



City of Manitowoc

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

Meeting Minutes

Common Council

Monday, October 20, 2025

6:30 PM

Council Chambers

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

A. CALL TO ORDER

Mayor Nickels called the meeting to order at 6:36 p.m.

B. ROLL CALL

Alderspersons Present: 9 - Chad Beeman, Michael Cummings, William DeBaets, Brian Anderson, Bill Schlei, Eric Sitkiewitz, Brett Norell, Todd Reckelberg and Jodi Brey

Alderspersons Absent: 1 - Andrew Dunbar

C. PLEDGE OF ALLEGIANCE & INVOCATION

D. PRESENTATIONS

E. PUBLIC HEARINGS

[25-0744](#)

Public Hearing to be held at 6:31 p.m. for the purpose of hearing objections to proposed assessments to property owners for abatement of nuisance Parks Forestry Assessments

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 October 6, 2025 and October 13, 2025. (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.)

[25-0745](#)

Public Hearing to be held at 6:32 p.m. for the purpose of hearing any and all interested parties in the matter of a Request for a Conditional Use Permit for the Operation of a Child Day Care Center located at 4801 Expo Drive (Parcel# 835-102-031).

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 October 6, 2025 and October 13, 2025.
(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.)

[25-0746](#)

Public Hearing to be held at 6:33 p.m. for the purpose of hearing any and all interested parties in the matter of a Request for a Conditional Use Permit for the Establishment of a Wrecker Service Use in B-3 General Business Zoning District located at 4355 Calumet Avenue (Parcel# 835-401-014)

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 October 6, 2025 and October 13, 2025.
(Proof of publication is on file in the City Clerk's Office.)

Jeff Piller of Bret's Towing appeared to speak on 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

[25-0749](#)

Mayor appoints Keegan Bartow to Community Development Authority for a term expiring 6/1/2029

Moved by Cummings, seconded by Schlei, that this Appointment be approved.

The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

H. CONSENT AGENDA

1. Removal of Consent Agenda Items

None

Approval of the Consent Agenda

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

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

2. Miscellaneous

[25-0747](#) Minutes of the September 15, 2025 Common Council meeting; recommending approval and place on file

[25-0748](#) Minutes of the September 29, 2025 Special Common Council meeting; recommending approval and place on file

3. Committee of the Whole (Consent)

[25-0764](#) Report of Special Events Committee relative to the approve of the following event: MTPD Police Chase on 10/11/2025; recommending acceptance of report and place on file

[25-0765](#) Report of Special Events Committee relative to the approval of the following waiver of fees: Lincoln Park Zoological Society Board Meetings on 10/28/2025, 11/25/2025, 1/27/2026, 2/24/2026, 3/24/2026, 4/28/2026, 5/26/2026, 6/23/2026, 7/28/2026, 8/25/2026, 9/22/2026, 10/27/2026 and 11/24/2026; recommending acceptance of report and place on file

4. Finance Committee (Consent)

[25-0725](#) Regional Stormwater Pond Agreement between City & Tycore Built LLC; recommending approval

[25-0726](#) City of Manitowoc TID NO. 24 Development Agreement with Tycore Built LLC Extension of Construction Increment Request; recommending approval

[25-0731](#) Two Years Operators License (#250277) for F. Albright; recommending approval of the license pursuant to Wisconsin Statute 111.335

[25-0750](#) General City Claims in the amount of \$7,106,443.17 enumerated on list thereof, recommending that the claims be allowed and ordered paid and Mayor, Clerk and Finance Director/Treasurer are instructed to issued the necessary order

5. Personnel Committee (Consent)

6. Public Infrastructure Committee (Consent)

[25-0700](#) Stormwater Management Facility Maintenance Agreement with Dollar General Manitowoc; recommending approval

[25-0701](#) Stormwater Management Facility Maintenance Agreement with Allie Warehouse 75 / West Drive; recommending approval

- [25-0702](#) Proposed Reconstruction of Michigan Avenue (N. 13th to N. 18th Street), recommending to move this request to the 2027 budget.
- [25-0703](#) State / Municipal Financial Agreement for Manitowoc River Bridge B-36-128 located on STH 42 / 10th Street; recommending approval
- [25-0705](#) No Street Access Agreement for 2203 South 21st Street - Popp Subdivision No 3 Lot 1 Blk 1 (Summit Street); recommending approval
- [25-0707](#) AECOM Gravel Pit Supplemental Task Order for 2025-2026 Services, AECOM Project No. 60135471 (82518); recommending approval
- [25-0709](#) Lincoln Park Zoo Winter Hours Adjustment Approval; recommending approval
- [25-0756](#) Report of Board of Public Works of 9/17/2025, of bids received for 2025 Televising Miscellaneous Sewers II, Project WU-25-17; recommending awarding to Aqualis in the amount of \$34,637.00
- [25-0757](#) Report of Board of Public Works of 10/8/2025 for 1st and final payment of \$65,806.12 to Fahrner Asphalt Sealers LLC for Seal Coat Program, WS-25-6; recommending payment
- [25-0762](#) Various Progress Invoices from the Wisconsin Department of Transportation; recommending payment

7. Public Safety Committee (Consent)

- [25-0740](#) Review of the City's signage and controls at various intersections; recommending for Alder Reckelberg to chair/establish a subcommittee to review City intersections and bring back a plan to the Public Safety Committee

8. Plan Commission (Consent)

I. COMMITTEE REPORTS

1. Committee of the Whole

2. Finance Committee

- [25-0727](#) Request to apply for the FY25 Environmental Protection Agency (EPA) Brownfield Cleanup Grant for a maximum of \$2,000,000 to be used at the River Point District

**Moved by Sitkiewitz, seconded by Reckelberg, that this Request be approved.
The motion carried by the following vote:**

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

- [25-0728](#) Request to apply for the FY26 Environmental Protection Agency (EPA) Brownfield Cleanup Grant for a maximum of \$500,000 for the Former Mall

Property

Moved by Sitkiewitz, seconded by Reckelberg, that this Request be approved.

The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0729](#)

Great Lakes Sediment and Nutrient Reduction Program (GLSNRP) Grant Contract for \$350,000; \$280,000 from GLSNRP with \$70,000 Local Match

Moved by Sitkiewitz, seconded by Reckelberg, that this Agreement be approved.

The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0730](#)

Ordinance to amend Section 3.150 of the Manitowoc Municipal Code Regulating the Room Tax Commission

Moved by Sitkiewitz, seconded by Reckelberg, that this Ordinance be adopted.

The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

3. Personnel Committee

[25-0761](#)

Side Letter of Agreement between the City of Manitowoc and the International Association of Firefighters, Local 368, AFL-CIO

Moved by Sitkiewitz, seconded by Cummings, that this Agreement be approved and entered into. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0763](#)

Resolution for Benefit Plan Recommendations and Approvals for 2026

Moved by Sitkiewitz, seconded by Cummings, that this Resolution be adopted.

The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

4. Public Infrastructure Committee

[25-0704](#)

Lidded Recycling Containers

Moved by Schlei, seconded by DeBaets, that this Request be placed on file.

Moved by Beeman, seconded by Cummings, that this Request be referred to the Public Infrastructure Committee. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0706](#)

Resolution Updating Boundaries of the Street Snow Removal Area

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

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0713](#)

Ordinance to Amend Section 10.410 of the Manitowoc Municipal Code Regulating Winter Parking and Snow Emergency

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

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0758](#)

Abatement of Nuisance Report

Moved by Schlei, seconded by DeBaets, that this Assessment be approved. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0759](#)

Addendum No. 1 for Agreement with Foth for Hydraulic Review and Technical Memo - Archer Lift Station

Moved by Schlei, seconded by DeBaets, that this Agreement be approved. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0760](#)

Report of Board of Public Works of 9/17/2025 for an appeal for noxious weed assessment for property located at 1715 Madison Street

Moved by Schlei, seconded by DeBaets, to deny the appeal and uphold the fine. The motion carried by the following vote:

Aye: 8 - Beeman, Cummings, DeBaets, Anderson, Sitkiewitz, Norell, Reckelberg and Brey

Abstain: 1 - Schlei

5. Public Safety Committee

[25-0741](#)

Resolution modifying the fee schedule for Building Inspection Plumbing Plan Review

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

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0742](#)

Resolution modifying the fee schedule for Commercial, Industrial, and Multi-Family Residential Building Plan Review for Major Alterations

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

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

6. Plan Commission

[25-0682](#)

PC 25-2025: Muddy Boots Daycare LLC, Request for a Conditional Use Permit for the operation of a Child Care Center at 4801 Expo Drive

Moved by Schlei, seconded by Cummings, to approve the issuance of a Conditional Use Permit to Muddy Boots Daycare LLC for the operation of a child daycare for up to 100 children under provided conditions. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

[25-0683](#)

PC 26-2025: Bret's Towing & Truck Repair, Request for a Conditional Use Permit for the operation of a wrecker service at 4355 Calumet Avenue

Moved by Schlei, seconded by Cummings, to approve the issuance of a Conditional Use Permit to Bret's Towing LLC d.b.a. Bret's Towing and Repair for the operation of a wrecker service located at 4355 Calumet Avenue under the provided conditions. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

J. OTHER BUSINESS

K. ADJOURN

A motion was made by Cummings, seconded by Anderson, that this meeting be adjourned at 7:06 p.m. The motion carried by the following vote:

Aye: 9 - Beeman, Cummings, DeBaets, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg and Brey

**Mackenzie Reed
City Clerk**