



City of Manitowoc

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

Meeting Minutes

Common Council

Monday, September 20, 2021

6:30 PM

Council Chambers

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

A. CALL TO ORDER

B. ROLL CALL

Alderspersons Present: 9 - Jim Brey, Eric Sitkiewitz, Steven Czekala, Bill Schlei, Brett Vanderkin, John Brunner, Chad Beeman, Tim Boldt and Todd Reckelberg

Alderspersons Absent: 1 - Michael Cummings

C. PLEDGE OF ALLEGIANCE & INVOCATION

D. PRESENTATIONS

[21-0872](#) Proclamation declaring the Month of September 2021 as Suicide Prevention Awareness Month

[21-0873](#) Proclamation declaring the Week of October 3 - 9, 2021 as Mental Illness Awareness Week

[21-0874](#) Proclamation declaring the Week of October 3 - 9, 2021 as Fire Prevention Week

[21-0875](#) Proclamation declaring the Month of October 2021 as Crime Prevention Month

[21-0903](#) Proclamation declaring the month of October 2021 as Domestic Violence Awareness Month

[21-0876](#) Mayor's Youth Action Council Annual Report

E. PUBLIC HEARINGS

[21-0877](#) 6:31 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed change to the Official Map located at 1929 South 35th Street

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 Manitowoc Herald Times Reporter on September 3 & 13. (Proof of publication is on file in the City Clerk's Office).

Community Development Director Adam Tegan provided an overview of the Official Map Change.

The following person appeared to address the Council regarding this matter:

No interested parties appeared.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office).

[21-0878](#)

6:32 PM - Public Hearing for the purposed of hearing any and all interested parties in the matter of a proposed change in zoning from I-2 Heavy Industrial to B-4 Central Business - River Point District

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 Manitowoc Herald Times Reporter on September 3 & 13. (Proof of publication is on file in the City Clerk's Office).

Community Development Director Adam Tegan provided an overview of the zoning request.

The following person appeared to address the Council regarding this matter:

No interested parties appeared.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office).

[21-0879](#)

6:33 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed Conditional Use Permit & Final Development Plan for River Point Planned Unit Development Pursuant to 15.750 of the Municipal Code

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 Manitowoc Herald Times Reporter on September 3 & 13. (Proof of publication is on file in the City Clerk's Office).

Community Development Director Adam Tegan provided an overview of the Conditional Use Permit and Planned Unit Development.

The following person appeared to address the Council regarding this matter:

No interested parties appeared.

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 a part of the

official record.

G. APPOINTMENTS AND BUSINESS PRESENTED BY THE MAYOR

[21-0882](#) Appointments by Mayor to various Committees, Boards, and Commissions

Moved by Czekala, seconded by Sitkiewitz, that these Appointments be approved. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

H. CONSENT AGENDA

1. Removal of Consent Agenda Items

Alder Reckelburg requested item 21-0796 to be removed from the consent agenda

Approval of the Consent Agenda

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

2. Miscellaneous

[21-0880](#) Minutes of August 16, 2021 Common Council meeting, recommending approval and place on file

[21-0881](#) Minutes of August 23, 2021 Common Council meeting, recommending approval and place on file

[21-0883](#) Communication form WI DNR of proposed revocation of an Air Pollution Control Permit for GKN Sinter Metals - Manitowoc, located at 5710 Vits Dr., recommending acceptance and place on file.

[21-0884](#) Public Notice of an Air Pollution Control Permit Application Review of Briess Industries Inc., located at 605 Washington St., Manitowoc, WI, recommending acceptance and place on file

3. Committee of the Whole (Consent)

[21-0885](#) TID No. 22 Development Agreement with River North LLC, recommending acceptance and place on file

[21-0910](#) Report of Special Events committee relative to approval of the following events: WAIVER OF FEES: Manitowoc County Fair on 8/25 - 8/29/2021; WAIVER OF

FEES: CSP Participants Summer Party on 9/17/2021; City to City Costume Fun run on 10/23/2021; Walk to End Alzheimers on 9/18/2021; recommending acceptance and place on file

4. Finance Committee (Consent)

- [21-0718](#) Discussion and possible action on potential items for the Mayor's Proposed 2022 City of Manitowoc Budget, recommend to accept and place on file.
- [21-0760](#) Harbor Commission Report on Request to Lease City of Manitowoc River Front Property for Boat Docking Purposes, recommend to place on file.
- [21-0826](#) Application for "Class B" Intoxicating Liquor & Fermented Malt Beverage License, for The Venue At Union Square, 702 York St, recommend to approve the application.
- [21-0827](#) CAWG recommends to fund up to \$18,500 for 3 Parks Dept Trailers, recommend to approve the request up to \$18,500.00
- [21-0828](#) CAWG recommends to fund up to \$12,100 for DPW Truck Box, recommend to approve the request up to \$12,100.00
- [21-0829](#) Out of State Travel Request - Community Development - Greenbuild Conference, San Diego, CA, recommend to approve the request.
- [21-0830](#) Request for Amendment to Alliance Laundry Development Agreement, recommend to approve to amend the agreement.
- [21-0832](#) Foreclosure Summons from David & Yvonne Kope, Case 2021CV000310, recommend to refer to City Attorney for recommendation.
- [21-0834](#) 2 Way Streets Signalized Intersections Discussion, recommend to approve the request as submitted.
- [21-0886](#) General City Claims in the amount of \$8,054,439.93 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.

5. Personnel Committee (Consent)

6. Public Infrastructure Committee (Consent)

- [21-0806](#) Stormwater Management Facility Maintenance Agreement for T&L Investment Group, LLC at 2424 Johnston Drive, Manitowoc, WI 54221, recommending approval
- [21-0807](#) Request for Full Replacement of Dump Box on Truck #643, recommending approval
- [21-0810](#) Park Trailers Unbudgeted CAWG Request, recommend approval

- [21-0811](#) Agreement with Bodart for DOT SISP Signal Project, recommending approval
- [21-0814](#) Stormwater Management Facility Maintenance Agreement with North 30th Mini Storage, LLC for parcel #813-402-027 on N. 30th Street, recommending approval
- [21-0893](#) Report of Board of Public Works of 9/8/2021 for 1st and final payment of \$114,882.81 to Fahrner Asphalt Sealers, LLC, for Seal Coat Program, WS-21-6, recommending payment
- [21-0894](#) Report of Board of Public Works of 9/8/2021 for 16th and final payment of \$3,000.00 to A.C.E. Building Service, for Blue Rail Restroom Facility, WO-20-15, recommending payment
- [21-0895](#) Report of Board of Public Works of 8/18/2021 of approval to enter into an agreement with Highway Landscapers, Inc. to supply and plant trees at 8th St. from Washington to Jay & York to Chicago Sts., for a contract price of \$22,655.00; recommending acceptance and place on file
- [21-0896](#) Report of Board of Public Works of final payments to contractions for agreements under \$25,000.00, recommending acceptance and place on file
- [21-0897](#) Report of Board of Public Works of 9/8/2021, of bids received for 2021 Magnolia Avenue - Replacement of Failed Black Retaining Wall, WS-21-27, recommending awarding to low bidder, Highway Landscapers Inc., in the amount of \$77,405.00
- [21-0898](#) Report of Board of Public Works of 9/8/2021, of bids received for Underwater Repair of West Counterweight of S.S. Badger Car Ferry Ramp, WO-21-28, recommending awarding to low bidder, Lunda Construction Co., in the amount of \$52,693.00
- [21-0901](#) Report of Board of Public Works of Contract with Aldag/Honold Mechanical, Inc., recommending acceptance and place on file

7. Public Safety Committee (Consent)

8. Plan Commission (Consent)

- [21-0784](#) PC 37-2021: Conditional Use Permit & Final Development Plan for River Point Planned Unit Development Pursuant to 15.750 of the Municipal Code recommending to approve the Conditional Use Permit creating the Planned Unit Development and Associated River Point Final Development Plan and incorporate any edits as recommended by the City Attorney

I. COMMITTEE REPORTS

1. Committee of the Whole

- [21-0911](#) Report of Special Event Committee recommending approval for the following events subject to Council action: Lincoln Park Holiday Light Show on 11/26 -

12/29/2021 (Approval of advertising signs in City right-of-ways); Oktoberfest Street Party on 10/2/2021 (Closure of Washington Street from South 8th to Sczygelski Law Firm; Waiver of noise ordinance until 10:30 p.m.); Turkey Trot on 11/25/2021 (Waiver of noise ordinance from 7 a.m. to 8 a.m.; Closure of various streets as detailed therein)

Moved by Czekala, seconded by Sitkiewicz, that this Report be approved and placed on file. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewicz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

2. Finance Committee

[21-0817](#)

Bryan Grunewald, Principal, State and Local Government, CLA (CliftonLarsonAllen LLP) presentation of Management Letter and Comprehensive Annual Financial Report for year ended December 31, 2020

Moved by Brey, seconded by Schlei, that this Presentation be accepted and placed on file. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewicz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0833](#)

Audit RFP Results and Authorization for Staff to continue audit engagement negotiations of chosen audit firm

Moved by Brey, seconded by Sitkiewicz, to enter into the audit agreement with Kerber Rose SC for the term of 2021-2025. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewicz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

21-0835

L21-00092 Koehler Claim for substantial water damage from heavy rain storm at 1305 South 31st Street

Moved by Brey, seconded by Reckelberg, to deny the claim. (Note: no vote taken on this motion)

Moved by Sitkiewicz, seconded by Czekala, that this claim be referred to the Finance Committee. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewicz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0836](#)

L21-00122 Bridgeview Bar Claim for sewer backup/basement flooding from heavy rain storm at 2 Maritime Drive

Referred back to the Finance Committee, no action taken by the Common Council

[21-0837](#)

L21-00127 Wierman Claim for basement flooding from heavy rain storm at 1622 South 23rd Street

Referred back to the Finance Committee, no action taken by the Common Council

[21-0838](#)

L21-00130 Brian Lodel-TLG Holdings, LLC Claim for sewer backup from damaged City main sewer line at 1701 Washington St

Moved by Brey, seconded by Sitkiewitz, to authorize the City Attorney to settle claim after review of Maritime Plumbing Invoice. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0887](#)

Resolution Authorizing Staff to Apply for Department of Natural resources Wisconsin Assessment Money (WAM) Contractor Services Award for River Point District Property

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0888](#)

Ordinance to Change the Eighth Aldermanic District Polling Location

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0904](#)

2020 Correction of error on Parcels 000-292-010 & 000-292-090

Moved by Brey, seconded by Sitkiewitz, to rescind 2020 taxes in the amount of \$5,196.35 for parcel 000-292-010 and \$391.78 for 000-292-090 and to correct 2020 assessment on parcel 000-292-010 to \$15,700 and parcel 000-292-090 to \$0. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0905](#)

Intersection Design Contract for Two-Way Street Reversion

Moved by Brey, seconded by Sitkiewitz, to enter into the agreement with Stantec Consulting Service Inc. in the amount of \$88,306.00. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0906](#)

Resolution authorizing staff to file cross appeals for manufacturing assessments

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

3. Personnel Committee

[21-0796](#) Committee Budget Directives to the Mayor; recommending to support the budget recommendations made to the Mayor by the City Attorneys Office and Human Resources Department

Moved by Sitkiewitz, seconded by Vanderkin, to support the budget recommendations made to the Mayor by the City Attorney's Office and Human Resources Department . The motion carried by the following vote:

Aye: 8 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman and Boldt

Nay: 1 - Reckelberg

[21-0889](#) Resolution to approve USI recommended Employee Health Care Plan for 2022

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

Aye: 8 - Brey, Sitkiewitz, Czekala, Schlei, Brunner, Beeman, Boldt and Reckelberg

Abstain: 1 - Vanderkin

4. Public Infrastructure Committee

[21-0815](#) Adoption of the Zoo Masterplan

Moved by Brunner, seconded by Boldt, that the Masterplan be adopted. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0899](#) Sidewalk Privilege Agreement with Eastpoint Rentals, LLC

Moved by Brunner, seconded by Boldt, to enter into the agreement. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0900](#) Resolution to approve Transit Title VI Nondiscrimination Plan Approval

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0902](#) Resolution authorizing staff to apply for Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Programs

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

5. Public Safety Committee

[21-0854](#)

Ordinance 16.350 of the Manitowoc Municipal Code regulating fences and hedges.

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0868](#)

Ordinance to amend section 10.390 of the Manitowoc Municipal code regulating parking on Bayshore Drive.

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0869](#)

Ordinance to amend Manitowoc Municipal Code 6.070, Fireworks and Pyrotechnics

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

6. Plan Commission

[21-0786](#)

PC 38-2021: Ordinance to amend Section 15.390 of the Manitowoc Municipal Code regulating Supplementary Regulations - Yard, Height, Area, and Setbacks.

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0890](#)

Ordinance to create Section 15.370(32) regulating Portable Storage Units

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0891](#)

Ordinance to amend Section 22.010 of the Municipal Code entitled: "Official Map - Master Subdivision Plans"; East of S. 35th Street, North of Dewey Street

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0892](#)

Ordinance for a rezone from I-2 Heavy Industrial to B-4 Central Business for the River Point District

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

[21-0912](#)

River Point Implementation Plan for Planned Unit Development (PUD)

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

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

J. OTHER BUSINESS

K. ADJOURN

Moved by Czekala, seconded by Sitkiewitz, that this meeting be adjourned at 7:42 p.m. The motion carried by the following vote:

Aye: 9 - Brey, Sitkiewitz, Czekala, Schlei, Vanderkin, Brunner, Beeman, Boldt and Reckelberg

**Mackenzie Reed-Kadow
City Clerk**