



# City of Manitowoc

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

## Meeting Minutes

### Committee of the Whole

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Wednesday, November 9, 2016

6:00 PM

Council Chambers/1st Floor Hearing Room - West

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#### 1. Call to Order

#### 2. Roll Call

**Present:** 9 - McMeans, Able, Sladky, Brey, Sitkiewitz, Soeldner, Nickels, Kummer and Czekala

**Absent:** 1 - Howe

#### 3. Public Comment

#### 4. Discussion and Action Items

[16-1055](#) Update and discussion on contracts for Hazardous Material Abatement project at 1512 Washington Street (Mirro).

Community Development Director Nic Sparacio spoke to the committee regarding an error in quantities which Stantec is helping to resolve. Committee is okay with second request for bids and a special Council meeting on November 28th to award the bid.

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:

[16-1011](#) Discusson on sale and use of property at 200 E. Waldo Blvd.

[16-1038](#) Discussion on sale and use of property at 838 Memorial Drive.

Aldersperson Brey read the Notice to go into closed session. Moved by Sladky, seconded by Kummer, to convene in closed session. The motion carried on roll call vote by the following vote:  
Aye: 9 - McMeans, Able, Brey, Kummer, Sitkiewitz, Soeldner, Czekala, Sladky and Nickels. Nays, none.

#### Closed Session

[16-1011](#) Discusson on sale and use of property at 200 E. Waldo Blvd.

[16-1038](#) Discussion on sale and use of property at 838 Memorial Drive.

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

Moved by Able, second by McMeans, to reconvene in Open Session. Motion carried by the following vote: Aye: 9 - McMeans, Able, Brey, Kummer, Sitkiewitz, Soeldner, Czekala, Sladky and Nickels. Nays: None.

## 5. Reconvene in Open Session

[16-0919](#)

TIF project proposal by Angelus Village of Manitowoc LLC requesting cash grant from Tax Incremental District #18.

**Attachments:** [Report to Finance Committee](#)

**Moved by Nickels, seconded by Sladky, that this Action Item be denied. The motion carried by the following vote:**

**Aye:** 6 - Sladky, Brey, Sitkiewitz, Nickels, Kummer and Czekala

**Nay:** 1 - Able

**Abstain:** 2 - McMeans and Soeldner

Aldersperson Able left the meeting at 8:00 p.m.

**Present:** 8 - McMeans, Sladky, Brey, Sitkiewitz, Soeldner, Nickels, Kummer and Czekala

**Absent:** 2 - Howe and Able

[16-0969](#)

Report of City Plan Commission regarding a comprehensive plan amendment to modify the map of future land use in the area of 200 East Waldo Blvd. recommending Council to approve the amendment and corresponding resolution.

**Attachments:** [16-0969.pdf](#)  
[related doc 16-0798.pdf](#)

**Moved by Nickels, seconded by McMeans, to support development on this site with a footprint that resembles the proposed conceptual plan with the modifications outlined by Aldersperson Sladky including a residential addition along E. Parkview Lane to Johnston Dr. and a commitment to the trail system off of Mariner's Trail. The motion carried by the following vote:**

**Aye:** 6 - McMeans, Sladky, Brey, Sitkiewitz, Nickels and Czekala

**Nay:** 1 - Kummer

**Abstain:** 1 - Soeldner

## 7. Adjournment

**A motion was made by Mayor Justin Nickels, seconded by Aldersperson Jason Sladky, that this meeting be adjourned at 8:26 p.m. The motion carried by the following vote:**

**Aye:** 8 - McMeans, Sladky, Brey, Sitkiewitz, Soeldner, Nickels, Kummer and Czekala