

CITY OF SHEBOYGAN

NINETEENTH REGULAR COMMON COUNCIL MEETING MINUTES

Monday, January 06, 2025

OPENING OF MEETING

1. Roll Call

Alderspersons present: Belanger, Dekker, Felde (remote), Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust (remote) – 9.
Aldersperson excused: La Fave – 1.

2. Pledge of Allegiance

3. Approval of Minutes

Eighteenth Regular Council Meeting held on December 16, 2024

MOTION TO APPROVE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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

MOTION TO CONFIRM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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

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. Thomas Burgin spoke.

MOTION TO CLOSE THE HEARING.

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

CONSENT

8. 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, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey,

Rust – 9.

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.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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 5th Street and directing the City Attorney's Office to submit a release of mortgage to the Sheboygan County Register of Deeds.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

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.

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

Motion made by Belanger, Seconded by Peterson.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

OTHER MATTERS AUTHORIZED BY LAW – None.

ADJOURN MEETING

27. Motion to Adjourn

MOTION TO ADJOURN AT 6:34 PM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, Mitchell, Perrella, Peterson, Ramey, Rust – 9.