



City of Manitowoc

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

Meeting Agenda

Common Council

Monday, February 20, 2023

6:30 PM

Council Chambers

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

Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

This meeting is being conducted both in Council Chambers at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit *6 to mute and un-mute themselves. Members of the public may call to listen in at 888 475 4499 US Toll-free, Meeting ID: 893 9628 6649 Password: 669106.

Public input will be accepted at the meeting. Those wishing to make public comment in advance of the meeting should email mreed@manitowoc.org or call 920-686-6951 with their comment no later than 12:00 p.m. central the day of the meeting. Emailed public input will be attached to the agenda and made part of the public record.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below.

A. CALL TO ORDER

B. ROLL CALL

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.

[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

[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

[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

F. PUBLIC INPUT

Members of the public will be permitted to speak at the Common Council meeting each month on any matter of public interest. The comments from each speaker shall be limited to five minutes in length unless extended by action of the Common Council.

G. APPOINTMENTS AND BUSINESS PRESENTED BY THE MAYOR

H. CONSENT AGENDA

These items will be approved by one motion unless any member of the Council wishes to remove an item for discussion.

1. Removal of Consent Agenda Items

Any Common Council Member may request removal of any item from the consent agenda, and such item shall be removed without debate or vote. Any item or part thereof removed from the consent agenda shall be separately considered.

2. Miscellaneous

[23-0121](#) Minutes of the January 16, 2023 Common Council meeting, recommending approval and place on file

Attachments: [Minutes 1-16-23](#)

[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

Attachments: [Air Pollution Permit](#)

[23-0126](#) Report of 2022 activities of Great Lakes Utilities (GLU) as required by Resolution. Recommending acceptance and place on file.

Attachments: [2023-02-14 Ltr GLU Update to City Council](#)

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

Attachments: [SEC Acted On - 2023-1-12 to 2023-2-15](#)
[WAIVER - SHOP WITH A COP](#)
[TOUCH THE TRUCKS](#)
[WAIVER - AMVETS MEMORIAL DAY PICNIC](#)
[MANTY'S SLAMMIN SHOOTOUT](#)

4. Finance Committee (Consent)

[23-0081](#) Transit Budget Amendment; recommending to approve the budget amendment

Attachments: [2023 Letter to Amend 2023 Transit Operating Budget](#)
[2023 Transit Dept Requested-Justification - Revised Teamsters Contract 1-13-2](#)

[23-0088](#) 4th Quarter 2022 Investment Report; recommending to accept and place on file

Attachments: [4th Qtr 2022 Investment Report](#)

[23-0089](#) Claims Report January 2022 - December 2022; recommending to accept and place on file

Attachments: [Jan-Dec 2022 Claims Report to Finance Committee.pdf](#)

[23-0090](#) Report of 2022 Municipal Court Revenues & Caseload Statistics; recommending to accept and place on file

Attachments: [2022 Municipal Court Revenues & Caseload Statistics](#)

[23-0094](#) Claim on excessive assessment for property located at 1900 Woodland Dr (Parcel #131002150); recommending to refer to City Attorney

Attachments: [Letter to Manitowoc City Clerk \(hand delivered\) - Ghasem Azodi\) \(00793755xB\)](#)

[23-0099](#) Approval of a Qualified Environmental Consulting (QEC) Consultant; recommending to accept the proposal from Stantec

Attachments: [RFQ Brownfields Grants and Administrative Services_Final_Addendum One 12](#)
[QEC Recommendation 2-6-2023](#)
[Stantec - Manitowoc Brownfield SOQ](#)

[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

Attachments: [Memo to Finance Com re Cell Tower Easement Agreement](#)
[LOI- 736 Revere](#)

[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

Attachments: [Granicus Budgetary Proposal WI_Manitowoc WI_Q-247758_2023JAN31](#)

[23-0103](#) Presentation by Brad Viegut from Robert W. Baird & Co. Inc. on 2023 Debt Financing Plan; recommending to place on file

Attachments: [prs finance committee plan manitowoc 02.07.23](#)

[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

Attachments: [Claims](#)
[1-20-23 WWTF](#)
[1-20-23](#)
[1-27-23 WWTF](#)
[1-27-23](#)
[2-3-23](#)
[2-10-23](#)
[2-17-23](#)

[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

Attachments: [License Report](#)

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.

Attachments: [23-0073 MEMO for DPI Committee - Scenic Shore 150 Camping](#)
[23-0073 Scenic Shore SEA 2023](#)

[23-0074](#) Out of State Travel Request for Kara Ottum for the Transit Bus Summit to Dallas, TX, recommending approval of request

Attachments: [23-0074 Out Of State Travel Request for Kara Ottum](#)

[23-0075](#) Manitowoc Public School District Facility Use Agreement 2023, recommending approval

Attachments: [MPSD facility use agreement 2023 \(final\)](#)

- [23-0078](#) Request to Erect 3 Crosses on Hillside at Evergreen Cemetery (April 1 through April 10, 2023), recommending approval
Attachments: [23-0078 Crosses at Evergreen Cemetery Request](#)
- [23-0079](#) Manitowoc Marine Band Agreement, recommending approval
Attachments: [23-0079 Marine Band E-mail](#)
[23-0079 Marine Band Facility Use Agreement](#)
- [23-0082](#) Roncalli Catholic School Facility Use Agreement 2023, recommending approval
Attachments: [RCS facility use agreement 2023 \(Final\)](#)
- [23-0083](#) Manitowoc Parks and Recreation Facility Scheduling Priority 2023
Attachments: [23-0083 Manitowoc Parks and Rec 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
Attachments: [23-0084 Quest Fee Increase](#)
- [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
Attachments: [Report of BPW WO-23-13](#)
- [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
Attachments: [Report of BPW WU-23-5](#)
- [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
Attachments: [Report of BPW WU-23-7](#)
- [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
Attachments: [Report of DPW WS-23-6](#)
- [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
Attachments: [Report of BPW WS-23-9](#)

[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

Attachments: [Report of BPW AGMT-23-1](#)

[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

Attachments: [Report of BPW - AGMT-23-2](#)

[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

Attachments: [Report of BPW Vinton Final Payment WU-22-8](#)

[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

Attachments: [Report of BPW Vinton Final Payment WS-22-1](#)

[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

Attachments: [Final Payment Mike Koenig Construction Co](#)

7. Public Safety Committee (Consent)

[23-0112](#) Police Department Regional Shoot House; recommending to approved the request to secure funding

Attachments: [Regional Shoot House Map](#)

[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

Attachments: [23-0062 Report to Council The Preserves PUD](#)
[23-0062 PC Report The Preserves Howe](#)

[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

Attachments: [23-0064 Report to Council McMullen Pitz CUP](#)
[23-0064 PC Report McMullen Pitz CUP](#)

[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

Attachments: [23-0066 Report to Council CLAs](#)
[23-0066 PC Report Annual Review of Community Living Arrangements](#)

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

Attachments: [Res to hire S Alfred as Finance Director Treasurer 2023](#)

[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)

Attachments: [SEC Council Approval - 2023-1-12 to 2023-2-15](#)
[WISCONSIN SAND SCULPTING FESTIVAL](#)
[MEMORIAL DAY PARADE](#)

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

Attachments: [Res Censuring Alderperson Steven Czekala for Inappropriate Conduct](#)
[Council Code of Conduct](#)
[Marge Kraynek Letter to Council 2-9-23 - Czekala Complaint \(002\)](#)
[MPF IAF Local 368 Letter](#)
[Fwd External Your Behavior, Steve. Redacted](#)

2. Finance Committee

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

Attachments: [Sewer Rate Ordinance Eff. 3-1-2023](#)

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

Attachments: [RESOLUTION TERMINATING TIF DISTRICT NO 17](#)

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

Attachments: [Resolution for Housing Extension - TIF No 17](#)

[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

Attachments: [Res to Apply for DNR Assessment Money River Point District](#)

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

Attachments: [Ord to revise language re biweekly payroll payments for employees final](#)

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

Attachments: [Manitowoc C of - 23 GOPNs - Parameters Resolution](#)

[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

Attachments: [Manitowoc C of - 23 NANs - Parameters Resolution](#)

[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")

Attachments: [City of Manitowoc \(GOPNs\) - Scope of Engagement](#)

[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")

Attachments: [City of Manitowoc \(NANs\) - Scope of Engagement](#)

[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)

Attachments: [IDC - Beamaco](#)

3. Personnel Committee

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

Attachments: [Tyler Tews Residency Accommodation -2](#)

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

Attachments: [Loberger Residency Waiver - Personnel](#)

4. Public Infrastructure Committee

[23-0041](#) Municipal Water Agreement with various property owners

Attachments: [Municipal Water Agreement](#)

[23-0071](#) Bay Lake Technical Assistance Grant for Calumet Ave Corridor Concept Plan & Lakefront Park Beach Access Concept Plan

Attachments: [23-0071 MEMO for DPI Committee - Bay Lake RPC TA Grant LOS](#)

[23-0076](#) Tree Removal & Sidewalk Replacement at 1901 Marshall Street

Attachments: [23-0076 Tree Removal at 1901 Marshall Street](#)

[23-0157](#) Resolution Authorizing Emergency Repairs to the Eighth Street Lift Bridge

Attachments: [Resolution Authorizing Emergency Repairs to the Eighth \(8th\) Street Lift Bridge](#)

[FW External B-36-142 8th Steet Manitowoc](#)

[IMG_0379](#)

[IMG_0377](#)

[IMG_0375](#)

[IMG_0373](#)

[IMG_0370](#)

[IMG_0380](#)

[23-0159](#) Ordinance to amend Section 8.170 of the MMC to rename Clay Pit Road Park to Manitowoc Chief's Youth Football Park

Attachments: [Ord to Amend 8.170 Clay Pit Road Park to Manitowoc Chief's Youth Football Park](#)

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.

Attachments: [10.460 Ord regulating parking of recreational vehicles \(RV's\) on City streets](#)

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

Attachments: [22-1082 Report to Council Stecker Detachment](#)
[22-1082 PC Report Stecker Detachment](#)
[Stecker Petition 2-14-23](#)

[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

Attachments: [Ordinance Rezone B-3 to R-7](#)

[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

Attachments: [Resolution Preliminary Plat of The Preserve at Lincoln Park](#)

J. OTHER BUSINESS

K. ADJOURN

1. Next Scheduled Common Council Meeting: Monday, March 20, 2023 at 6:30pm in the Common Council Chambers at City Hall.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail cityattorney@manitowoc.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

Mackenzie Reed
City Clerk