



# NINETEENTH REGULAR COMMON COUNCIL MEETING AGENDA

January 06, 2025 at 6:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI

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"The best thing about the future is that it comes one day at a time." Abraham Lincoln

This meeting may be viewed LIVE on Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:  
[www.wscssheboygan.com/vod](http://www.wscssheboygan.com/vod).

Notice of the 19th Regular Meeting of the 2024-2025 Common Council at 6:00 PM, MONDAY, January 6, 2025 in City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI. Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361.

Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## OPENING OF MEETING

**1. Roll Call**

*Alderspersons Felde and Rust may attend meeting remotely*

**2. Pledge of Allegiance**

**3. Approval of Minutes**

*Eighteenth Regular Council Meeting held on December 16, 2024*

**4. Confirmation of 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*

**5. Public Forum**

*Limit of five people having five minutes each with comments limited to items on this agenda.*

**6. Mayor's Announcements**

*Upcoming Community Events, Proclamations, Employee Recognitions*

## HEARINGS

7. Hearing No. 12-24-25 pursuant to a notice published and letters sent by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of property located at 2258 Calumet Drive – Parcel No. 59281621470 from Class Neighborhood Residential (NR-6) to Class Urban Commercial (UC) Classification.

## CONSENT

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

9. R. C. No. 193-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 84-24-25 by City Clerk submitting a claim from Mercy Yang/Steven Vue for alleged damages to vehicle when it struck a loose sewer hole lid; recommends filing the document.
10. R. C. No. 195-24-25 by Finance and Personnel Committee to whom was referred 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; recommends adopting the Resolution.
11. R. C. No. 200-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred 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; recommends adopting the Resolution.

**REPORT OF OFFICERS**

12. R. O. No. 98-24-25 by Transit Commission to whom was referred Res. No. 85-24-25 by Alderpersons Dekker, Rust, and Mitchell accepting and approving the Public Transportation Agency Safety Plan (2024); recommends adopting the Resolution.
13. R. O. No. 96-24-25 by City Clerk submitting a Summons and Complaint in the matter of BankUnited N.A. vs. Joseph P. Champeau et al. REFER TO FINANCE AND PERSONNEL COMMITTEE
14. R. O. No. 97-24-25 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC. vs. Breanna Crump et al. REFER TO FINANCE AND PERSONNEL COMMITTEE
15. R. O. No. 95-24-25 by City Clerk submitting a license application. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

**RESOLUTIONS**

16. Res. No. 146-24-25 by Alderpersons Dekker and Rust scheduling a spring primary election for candidates for city office in 2025 in all races where there are three or more candidates. SUSPEND THE RULES AND ADOPT THE RESOLUTION
17. Res. No. 147-24-25 by Alderpersons Mitchell and Perrella authorizing the Finance Director to write off the loan balance on the City's Balance Sheet for 2313 N 5<sup>th</sup> Street and directing the City Attorney's Office to submit a release of mortgage to the Sheboygan County Register of Deeds. SUSPEND THE RULES AND ADOPT THE RESOLUTION
18. Res. No. 145-24-25 by Alderpersons Mitchell and Perrella authorizing the issuance and sale of up to \$846,365 TAXABLE GENERAL OBLIGATION LEAD SERVICE LINE REPLACEMENT PROMISSORY NOTES, SERIES 2025, and providing for other details and covenants with respect thereto. SUSPEND THE RULES AND ADOPT THE RESOLUTION

**REPORT OF COMMITTEES**

19. R. C. No. 194-24-25 by Finance and Personnel Committee to whom was referred 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; recommends adopting the Resolution.

20. R. C. No. 196-24-25 by Finance and Personnel Committee to whom was referred 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; recommends adopting the Resolution.
21. R. C. No. 197-24-25 by Finance and Personnel Committee to whom was referred Res. No. 141-24-25 by Alderpersons Mitchell and Perrella amending the 2024 budget for various expenses incurred or planned; recommends adopting the Resolution.
22. R. C. No. 198-24-25 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 143-24-25 by Alderpersons Mitchell and Perrella adopting a Citizen Participation Plan which is required when funds are required from the U. S. Department of Housing and Urban Development, Community Development Block Grant Program; recommends adopting the Resolution.
23. R. C. No. 199-24-25 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 144-24-25 by Alderpersons Mitchell and Perrella authorizing Kristen Fish-Peterson of Redevelopment Resources, LLC to act on behalf of the Mayor as a Certifying Officer for the issuance of environmental reviews related to the HUD Community Development Block Grant (CDBG) program; recommends adopting the Resolution.

#### **GENERAL ORDINANCES**

24. Gen. Ord. No. 29-24-25 by Alderpersons Dekker, Perrella, and Rust amending Section 2-126 of the Sheboygan Municipal Code so as to change the council rule regarding remote attendance. REFER TO FINANCE AND PERSONNEL COMMITTEE
25. Gen. Ord. No. 30-24-25 by Alderperson Belanger amending several sections of Chapter 105 of the Sheboygan Municipal Code so as to eliminate the Architectural Review Board and giving those powers to the Plan Commission. REFER TO PLAN COMMISSION

#### **MATTERS LAID OVER**

26. 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 - Parcel No. 59281621470 from Class Neighborhood Residential (NR-6) to Class Urban Commercial (UC) Classification; recommends filing the R. O. and adopting the Ordinance.

#### **OTHER MATTERS AUTHORIZED BY LAW**

#### **ADJOURN MEETING**

27. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*