



Common Council

Regular Meeting

Approved Minutes

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

Tuesday, November 18, 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 Kunding, Shana Ledvina, Casey Nelson (remote), Devin Perock, James Boyd

2. Pledge of Allegiance.

3. Approval of the minutes of the November 4, 2025 Common Council meeting.

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

4. Public Hearing on the proposed budget for calendar year 2026.

A. Presentation of 2026 budget.

City Manager Kim Flom provided an overview of the proposed 2026 budget, which includes a total of \$91,721,452 in expenditures across the following categories: general and special funds, debt service, and capital projects. She reported that operating expenses remained essentially flat at 2.44%, while the debt service fund levy increased by almost 35%; this reflects the fact that the City is taking on some big capital and infrastructure investments. She noted that reserves remain at a healthy level, which is critical to retaining the City's high bond rating. The 2026 municipal assessed mill rate increased by .62% from \$5.43 to \$5.46. The total property tax assessed mill rate, which is the combined rate with the other taxing entities, is estimated to decrease 2.13% for the West De Pere School District and 1.86% for the Unified De Pere School District.

The 2026 budget includes the following highlights in both operations and capital improvements:

- Employee health insurance increase of 10%
- Cost of living increase of 3%
- One new firefighter
- Continuation of the weekly beer gardens

- Increased financial support to community partners
- Technology-based business solutions
- Municipal Service Center expansion
- Vehicle and equipment replacement
- Wellness service provider for the Police Department
- Nearly \$3 million for streets and sidewalks
- New and renovated parks

Manager Flom explained the breakdown of the property tax levy and how it relates to the tax bill. She noted that property taxes make up only 59% of the City's revenue, and explained the breakdown between the four taxing jurisdictions: 35% to the City, 45% to the school district, 4% to Northeast Wisconsin Technical College, and 17% to Brown County. She also provided examples of estimated taxes based on various home values.

Finance Director/Treasurer Pam Manley then reviewed the budget model. She explained that state levy limit restrictions force the City to borrow, and reported that staff continues to find creative ways to increase revenues. The 2026 budget includes a 2% fee increase where possible.

B. Notice of public hearing.

The clerk reported that the notice was published in the Press Times on October 31, 2025.

C. Approval of proposed 2026 budget.

The mayor declared the public hearing open; no one wished to speak so he declared the hearing closed. Alderperson Carpenter asked questions about the resident street tree program, and stated that he doesn't feel it should be subsidized because of the City's cost to maintain the trees. Alderperson Carpenter moved, seconded by Alderperson Perock to amend the budget by removing the \$4,500 for the street tree subsidy. Discussion followed. Upon vote, the motion to amend failed with Eserkaln, Gantz, Hansen, Kunderinger, Ledvina, and Boyd voting nay.

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

D. Resolution #25-123 Adoption of Tax Levy for City Purposes to Support the 2026 City Budget.

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

5. Public Hearing on a request for a zoning map amendment from Office District to Multi-Unit District at Parcel WD-D0031-1, Employers Boulevard/Lawrence Drive.

A. Notice of public hearing.

The clerk reported that the public hearing notice was published in the Press Times on October 31 and November 7, 2025.

B. Recommendation from Plan Commission.

C. Ordinance #25-14 Approving Zoning Map Amendment from O Office District to RM-2 Multi-Unit (7+ Units) Residential District (1100 Block Employers Boulevard; Parcel WD-D0031-1).

Mayor Boyd declared the public hearing open. No one wished to speak so he then declared the public hearing closed.

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

6. Public Hearing on revisions to Chapter 14 De Pere Municipal Code regarding the zoning ordinance.

A. Notice of public hearing.

The clerk reported that the notice was published in the Press Times on October 31 and November 7, 2025.

B. Recommendation from Plan Commission.

C. Ordinance #25-15 Amending Chapter 14 Zoning Ordinance of the De Pere Municipal Code.

Mayor Boyd declared the public hearing open; no one wished to speak, so he declared the public hearing closed.

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

7. 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.

8. Recommendation from the License Committee on a request by Rose Antepencko to appear before the License Committee regarding the denial of her operator license application.

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

9. Update from Fire Department on delivery of new ambulance (Non-action item; informational only).

Fire Chief Brett Jansen reported that staff recently took delivery of the new ambulance, which is equipped with a great deal of new technology. He thanked the mayor and Council members for approving the purchase.

10. Recommendation from the Finance-Personnel Committee to approve the Emergency Medical Services contract with Town of Lawrence.

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

11. Recommendation from the Finance-Personnel Committee to approve The League of Wisconsin Municipalities Insurance and Wisconsin Municipal Property Insurance Company for the provision of commercial and property insurance.

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

12. Recommendation from the Finance-Personnel Committee to approve Memorandum of Understanding with U.S. Capitol Police.

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

13. Recommendation from the Finance-Personnel Committee to approve proposed changes to 2026 Special Event fees.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shana Ledvina
SECONDER:	Devin Perock
AYES:	Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock, James Boyd

14. Consideration and Possible Action on Consent to Collateral Assignment of Payment Rights Between Phoenix of De Pere, LLC and Community First Credit Union (Parcels WD-364-D-502 and WD-D0031).

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

15. Ordinance #25-16 Annexing Territory to the City of De Pere, Wisconsin (Parcel L-481).

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

16. Ordinance #25-17 Annexing Territory to the City of De Pere, Wisconsin (Vanpay and Radue Homes, Inc.; Parcels R-29-1; R-39; R-110 and R-114).

Mayor Boyd moved, seconded by Alderperson Kunding to open the meeting. Upon vote, motion carried unanimously. Rockland Town Chairman Dennis Cashman addressed the Council. He stated that they found that a landowner who did not sign the petition and is against the annexation. Rita Vanderlinden sold three of the parcels on a land contract, and they are not yet paid off. Development Services Director Dan Lindstrom stated that Radue Homes is the owner of record with the Register of Deeds office; City Attorney Joanne Bungert pointed out that the Department of Administration (DOA) reviewed the request and did not note any discrepancies of ownership. Mr. Cashman reported that the DOA ruled last Wednesday, while Rockland received the results of the title search on Thursday. Mayor Boyd moved, seconded by Alderperson Gantz to return to regular order. Upon vote, motion carried unanimously. Discussion followed. Attorney Bungert advised that the annexation can move forward tonight, because there are statutory pathways for the town and/or the petitioner to challenge the validity of the annexation if they so choose.

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

17. Resolution #25-124 Authorizing Small Enterprise Municipal Agreement County and Municipality Government with Environmental Systems Research Institute, Inc. (ESRI).

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

18. Resolution #25-125 Authorizing Agreement Regarding the Sale and Purchase of Business Park Property with Soft Light Photography LLC (Parcel ED-2384).

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	James Boyd

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

19. Appointment to the Board of Appeals by Mayor Boyd: Cody Martin, term to expire June 30, 2028.

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

20. Reappointment to the Sustainability Commission by Mayor Boyd: Nicole Slavin, term to expire November 30, 2028.

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

21. Resolution #25-126, Authorizing Real Estate Purchase and Sale Agreement to purchase and obtain real property and an easement at 206 N. Wisconsin Street (Part of Parcel No. ED-886) in connection with the construction of the City parking ramp, subject to the final review and approval of such agreement by the Law Department.

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

II. Future Agenda Items

None.

III. Adjournment

Mayor Boyd moved, seconded by Alderperson Perock to adjourn the meeting at 8:29PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk