

Council Chambers and Virtual

1. Call to Order. The meeting was called to order at 7:30 PM by Mayor James Boyd.

| Attendee Name         | Title        | Status  | Arrived |
|-----------------------|--------------|---------|---------|
| Dan Carpenter         | Aldersperson | Present |         |
| Mike Eserkaln         | Aldersperson | Present |         |
| Jonathon Hansen       | Aldersperson | Present |         |
| Amy Chandik Kundinger | Aldersperson | Present |         |
| Shana Defnet Ledvina  | Aldersperson | Present |         |
| John Quigley          | Aldersperson | Present |         |
| Dean Raasch           | Aldersperson | Present |         |
| Kelly Ruh             | Aldersperson | Present |         |
| James Boyd            | Mayor        | Present |         |

2. Pledge of Allegiance to the Flag.

3. Approval of the minutes of the July 20, 2021 Common Council meeting.

|                  |                                                                       |
|------------------|-----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                           |
| <b>MOVER:</b>    | Dan Carpenter, Aldersperson                                           |
| <b>SECONDER:</b> | Kelly Ruh, Aldersperson                                               |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh |

4. Public Hearing on a proposed application for Community Development Block Grant - Special Projects funds. The Special Project includes providing assistance to a developer to acquire and rehabilitate the building located at 525 N 10th Street, De Pere, WI, known as Oak Meadow Senior Apartments, into a 55-unit Independent Senior Living Facility.

#### A. Notice of Public Hearing.

Clerk Carey Danen reported that the public hearing notice was published in the Press Times on July 9, 2021. Mayor Boyd declared the public hearing open. Katherine Westaby, Community Development Consultant for Vierbicher, described the stages of the application process. She explained all the available CDBG projects, the related requirements, deadlines, and guidelines. Development Services Director Dan Lindstrom reviewed the housing affordability report that was included in the agenda packet. The report analyzed the status of the City's housing market as compared to the housing element of the comprehensive plan. Dan reported that after comparing average rent rates with the County's guideline of average median income (AMI), he found that there are no available units in the City for a person earning 30% of the AMI. In 2020, there were six available units in the City that met affordable price guidelines for

individuals earning 40% of the AMI. Dan noted that this problem often affects seniors, many of whom are living on a fixed income. He emphasized that the results of the report indicate that we do have a void in providing affordable rental units, as well as a drastically diminishing housing stock for residents age 75 and above. At this point the Mayor provided an opportunity for the public to comment on the community needs and available programs, but no one wished to speak. Ms. Westaby then reviewed the details of the Oak Meadow project, noting that it requires a gut rehabilitation and repair or replacement of aging systems. Mayor Boyd invited members of the public to provide input on the proposed project, but again no one wished to speak. He then declared the public hearing closed. Discussion followed regarding the pros and cons of requiring affordable housing, as well as the potential for other types of affordable housing programs.

B. Recommendation: The Council approved moving forward with the CDBG grant application process on July 20, 2021.

C. Development Services report on proposed development and De Pere housing statistics.

Development Services Director Dan Lindstrom reiterated the result of the 2020 Housing Affordability Report.

D. Resolution # 21-82 Authorizing the City to Apply to the Wisconsin Department of Administration (DOA) Community Development Block Grant (CDBG) Special Project - Low to Moderate Income (LMI) Housing Conversion Grant for a project at 525 N. Tenth Street.

Aldersperson Raasch moved, seconded by Aldersperson Kunding to adopt the resolution. Upon vote, motion carried unanimously.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | Dean Raasch, Aldersperson                                           |
| <b>SECONDER:</b> | Amy Chandik Kunding, Aldersperson                                   |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

5. Public comment upon matters not on the agenda.

None.

6. Recommendation from the Board of Park Commissioners to Accept \$350 Donation from the Woman's Club of De Pere to Recreation Scholarship Fund.

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| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Amy Chandik Kunding, Alderperson                                    |
| <b>SECONDER:</b> | Shana Defnet Ledvina, Alderperson                                   |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

7. Recommendation from the Board of Park Commissioners to Accept a \$500 Donation from Brown County Community Women's Club for Activities/Community Center Facility Needs.

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| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Amy Chandik Kunding, Alderperson                                    |
| <b>SECONDER:</b> | Dean Raasch, Alderperson                                            |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

8. Recommendation from the Board of Park Commissioners to Accept a Donation of a First Aid Table from BayCare Clinic, Green Bay (Approximate Value \$583.00.)

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| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Jonathon Hansen, Alderperson                                        |
| <b>SECONDER:</b> | John Quigley, Alderperson                                           |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

9. Recommendation from the Board of Park Commissioners to Accept a \$2,500 Donation to the Recreation Scholarship Fund from the Wochinske Family Foundation.

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| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Dean Raasch, Alderperson                                            |
| <b>SECONDER:</b> | Kelly Ruh, Alderperson                                              |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

10. Recommendation from the Board of Park Commissioners to Approve \$3,000 Additional Funding to Complete the Fox Point Furnace Project, with Funding from Unassigned General Fund Balance.

Alderperson Carpenter requested updates from staff on utility bill cost savings after the furnace project is completed.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Jonathon Hansen, Alderperson                                        |
| <b>SECONDER:</b> | Amy Chandik Kunding, Alderperson                                    |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

11. Resolution #21-83 Disallowance of Claim (Sam Schaetz).

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | Dean Raasch, Alderperson                                            |
| <b>SECONDER:</b> | Dan Carpenter, Alderperson                                          |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

12. Resolution #21-84 Authorizing Agreement for Contractor Services Between the City of De Pere and Security-Luebke Roofing, Inc. (Roof Replacement at De Pere Ice Arena).

City Attorney Judy Schmidt-Lehman explained to Council that the staff memo accompanying this item indicated City responsibility for repairs over \$5,000. The threshold stipulated in the lease is actually \$10,000. She asked that any motion to approve the agreement specify that costs are to be paid as provided in the ice center lease agreement. Alderperson Raasch moved, seconded by Alderperson Carpenter to adopt the approving resolution based on the terms of the lease agreement.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | Dean Raasch, Alderperson                                            |
| <b>SECONDER:</b> | Dan Carpenter, Alderperson                                          |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

13. Resolution #21-85 Authorizing Agreement for Consulting Services Between the City of De Pere and Cedar Corporation (Voyageur Park Retaining Wall Inspection and Condition Report).

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | Dean Raasch, Alderperson                                            |
| <b>SECONDER:</b> | Amy Chandik Kunding, Alderperson                                    |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

14. Appointments to Boards and Commissions by Mayor Boyd.

Mayor Boyd reported that he was withdrawing his nomination to reappoint Larry Garrison to the Sustainability Commission, because Mr. Garrison declined another term.

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| <b>RESULT:</b>   | <b>APPROVED AS AMENDED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Jonathon Hansen, Alderperson                                        |
| <b>SECONDER:</b> | Shana Defnet Ledvina, Alderperson                                   |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

15. Voucher approval.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Shana Defnet Ledvina, Alderperson                                   |
| <b>SECONDER:</b> | Kelly Ruh, Alderperson                                              |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

16. Future agenda items.

Aldersperson Carpenter requested an update on the status of the Mulva Cultural Center project.

17. Consideration and Action on the Request of the City Attorney's Office to Consider a Waiver of Conflict of Interest.

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|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Dean Raasch, Aldersperson                                           |
| <b>SECONDER:</b> | Shana Defnet Ledvina, Aldersperson                                  |
| <b>AYES:</b>     | Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh |

18. Adjournment.

Aldersperson Hansen moved, seconded by Aldersperson Ruh to adjourn the meeting at 8:04 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Carey Danen, City Clerk