



# **AGENDA OF THE COMMON COUNCIL**

**TUESDAY, DECEMBER 16, 2025, 6:00 PM**

**In person at City Hall, Room 203 - Council Chambers.**

**Virtual attendance also available via Zoom.**

## **A. Zoom Meeting Information.**

- I. Join Zoom Meeting Online:  
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799

Meeting ID: 892 7469 6903

Passcode: 209710

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

## **B. Roll Call.**

- I. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

## **C. Pledge of Allegiance.**

## **D. Invocation.**

## **E. Approval of Minutes.**

- I. Approval of the minutes from the December 2, 2025 meeting.

## **F. Approval of the Agenda.**

- I. Approval of the agenda for the Tuesday, December 16, 2025, meeting of the Common Council.

## **G. Report by the Mayor.**

- I. 2026 Committee and Council Schedule

## **H. Announcements.**

## **I. Recognitions and Awards.**

## **J. Presentation**

- I. Presentation on Citywide Performance Management

## **K. Appointments.**

### **I. Reappointments:**

#### Olde Main Street Business Improvement District Board

Joan Johnson, 3023 N Brook Hills Dr., Suamico, WI 54313

Term to expire: January 1, 2029

Paul Kosmoski, 1270 Main St., Green Bay, WI 54302

Term to expire: January 1, 2029

#### On Broadway Business Improvement District Board

Sandra Ranck, 340 N Broadway, Suite 175, Green Bay, WI 54303

Term to expire: December 1, 2028

## **L. Committee of the Whole.**

1. For consideration and possible action on the approval of Polling Locations for the Spring 2026 Elections.
2. For consideration and possible action on the appointment of election officials pursuant to Wis. Stat. § 7.30, for the 2026-2027 term.
3. For consideration and possible action on the request by the Department of Public Works to enter into a Developer's Agreement for the construction of public infrastructure with TJDM, LLC to support the development of 167 acres (Kosmoski Development) northeast of the intersection of Sussex Road and Scottwood Drive, subject to legal review.
4. Resolution in Support of our Somali Friends and Neighbors.
5. For consideration and possible action on Zoning Ordinance 23-25, an ordinance rezoning a portion of the property located at 500 Day Street (Parcel 7-1) from General Industrial District to Light Industrial (ZP 24-48).

## **M. Ordinances - Second Reading for Adoption.**

- I. Zoning Ordinance No. 04-25  
An ordinance rezoning property located at 500 Day Street (Parcel 7-1) from General Industrial District to Down Town District. (ZP 24-48 **Held** at Common Council, November 11, 2025).

2. Miscellaneous Ordinance No. 07-25  
An Ordinance Adopting an Amendment To The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)
3. Zoning Ordinance No. 20-25  
An Ordinance Rezoning the property located at 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI) (ZP 25-29)
4. Zoning Ordinance No. 21-25  
An Ordinance Rezoning the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC) (ZP 25-33)
5. Miscellaneous Ordinance No. 08-25  
An Ordinance providing for Detachment of a portion of The City of Green Bay, Brown County, Wisconsin, to The Village of Bellevue, Brown County, Wisconsin
6. Miscellaneous Ordinance No. 09-25  
An Ordinance providing for Attachment of a portion of The City of Green Bay, Brown County, Wisconsin, from The Village of Bellevue, Brown County, Wisconsin

**N. Report of the Redevelopment Authority (December 9, 2025).**

1. To approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway and forward it to the Common Council for adoption.

**O. Report of the Improvement & Services Committee (December 10, 2025).**

1. To approve the request by Department of Public Works to adopt the Proposed 2026 Storm Water Utility Rates.
2. To approve the request by Department of Public Works to approve a Service Order Agreement with Berners-Schober Associates, Inc. for design and construction administrative services associated with Fire Station 7 HVAC improvements for an estimated cost of \$52,000.00.
3. To approve the request by Department of Public Works to purchase a 2026 Western Star 47X Combination Sewer Vacuum and Jet Sewer Cleaning Truck Chassis in the amount of \$154,870.50.
4. To approve the request by Department of Public Works to purchase a Henderson Ultimate Salt Brine Making Machine Controls unit in the amount of \$75,872.00.
5. To approve the request by Department of Public Works to purchase annual roadway maintenance consumables from contracted vendors for the 2026 budget year and for 2027 through 2030, with expenditure not to exceed annual approved budget amounts for each commodity.
6. To approve the request by Department of Public Works to purchase three (3) traffic signal controller cabinets through the WisDOT State Cooperative Purchasing Contract for a total cost of \$64,167.00.

7. To approve the request by Department of Public Works to enter into State Municipal Financial Agreements for City of Green Bay, Main Street from IH 43 – Baird Street; City of Green Bay, University Avenue from Main Street to University Way; and City of Green Bay, West Mason Street from Pleasant Lane to Ashland Avenue.
8. To approve the request by Department of Public Works to adopt the Proposed 2026 Sanitary Sewer Service Charges.
9. To approve the request by Department of Public Works to award a design contract to Ayres and Associates for the N. Maple Avenue reconstruction project in the amount of \$95,430.00.
10. To approve the request by Department of Public Works to award the contract SEWERS 4-25 BARINA CREEK PARKWAY - STORMWATER POND DREDGING to Advance Construction, Inc. in the amount of \$190,702.22.

**P. Report of the Protection & Policy Committee (December 8, 2025).**

1. To deny an appeal by Raven Wallene regarding the denial of her over the limit permit (held from the 12/2/25 Council Meeting).
2. To approve an application for a "Class B" liquor and Class "B" beer license for Grasse's Tap at 1939 Main St, with a license premises described as: "bar area where liquor & beer will be sold. Walk-in cooler & small office area for records"
3. To refer to the Law and Police Departments a communication by Alder Grant (District 1) and Alder Johnson (District 9) for staff to review and update Article III of Chapter 24, Green Bay Code of Ordinances, relating to the regulation of noise, to incorporate current technology with enforceable requirements. (PC-25-08).
4. To approve a draft ordinance Relating to International Fire Code.
5. For consideration with possible action on a draft ordinance Relating to Equal Rights Commission *(no recommendation—committee vote was 2 in favor of the change and 2 opposed to the change)*.

**Q. Report of the Green Bay Police Department Granting Operator Licenses.**

1. Report of the Green Bay Police Department Granting Operator Licenses

**R. Report of the Plan Commission (December 9, 2025).**

1. To approve the request to amend a Planned Unit Development located at 2300-2400 E Mason Street (East Town Mall), subject to the draft Planned Unit Development (PUD) amendment. (ZP 25-34 Public Hearing held December 8, 2025).
2. To approve the request for a Conditional Use Permit at 1336 Thrush Street to allow minor motor vehicle repair in the General Industrial (GI) Zoning District, with conditions. (ZP 25-35 Public Hearing held December 9, 2025).
3. To approve the request for a partial alley closure located near 409 W Walnut Street with condition(s). (AC 25-01 Public Hearing held September 29, 2025. Held by Council October 7, November 11, December 2, 2025).

**S. Report of the Finance Committee (December 9, 2025).**

1. To approve acceptance of the Walmart Spark Good Local Grant for \$5,000 to be used for fire safety.
2. To approve the refurbishing of Green Bay Metro's fire boat, Marine I, with Lake Assault Boats Service for a total cost of \$173,597.00 approved with 2026 borrowing.
3. To approve a contract for SS4A Safe Streets to Traffic Analysis and Design Inc. (TADI) for \$708,500 and city match up to a grant award of \$916,000.
4. To approve the purchase of a one-year subscription from Sharp Performance for professional services for a total cost of \$99,500.00 to be paid by the State of Wisconsin Department of Health Services assistance program award.
5. To approve an agreement with Flock Group Inc for surveillance camera and Aerodome DFR Drone Program for a total cost of \$1,302,000 over five years.
6. For staff to proceed as directed in closed session regarding the agreement between the City of Green Bay and OneEnergy Development, LLC for a land lease and solar easement on parcel 22-SC-513.

*Common Council may convene in closed session pursuant to Section 19.85(1)(e), Wis. Stats., for purposes of 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. Common Council may thereafter reconvene in open session pursuant to Section 19.85(2) to report the results of the closed session and consider the balance of the agenda.*

7. To receive and place on file the inspection invoice appeal by Thea Robinson.
8. To approve the refund of 2023 property taxes from a tax assessment appeal to Georgia Pacific for property at 1919 S Broadway for a total amount of \$68,431.75.

*Common Council may convene in closed session pursuant to Section 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Common Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.*

9. To approve the creation of Section I-13 Relating to Non-Issuance of License or Permit.
10. To approve the Associated Trust Company, N.A. corporate resolution authorization to enter into an Institutional Custody Agreement on behalf of the City of Green Bay.
11. To approve the 2025 budget amendment resolution for unbudgeted overtime for special events.
12. *Informational:* Report of the Claims Committee.

**T. Report of the Park Committee (December 10, 2025).**

1. To approve accepting a \$1,000 Green Gifts grant from Cellcom to support the Green Bay Conservation Corps free native plant kit giveaway program.

2. To approve hiring Water Technology, Inc. for \$179,568 to complete the necessary engineering and construction documents for the Phase I improvements to the Joannes Aquatic Center.
3. To approve the request by One Astor Holdings LLC for a 15' wide Permanent Storm Sewer Easement along the Fox River Trail on Parcel 15-2 for the One Astor Park residential development.

**U. Report of the Water Utility Commission (December 8, 2025)**

1. For consideration and approval of the Water Service Agreement By and Between the City of Green Bay, the Village of Hobart and the Village of Pulaski, approved by the Water Utility Commission.

**V. Informational.**

1. Building Report for November 2025

**W. Resolutions.**

1. Resolution authorizing a 2025 budget amendment for unbudgeted overtime for special events.
2. Resolution establishing polling locations for the Spring 2026 Elections.
3. Resolution authorizing the Associated Trust Company, N.A. corporate to enter into an Institutional Custody Agreement on behalf of the City of Green Bay.
4. Resolution drawing final orders to contractors for December 16, 2025.
5. Resolution authorizing the submission of an application to the Wisconsin Economic Development Corporation (WEDC) Idle Sites redevelopment program.
6. Resolution authorizing a Conditional Use Permit at 1336 Thrush Street (ZP 25-35)
7. Resolution in Support of our Somali Friends and Neighbors.

**X. Ordinances - First Reading.**

1. Planning Ordinance No. 01-25  
An ordinance amending the Official Map of the City of Green Bay by closing a portion of the alley adjacent to 409 W Walnut Street to public traffic (held from the December 2, 2025 Council Meeting).
2. General Ordinance No. 39-25  
An ordinance creating Section I-13, Green Bay Municipal Code, relating to Non-Issuance of City Licenses and Permits.
3. ZONING ORDINANCE NO. 22-25  
An Ordinance amending Zoning Ordinance No. 13-21 for the Planned Unit Development for the 2300-2400 block East Mason Street, East Town Mall (ZP 25-34)
4. General Ordinance No. 38-25  
An ordinance amending Section 18-44(4)(a) Relating to International Fire Code.

5. General Ordinance 37-25

An ordinance Amending Section 12-11(a) Relating to Equal Rights Commission (*committee vote was 2 in favor of the change and 2 opposed to the change*).

6. Zoning Ordinance 23-25

An ordinance rezoning a portion of the property located at 500 Day Street (Parcel 7-1) from General Industrial District to Light Industrial District (ZP 24-48).

**Y. Adjournment.**

1. Next Meeting: January 20, 2026.

2. Adjournment of the Tuesday, December 16, 2025, meeting of the Common Council.

- 1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at [www.greenbaywi.gov/Meetings](http://www.greenbaywi.gov/Meetings).
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this committee meeting and will 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.