



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
www.manitowoc.org

## Meeting Minutes

### Finance Committee

---

Tuesday, April 10, 2018

6:00 PM

Council Chambers

---

#### 1. Call to Order

#### 2. Roll Call

**Present:** 4 - Brey, McMeans, Howe and Lotz

**Absent:** 1 - Sitkiewitz

Also present: Alderpersons Gabriel, Kummer and Novak, Community Development Director Nic Sparacio, Rahr-West Art Museum Director Greg Vadney, Fire Chief Todd Blaser, Director of Public Infrastructure Dan Koski, and City Clerk Deborah Neuser.

#### 3. Public Comment

#### 4. Consent

[18-0332](#) Minutes of various MPU Commission and Great Lakes Utilities meetings, recommending acceptance and place on file.

**Attachments:** [MPU Commission Meeting Minutes](#)  
[GLU Meeting Minutes](#)

**Moved by McMeans, seconded by Howe, that these Minutes be approved for consent agenda. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0339](#) Minutes of the March 6, 2018 Finance Committee meeting. Recommending acceptance and place on file.

**Attachments:** [18-0339](#)

**Moved by McMeans, seconded by Howe, that these Minutes be approved for consent agenda. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

#### 5. Discussion and Action Items

[18-0343](#) Request from Moore's Irish Pub to extend liquor license premise to the courtyard on the east side of the building at 811 Jay St. Recommending to approve the request for the 2017-18 license term.

**Attachments:** [Moore's Request](#)

**Moved by McMeans, seconded by Lotz, that this Request be approved with addition to 2017-18 license year for consent agenda. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0342](#) Request from Capitol Civic Centre for \$100,000.00 from the Room Tax Reserve Fund for renovations to the Capitol Civic Centre.

**Attachments:** [1 CCC LOBBY EXPANSION - Old Pub Space](#)  
[2 CCC LOBBY EXPANSION STAIRS](#)  
[3 CCC 2nd FLOOR PANORAMA](#)  
[4 CCC 2nd FLOOR LOBBY RESTROOMS](#)  
[5 CCC NEW SEATING](#)  
[6 CCC NEW LOBBY BAR -- will be larger than rendering indicates](#)  
[7a CCC Economic Impact](#)  
[7b CCC ACT TWO PROJECTS BUDGET](#)  
[7c CCC 2017-18 BOARD OF DIRECTORS](#)

Executive Director Matt Schliesman of the Capitol Civic Centre spoke to the committee relative to his request for funding from the City of Manitowoc for their major renovation project. He advised the 2.5 million dollar once in a generation project is in the quiet phase and they are currently working with major donors. Although the Committee is in support of the project, they feel they need more time to sort through alternative funding options. The item will remain on the Finance Committee Agenda for the next meeting when the members may take a tour of the Capitol Civic Centre.

[18-0158](#) Summer Crossing Guard Support at Jackson Elementary School.

**Attachments:** [Crossing Guard Request](#)  
[Jackson Elementary Summer School Crossing Guard](#)

Aldersperson Howe updated the committee on the discussion that took place at the Public Safety Committee meeting. That committee felt there was a safety issue and the City should make a one time commitment to fund the summer crossing guard in an amount up to \$728.85. This item will be placed on the Council agenda without a committee recommendation at this time to allow Finance time to find the money to fund this request.

[18-0242](#) Programs to Improve Housing Stock within the City of Manitowoc

**Attachments:** [Rental Rehab Program Overview](#)  
[Owner Occupied Rehab Program Overview](#)  
[Sold on Oshkosh Overview](#)  
[Curb Appeal Program Overview FINAL](#)

Aldersperson Howe is still working on this issue. This item will remain on the next Finance Committee agenda.

[18-0246](#) Request to increase 2018 Budgeted amount by up to \$11,000 for replacement of Washington Park Electronic Sign (2018 budget \$20,000, current estimate \$31,000) funding to come from Room Tax Reserves, recommending referral to CAWG for discussion and to request a second proposal for consideration.

**Attachments:** [Washington Park New Sign-Purchase](#)

**Moved by McMeans, seconded by Howe, that this Action Item be continued and referred to CAWG with recommendation to get a second estimate. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0257](#) RESOLUTION TERMINATING TIF DISTRICT NO. 11 AND AUTHORIZING TREASURER TO DISTRIBUTE EXCESS INCREMENT TO OVERLYING TAXING DISTRICTS

**Attachments:** [RESOLUTION TERMINATING TIF DISTRICT NO 11](#)

Community Development Director Nic Sparacio addressed the committee and answered questions. TID 11 is distressed district.

**Moved by McMeans, seconded by Lotz, that this Resolution be approved and referred to council. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0258](#) RESOLUTION TERMINATING TIF DISTRICT NO. 13 AND AUTHORIZING TREASURER TO DISTRIBUTE EXCESS INCREMENT TO OVERLYING TAXING DISTRICTS

**Attachments:** [RESOLUTION TERMINATING TIF DISTRICT NO 13](#)

Community Development Director Nic Sparacio addressed the committee and answered questions.

**Moved by Howe, seconded by Lotz, that this Resolution be approved and referred to council. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0298](#) Request to fill Assistant Museum Director/Curator Position for Rahr West Art Museum.

**Moved by McMeans, seconded by Howe, that this Action Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0303](#) Request to fill Security Guard Position for Rahr West Art Museum.

Rahr-West Art Museum Director Greg Vadney addressed the Committee on this matter.

**Moved by Howe, seconded by Lotz, that this Action Item be approved. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0300](#) Resolution 2017 to 2018 Carryforward Requests by Departments

**Attachments:** [Resolution 2017 to 2018](#)  
[Department Requests and summary](#)

Fire Chief Todd Blaser addressed the committee relative to the Fire Department's carry forward requests stating that the EMS budget was fortunate to see revenue increases and a fund has been set up to replace capital assets.

**Moved by Howe, seconded by McMeans, that this Resolution be approved and referred to council. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0301](#) Redistribute funding from East/West Crescent and Pheasant Lane to other road projects including Calumet Ave.

**Attachments:** [2018 Capital Budget Final with Budget](#)

A lengthy discussion took place relative to the property owners displeasure with a blacktop road, re-notification of the property owners, parking issues while the project is ongoing and adjustment of the assessments for this project and blacktop in general. The project will be done in sections to allow for resident parking.

**Moved by Howe, seconded by McMeans, that this Request for redistribution of funds be denied and to continue with the current project and referred to Council. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0307](#) Resolution Creating Tax Increment Financing District No. 20 (Lakeside Foods)

**Attachments:** [Resolution-Council 04-16-18](#)  
[TID 20 Project Plan-PCRecommended 03-28-18\\_reduced](#)  
[Resolution-Plan Commission 03-28-18\\_signed](#)

Community Development Director Nic Sparacio addressed the committee outlining what has happened so far in creating this TIF District and answered questions.

**Moved by McMeans, seconded by Howe, that this Resolution be approved and referred to council. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0308](#) Information on Alternatives for City-Wide Revaluation for Assessment Purposes

**Attachments:** [Revaluation Alternatives Analysis](#)  
[Contract Options - City of Manitowoc](#)

Community Development Director Nic Sparacio addressed the committee relative to a revaluation potential for 2019 with two primary goals, being: accurately discover taxable value and equitably distribute tax burden. Mr. Sparacio stated the last revaluation was in 2007. Mr. Sparacio explained the various scenerios outlined in the materials distributed to the committee members and answered questions. The Committee agreed this was a great start of the discussion and asked to have the Assessor come to the next Finance Committee meeting. Committee also felt we should go out for a rfp for the revaluation process.

[18-0311](#) Proposed donation of Blighted Property for Public Parking - 1015 Washington Street

**Attachments:** [1015 Washington Blight](#)  
[1015 wash CDA Blight Doc](#)  
[Map](#)  
[Photos and Parking Map](#)

Community Development Director Nic Sparacio addressed the Committee relative to this property, formerly known as the Pizza Garden. Alderpersons Kummer and Novak also addressed the Committee as members of the CDA, advising that the CDA does not wish to take ownership of the property and does not feel it adds value to the City. Committee discussed the City taking ownership of the property.

**Moved by McMeans, seconded by Lotz, to deny and refer to Council. The motion carried by the following vote:**

**Aye:** 3 - Brey, McMeans and Lotz

**Nay:** 1 - Howe

[18-0344](#)

Request from Manitowoc County Expo/Fair entertainment pavilion purveyors to extend live band music performances on Friday, August 24th and Saturday, August 25, 2018 to 11:30 p.m. with beer sales ending at Midnight with music stopping at 11:00 p.m. on Tuesday, Wednesday, Thursday, and Sunday and beer sales discontinuing at 11:30 p.m., recommending approval.

**Attachments:** [Expo Request](#)

**Moved by Howe, seconded by McMeans, that this Request be approved for consent agenda. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

[18-0346](#)

Statement of the Board of Canvassers relative to the April 3, 2018 Spring Election for Alderpersons in Districts 4, 5, 6, 8 and 9.

**Attachments:** [4-3-18 Canvass Statement](#)

**Moved by McMeans, seconded by Howe, that this Report be approved and placed on file and referred to council. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz

## 6. Adjournment

**Moved by Howe, seconded by McMeans, that this meeting be adjourned at 8:38 p.m. The motion carried by the following vote:**

**Aye:** 4 - Brey, McMeans, Howe and Lotz