

**MINUTES**  
**FINANCE COMMITTEE**  
**Tuesday, April 12, 2016**  
**City Hall, Room 207**

MEMBERS: Alders Tom De Wane, Andy Nicholson, Tom Sladek and Guy Zima

Others Present: Ald. Joe Moore, Ald. Dave Nennig, Ald. Mark Steuer, Ald. Chris Wery, Barbara Dorff, John S. Vander Leest, Dawn Foeller, Attorney Chevaz, Kevin Vonck, Chief Smith, Lt Andrew Opperman, Russ Schwandt and others

1. Roll Call. All were present.
2. Approval of the Agenda.

Motion to approve by Ald. Andy Nicholson and seconded by Ald. Tom Sladek.

3. Approval of the minutes of the Finance Committee meeting of March 22, 2016.

Motion to approve by Ald. Tom Sladek and seconded by Ald. Andy Nicholson.

4. Request by the City Assessor to cancel certain real and personal property taxes.

Director Foeller called the committee's attention to the notice of determination from the State Board of Assessor on page 4D of the finance packet, the revaluation of parcel 20-650 from \$2,690,500 to \$1,833,300. This document is only a notification to the committee as the State has set the value on this parcel.

Motion to approve the request by the City Assessor to cancel certain real and personal property taxes was made by Ald. Tom DeWane and seconded by Ald. Tom Sladek.

5. Request by Request by Ald. Zima, on behalf of St. Patrick Church Congregation, that the City considers waiving the 2016 property tax bill for 505- 515 Clinton Street that the church acquired in March 2016

Ald. Zima noted to the committee that the value had been reduced for the two properties from \$369,700 to \$185,300. Ald. Zima asked Assessor Schwandt the reason as to why the Assessor's office chose to value the property at \$185,300 instead of the purchase price of \$140,000. Assessor Schwandt noted to the committee that this property had never been publically offered for sale but had limited negotiations with the church to purchase the property at the \$140,000. Since this negotiated value was not deemed an arm length sale, it cannot be considered when placing a value on the property. Instead, the Assessor's office must apply a universal assessment value on the property and

used a few different comparable including that of the Democratic Office Building placing this property at the \$185,300 value.

A motion was made by Ald. Tom DeWane, seconded by Ald. Tom Sladek to approve the request made by Ald. Zima to pay property taxes on behalf of St. Patrick's Church on 505-515 Clinton Street not to exceed \$4,200.

6. Request by Ald. Tom DeWane, on behalf of Scott Vanidestine, to consider funding for up to 30 utility belts for the Police Explorer Program to be used for training competition.

Finance Director Foeller handed out the proposal being presented to the committee on the Police Explorer program. Chief Andrew Smith and Lt. Andrew Opperman came forward to address the committee and are recommending to the committee a request to fund 18 police explorers in 2016. Lt. Opperman stated he was able to refine the price of the equipment required, bringing the request in at \$4,525.

A motion was made by Ald. Tom DeWane, seconded by Ald. Tom Sladek to approve up to \$5,000 to fund 18 explorers to be used for training competition using 2015 carry over funds.

7. Request by the Purchasing Manger to approve the purchase of 28 automated external defibrillators (AED's) from SOS Technologies for \$35,324.

Purchasing Manager Jensen came forward stating he had received 8 quotes and the one being recommended is the low qualified vendor.

A motion was made by Ald. Tom DeWane and seconded by Ald. Tom Sladek to approve the request to purchase 28 AED's from the low cost vendor, SOS Technologies for \$35,324.

8. Request by Ald. Chris Wery to live stream City Council meetings.

IT Manager Mike Hronek stepped forward to address the committee stating through their research, the IT team came up with three options to allow for live streaming of council meetings and is recommending to the committee one that will cost a one-time fee of \$4,000. Manager Hronek stated the County has indicated they are willing to share this one-time fee which would enable them to develop their steaming solution.

A motion to approve the request made by Ald. Chris Wery to live stream City Council meetings contingent upon the County paying 50% of the \$4,000 one-time fee was made by Ald. Tom DeWane and seconded by Ald. Tom Sladek.

9. Request by Ald. Steuer to check and correct links on the City website, to improve search and navigation methods, and to enter more current reference content.

Ald. Steuer prefaced his comments that, while out campaigning, he met with a constituent that aired their concerns about the City's website that included checking and

correcting links on the City's website, improve search capabilities, improve navigation on the website and increase reference content.

IT Manager Hronek addressed the committee to state that a script was ran over the City's website which corrected links that were no longer valid. The IT team has updated links as they became of aware of the issues and plan on running the script more often.

As to Ald. Steuer's concern to search capabilities, the City uses google search which is one of the best in the industry and he will work with departments on improving navigation and website content. Website content is really driven by the departments on what they want to place on their department pages.

Ald. Steuer also had heard of a comment to create a sub-committee that could help the City improve its content with constituent input.

'A motion was made by Ald. Tom DeWane and seconded by Ald. And Nicholson to open the floor for interested parties.

Shawn Kassien, president of the Joannes Park Neighborhood Association came before the committee and concurred that he has had issues accessing and updating neighborhood association information on the City's website and agrees navigation could be improved.

Jim Grzeca stepped forward before the committee and stated he agreed that a sub-committee of users could help the City improve the content included on the City's website.

A motion to close the floor was made by Ald. Andy Nicholson and seconded by Ald. Tom Sladek.

Conversation continued on different content ideas and improvements that could be made.

A motion was made to hold the request by Ald. Steuer to check and correct links on the City website, to improve search and navigation methods, and to enter more current reference content until he has an opportunity to put together a user sub-committee to help give suggestions to improve the City's website.

10. Request by Ald. Moore to set aside \$3,000,000 of Stadium District Excess Tax revenue for lead pipe services line upgrades and proposed the following:
  - a. Reimburse up to \$3,000 if private owner upgrades prior to 2017
  - b. Reimburse up to \$2,000 if upgrades are done between 1/1/17-6/30/17
  - c. Reimburse up to \$1,000 if upgrades are done between 7/1-12/31/17

Director Foeller handed out to the committee a memo from Water Utility General Manager Quirk describing two difference pieces of the project. The first piece being that of City infrastructure within the right of way and the second piece being private

connections to the individual homes. At this time the Water Utility is estimated 1,700 lead service laterals in the public right of way and approximately 100 private laterals that would need to be replaced. An estimated value of the public infrastructure is \$8M and the private laterals are estimated at \$3,000 each or \$300,000.

Water Utility Engineer, Brian Powell, was present to answer questions and stated the Water Utility's plan was to complete 300-400 public laterals annual which would take the project 5 years to complete.

Ald. Moore addressed the committee, stating his plan is to help the City taxpayer replace their private lateral from the back of the curb to their home. He is proposing using the excess sales tax to complete the work being sensitive to the fact that many homeowners just may not complete the work. He believes this initiative would fall under the State's option to use the money for economic development to state that the City of Green Bay does not have any lead pipes, which, this topic has been of great interest lately with the City of Flint, MI water quality issue.

Ald. DeWane stated there have been proposals brought forward before State, however he is not willing to wait. He feels this is an important issue and wants to have it taken care of sooner.

Discussion continued on the concern for those who have lead pipes and the importance of have the work completed and the best way to handle the construction side of the project.

A motion to reserve \$300,000 of excess sales tax for replacement of private lead service water lines and to have staff determine best practices in covering the cost of the work was made by Ald. Tom DeWane and seconded by Ald. Andy Nicholson.

11. Request by Ald. Moore to review the remaining budgeted dollars in our elections account and consider raises or incentives for poll workers in November.

Ald. Moore addressed the committee and stated he brought this item forward in response to articles and concern he had heard about the number of poll workers on election day. He is willing to look at options to help constituents vote as efficiently as possible.

City Clerk, Kris Teske, was present and addressed the committee stating that the polling locations were staffed as well as they could have been in accordance to GAB rules and regulations and maintain accountability at all times at each polling locations.

As the press has indicated, this election brought out an unprecedented number of voters including those who had not taken the time before the election to register. Clerk Teske addressed the issues specifically at UWGB and the tools she gave them including sending out notices to register two months prior to the election, prefilling in registration forms for the students with the address of the University, running various campaigns on the campus to register and staffing booths in the Student Union with

registration officers encouraging early registration and lastly, having poll workers help students with forms the day before the election.

Ms. Teske has also been in contact with GAB to see if there are any additional steps the City can take to improve efficient voting on election day and encourages Council members to contact her regarding the election process and even be a poll worker.

A wide range of suggestion came before the committee on how to attract and keep poll workers including their pay, food, hours they work and the number.

A motion to refer to staff the request by Ald. Moore to review the remaining budgeted dollars in the election accounts and bring back a recommendation on offering incentives to attract more poll workers for the upcoming elections made by Ald. Tom DeWane and seconded by Ald. Andy Nicholson.

12. Request by Ald. Wiezbiskie, on behalf of J. Grzeca, to consider a wheel tax to replace the tax on property for road repairs.

Finance Director handed out a document outlining what the wheel tax is (a tax on registered vehicles in a community), how it is administered (done through DOT with a vehicle registration or renewal) and what it can be used for (transportation only) and who currently has it in place for the committee's information (about 15 different communities and counties).

Ald. Guy Zima asked Public works Director Steve Grenier approximately the percent of roads the City resurfaces annually, to which Direct Grenier responded as an estimate only, about 1-1.5% of the City's road is resurfaced annually. Ald. Zima stated that seems like a pretty low number and feels it should probably more in the neighborhood of 4-5% annually.

Director Grenier was also asked the approximate value of special assessments picked up by the tax payer versus the City. Director Grenier stated that the tax payer picks up approximately 33% of the cost of resurfacing and the City picks up 67% of the cost. Director Grenier stated he believed Mr. Grzeca's request before you tonight would be to use the wheel tax to offset the cost of special assessments picked up by the home owners.

A motion to open the floor for interested parties to speak was made by Ald. Tom DeWane and seconded by Ald. Andy Nicholson.

Mr. Jim Grzeca came forward stating that his point of bringing the idea of implementing a wheel tax on registered vehicles is a suggestion as an alternative funding source for street special assessments. He stated by implementing a wheel tax on registered vehicles in the community, it would share the burden of maintaining City streets and is in direct relation to how the roads are damaged. By moving to a wheel tax, it places the burden on vehicle owners, not just the resident where the improvements were made.

Ms. Grzeca came forward to echo her husband's position that by implementing a wheel assessment, it would allow the cost of reconstructing a street to be shared across the community making it more equitable and affordable for City taxpayers.

A motion to close the floor for interested parties was made by Ald. Andy Nicholson and seconded by Ald. Tom DeWane.

Discussion ensued regarding the wheel tax and concern to maintain City streets. Several committee members aired their concerns that the City is not maintaining its streets like it should and we need to prioritize this service when contemplating the budget.

A motion to open the floor was made by Ald. Andy Nicholson and seconded by Ald. Tom Sladek.

Mr. Grzeca clarified for the committee that there are two separate issues at hand: 1) maintaining City streets as the City always has through levy dollars and 2) special assessments levied against land owners for street construction projects. He is advocating using the wheel tax to replace street special assessments.

Bill Mineau addressed the committee stating that the wheel tax option certainly has merit and the committee should really take a hard look at it as a way to pay the special assessments charged to the homeowners and sharing the burden with all those who have vehicles and use City streets.

A motion to close the floor was made by Ald Tom DeWane and seconded by Ald. Andy Nicholson.

A motion was made by Ald. Tom DeWane and seconded by Ald. Tom Sladek to receive and place on file the request by Ald. Wiezbiski, on behalf of J. Grzeca, to consider a wheel tax to replace the tax on property for road repairs.

13. Request by the Finance Director to review 2015 year end results for the general fund and discuss, with possible action, the request to use 2015 carry over funds.

Director Foeller turned the committee's attention to page 13b of their packet noting the City finished the year with revenues exceeding expenses by \$2,352,320 pending final audit results which she does not believe will have any material change. The sick pay escrow fund finished with expended \$549,230 of its \$800,000 levied which will be carried over to cover 2016 retirements.

Ald. Tom DeWane requested that a Battalion Chief SUV be added to the carry over list for a value of \$85,000. This, along with the items presented in to packet, were items discussed at budget time and delayed or removed in order to allow the City to remain under the expenditure restraint limit.

Director Foeller stated that there were two other amounts to be considered including \$4,000 for flood insurance with the change in the flood plain for Fire Station number 3

and the \$5,000 for the Police Explorer program discussed in item number 6 above, bringing the grand total to \$1,629,800.

Ald. Guy Zima asked whether there were any additional projects not included on this list to which Director Foeller stated this list was compiled and sent to all department heads to review covering their current needs. The remaining balance of \$723,000, should the \$1,629,800 be approved, would be available should other projects come up throughout the year.

Ald. Tom Sladek asked Director Foeller how the surplus from 2015 and the approval of these items in 2016 affect the City's ability to qualify for the expenditure program. Director Foeller stated that the ERP program does not penalize a community if they don't spend their entire budget in the appropriate year. The calculation only compares the previous approved budgeted expenditures for the general fund operations to the approved budgeted expenditures for the next year.

A motion to approve the 2015 year-end report of the Finance Director that resulted in revenues exceeding expenditures by \$2,352,320 and to approve the department carry over requests of \$1,629,800 which includes the addition of a Battalion Chief replacement vehicle for \$85,000, flood insurance coverage for Fire Station # 3 for \$4,000 and \$5,000 for the police explorer program approved in number 3 above.

14. Referred from the Common Council meeting held on March 15, discussion and action on the letter of intent from Broadway Events LLC for an outdoor events center at 100 W. Mason Street.

Ald. Guy Zima stated that this was an item that was discussed at the last Finance Committee meeting and was brought back to discuss more of the details of Broadway Events LLC proposal. Ald. Guy Zima stated to the committee that he had asked the Finance Director to calculate debt service on different levels of funding and stated that total cost of this project could range from \$11.3M - \$12.9M when interest is added onto this project

Director Foeller handed the debt service schedules out to committee members as requested by Ald. Guy Zima that details the debt service for the project for different debt sizing and interest rate. Those values are summarized below:

		Annual		Annual
Debt	Int Rate	Debt service	Int Rate	Debt Service
8,000,000	3.5%	562,900	3.75%	575,700
8,500,000	3.5%	598,100	3.75%	611,680
9,000,000	3.5%	633,250	3.75%	647,660

Community Services Director Vonck addressed the committee on the details of the \$9M proposed plan for the event center stating that the \$9M included the stadium and its improvements to the facility, parking lots contained on the parcel, and other infrastructure required for the facility to operate. Director Vonck went on to say, currently

there is one access point to the parcel but as an enhancement, additional access points are being considered to make the center more accessible and active which is not in the \$9M scope.

Ald. Zima asked Director Vonck about parcels surrounding the event center and whether those would be needed for additional parking needs. Director Vonck stated there are parcels available which could be negotiated to add additional parking space. He has estimated the cost of those surrounding parcels could be in the \$400,000 range.

Additional discussion ensued to surrounding parcels and values of property and parking needs for events, Broadway Events LLC specific parking plan along with the condition of the site being considered and potential cost for cleanup costs.

Conor Caloia, COO and Vern Stenman, President, of Big Top Baseball addressed the committee and handed out a variety of maps to show their parking plan in detail and completed traffic impact study. Conor stated the site being considered is very similar to the one they renovated in Kenosha and also offered a letter of support from Kenosha Mayor Keith Bosman indicating the strong economic impact the Kingfish have made to the Kenosha community and reinvestment that has taken place with very few issues relative to parking.

Both Conor and Vern likened their event to Wednesday's Farmer's market which currently hosts 5,000 event goers every week with few parking issues. Their events would look to bring in around 3,000. Understanding the sensitivity to parking, Vern suggested he would be willing to add terms to the lease agreement that an approved parking plan would be required.

Ald. Zima questioned Big Top Baseball's participation in the Kenosha renovation, to which Conor stated the initial renovation split was City \$750K (48%) and the Big Top investments of \$800 (52%). Additional improvements have been made to the facility since by both parties boosting the City's contribution up to \$850K (38%) and Big Top Baseball at \$1.25K (62%). Big Top Baseball entered into a 10 year lease with the City.

Conversation continued comparing the current proposal before the committee to the ones brought forward in the past along with discussion about entertaining the idea of bringing a professional baseball team to Green Bay. Conor addressed the differing proposals, stating that the project being brought forward today is for an outdoor event center including baseball, large format concerts, community festivals and hosting a variety of West High School events throughout the year. All told, that would account for approximately 188 events annual at this center. Conor believes the past proposals focused primarily on offering just baseball and requiring the City to fill the stadium with its own events having a limiting active use of the facility.

As for the potential of bringing in a professional baseball team, Conor informed the committee this is very unlikely considering that there are territory restrictions and being that Green Bay is within that restricted area with the owners of the Timber Rattlers having the franchise, he doesn't believe that is a viable option.

Director Vonck addressed the committee to speak of the economic development impact the outdoor event center could have on the neighborhood. He stated currently, parcels north of Mason Street and west of the river have a total assessed value of \$10M. If nothing is done by way of property owners but just maintaining their property, and this center is built, he projects future value of those same properties could increase by \$10M for a total of \$20M.

Ald. Zima was encouraged to hear what a positive impact this facility could have on the neighborhoods but also wanted to know how the City can leverage the increment generated by this project to make the needed improvements in the neighborhood. Director Vonck stated he would need to research the original TIF agreement to see what projects had been planned for the TIF and potentially look to amend the TIF plan to incorporate the suggestions being offered by Ald. Zima.

Ald. Tom Sladek stated that he would like to see Broadway Events LLC partner with another development to provide some guaranteed tax base.

Ald. Tom DeWane motioned to open the floor, seconded by Ald. Tom Sladek for interested parties to speak.

Bill Mineau addressed the committee with his points including:

- a. There was hesitation on the part of council members of the Zippin Pippin which has been a true success for the City.
- b. The success of CityDeck to reactivate downtown and bring in a millions of new investment.
- c. He is a fan of the Bullfrogs, which has been a success for the City and has a great reputation around the State.
- d. Public money has gone to other successful projects including Joannes, Lambeau Field and the Veterans Memorial Arena.
- e. The plan being presented is practical and can work. They are not proposing a professional league since the Timber Rattlers have territory restrictions within a 50 mile radius.

Shawn Kassien, president of the Joannes Park Neighborhood Association, came before the committee and wanted to let the committee members know that since the last meeting he has met and spoken to 4-5 other neighborhood associations and none of them are in favor of the Bullfrogs moving from Joannes facility and feels there may be some opportunities for them to expand at their current location and that the excess sales tax should not be used for this project.

Tom, 1120 Cass Street, stepped forward to share with the committee minutes from 2009 and 2011 RDA meetings that took up the original proposals. His reason for sharing this was to give the committee a little more history on the previous proposals and called out in the 2009 RDA minutes; one of the funding sources was naming rights valued at \$2.5M.

A motion to close the floor was made by Ald. Andy Nicholson and seconded by Ald. Tom DeWane.

A motion to deny the request by Broadway Events LLC was made by Ald. Nicholson but died for a lack of a second.

A motion to hold the letter of intent from Broadway Events, LLC for a new outdoor event facility was made by Ald. Tom DeWane and seconded by Ald. Tom Sladek to provide additional information on: 1) the feasibility of bringing a professional baseball team to Green Bay, 2) the feasibility of expanding Joanne's Stadium, 3) costs associated with Joanne's should the Bullfrogs move to a new location, and 4) economic impact on the neighborhood if a center were to be built at 100 W. Mason St which is to be presented at the next finance committee meeting along with closed session language.

15. Request by Ald. Wery that should the Colburn Olympic Pool Project come in higher than the original \$4.5 million estimate up to \$1 million of the excess stadium tax revenue is utilized to fund the overage. (Carried over from January 12, 2016 Finance Committee meeting.)

A motion to receive and place on file the request by Ald Chris Wery that, should the Colburn Olympic Pool Project come in higher than the original \$4.5 million estimate, up to \$1 million of the excess stadium tax revenue be utilized to fund the overage. (Carried over from January 12, 2016 Finance Committee meeting.)

16. Report by Finance Director.

Director Foeller stated with the larger than expected voters last week at the elections, the Clerk's office is working hard to input over 4,700 new voter registrations in order to meet state deadlines, the Assessor's office is working through the process of getting their board of review notices out by Mid-April with the Board of Review set for Mid-May.

Director Foeller also made mention of an award given to City Assessor, Russ Schwandt, by the Wisconsin Association of Assessing Officers for his past chairmanship of the organization and significant contributions to the Association over the last several years. Each committee member congratulated Russ.

Motion to receive and place on file by Ald. Andy Nicholson; seconded by Ald. Tom Sladek.

Motion to adjourn by Ald. Andy Nicholson; seconded by Ald. Tom Sladek. Meeting adjourned at 10:25 p.m.

2016 Contingency Fund  
\$60,000

- 1) **THIS MEETING IS AUDIO TAPED:** THE AUDIO OF THIS MEETING & MINUTES ARE AVAILABLE ON LINE AT [WWW.CI.GREEN-BAY.WI.US](http://WWW.CI.GREEN-BAY.WI.US).
- 2) **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

- 3). **QUORUM:** Please take notice that it is possible that additional members of the Council may attend this committee meeting resulting in a majority or quorum of the Common Council. This may constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4). **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.