Common Council

Regular Meeting

Approved Minutes

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Tuesday, August 19, 2025 | **7:30 PM** | **Council Chambers/Virtual**

I. Call to Order

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

1. Roll Call.

   Present: Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

2. Pledge of Allegiance.

3. Appointment of Casey Nelson as Fourth District Alderperson to fill vacancy.
   Common Council
   Casey Nelson - Fourth District
   Term to Expire: April 30, 2028

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Amy Kundinger
SECONDER:	Jonathon Hansen
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

4. Appointment to the Board of Park Commissioners by Mayor Boyd.
   Board of Park Commissioners
   Olivia Alberson - Teen Advisor
   Term to expire: July 31, 2027

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathon Hansen
SECONDER:	Pamela Gantz
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

5. Approval of the minutes of the August 5, 2025 Common Council meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dan Carpenter
SECONDER:	Pamela Gantz

AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

6. Public comment upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC

   None.

7. Recommendation from Finance/Personnel Committee to authorize Police Department Request for Over Hire.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Amy Kundinger
SECONDER:	Pamela Gantz
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

8. Recommendation from the Board of Public Works to consider and approve City Entrance signs.

   Public Works Director Scott Thoresen displayed two renderings of potential sign designs. He explained that the Board of Public Works recommended moving forward with the installation of entrance signage, but is seeking direction from Council on the final design. Alderperson Carpenter moved, seconded by Alderperson Ledvina to approve the design with graphics and the phrase "De Pere Welcomes You", with installation at ten locations. Discussion followed regarding the differences between the two signs and the possibility of designing a hybrid of the two. Alderperson Gantz moved, seconded by Mayor Boyd to amend the original motion to request additional hybrid renderings from staff.

RESULT:	**REFER BACK TO STAFF AS AMENDED [7-1]**
MOVER:	James Boyd
SECONDER:	Kundinger
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd
NAYS:	Jonathon Hansen

9. Recommendation from the Board of Public Works on award of Contract 25-21 City Hall First Floor Remodel to IEI General Contractors in the amount of $268,831.00.

   Alderperson Ledvina moved, seconded by Alderperson Kundinger to approve the request including the two alternatives in the proposal.

RESULT:	**APPROVED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	Shana Ledvina

SECONDER:	Amy Kundinger
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

10. Recommendation from the Board of Public Works to proceed with proposed new West Side Yard Waste Site and wetland mitigation.

    Alderperson Carpenter moved, seconded by Alderperson Ledvina to hold off until a governmental agreement with the town of Lawrence is in place, with a deadline of Jan 1, 2026 to execute the agreement. Public Works Director Scott Thoresen reported that he reached out to the Public Works director for Lawrence and they are extremely interested in partnering with the City. Discussion followed regarding the size of the proposed site and potential costs associated with its construction.

RESULT:	**NO ACTION [UNANIMOUS]**
MOVER:	Dan Carpenter
SECONDER:	Shana Ledvina
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

11. Recommendation from the Board of Public Works on installation of the Vercada gate system with card access for yard waste site security and monitoring.

    Alderperson Hansen moved, seconded by Alderperson Ledvina to approve the request, with a one-time charge of no more than $15 for the access card. Public Works Director Scott Thoresen confirmed that it could be staffed by an attendant for the first few months to assist with the educational learning curve for the new process.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathon Hansen
SECONDER:	Shana Ledvina
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

City Attorney Joanne Bungert explained that due to the large number of resolutions on the agenda, Council members could suspend the rules and take them up with one roll call vote. Any alderperson could call out individual resolutions that they wish to discuss. Mayor Boyd moved, seconded by Alderperson Ledvina to suspend the rules and use the consent process for items #12, 14, 15, 17-19. Upon vote, motion carried unanimously.

12. Resolution #25-87 Authorizing Renewal Service Agreement with HydroCorp, LLC (Cross-Connection Control).

ESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock

AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

13. Resolution #25-88 Authorizing Intergovernmental Agreement with the Town of Ledgeview for O'Keefe Road Resurfacing.
Public Works Director Scott Thoresen reported that agreements are already in place for cooperation and cost sharing. The agreement before Council tonight spells out the costs and division of responsibilities.

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Jonathon Hansen
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

14.Resolution #25-89 Authorizing Execution of U.S. Department of Health and Human Service Assurance of Compliance Form 690 (HHS Grants Policy).

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

15. Resolution #25-90 Approving State of Wisconsin Department of Health Services Grant (Tuberculosis Dispensary Contract).

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

16. Resolution #25-91 Authorizing Extension of Agreement for Statutory Assessor, Maintenance and Annual full Market Revaluation Services for 2026 with Accurate Appraisal LLC.

City Clerk Carey Danen reported that the City only received two proposals; feedback from assessment firms indicated that this could have been due to the timing of the RFP issuance. If Council approves this agreement extension, staff plans to issue a new RFP in the November-December timeframe and keep the response window open longer. Finance Director/Treasurer Pam Manley explained that having an in-house assessor would quickly become more costly than contracting out for the service.

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock

AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

17. Resolution #25-92 Authorizing Brown County Intergovernmental Property Tax Bill Agreement (2025-2026 Tax Bill Preparation, with Mailing Option).

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

18. Resolution #25-93 Authorizing Emergency Medical Service Agreement with the Village of Ashwaubenon.

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

19. Resolution #25-94 Authorizing Transfer of $10,000 from Unassigned Reserves to fund Police Department Garage Fire Remediation.

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

20. Resolution #25-95 Authorizing Miron Construction Co., Inc. to Award Precast Concrete Supply Contract 03.40 to Wells Concrete Products Co. in the amount of $1,787,579.00, related to the construction of a public parking ramp on Parcel ED-875, 230 North Wisconsin, De Pere, Wisconsin.
    Development Services Director Dan Lindstrom explained that only one bid was received. This is most likely because there are not many precasters in the state, and some of those are not able to construct at the size this project requires.

RESULT:	**ADOPTED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	Dan Carpenter
SECONDER:	Pamela Gantz
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Devin Perock, James Boyd

21. Discussion on the status of the development and development options for the former Irwin School property.

Development Services Director Dan Lindstrom and Economic Development Planner Quasan Shaw reviewed the history and current status of the project. The developer is looking to sell, and any interested parties that staff has heard from would plan to demolish the school. Lindstrom and Show then summarized two options for the project: Option A would demolish the school and finish the plan to construct the remaining townhomes and twindos/single family homes. Option B would be to save Irwin School, with the City acting as developer.

Mayor Boyd moved, seconded by Alderperson Ledvina to open the meeting. Upon vote, motion carried unanimously. Several residents took the opportunity to speak:

- Park Hunter spoke in favor of moving the project forward in a timely manner.
- Karen Sternkopf 501 spoke in favor of saving Irwin School.
- Daniel Vandenberg expressed disappointment in the lack of progress on the project.
- Shirley and Dennis Penaza spoke in favor of saving Irwin School.
  Dennis Penaza 221 N Huron. the school really caught their eye. his concern right now has gone to the police department because it has become a race track. lot of little kids that play. please increase patrol there. school release time til rush hour.

Mayor Boyd moved, seconded by Alderperson Carpenter to close the meeting. Upon vote, motion carried unanimously.

Lindstrom and Shaw then fielded questions on potential lot sizes, as well as the size of proposed condos inside the school. Council members expressed a variety of opinions on both options, so City Manager Kim Flom suggested that staff develop scenarios for option B and bring these back to a future Council meeting.

22. Consideration and Possible Action on the Redevelopment of Public Property generally located North of the Claude Allouez Bridge, West of Broadway Street, East of Front Street and South of George Street.

    Mayor Boyd moved, seconded by Alderperson Gantz to enter into closed session at 8:57PM. Upon roll call vote, motion carried unanimously. Mayor Boyd moved, seconded by Alderperson Gantz to return to open session at 10:07PM. Upon roll call vote, motion carried unanimously.

II. Future Agenda Items

None.

III. Adjournment

Mayor Boyd moved, seconded by Alderperson Ledvina to adjourn the meeting at 10:08PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk