

FINANCE/PURCHASING & BUILDING COMMITTEE
February 19, 2019

A meeting of the Finance/Purchasing & Building Committee was called to order at 5:00pm by Chairperson Ward in the Council Chambers, City Hall. Roll call: Alderpersons Ward, Allmann and Wiederanders were present. Also present: City Administrator Van Lieshout, Finance Director/City Treasurer Clarizio, and Receptionist Metzger.

A motion was made by Alderperson Allmann, seconded by Alderperson Wiederanders to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Presentation of: Door County Housing analysis by Jim Schuessler (DCEDC)
5. Consideration of: Pre-Annexation agreement for Duquaine Development-W. Oak St. (Sawyer Dr.)
6. Consideration of: Right of first refusal to purchase portion of Peil parcel located at 1116 Egg Harbor Rd.
7. Consideration of: Former Simon Parcel at 1048 Egg Harbor Rd.
8. Consideration of: Review of City Owned Exempt Properties
9. Convene in closed session in accordance with the following exemptions:

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 1985(1)(e)

- a. Consideration of: Pre-Annexation agreement for Duquaine Development-W. Oak St. (Sawyer Dr.)
- b. Consideration of: Right of first refusal to purchase portion of Peil parcel located at 1116 Egg Harbor Rd.
- c. Consideration of: Former Simon Property at 1048 Egg Harbor Rd.

Moved to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate: or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration.

10. Review bills.
11. Adjourn.

Presentation of: Door County Housing Analysis by Jim Schuessler (DCEDC)

Door County Economic Development Executive Director Jim Schuessler presented a power point presentation highlighting the recently completed Door County Housing analysis. Mr. Schuessler focused the presentation on the Central Door County area, touching on factors that are driving housing demand, such as, the job market, more single parent families, buying habits and price increases of building materials. In addition, the analysis highlights types of housing needed such as senior, renter and seasonal.

Consideration of: Pre-Annexation agreement for Duquaine Development-W. Oak St (Sawyer Dr.):

Community Development Director Olejniczak stated that a specific pre-annexation agreement with Duquaine Development Inc. has been drafted and reviewed. Duquaine had issue with the \$300 per unit

park and playground fees. Mr. Olejniczak explained that the development is in the Town of Nasewaupee, which does not require this fee but because the property is going to be annexed and serviced by the City the fee was included in the agreement. Mr. Duquaine is requesting that for phase 1 the fee is reduced to \$150 per unit, and \$300 for phase 2 & 3. Mr. Olejniczak stated the other issue to clarify in the agreement is that the City cannot annex the entire property which would create a town island. The City will need to require that the property be split so the annexation is valid. In addition, the agreement should also allow the City the ability to require the inclusion of other parcels to be annexed, if desired.

Moved by Alderperson Ward, seconded by Alderperson Allmann to recommend to Common Council to approve the pre-annexation agreement with Duquaine Development, Inc. with the stipulations that park fees for phase 1 would be \$150.00 per unit and the boundaries for the annexation agreement are approved by the City. Carried.

Consideration of: Right of first refusal to purchase portion of Peil parcel located at 1116 Egg Harbor Rd.
Community Development Director Olejniczak stated the City purchased the former Simon parcel from the County thru tax foreclosure. The Peil property abutting this parcel has been for sale for quite a while. The park and recreation board has been researching the option of turning the back 5 acre portion of the Peil property into an urban park, if this happens the former Simon parcel would be the access into the park. The City previously contacted the Peil family regarding the option of right of first refusal, at that time the family declined the offer. The Peil family is now interested in working with the City they are offering the right of first refusal on the back 5 acres in exchange for a permanent access easement thru the former Simon parcel and requesting permission for signage placement on the easement fronting Egg Harbor Road. Mr. Olejniczak explained that this option could hinder the potential use of the former Simon parcel as it would lock up the parcel as an easement. The Committee continued discussions regarding the access and use of the property. No action was taken.

Consideration of: Former Simon Parcel at 1048 Egg Harbor Rd.
The consensus of the Committee was to hold on the property review until more information is known regarding the Peil property. No action was taken.

Consideration of: Review of City Owned Exempt Properties:
The Committee reviewed the listing of exempt properties currently owned by the City. No action was taken.

The Committee did not move into closed session.

Review bills

Moved by Alderperson Ward seconded by Alderperson Wiederanders to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Allmann, seconded by Alderperson Wiederanders to adjourn. Carried. The meeting adjourned at 6:21pm.

Respectfully submitted,

Tricia Metzger