



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Minutes

### Common Council

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Monday, August 19, 2024

6:30 PM

Council Chambers

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

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#### A. CALL TO ORDER

#### B. ROLL CALL

**Alderspersons Present:** 9 - Chad Beeman, Michael Cummings, Tim Boldt, Brett Norell, Bill Schlei, Eric Sitkiewitz, Jim Brey, William DeBaets and Brett Vanderkin

**Alderspersons Absent:** 1 - Todd Reckelberg

#### C. PLEDGE OF ALLEGIANCE & INVOCATION

#### D. PRESENTATIONS

[24-1780](#)

Presentation of "Citizen Life Saving Award" to Gregory Augustine and Thomas Augustine

#### E. PUBLIC HEARINGS

[24-1764](#)

Public Hearing to be held at 6:31 p.m. for the purpose of hearing any and all interested parties in the matter of a proposed Adaptive Reuse Conditional Use Permit located at 1010 Huron Street for the establishment of Transitional Housing.

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 August 5, 2024 and August 12, 2024. (Proof of publication is on file in the City Clerk's Office.)

Matt Sauer of 1819 S 25th Street, Manitowoc, appeared to speak in favor of this matter.

No other 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 part of the official record.

## **G. APPOINTMENTS AND BUSINESS PRESENTED BY THE MAYOR**

[24-1772](#)

Mayor makes the following appointments to various committees: Room Tax Commission with a term expiring 4/21/2025: Justin Nickels, Pat Reilly, Steve Czekala, Eric Sitkiewitz, Jim Brey; Community Development Authority with a term expiring 6/1/2028: Scott McMeans; Industrial Development Corporation with a term expiring 6/1/2026: Greg Jagemann; Transit Commission: Kim Novak (term expiring 6/1/2027), Jerome Schermetzler (term expiring 6/1/2027), Amber Hutchison (term expiring 6/1/2025)

**Moved by Schlei, seconded by Sitkiewitz, that these Appointments be approved. The motion carried by the following vote:**

**Aye:** 7 - Beeman, Cummings, Boldt, Schlei, Sitkiewitz, Brey and DeBaets

**Nay:** 2 - Norell and Vanderkin

## **H. CONSENT AGENDA**

### **1. Removal of Consent Agenda Items**

Alder Boldt requested to have item 24-1733 removed from the Consent Agenda.

### **Approval of the Consent Agenda**

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

### **2. Miscellaneous**

[24-1765](#)

Minutes of the July 15, 2024 Common Council meeting; recommending approval and place on file

### **3. Committee of the Whole (Consent)**

[24-1774](#)

Report of Special Events Committee relative to approval of the following events: Halloween Disc Golf Golf Space Race on 11/1/2024; Walking a Fair on 8/21/2024; Pumpkin Palooza on 10/17/2024; Malt City Brewfest on 8/2/2025; recommending approval

[24-1775](#)

Report of Special Event Committee relative to the approval of the following waiver of fees: Farewell Dinner on 8/7/2024; Annual Celebration of Clients on 9/13/2024 or 9/27/2024; High School Girls Fall League on August 18 & 25, 2024 and September 8 & 15, 2024; recommending approval

### **4. Finance Committee (Consent)**

- [24-1719](#) 2nd Qtr. 2024 Capital Allocation Working Group (CAWG) Request Log Report, recommending approval and place on file
- [24-1720](#) 2nd Qtr. 2024 Claims Report from City Attorney's Office; recommending to accept and place on file
- [24-1723](#) WI DNR Wisconsin Assessment Monies (WAM) Grant Agreement for \$75,000 for River Point Phase 3; recommending to accept the grant and allow the Mayor and City Clerk to sign the appropriate documents
- [24-1725](#) L24-00070 Gallenberger Claim for Vehicle Damage >\$5,000; recommending to deny the claim
- [24-1727](#) 3 Year Contract for Cellular/Wireless Service for the City of Manitowoc with New-Cell, LLC DBA CellCom; recommending to approve the three year agreement and enter into the agreement
- [24-1767](#) General City Claims in the amount of \$4,525,364.22 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.
- [24-1773](#) Report of Finance Committee to grant the various licenses subject to approvals, inspections, insurance, payment of license fees and meeting State Statute requirements, and detailed therein; recommending approval

## **5. Personnel Committee (Consent)**

- [24-1358](#) Manitowoc Firefighters Local 368 Acting Captain Pay Grievance Update; recommending to place on file

## **6. Public Infrastructure Committee (Consent)**

- [24-1703](#) PC 1-2024: AT&T; Request for an Easement across City of Manitowoc Property, Lots 6 & 7 in Block 241 of the Original Plat, parcel #'s 000-241-070 & 000-241-130, recommending approval
- [24-1728](#) Strand Task Order 24-02 - Agreement for Technical Services for Rubick Field Dry Detention Basin and Grand Avenue Storm Sewer Improvements, recommending approval of the Agreement
- [24-1729](#) Skatepark Funding Request, recommending Mayor to consider for 2025 Capital Project Budget
- [24-1730](#) State / Municipal Agreement for a State - Let Urbanized Area STP- Urban Program Project for E Albert Drive (Mirro Drive to Johnston Drive) ID #4991-06-78/79, recommending approval
- [24-1732](#) Revised Amendment #1 between the Wisconsin Department of Transportation, City of Manitowoc and Ayres Associates for TPP - C Manitowoc, South 30th Street - City of Manitowoc #4991-06-76, recommending approval

- [24-1734](#) Temporary Access Agreement over Unimproved Right-of-Way with Nicholas and Diane Freiberg at 715-002-010, recommending approval
- [24-1768](#) Report of Board of Public Works of 7/24/2024 for 2nd & final payment of \$15,843.87 to Vinton Construction, for 2024 Concrete Paving II, WS-24-13; recommending payment
- [24-1777](#) Report of Board of Public Works of 8/14/2024 for 1st & Final payment of \$205,138.00 to JT Rams for Rahr West Roof Replacement, WB-24-16; recommending payment
- [24-1778](#) Report of Board of Public Works of 8/14/2024, of bids received for Buffalo & Chicago Streetscape, Project WS-24-23; recommending awarding to Vinton Construction Company, in the amount of \$121,392.00
- [24-1779](#) Report of Board of Public Works of 8/14/2024, of bids received for River Point Shade Structure, WB-24-24; recommending awarding to Beson and Houle in the amount of \$59,400.00

## 7. Public Safety Committee (Consent)

- [24-1462](#) Manitowoc Fire Rescue Billing Dispute, call # 23-4724; recommending to deny the dispute
- [24-1757](#) Request for pedestrian crossing signs and a larger ladder crosswalk at the intersection of Waldo Boulevard and North 21st Street, recommending to install permanent pedestrian crossing signs and expanding the ladder crosswalk
- [24-1758](#) Discussion of speed limits throughout the city; recommending to establish a subcommittee to discuss the inconsistencies in speed limit across the city

## 8. Plan Commission (Consent)

### I. COMMITTEE REPORTS

#### 1. Committee of the Whole

- [24-1776](#) Report of the Special Events Committee recommending approval for the following events subject to Council Action: Munich in Manitowoc on 9/21/2024 (Road closure of N 11th between York and Buffalo Streets for 6:00 a.m. to 10:00 p.m.); Street Party 7/26/2025 (Road closure of Quay Street in front of Fat Seagull from 7/25/2024 to 7/29/2024); Food Truck Rally on Tuesdays in September through October (Road closure of N 11th Street Blvd for Tuesday nights in September and October 2024 from 4 p.m. - 8:00 p.m.)
- Moved by Schlei, seconded by Sitkiewitz, that this Report be approved. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

#### 2. Finance Committee

[24-1446](#)

City Potential Land Purchase

**Moved by Brey, seconded by Sitkiewitz, to enter into the agreement and purchase the property. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1721](#)

Scope of Engagement Re: Proposed Issuance of Approximately \$1,052,000 City of Manitowoc ("City") Taxable Private LSL Replacement Loan Program Revenue Bonds, Series 2024 (Safe Drinking Water Loan; Project 5191-17)

**Moved by Brey, seconded by Sitkiewitz, to approve and enter into the contract. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1722](#)

Scope of Engagement Re: Proposed Issuance of Approximately \$680,000 City of Manitowoc ("City") Taxable Private LSL Replacement Loan Program Revenue Bonds, Series 2024 (Safe Drinking Water Loan; Project 5191-18)

**Moved by Brey, seconded by Sitkiewitz, to approve and enter into the contract. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1766](#)

R2H Flavor Technology LLC, request to purchase vacant parcel on Vits Drive and South 59th Street (Parcel # 447-006-010)

**Moved by Brey, seconded by Sitkiewitz, to approve the Sale of Lot 1, Block 6 of Manitowoc I-43 Industrial Park Subdivision No. 2 to R2H Properties LLC per the Land Sale Policy and the I-43 Industrial Park Covenants and instruct City Staff to complete all items related to the sale of the property.**

**The Corporation also notes the following: i) after the R2H purchase, the two lots shall be combined into a single lot by either Combination Form or Certified Survey; ii) pursuant to the covenants, R2H shall meet or exceed the covenant of having 5,000 s.f. of building per acre owned, in the event R2H fails to achieve this covenant within 24 months of purchase the City shall have the option of repurchasing the land per the Covenants Land Sale and Resale Conditions.**

**The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1771](#)

Request from PetSkull Brewing for a temporary extension of premise for the sale of liquor and/or beer on the North 11th Street boulevard between York Street and Buffalo Street on Tuesdays in September 2024 and October 2024 from 4:30 p.m. - 8:30 p.m.

**Moved by Brey, seconded by Sitkiewitz, to approve the request as submitted and according to city policy. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

### 3. Personnel Committee

[24-1649](#)

Ordinance to Amend 3.480 City Attorney

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1710](#)

Request to Approve Side Letter Agreement-International Association of Fire Fighters-Local 368-Acting Captain Pay and Lieutenant Pay

**Moved by Sitkiewitz, seconded by Vanderkin, to enter into Side Letter Agreement. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1711](#)

Manitowoc Firefighters Local 368-Appeal Chief's Denial of Grievance for Mandatory Reporting to Work

**Moved by Sitkiewitz, seconded by Vanderkin, to deny the grievance. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1769](#)

Resolution for Seasonal Employment Rates 2025

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

#### 4. Public Infrastructure Committee

[24-1733](#)

Stormwater Management Facility Maintenance Agreement with Manitowoc Tool and Manufacturing, LLC at 6001 Vits Drive, Parcel #052-447-004-010; recommending approval

**Moved by Cummings, seconded by Norell, that this Agreement be approved. The motion carried by the following vote:**

**Aye:** 8 - Beeman, Cummings, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

**Abstain:** 1 - Boldt

[24-1740](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Trk Hwy "R" (A/K/A North Rapids Rd) in the Town of Manitowoc Rapids and City of Manitowoc (County Trunk Highway "P" to Waldo Boulevard)

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1741](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Trk Hwy "R" (A/K/A North Rapids Rd) in the City of Manitowoc (Waldo Boulevard to Broadway Street)

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1742](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Rd "R" in the Town of Manitowoc Rapids and City of Manitowoc from Broadway Street to Custer Street

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1743](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Trk Hwy "CS" (A/K/A West Custer Street) in the City of Manitowoc and Town of Manitowoc Rapids (S. Alverno Road to S. Rapids Road)

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1744](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Trk Hwy "CL" (A/K/A Hecker Road) in the Town of Manitowoc Rapids and City of Manitowoc (US Hwy 151 to Viebahn Street)

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1745](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Trk Hwy "CL" (A/K/A Viebahn Street) in the City of Manitowoc and the Town of Newton (Hecker Road to S. 26th Street)

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1746](#)

Resolution to enter into Jurisdictional Transfer with Manitowoc County for Cty Trk Hwy "CL" (A/K/A Viebahn Street) in the City of Manitowoc and the Town of Manitowoc (S. 26th Street to County Trunk Hwy "LS")

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1770](#)

Resolution Authorizing a Harbor Assistance Program (HAP) Grant Application pursuing crane platform extension in Manitowoc, WI

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

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

## 5. Public Safety Committee

[24-1759](#)

An Ordinance to amend Section 16.350 of the MMC regulating Fence and Hedges

**Moved by Boldt, seconded by DeBaets, that this Ordinance be adopted. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1760](#)

An Ordinance to amend Section 10.010 of the MMC regulating Provision of State Law Adopted by Reference (Traffic Regulations)

**Moved by Boldt, seconded by Beeman, that this Ordinance be adopted. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1761](#)

An Ordinance to amend Section 16.070 of the MMC Regulating Razing of Buildings.

**Moved by Boldt, seconded by Beeman, that this Ordinance be adopted. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

## 6. Plan Commission

[24-1701](#)

PC 12-2024: The Neighborhood of Manitowoc County, Inc.; Request for an Adaptive Reuse Conditional Use Permit for the establishment of Transitional Housing for property located at 1010 Huron Street.

**Moved by Brey, seconded by Schlei, to approve the Adaptive Reuse Conditional Use Permit subject to the attached conditions. The motion carried by the following vote:**

**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

[24-1702](#)

PC 1-2024: Manitowoc Tool & Manufacturing LLC; Request for a Release of Easement, Manitowoc I-43 Industrial Park, parcel # 447-004-010.

**Moved by Brey, seconded by Schlei, that this Easement be approved. The motion carried by the following vote:**

**Aye:** 8 - Beeman, Cummings, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

**Abstain:** 1 - Boldt

## J. OTHER BUSINESS

## K. ADJOURN

**A motion was made by Schlei, seconded by Sitkiewitz, that this meeting be adjourned at 6:59 p.m. The motion carried by the following vote:**



**Aye:** 9 - Beeman, Cummings, Boldt, Norell, Schlei, Sitkiewitz, Brey, DeBaets and Vanderkin

**Mackenzie Reed**  
**City Clerk**