



City of Manitowoc

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

Meeting Minutes

Common Council

Monday, February 20, 2023

6:30 PM

Council Chambers

Note: This meeting will also be held via remote conferencing software (Zoom)

A. CALL TO ORDER

B. ROLL CALL

Alderspersons Present: 9 - Jim Brey, Eric Sitkiewitz, Steven Czekala, Bill Schlei, Brett Vanderkin, Michael Cummings, Tim Boldt, Todd Reckelberg and Darian Kaderabek

Alderspersons Absent: 1 - Chad Beeman

C. PLEDGE OF ALLEGIANCE & INVOCATION

D. PRESENTATIONS

E. PUBLIC HEARINGS

[23-0117](#)

6:30 PM - Public Hearing for the purpose of hearing any and all interested parties in the matters of the Analysis of Brownfield Cleanup Alternatives in the River Point District for property located in and around 1050 York Street, and the FY22 USEPA Brownfield Cleanup Grant Application.

Mayor declared the meeting open for a public hearing on this matter.

City Clerk reported that the notice of the public hearing was published in the Herald Times Reporter on January 27, 2023 (Proof of publication is on file in the City Clerk's Office).

No parties appeared to speak on this matter.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office.)

[23-0118](#)

6:31 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed Conditional Use Permit for The Preserves at Lincoln Park Subdivision Planned Unit Development

Mayor declared the meeting open for a public hearing on this matter.

City Clerk reported that the notice of the public hearing was published in the Herald Times Reporter on February 6, 2023 and

February 13, 2023. (Proof of publication is on file in the City Clerk's Office.)

No parties appeared to speak on this matter.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office.)

[23-0119](#)

6:32 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed change in zone from B-3 General Business District to R-7 Central Resident District for property generally located along the west side of S. 9th Street, the south side of Hamilton Street and the north side of Madison Street

Mayor declared the meeting open for a public hearing on this matter.

City Clerk reported that the notice of the public hearing was published in the Herald Times Reporter on February 6, 2023 and February 13, 2023. (Proof of publication is on file in the City Clerk's Office.)

No parties appeared to speak on this matter.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office.)

[23-0120](#)

6:33 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed Conditional Use Permit located at a portion of 842 S 26th Street for the establishment of a Contractor's Equipment Storage Area

Mayor declared the meeting open for a public hearing on this matter.

City Clerk reported that the notice of the public hearing was published in the Herald Times Reporter on February 6, 2023 and February 13, 2023. (Proof of publication is on file in the City Clerk's Office.)

No parties appeared to speak on this matter.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office.)

F. PUBLIC INPUT

Mayor declared the meeting open for public input. In accordance with policy, the public input portion of the meeting is not made a part of the

official record.

G. APPOINTMENTS AND BUSINESS PRESENTED BY THE MAYOR

H. CONSENT AGENDA

1. Removal of Consent Agenda Items

None

Approval of the Consent Agenda

Moved by Czekala, seconded by Sitkiewitz, to accept the Consent Agenda Items and recommendations of the various committees. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

2. Miscellaneous

- [23-0121](#) Minutes of the January 16, 2023 Common Council meeting, recommending approval and place on file
- [23-0122](#) Public Notice of an Air Pollution Control Permit Application Review of B & B Metals Processing Co Inc., located at 14520 Pioneer Rd, Newton, WI, recommending acceptance and place on file
- [23-0126](#) Report of 2022 activities of Great Lakes Utilities (GLU) as required by Resolution. Recommending acceptance and place on file.

3. Committee of the Whole (Consent)

- [23-0148](#) Report of Special Events Committee relative to approval of the following events: Manty's Slammin Shootout on 6/16/2023-6/18/2023; Waiver of Fees: AmVets Memorial Day Picnic on 5/29/2023; Waiver of Fees: Shop with a Cop on 12/06/2023-12/08/2023; recommending acceptance of report and place on file

4. Finance Committee (Consent)

- [23-0081](#) Transit Budget Amendment; recommending to approve the budget amendment
- [23-0088](#) 4th Quarter 2022 Investment Report; recommending to accept and place on file
- [23-0089](#) Claims Report January 2022 - December 2022; recommending to accept and place on file
- [23-0090](#) Report of 2022 Municipal Court Revenues & Caseload Statistics; recommending to accept and place on file
- [23-0094](#) Claim on excessive assessment for property located at 1900 Woodland Dr (Parcel #131002150); recommending to refer to City Attorney

- [23-0099](#) Approval of a Qualified Environmental Consulting (QEC) Consultant; recommending to accept the proposal from Stantec
- [23-0100](#) Letter of Intent from Wireless Propco LLC for the 736 Revere Drive Cell Tower; recommending to approve the letter of intent with Wireless Propco LLC
- [23-0101](#) Update on the River North Tax Appeal and the Draft Stipulation to Dismiss; recommending to place on file
- [23-0102](#) Granicus Subscription Renewal for Period of Performance March 18, 2023 - March 17, 2024; recommending to approve the renewal
- [23-0193](#) Presentation by Brad Viegut from Robert W. Baird & Co. Inc. on 2023 Debt Financing Plan; recommending to place on file
- [23-0124](#) General City Claims in the amount of \$9,055,058.37 enumerated on list thereof, recommending that the claims be allowed and ordered paid and Mayor, Clerk and Finance Director/Treasurer are instructed to issue the necessary order
- [23-0125](#) Report of Finance Committee to grant the various licenses subject to approvals, inspections, insurance, payment of license fees and meeting State Statute requirements, as detailed therein

5. Personnel Committee (Consent)

6. Public Infrastructure Committee (Consent)

- [23-0073](#) Waiver of Park Hours at Lakeview Park for Scenic Shore Bike Tour, recommending approval of waiver, with park of choice approved by the DPI Staff.
- [23-0074](#) Out of State Travel Request for Kara Ottum for the Transit Bus Summit to Dallas, TX, recommending approval of request
- [23-0075](#) Manitowoc Public School District Facility Use Agreement 2023, recommending approval
- [23-0078](#) Request to Erect 3 Crosses on Hillside at Evergreen Cemetery (April 1 through April 10, 2023), recommending approval
- [23-0079](#) Manitowoc Marine Band Agreement, recommending approval
- [23-0082](#) Roncalli Catholic School Facility Use Agreement 2023, recommending approval
- [23-0083](#) Manitowoc Parks and Recreation Facility Scheduling Priority 2023
- [23-0084](#) Request for Questcdn Planholders Increase, recommending approval of \$10 increase for a total of \$60 download and bid fee
- [23-0129](#) Report of Board of Public Works of 1/25/2023, of bids received for 2023 Former

Junk Yard Clean-up at River Point, WO-23-13; recommending awarding to low bidder, Vinton Construction Co., in the amount of \$163,624.27

[23-0130](#)

Report of Board of Public Works of bids received for 2023 Televising Miscellaneous Sewers I, WU-23-5, recommending awarding to low bidder Green Bay Pipe & TV, LLC, in the amount of \$43,010.23

[23-0131](#)

Report of Board of Public Works of 2/8/2023 of bids received for 2023 Sewer Re-Lining Project, WU-23-7, recommending awarding to low bidder, Visu-Sewer, in the amount of \$377,645.75

[23-0132](#)

Report of Board of Public Works of 2/8/2023, of bids received for 2023 Seal Coating Program, WS-23-6, recommending awarding to low bidder, Scott Construction, Inc., in the amount of \$146,224.26

[23-0133](#)

Report of Board of Public Works of 2/8/2023, of bids received for 2023 Epoxy Painting - Pavement Marking Program, WS-23-9, recommending awarding to low bidder Brickline Inc Madison, in the amount of \$124,473.09

[23-0134](#)

Report of Board of Public Works of 2/8/2023 of approval to enter into AGMT-23-1 with A.C.E. Building Service to furnish material, labor and equipment to renovate the men's and women's restrooms at facility located at 900 S. Lakeview Drive, in the amount of \$24,695.00; recommending acceptance of report and place on file

[23-0135](#)

Report of Board of Public Works of 2/8/2023 of approval to enter into AGMT-23-2 with Maritime Plumbing & Mechanical, LLC to furnish material, labor and equipment to remodel restrooms at the Carferry for a contract price of \$6,896.00; recommending acceptance of report and place on file

[23-0136](#)

Report of Board of Public Works of 2/8/2023 for 3rd & final payment of \$15,606.11 to Vinton Construction for Sanitary Construction, WU-22-8; recommending payment

[23-0137](#)

Report of Board of Public Works of 2/8/2023 for 4th & final payment \$177,209.50 to Vinton Construction Company for 2022 Concrete Paving I, WS-22-1; recommending payment

[23-0138](#)

Report of Board of Public Works of 1/26/2023 for 13th and final payment of \$64,138.35 to Mike Koenig Construction Co Inc. for Rahr West Art Museum Elevator Addition & Remodel, WB-21-26; recommending payment

7. Public Safety Committee (Consent)

[23-0112](#)

Police Department Regional Shoot House; recommending to approved the request to secure funding

[23-0114](#)

LifeQuest billing dispute, call 182A-22-2540; recommending to rescind the charges

8. Plan Commission (Consent)

[23-0062](#) PC 4-2023: East Point Land Development/Howe; Request for a Conditional Use Permit for the Creation of a Planned Unit Development (PUD) pursuant to 15.750; recommending to approve the Conditional Use Permit creating the Planned Unit Development for The Preserve at Lincoln Park

[23-0064](#) PC 6-2023: McMullen & Pitz Construction Co.; Request for a Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4). Recommending to approve the issuance of a Conditional Use Permit to McMullen & Pitz Construction Company for the establishment of a Contractor's Equipment Storage Yard in a I-1 Light Industrial zoning district pursuant to the conditions

[23-0066](#) PC 2-2023: Annual Review of Community Living Arrangements pursuant to MMC 15.370(19)b. Pursuant to section 15.370(19) the Plan Commission has reviewed the Community Living Arrangements and is recommending to the Council to approve the associated licenses for the Community Living Arrangements for 2023

I. COMMITTEE REPORTS

1. Committee of the Whole

[23-0123](#) Resolution to hire Shawn Alfred as Finance Director/Treasurer for the City of Manitowoc, effective February 27, 2023

Moved by Czekala, seconded by Sitkiewitz, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0149](#) Report of Special Event Committee recommending approval for the following events subject to Council action: Wisconsin Sand Sculpting Festival on 7/11/2023-7/16/2023 (Extension of park hours to accommodate overnight security); Memorial Day Parade on 5/29/2023 (Approval of road closure for parade, please see attached application)

Moved by Czekala, seconded by Sitkiewitz, that this Report be approved and placed on file. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0158](#) Resolution to Censure Alder Steven Czekala for Inappropriate Conduct

Moved by Sitkiewitz, seconded by Brey, that this Resolution be adopted. The motion carried by the following vote:

Aye: 8 - Brey, Sitkiewitz, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

Abstain: 1 - Czekala

2. Finance Committee

[23-0087](#) Ordinance to Adjust Rates for Sewer Service Charges Effective March 1, 2023

Moved by Brey, seconded by Sitkiewitz, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0095](#) Resolution Terminating TIF District No. 17 and Authorizing Treasurer to Distribute Excess Increment to Overlying Taxing Districts

Moved by Brey, seconded by Sitkiewitz, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0096](#) Resolution to Extend Tax Increment Financing District No. 17 to Fund Healthy Neighborhood Initiative

Moved by Brey, seconded by Sitkiewitz, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0097](#) Resolution Authorizing Staff to Apply to the Wisconsin Department of Natural Resources ("DNR") Wisconsin Assessment Monies ("WAM") Program for a Portion of the River Point District

Moved by Brey, seconded by Sitkiewitz, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0098](#) Ordinance to Amend Section 20.040 of the Manitowoc Municipal Code regulating Bi-Weekly Pay for Certain Employees

Moved by Brey, seconded by Sitkiewitz, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0104](#) Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$6,130,000 General Obligation Promissory Notes

Moved by Brey, seconded by Sitkiewitz, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0105](#) Resolution Authorizing the Issuance of Not to Exceed \$3,600,000 General Obligation Promissory Notes and Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$3,600,000 Note Anticipation Notes in Anticipation Thereof

Moved by Brey, seconded by Sitkiewitz, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0106](#) Scope of Engagement Re: Proposed Issuance of Not to Exceed \$6,130,000 City of Manitowoc (the "City") General Obligation Promissory Notes (the "Securities")

Moved by Brey, seconded by Sitkiewitz, to approve the proposal. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0107](#) Scope of Engagement Re: Proposed Issuance of Not to Exceed \$3,600,000 City of Manitowoc (the "City") Note Anticipation Notes (the "Securities")

Moved by Brey, seconded by Sitkiewitz, to approve the proposal. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0127](#) Report of Industrial Development Corporation relative to the Option and Right of First Refusal for Beamaco Precision Machining & Fabrication, for property located at West Drive and 59th Street (Parcel: 449-004-040)

Moved by Brey, seconded by Sitkiewitz, that this Report be approved. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

3. Personnel Committee

[23-0069](#) Request for Residency Accommodation-Fire Department-Tews

Moved by Sitkiewitz, seconded by Brey, to approvet a 6 month residency extension as long as he resides at his current address during that time. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0070](#) Request for Residency Accommodation-Fire Department-Loberger

Moved by Sitkiewitz, seconded by Vanderkin, to approve a 6-month residency extension as long he resides at his current address during that time. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

4. Public Infrastructure Committee

[23-0041](#)

Municipal Water Agreement with various property owners

**Moved by Cummings, seconded by Brey, that this Agreement be entered into.
The motion carried by the following vote:**

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0071](#)

Bay Lake Technical Assistance Grant for Calumet Ave Corridor Concept Plan & Lakefront Park Beach Access Concept Plan

Moved by Cummings, seconded by Brey, that this Request be approved. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0076](#)

Tree Removal & Sidewalk Replacement at 1901 Marshall Street

Moved by Cummings, seconded by Brey, that this Request be denied. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0157](#)

Resolution Authorizing Emergency Repairs to the Eighth Street Lift Bridge

Moved by Cummings, seconded by Brey, that this Resolution be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0159](#)

Ordinance to amend Section 8.170 of the MMC to rename Clay Pit Road Park to Manitowoc Chief's Youth Football Park

Moved by Cummings, seconded by Brey, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

5. Public Safety Committee

[23-0113](#)

Ordinance to create section 10.460 of the MMC regulating parking of recreational vehicles (RV's) and truck campers on City streets.

Moved by Reckelberg, seconded by Kaderabek, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

6. Plan Commission

[22-1082](#) PC 25-2022: Brian & Laura Stecker, Petition for Detachment of Territory from the City of Manitowoc pursuant to § 66.0227 located at 7121 Dutch Road

This Action Item was taken off the table. The motion carried by the following vote:

Aye: 7 - Brey, Sitkiewitz, Czekala, Vanderkin, Cummings, Boldt and Reckelberg

Nay: 2 - Schlei and Kaderabek

Motion by Brey, seconded by Czekala to approve the request with fees to be waived. No vote taken.

Moved by Vanderkin, seconded by Reckelberg, that this Item be tabled. The motion carried by the following vote:

Aye: 8 - Brey, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

Nay: 1 - Sitkiewitz

[23-0139](#) Ordinance to rezone property from "B-3" General Business District to "R-7" Central Residence District for property generally located along the west of S. 9th Street, the south side of Hamilton Street and the north side of Madison Street

Moved by Brey, seconded by Czekala, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

[23-0140](#) PC 3-2023: East Point Land Development/Howe; Review of Subdivision Preliminary Plat for The Preserves at Lincoln Park; Parcel# 817-304-010

Moved by Brey, seconded by Czekala, that this Resolution be approved. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

J. OTHER BUSINESS

K. ADJOURN

Moved by Czekala, seconded by Reckelberg, that this meeting be adjourned at 7:22 p.m. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Cummings, Boldt, Reckelberg and Kaderabek

**Mackenzie Reed
City Clerk**