

CITY OF SHEBOYGAN
TWENTY-SIXTH REGULAR COMMON COUNCIL MEETING MINUTES
Monday, April 20, 2026

OPENING OF MEETING

1. Call to Order
The meeting was called to order at 6:00 p.m.
2. Roll Call
Alders present: Belanger, Boorse (remote), Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.
Alders excused: Rust – 1.
3. Pledge of Allegiance
4. Approval of Minutes
Twenty-Fifth Regular Council Meeting held on April 8, 2026

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

5. Public Forum
Limit of five people having five minutes each with comments limited to items on this agenda. Michael Brunette and Lisa Salgado spoke.
6. Mayor's Announcements
Upcoming Community Events, Proclamations, Employee Recognitions

CONSENT

7. Report 55-25-26 by Board of License Examiners submitting applications for Building Contractor Licenses already granted.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

8. Report 54-25-26 by City Attorney Liz Majerus submitting the exit interview summary for the City of Sheboygan for Quarter 1 of 2026.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

9. Report 56-25-26 by City Attorney Department submitting the quarterly claims report.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

10. Res. No. 201-25-26 by Alderpersons Mitchell and Perrella accepting the Harbor Centre Business Improvement District's 2025 Financial Review Letter Report.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

11. Res. No. 204-25-26 by Alderpersons Rust and Boorse approving alcohol beverage/tobacco licenses (various).

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

12. Res. No. 207-25-26 by Alderpersons Dekker and Rust authorizing executing an easement for a mini-storm sewer (3212 North 21st Street).

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

13. Res. No. 210-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a conflict waiver letter prepared by von Briesen & Roper, s.c. regarding representation of the City of Sheboygan, as buyer, and the Redevelopment Authority, as seller, in a real estate transaction.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

14. Res. No. 209-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a First Amendment to Tax Incremental District Development Agreement between the City of Sheboygan and Malibu Apartments, LLC.

MOTION TO ADOPT THE RESOLUTION WITH A SUBSTANTIALLY SIMILAR AGREEMENT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

15. Res. No. 205-25-26 by Alderpersons Dekker and Rust making written findings pursuant to Wisconsin statutes section 32.03(6)(bm) concerning the proposed acquisition of property interests for the Southside Sanitary Sewer System Project.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

16. Res. No. 202-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a First Amendment to Tax Incremental District Development Agreement between Waterside Hospitality LLC and the City of Sheboygan revising the construction commencement date.

MOTION TO ADOPT THE RESOLUTION WITH A SUBSTANTIALLY SIMILAR AGREEMENT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

17. Res. No. 211-25-26 by Alderpersons Rust and Boorse authorizing application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program Fiscal Year 2025 Local Solicitation and entering into a Memorandum of Understanding with Sheboygan County.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

REPORTS

18. Report 57-25-26 by City Clerk submitting a Summons and Complaint in the matter of El Rancho LLC et al vs. City of Sheboygan et al. REFER TO FINANCE AND PERSONNEL OF THE 2026-2027 COUNCIL YEAR
19. Report 34-25-26 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs. City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

20. Report 36-25-26 by City Clerk submitting a Summons and Complaint in the matter of Waldo State Bank vs. Taylor Properties LLC et al (Case number 2025CV000834).

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

21. Report 37-25-26 by City Clerk submitting a Summons and Complaint in the matter of Waldo State Bank vs. Taylor Properties LLC et al (Case number 2025CV000835).

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

22. Report 49-25-26 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC vs. Breanna Crump et al.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

23. Report 52-25-26 by City Clerk submitting a Summons and Complaint in the matter of Wal-Mart Stores Inc. vs. City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

24. R. O. No. 10-25-26 by City Clerk submitting a Summons and Complaint in the matter of Katherine Kobs v. City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

25. R. C. No. 271-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 266-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 78-23-24 by City Clerk submitting a Summons and Complaint in the matter of Walmart Real Estate Business Trust c/o Wal-Mart Stores, Inc. vs. City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

26. R. C. No. 277-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 85-24-25 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

27. R. C. No. 276-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 16-24-25 by City Clerk submitting a Summons and Complaint in the matter of SCF RC Funding IV LLC vs. City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

28. R. C. No. 278-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 89-24-25 by City Clerk submitting a Summons and Complaint in the matter of Wal-Mart Stores, Inc. v. City of Sheboygan.

MOTION TO FILE

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

RESOLUTIONS

29. Res. No. 206-25-26 by Alderpersons Dekker and Perrella creating Tax Incremental District No. 26, approving its project plan and establishing its boundaries.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, Menzer, Mitchell, Perrella – 8.

Voting Abstaining: Grawien – 1.

30. Res. No. 212-25-26 by Alderpersons Dekker and Perrella authorizing retaining outside legal counsel to represent the City in the matter of Sheboygan County Case 2026CV253; El Rancho LLC and Juan Negrete vs. City of Sheboygan and City of Sheboygan Common Council, and authorizing payment for said services.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

31. Res. No. 213-25-26 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to execute a Quit Claim Deed conveying a parcel of land to the Redevelopment Authority of Sheboygan to support the redevelopment of land associated with the former Mayline property (Parcel No. 59281501541).

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

32. Res. No. 214-25-26 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to execute a Quit Claim Deed conveying a parcel of land to the Redevelopment Authority of Sheboygan to support the redevelopment of land associated with the former Mayline property (Parcel No. 59281501650).

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

33. Res. No. 208-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of 1127 South 7th Street in the City of Sheboygan from the County of Sheboygan.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

34. Res. No. 203-25-26 by Alderpersons Rust and Boorse approving the transfer of alcohol beverage/tobacco license (License App. No. 3475). REFER TO THE LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE OF THE 2026-2027 COMMON COUNCIL

GENERAL ORDINANCES

35. Gen. Ord. No. 42-25-26 by Alderpersons Dekker and Rust amending Sections 46-1; 46-82; 46-88; 46-89; and 46-91 of the Municipal Code relating to solid waste and recycling in general.

MOTION TO ADOPT THE ORDINANCE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

MATTERS LAID OVER

36. Res. No. 197-25-26 by Alderpersons Dekker and Rust vacating and discontinuing portions of South Taylor Drive in the City of Sheboygan. REFER TO THE 2026-2027 COMMON COUNCIL

OTHER MATTERS AUTHORIZED BY LAW – None.

ADJOURN MEETING

37. Motion to Adjourn Sine Die

MOTION TO ADJOURN SINE DIE AT 6:37 PM

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella – 9.

