

CITY OF SHEBOYGAN

EIGHTEENTH REGULAR COMMON COUNCIL MEETING MINUTES

Monday, December 16, 2024

OPENING OF MEETING

1. Roll Call

Alderspersons present: Belanger, Dekker, Felde (remote), Heidemann, La Fave, Perrella, Ramey – 7.

Alderspersons excused: Mitchell, Peterson, Rust – 3.

2. Pledge of Allegiance

3. Approval of Minutes

Seventeenth Regular Council Meeting held on December 2, 2024

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

4. Mayoral Appointments

Paul Rudnick, Eileen Simenz, Stephanie Rankun, Delaine Reichert, Liz Kelsch, Dakota Graff, Lynn Potyen, Derek Muench, Brian Doudna, and Deidre Martinez to the Business Improvement District Board of Directors for the 2025-2026 Term. Lays Over.

5. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda. No one spoke.

6. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions

7. Presentation

Issuance of Public Finance Authority Education Revenue Bonds (Sheboygan Christian School Project)

HEARINGS

8. Hearing No. 11-24-25 pursuant to a notice published by the City Clerk, this hearing is to allow interested parties to be heard concerning the approval of the proposed issuance by the Public Finance Authority (the “Authority”) of its Education Revenue Bonds (Sheboygan Christian School Project), Series 2025 (the “Bonds”), to facilitate the financing of the Project, in an aggregate maximum stated principal amount not to exceed \$16,500,000. The Bonds may be issued in one or more series or issuances as part of a plan of finance.

No one spoke.

MOTION TO CLOSE HEARING

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

CONSENT

9. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

10. R. C. No. 185-24-25 by Finance and Personnel Committee to whom was referred Res. No. 131-24-25 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2024 budget for the purchase of communication equipment for the Police and Fire Departments; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

11. R. C. No. 182-24-25 by Finance and Personnel Committee to whom was referred Res. No. 128-24-25 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2024 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 5; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

12. R. C. No. 181-24-25 by Finance and Personnel Committee to whom was referred Res. No. 127-24-25 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2024 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 4; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

13. R. C. No. 180-24-25 by Finance and Personnel Committee to whom was referred Res. No. 126-24-25 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2024 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 2; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

14. R. C. No. 179-24-25 by Finance and Personnel Committee to whom was referred Res. No. 125-24-25 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2024 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 1; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

15. R. C. No. 178-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 90-24-25 by City Clerk submitting the Tax Levy Certification for the 2024-2025 School Year from the Kohler School District; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

16. R. C. No. 177-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 86-24-25 by City Clerk submitting a Tax Levy Certification for the 2024-2025 School Year from the Sheboygan Area School District; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

17. R. C. No. 175-24-25 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 92-24-25 by Finance Director Kaitlyn Krueger submitting the 2025 Business Improvement District (BID) Statement of Purpose, dated December 4, 2024, the BID's 2025 Operating Budget, and 2024 Special Assessment Listing; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

18. R. C. No. 190-24-25 by Public Works Committee to whom was referred Gen. Ord. No. 27-24-25 by Alderpersons Dekker and Ramey placing a stop sign on northbound Lakeshore Drive at the intersection with High Avenue and South 7th Street; recommends adopting the Ordinance.

MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

19. R. C. No. 189-24-25 by Public Works Committee to whom was referred Gen. Ord. No. 26-24-25 by Alderpersons Dekker and Ramey changing the speed limit on Lakeshore Drive between Washington Avenue and Wilson Avenue from 35 MPH to 25 MPH; recommends adopting the Ordinance.

MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

20. R. C. No. 188-24-25 by Public Works Committee to whom was referred Res. No. 124-24-25 by Alderpersons Dekker and Ramey authorizing a contract with Kaschak Roofing for the roof replacement at Mead Public Library and authorizing a 2024 budget amendment; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

21. R. C. No. 192-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred pursuant to R. O. No. 91-24-25 by City Clerk submitting various license applications; recommends approving “Class B” Liquor license application for Steve ‘n Faye’s Tiny Tap (#3695).

MOTION TO RECEIVE THE R. C. AND GRANT THE APPLICATION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

REPORT OF OFFICERS

22. R. O. No. 94-24-25 by Board of Water Commissioners stating its awareness that a Declaration of Official Intent has been completed by authorized City of Sheboygan officials of a WDNR Safe Drinking Water Loan estimated at \$3,227,749 for financial assistance in the form of a loan made by the SDWLP to the Municipality.

MOTION TO RECEIVE AND FILE THE R. O.

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

23. R. O. No. 93-24-25 by City Clerk submitting a claim from Kelly Meyeraan for alleged damages to vehicle after it was stuck by a city vehicle. REFER TO FINANCE AND PERSONNEL COMMITTEE

RESOLUTIONS

24. Res. No. 136-24-25 by Alderpersons Mitchell and Perrella amending the residential Recycling Fee and residential Garbage Collection Fee for services provided by the City.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Perrella, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

25. Res. No. 142-24-25 by Alderpersons Dekker and Ramey amending the Marina and Riverfront Slips Fee Schedule.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Ramey.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Perrella, Ramey – 7.

26. Res. No. 139-24-25 by Alderpersons Mitchell and Perrella consenting to the Assignment and Assumption of Ground Lease for parcels adjacent to property currently owned by Nemschoff, Inc., contingent upon sale of property to AESSE Real Estate Company, LLC.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Perrella, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

27. Res. No. 137-24-25 by Alderpersons Mitchell and Perrella authorizing entering into a Pre-Development Agreement with Cherry Faith Properties, LLC regarding construction of mixed-use development on the property located at 1512 North 17th Street. REFER TO FINANCE AND PERSONNEL COMMITTEE
28. Res. No. 134-24-25 by Alderpersons Mitchell and Perrella confirming the final allocation for expenses utilizing American Rescue Plan Act (ARPA) funds to pay for various eligible capital projects and authorizing the Finance Director to complete a 2024 budget amendment with associated anticipated costs. REFER TO FINANCE AND PERSONNEL COMMITTEE
29. Res. No. 138-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to execute the documents necessary to purchase an ambulance from Pomasl Fire Equipment, Inc. for the Sheboygan Fire Department and to make other purchases necessary to equip the new ambulance. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
30. Res. No. 140-24-25 by Alderpersons Mitchell and Perrella authorizing the Purchasing Agent to issue a purchase order for the purchase and installation of an automated materials handling system for return materials at Mead Public Library. REFER TO FINANCE AND PERSONNEL COMMITTEE
31. Res. No. 141-24-25 by Alderpersons Mitchell and Perrella amending the 2024 budget for various expenses incurred or planned. REFER TO FINANCE AND PERSONNEL COMMITTEE

REPORT OF COMMITTEES

32. R. C. No. 176-24-25 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 135-24-25 by Alderpersons Mitchell and Perrella authorizing the purchase of the property known as 2629 North 7th Street from Aurora Health Care Central, Inc; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Perrella, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

33. R. C. No. 183-24-25 by Finance and Personnel Committee to whom was referred Res. No. 129-24-25 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2024 budget for the future purchase of hardware and software by the IT Department for cybersecurity upgrades; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Perrella, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

34. R. C. No. 184-24-25 by Finance and Personnel Committee to whom was referred Res. No. 130-24-25 by Alderpersons Mitchell and Perrella adopting the revised City of Sheboygan compensation program for non-represented employees; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Perrella, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

35. R. C. No. 186-24-25 by Finance and Personnel Committee to whom was referred Res. No. 132-24-25 by Alderpersons Mitchell and Perrella approving up to \$16,500,000 of Public Finance Authority Education Revenue Bonds (Sheboygan Christian School Project), Series 2025 for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Perrella, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

36. R. C. No. 187-24-25 by Public Works Committee to whom was referred Direct Referral Res. No. 133-24-25 by Alderpersons Dekker and Ramey authorizing the appropriate City officials to enter into a contract with Visu-Sewer for the sewer lining at various locations within the City; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Ramey.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.

37. R. C. No. 191-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Charter Ord. No. 1-24-25 (being subject to the home rule provisions of § 66.0101 of the Wisconsin Statutes) to authorize primary elections whenever three or more candidates file nomination papers for an elective city office; recommends adopting the Ordinance.

MOTION TO RECEIVE THE R. C. AND ADOPT THE CHARTER ORDINANCE

Motion made by La Fave, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Perrella, Ramey – 6.

Voting Nay: Felde – 1.

Motion failed to receive a 2/3 vote of the elected members of the council

GENERAL ORDINANCES

38. Gen. Ord. No. 28-24-25 by Alderpersons Dekker and Ramey establishing new winter parking restrictions on North 36th Street between Bonnie Court and Main Avenue. REFER TO PUBLIC WORKS COMMITTEE

MATTERS LAID OVER

39. R. O. No. 79-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 20-24-25 by Alderpersons Belanger and La Fave and R. O. No. 73-24-25 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 2258 Calumet Drive from Class Neighborhood Residential (NR-6) to Class Urban Commercial (UC) Classification; recommends filing the R. O. and adopting the Ordinance. Lays Over.

OTHER MATTERS AUTHORIZED BY LAW – None.

ADJOURN MEETING

40. Motion to Adjourn

MOTION TO ADJOURN AT 6:31 PM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Perrella, Ramey – 7.