

FINANCE/PURCHASING & BUILDING COMMITTEE
December 28, 2021

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:00 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders were present. Alderperson Williams was excused. Also present: Mayor Ward, Alderperson Reeths, City Administrator VanLieshout City Treasurer/Finance Director Clarizio, Police Captain Brinkman, Fire Chief Dietman, Community Development Director Olejniczak, Attorneys Kalny and Mary Beth Peranteau, SB Historical Society Executive Director Beth Renstrom and Office Accounting Assistant II Metzger.

A motion was made by Alderperson Wiederanders, seconded by Alderperson Bacon 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. Consideration of: Purchase of one 2022 Ford Explorer Police Interceptor Vehicle.
5. Consideration of: Amendment to lakebed sublease with Sturgeon Bay Historical Society.
6. 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. 19.85(1)(e)

- a. Consideration of: Acquisition of Alabama Place re: 281-62-10000116

Move 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. The Committee may adjourn in closed session.

7. Review bills.
8. Adjourn.

Carried.

No one spoke during public comment on agenda items and other issues related to finance & purchasing.

Consideration of: Purchase of one 2022 Ford Explorer Police Vehicles:

Police Captain Brinkman stated that \$45,000 was approved in the 2022 capital budget for the purchase of one patrol vehicle including equipment, changeover and graphics. Only one bid was received from Jim Olson Ford, Lincoln in the amount of \$33,418.

Moved by Alderperson Wiederanders, seconded by Alderperson Bacon to recommend to Common Council to approve the purchase of one 2022 Ford Explorer Police Interceptor squad from Jim Olson Ford, Lincoln in the amount of \$33,418 plus DMV fees. Carried.

Consideration of: Amendment to lakebed sublease with Sturgeon Bay Historical Society.

City Administrator VanLieshout explained that for the Sturgeon Bay Historical Society (SBHS) to complete the grain elevator project they were required to conduct a site investigation. Methane

was discovered on the site, which is not a new finding. Methane turned up in the 2013-2014 site investigation for the Sawyer Hotel project. The DNR issued a historic fill exemption that acknowledged the presence of methane in the soil and required a mitigation plan and venting. The issue has come up again, however the DNR is taking a different approach with the grain elevator project. They are requiring through the historic fill exemption that the lakebed sublease the City has with the Sturgeon Bay Historical Society be amended requiring certain conditions from the Sturgeon Bay Historical Society and the building they are constructing. The SBHS is petitioning the City to amend the sublease per the DNR requirements.

City Attorney Kalny explained that the sublease amendment is essential for the grain elevator, without the amendment the Sturgeon Bay Historical society will not be able to proceed with the project. The other point of concern was raised by the Fire Chief. His concern that the City has the ability to monitor the site for methane release on a 24-hour basis. Fire Chief Dietman explained that the fire department would not be providing the monitoring. He asked that any type of monitoring system would be required to be on a 24-hour basis by a third party, if there is any active alarm then the department would be notified. In addition to the monitoring, he requested that if there are any amendments to remove or reduce the monitoring, if they have a solid history of no elevated methane readings that the fire department be included in that process of signing off.

Sturgeon Bay Historical Society Executive Director Beth Renstrom stated that they do have 24-hour monitoring planned for the building and they are working with an environmental consulting engineer that is putting together the emergency plan as part of the ongoing monitoring and maintenance of the system as required from the DNR. The consulting firm is continuously monitoring the methane concentrations on the interior of the building. A monitor will be mounted and accessible from the outside of the building to record the concentrations.

Attorney Peranteau added with regard to the Fire Chiefs concerns, that the DNR not only requires the monitoring but a protocol for opening the building, like a multi-step check list, before anyone can enter the building. A number of conditions that are considered response conditions that would require escalated steps to be taken are also addressed. Fire Chief Dietman restated that the department is asking that the systems in place for monitoring are monitored off-site by a third-party company, if there is an active alarm the third party would notify the fire department immediately not 4-6 hours after the fact.

City Administrator Van Lieshout reminded the Committee we are amending the sublease to require the Sturgeon Bay Historical Society or anyone that may acquire the building to comply with what is contained in the DNR historic fill exemption.

Moved by Alderperson Wiederanders, seconded by Alderperson Bacon to recommend to Common Council to approve the amendment for the lakebed sublease with the Sturgeon bay Historical Society, Inc conditioned upon review by the City Attorney, continued maintenance of the previously escrowed sum and include language for a methane mitigation plan comprising of offsite third-party monitoring and immediate notification of any active alarms to the Sturgeon Bay Fire Department, in addition, to include the Fire Department for any amendments with the DNR which would reduce or eliminate monitoring on site. Carried.

After Alderperson Bacon announced the statutory basis, it was moved by Alderperson Bacon, seconded by Alderperson Wiederanders to convene in closed session. Roll call: Alderpersons Bacon and Wiederanders voted aye. Carried. The meeting moved into closed session at 4:36 pm. The meeting reconvened at 4:54pm.

Review bills

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

Moved by Alderperson Wiederanders, seconded by Alderperson Bacon to adjourn. Carried. The meeting 4:54pm.

Respectfully submitted,

Tricia Metzger