



Finance/Personnel Committee

Regular Meeting

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

Minutes

Tuesday, November 12, 2024

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
James Boyd	Mayor	Present	
Pamela Gantz	Aldersperson	Present	
Amy Chandik Kunderger	Aldersperson	Present	
Devin Perock	Aldersperson	Present	
John Quigley	Aldersperson	Present	

Also present is City Administrator Larry Delo, Public Works Director Scott Thoreson, Finance Director/Treasurer Pamela Manley, Development Services Director Dan Lindstrom, Community and Economic Development Specialist Quasan Shaw.

2. Approval of Minutes from October 8,2024 Regular Meeting of the Finance/Personnel Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Devin Perock, Aldersperson
AYES:	Boyd, Gantz, Kunderger, Perock, Quigley

3. 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 Finance and Personnel Committee. §6-3(f) DPMC

None

4. Consideration and Possible Action on Interstate 41 Sign for Refurbishing or Replacement.*

Public Works Director Scott Thoreson was present to talk about this agenda item.

Elevate 97 was hired by the city to look at our options for refurbishing/replacing the existing I-41 sign.

The options are:

A. This option completely replaces the existing sign with a new sign. Estimated cost is \$115,000

B. This option refurbishes the existing sign, which includes a new logo, repainting existing fin and backer, face-lit letters, new aluminum pole cover, and accent lighting. Estimated cost is \$78,000

C. This option refurbishes the existing sign, which includes a new logo, existing fin cabinet to remain as is, repainting existing backer cabinet, face-lit letters, existing polycarb panels to remain as is without illumination, and accent lighting. Estimated cost is \$68,000

Staff reviewed the three options and felt that the difference between the options was not significant enough to offset the benefit of having all new material. It was mentioned that it will be easier to maintain by our city staff in the future. Staff also liked the design on option A more than the other 2 options. After consideration of all 3 options, staff recommends option A.

The funding for this project would need to be included in the 2025 bonding under TID #15.

Alderperson Kunding had a question about maintaining. Director Thoreson said that a new sign would have all new materials and be easier to maintain.

Administrator Delo made a comment that the new sign would be a high-grade plastic and a lot easier to maintain. He made mention that the side of the sign would be able to have the color change for events within the city. Electrical would be able to be maintained by the Public Works staff that we have currently.

Alderperson Quigley had a question about the size of the sign. Director Thoreson made mention that the size of the sign is very similar to what we have right now.

Foundation is the only thing that will be kept the same, since it is still in good tact. Made a motion to move forward with option A of a brand-new sign.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Devin Perock, Alderperson
AYES:	Boyd, Gantz, Kunding, Perock, Quigley

5. Consideration and Possible Action to increase sale price for City-owned property in business parks.*

Community and Economic Development Specialist Quasan Shaw was present to speak about this agenda item. Earlier this year, we put out an RFP for appraisal services to help appraise city owned property.

The Development Services Department has been fielding a lot of phone calls from businesses that want to come into our business parks, on both the East and West sides.

After talking with the appraisal firm, there is a recommendation to increase the sale prices from \$35-50,000 an acre (what it is now) to \$50-60,000 an acre in certain locations within our business parks. The Southern corridor is what is driving a lot of the interest in these parcels. The people who we are working with currently on sites, we are honoring the price if there is an agreement already. If they pull out, then we would look to increase the price.

Mayor Boyd asked if we raised the price, would that discourage potential businesses to come to our area? Shaw mentioned that even if we raise the price, we are still well under market value for parcels right now. Lindstrom mentioned that we haven't moved the price since 2013.

Aldersperson Gantz had a question about how many already have an agreement. Shaw mentioned that all of Millennial Court is in a development agreement or in the early stages of development.

Administrator Delo mentioned that we are constantly marketing all of the lots.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Amy Chandik Kunding, Aldersperson
AYES:	Boyd, Gantz, Kunding, Perock, Quigley

6. Consideration and Possible Action on First Amendment to Development Agreement with Amerilux Holdings, LLC (Parcel No. ED-3103). *

Development Services Director Dan Lindstrom was present to talk about this item. This is the continuation of the discussions that we have already had about Amerilux. Proposing to amend the development agreement to include the use of the clay and topsoil to be used for the creation of berms. Any soil that isn't used is to be grated and returned to the original site. Staff believes this is a good use of material and recommend including the amendment to the original development agreement.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Amy Chandik Kunding, Aldersperson
AYES:	Boyd, Gantz, Kunding, Perock, Quigley

7. Consideration and Possible Action on the City of De Pere Investment and Cash Detail, September 2024.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Pamela Gantz, Aldersperson
AYES:	Boyd, Gantz, Kunding, Perock, Quigley

8. Future agenda items.

Aldersperson Kunding asked for a Shopko update at a future meeting.

9. Adjournment

Mayor Boyd made a motion to adjourn at 7:52
Seconded by Aldersperson Quigley.
Meeting adjourned at 7:52 pm.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

***Items with an asterisk require City Council approval.**

Agenda Sent To:
Alderspersons
City Administrator

Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce

Respectfully submitted,
Amy Darnick