



# City of Manitowoc

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

## Meeting Minutes

### Finance Committee

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Tuesday, February 1, 2022

5:30 PM

Council Chambers

Note - Meeting will also be available via Remote  
Conferencing (Zoom)

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#### 1. Call to Order

#### 2. Roll Call

**Present:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

#### 3. Public Comment

No public comment.

#### 4. Presentations

[22-0088](#) Presentation by Brad Viegut on 2022 Debt Financing Plan

**Attachments:** [2022 City of Manitowoc Debt Financing Plan.pdf](#)

#### 5. Consent Agenda

Approval of the Consent Agenda

Approval of the Consent Agenda

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0086](#) Minutes of January 4, 2022 Finance Committee meeting, recommending approval and place on file

**Attachments:** [MeetingMinutes04-Jan-2022.pdf](#)

[22-0087](#) Minutes of various Manitowoc Public Utilities Commission Meetings, recommending accepting and place on file

**Attachments:** [MPU 2021-09-13 Minutes.pdf](#)  
[MPU 2021-10-11 Minutes.pdf](#)  
[MPU 2021-10-25 Minutes.pdf](#)  
[MPU 2021-11-08 Minutes.pdf](#)

These items will be approved by one motion unless any Committee Member wishes to remove an item for discussion.

#### REMOVAL OF CONSENT AGENDA ITEMS:

Any Committee 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.

## 6. Discussion and Action Items

[22-0110](#) Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$6,440,000 General Obligation Promissory Notes

**Attachments:** [Parameters Resolution - 2022 GOPNs \\$6.44MM.pdf](#)

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0111](#) Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$3,845,000 General Obligation Promissory Notes

**Attachments:** [Parameters Resolution - 2022 GORBs \\$3.845MM.pdf](#)

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0112](#) Resolution Authorizing the Issuance of Not to Exceed \$3,535,000 General Obligation Promissory Notes and Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$3,535,000 Note Anticipation Notes in Anticipation Thereof

**Attachments:** [Parameters Resolution - 2022 NANs \\$3.535MM.pdf](#)

**Moved by Brunner, seconded by Reckelberg, that this Resolution be accepted. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0113](#) Resolution Authorizing the Issuance of Not to Exceed \$1,420,000 General Obligation Promissory Notes and Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$1,420,000 Taxable Note Anticipation Note in Anticipation Thereof

**Attachments:** [Parameters Resolution - 2022 TNANs \\$1.420MM.pdf](#)

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0114](#) Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$1,500,000 Taxable General Obligation Refunding Bonds

**Attachments:** [Parameters Resolution - 2022 TGORBs \\$1.500MM.pdf](#)

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0090](#) Discussion and possible action on the Capital Plan for the Manitowoc Marina

**Attachments:** [Manitowoc Marina Capital Plan Note.pdf](#)

**Moved by Brey, seconded by Reckelberg, that this Action Item be accepted. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0089](#) 4th Qtr 2021 Investment Report, recommend to accept and place on file.

**Attachments:** [4th QTR 2021 Investment Report.pdf](#)

**Moved by Reckelberg, seconded by Sitkiewitz, that this Report be accepted and place on file. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0102](#) Application for "Class B" Intoxicating Liquor & Fermented Malt Beverage License, Lupitas Mexican Store LLC DBA Fast Taco, 1701 S 41st St., recommend to approve the application.

**Attachments:** [Class B App - Fast Taco 1701 S 41st.pdf](#)

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0103](#) Application for "Class B" Intoxicating Liquor & Fermented Malt Beverage License, The Topsy Tomato Pub & Pizzeria, 1228 Memorial Dr, recommend to approve the application.

**Attachments:** [Class B App - Tips Tomato Pub & Pizzeria, 1228 Memorial Dr.pdf](#)

**Moved by Sitkiewitz, seconded by Brunner, that this Application be accepted.  
The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0104](#) Application for "Class B" Intoxicating Liquor & Fermented Malt Beverage License, Manitowoc Lodging Associates LLP DBA Baymont Hotel, 101 Maritime Dr, recommend to approve the application.

**Attachments:** [Class B App - Manitowoc Lodging Association LLP DBA Baymont Hotel, 101 Maritime Dr.pdf](#)

**Moved by Brunner, seconded by Sitkiewitz, that this Application be accepted.  
The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0106](#) Correction of Error from City Assessor for 1616 Wollmer St, Parcel #000-144-000, recommend to reduce the assessed value to \$393,800 for 2021 and reduce the tax bill to \$9,366.60

**Attachments:** [Correction of Error - 1616 Wollmer St - Parcel 00-144-000.pdf](#)

**Moved by Brunner, seconded by Sitkiewitz, that this Communication be accepted to reduce the assessed value to \$393,800 for 2021 and reduce the tax bill to \$9,366.60. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0109](#) Communication from City Assessor on 2021 Tax Roll Omitted Parcels 355-102-002 & 355-102-003; 1912/1916 S 23rd St, recommend to place on omitted tax roll and create 2021 tax bills totaling \$1,642.90.

**Attachments:** [Omitted Tax Bill - 1912 & 1916 S 23rd St - Parcels 355-102-002 & -03.pdf](#)

**Moved by Reckelberg, seconded by Sitkiewitz, that this Communication be accepted to place on omitted tax roll and create 2021 tax bills totaling \$1,642.90. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0105](#) Report of 2021 Municipal Court Revenues & Caseload Statistics, recommend to accept and place on file.

**Attachments:** [2021 Municipal Court Revenues & Caseload Statistics.pdf](#)

**Moved by Reckelberg, seconded by Sitkiewitz, that this Report be accepted and place on file. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0107](#) Discussion and possible action on agreement between the City and Midwest Cycling Series to host the Tour of America's Dairyland Bike Race, recommend to enter into agreement.

**Attachments:** [2022 Manitowoc Race Agreement .pdf](#)

**Moved by Sitkiewitz, seconded by Cummings, that this Agreement be accepted to enter into agreement. The motion carried by the following vote:**

**Aye:** 4 - Brey, Sitkiewitz, Cummings and Reckelberg

**Abstain:** 1 - Brunner

[22-0022](#) Discussion and possible action on American Rescue Plan Act (ARPA) agreement with Manitowoc County

**Attachments:** [Lead Lateral Emails from MPU.pdf](#)

[Watermain Email from Mayor Nickels.pdf](#)

**Moved by Reckelberg, seconded by Sitkiewitz, that this Action Item be accepted. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

[22-0091](#) Discussion and possible action on City of Manitowoc Fundraising for Holiday Decorations

**Attachments:** [City of MTW Holiday Decorations Fundraise Email.pdf](#)

**Moved by Brunner, seconded by Sitkiewitz, that this Action Item be accepted. The motion carried by the following vote:**

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

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:

[22-0108](#) Review and discussion on a potential term sheet / development agreement with Kaysun

Aldersperson Brey read the Notice to go into closed session. Motion by J Brunner, second by M Cummings, to convene in closed session. The motion carried on roll call vote: Aye: 5 Nay: none

## 7. Closed Session

[22-0108](#) Review and discussion on a potential term sheet / development agreement with Kaysun

Motion by T Reckelberg, second by M Cummings to reconvene in open session. Motion carried by a roll call vote: Aye: 5 Nay: none

## 8. Reconvene in Open Session

[22-0108](#) Review and discussion on a potential term sheet / development agreement with Kaysun

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

**Aye:** 5 - Brey, Sitkiewitz, Brunner, Cummings and Reckelberg

## 9. Adjournment

**Moved by Sitkiewitz, seconded by Reckelberg, to adjourn.**