



# City of Manitowoc

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

## Meeting Minutes

### Committee of the Whole

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Tuesday, April 9, 2019

5:30 PM

Council Chambers/1st Floor Hearing Room - East

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#### 1. Call to Order

#### 2. Roll Call

**Present:** 8 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak, Gabriel and Williams

**Absent:** 3 - Czekala, Lotz and Brey

Also present: City Attorney Kathleen McDaniel, Director of Public Infrastructure Dan Koski, Community Development Director April Kroner, Associate Planner Nicholas Mueller, Parks Planner Curtis Hall, representatives from Alliance Laundry Systems, Deputy City Clerk Mackenzie Reed-Kadow

#### 3. Approval of Minutes

[19-0358](#) Minutes of March 18, 2019 Common Council meeting, recommending approval and place on file.

**Attachments:** [Minutes 3-18-19 Common Council](#)

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

**Aye:** 8 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak, Gabriel and Williams

#### 4. Public Comment

Council President McMeans 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.

Council President McMeans read the notice to convene in closed session: Notice is hereby given that the above governmental body may adjourn into a closed session during the meeting as authorized by Section 19.85(1)(e) of the Wisconsin Statutes, which authorizes the governmental body to convene in closed session for the purpose 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.

The specific subject matter that may be considered in closed session is:

19-0360 Proposed TIF Development Agreement with Prospect for Former Manitowoc Crane Site

## 5. Closed Session

**Moved by Novak, seconded by Howe, to convene in closed session. The motion carried by the following roll call vote:**

**Aye:** 8 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak, Gabriel and Williams

[19-0360](#)

Proposed TIF Development Agreement with Prospect for Former Manitowoc Crane Site

Committee of the Whole deliberated in closed session. (redacted -- Closed Session).

## 6. Reconvene in Open Session

**Moved by Sitkiewitz, seconded by Howe, to reconvene in open session. The motion carried by the following roll call vote:**

**Aye:** 8 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak, Gabriel and Williams

## 7. Discussion and Action Items

[19-0360](#)

Proposed TIF Development Agreement with Prospect for Former Manitowoc Crane Site

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

**Aye:** 8 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak, Gabriel and Williams

**Present:** 7 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak and Gabriel

**Absent:** 4 - Czekala, Lotz, Williams and Brey

[18-1252](#)

Design of Farmer's Market Lot Reconstruction

**Attachments:** [18-1252](#)

[Briess Lot Improvement Estimated Costs 4.9.19](#)

**Moved by Howe, seconded by Sitkiewitz, to approve the design as submitted not to exceed a cost of \$207,685.00.**

Community Development Director April Kroner and Associate Planner Nick Mueller, along with Parks Planner Curtis Hall provided an overview of their recommendations for improving the Briess (Farmers Market) parking lot. The improvements include adding green space, redrawing parking lines, additional lighting, and adding additional power access. The target completion date for this project is June 1, 2019 so the space can be ready for the summer events. Total estimated cost for the project is \$207,685.00 with an estimated \$118,455.00 for the electrical improvements.

Committee discussed the improvements and asked questions of the Community Development and Parks Planning staff. City staff explained that they have been in communication with Briess, and while they do own the lot, they do not have immediate intention to build on or use the lot for their business. Committee discussed the necessity of the electric upgrades with the associated cost that it will have. Committee discussed how this proposal fits in with the Downtown Master Plan. Committee also discussed implementing a rental fee for users of the space to recover some of the cost.

**Moved by Gabriel, seconded by Howe, to amend the approval to proceed with the design as submitted without the electrical. The motion failed by the following vote:**

**Aye:** 3 - Kummer, Novak and Gabriel

**Nay:** 4 - McMeans, Howe, Sitkiewitz and Nickels

Committee and City staff discussed the options with scaling back on the electrical component of the plan.

**The motion to approve the design as submitted not to exceed a cost of \$207,685.00 carried by the following vote:**

**Aye:** 4 - McMeans, Howe, Sitkiewitz and Nickels

**Nay:** 3 - Kummer, Novak and Gabriel

### [18-1253](#)

Design for Quay Street from South 8th Street to South 6th Street

Committee discussed possible street vacation. Community Development Director April Kroner explained how street vacations work, and that the property is not automatically the City's, rather the vacated area is split amongst abutting property owners. Committee discussed other options for this space, including vacating a portion of the street where the City is the only abutting property owner, or turning the street into a festival street.

**Moved by Kummer, seconded by Gabriel, to vacate Quay St. between S. 8th and S. 6th Sts.**

**Motion withdrawn by Kummer, second on the withdrawal by Gabriel.**

**Moved by Nickels, seconded by Kummer, that this Request be tabled until the 2020 Budget process. The motion carried by the following vote:**

**Aye:** 7 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak and Gabriel

## **8. Adjournment**

**Moved by Howe, seconded by Kummer, that this meeting be adjourned at 7:40p.m. The motion carried by the following vote:**

**Aye:** 7 - McMeans, Howe, Sitkiewitz, Nickels, Kummer, Novak and Gabriel