



PUBLIC WORKS COMMITTEE AGENDA

September 28, 2026 at 5:30 PM

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

Notice that the Public Works Committee will meet at 5:30 p.m. or immediately following the Licensing, Hearings, and Public Safety Committee meeting.

This meeting may be viewed LIVE on:
Charter Spectrum Channel 990, AT&T U-Verse Channel 99
and: www.wcsssheboygan.com/vod.

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of Public Works at 920-459-3440. Persons other than council members who wish to participate remotely shall provide notice to the Public Works Department at 920-459-3440 by 12:00 p.m. on meeting day to be called upon during the meeting. All Committee members may attend the meeting remotely.

OPENING OF MEETING

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. **Approval of Minutes**
Public Works Committee Meeting held on September 14, 2026
5. **Public Comment**
Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Res. No. 112-26-27 by Alderpersons Dekker and Kelly authorizing the appropriate City officials to enter into contract with C3 Storage, LLC, for the leasing of City property for a marine vessel winter storage operation.
7. Res. No. 116-26-27 by Alderpersons Dekker and Kelly authorizing the appropriate City officials to enter into a contract with Dulmes Decor Carpet One for the interior painting of most surfaces and replacement of most interior floor coverings at the Sheboygan Police Department.

TENTATIVE DATE OF NEXT REGULAR MEETING

8. Next Regular Meeting Date: October 12, 2026

ADJOURN MEETING

9. 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

CITY OF SHEBOYGAN

PUBLIC WORKS COMMITTEE MINUTES

Monday, September 14, 2026

OPENING OF MEETING

1. Call to Order

The meeting was called to order at 5:00 PM

2. Roll Call

Alderspersons present: Chair Dekker, Vice Chair Kelly, Boorse, Heidemann, Menzer - 5

3. Pledge of Allegiance

4. **Approval of Minutes**

Public Works Committee Meeting held on August 24, 2026

MOTION TO APPROVE MINUTES FROM AUGUST 24, 2026

Motion made by Alderperson Kelly, Seconded by Alderperson Menzer

Voting Yea: Dekker, Kelly, Boorse, Heidemann, Menzer - 5

5. **Public Comment**

Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Res. No. 110-26-27 by Alderspersons Dekker and Kelly authorizing the Mayor and City Clerk to execute a Ground Lease with Sheboygan Area Youth Soccer Organization, LLC, d/b/a Lakeshore United (LUFC) for development of a multi-sport and recreational facility at the City's "Butzen Farm Property" located at 3936 South Business Drive.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION

Motion made by Alderperson Kelly, Seconded by Alderperson Boorse

Voting Yea: Dekker, Kelly, Boorse, Heidemann, Menzer - 5

7. Res. No. 103-26-27 by Alderspersons Dekker and Kelly designating the City Forester as the City's Authorized Representative for the purpose of Wisconsin Department of Natural Resources (WI DNR) Urban Forestry Grants for calendar year 2026 and directing him to submit an Urban Forestry Grant Application.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION

Motion made by Alderperson Kelly, Seconded by Alderperson Menzer

Voting Yea: Dekker, Kelly, Boorse, Heidemann, Menzer - 5

8. Res. No. 109-26-27 by Alderpersons Dekker and Kelly authorizing the Director of Public Works to execute a contract with Natural Solutions, LLC, for the installation of Engineered Wood Fiber throughout various playground locations.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION

Motion made by Alderperson Kelly, Seconded by Alderperson Menzer

Voting Yea: Dekker, Kelly, Boorse, Heidemann, Menzer - 5

TENTATIVE DATE OF NEXT REGULAR MEETING

9. Next Regular Meeting Date: September 28, 2026

ADJOURN MEETING

10. Motion to Adjourn

MOTION TO ADJOURN AT 5:23 PM

Motion made by Alderperson Kelly, Seconded by Alderperson Menzer

Voting Yea: Dekker, Kelly, Boorse, Heidemann, Menzer - 5

**CITY OF SHEBOYGAN
RESOLUTION 112-26-27**

BY ALDERPERSONS DEKKER AND KELLY.

SEPTEMBER 28, 2026.

A RESOLUTION authorizing the appropriate City officials to enter into contract with C3 Storage, LLC, for the leasing of City property for a marine vessel winter storage operation.

RESOLVED: That the appropriate City officials are hereby authorized to sign the attached Agreement with C3 Storage, LLC for the leasing of City property for marine vessel winter storage.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

AGREEMENT BETWEEN
CITY OF SHEBOYGAN
AND
C3 STORAGE, LLC

This Lease Agreement is made and entered into effective the date of final party execution (the “Effective Date”), by and between the City of Sheboygan (“City”), a Wisconsin municipal corporation with offices located at 828 Center Ave., Sheboygan, Wisconsin, and C3 Storage, LLC, (“Contractor”) a Wisconsin Limited Liability Company with offices located at 6078 3rd Ave., Rudolph, Wisconsin 54475.

WHEREAS, the City of Sheboygan owns and operates Harbor Centre Marina (“Marina”) within the property known as Deland Park (the “Property”); and

WHEREAS, the City desires to extend additional amenities to Marina patrons by engaging the professional services (“Services”) of C3 Storage, LLC, to operate a winter storage facility at the Property; and

WHEREAS, C3 Storage, LLC, possesses the requisite skill and experience and desires to provide such service to City pursuant to Agreement.

IN CONSIDERATION of the mutual covenants, terms, and conditions, the parties agree as follows:

1. **LEASED PROPERTY.** City agrees to lease any and all necessary space within the area identified in Exhibit A (“winter storage area”), for the operation of a winter storage facility to be utilized by Marina patrons. Contractor will further lease fencing, boat stands, hauling trailers, and other miscellaneous personal property as identified in Exhibit B as well as other miscellaneous personal property upon prior written authorization of the Superintendent of Facilities and Transportation, as is necessary in Contractor’s professional opinion, for the safe and efficient operation of Services.
2. **PROPERTY USE.** Contractor agrees to erect a fence or other suitable barricade to prevent trespass into the winter storage area, to oversee the placement, storage, and removal of all vessels within the winter storage area, and to manage winter storage-related communications with vessel owners. Contractor further agrees to remove all vessels from the winter storage area by May 15, 2027, and to restore the area to substantially similar condition as existed as of Effective Date. Contractor will keep and maintain the Premises in good and sanitary condition and repair during the term of this Agreement. Contractor also agrees to require, as a condition of offering winter vessel storage, that vessel shrink wrap be recycled upon its removal. To support this requirement, Contractor agrees to have additional recycling receptacles available for use at such time when boaters begin removing their shrink wrap and the City agrees

to offer such receptacles if the City's inventory allows, upon written request by Contractor.

3. **RENT.** Contractor agrees to make a one-time rent payment of \$4,000.00 by October 1, 2026. Such payment shall be made to "City of Sheboygan". Rent is in addition to any compensation to Contractor obtained through vessel lease agreements and related services. If Contractor allows any vessels to remain after May 15, 2027, without prior written authorization by the Superintendent of Facilities, Contractor assumes full responsibility for such vessel(s) and agrees to pay the City \$1,000.00 by the first of each month until such vessel(s) have been removed.
4. **LIMITATIONS OF LIABILITY.** Contractor agrees to assume sole responsibility for winter storage operations as well as any damages that may be attributable in whole or in part to such operations and use of Property. City acknowledges that Contractor may transfer all or part of their liability to vessel owners pursuant to a vessel storage agreement. Contractor agrees that in such and all cases, Contractor will indemnify and hold harmless the City from any suit, claim, or action whatsoever arising out of any activity carried on under the terms of this Agreement.

Contractor further agrees to require that all vessel owners storing property at the Premises be required to indemnify and hold harmless the City from any suit, claim, or action whatsoever arising out of any activity related to the vessel storage agreement entered into with Contractor.

5. **INSURANCE.** Contractor agrees to obtain and maintain for the full Agreement duration, such liability insurance as will protect Contractor, the City, and its officers, employees, representatives, and assigns from claims for damage to property or bodily injury, including death, which may arise from the operations under this Agreement or in connection therewith. The policy shall provide coverage of not less than \$1,000,000 per occurrence, shall identify the "City of Sheboygan" as additional insured, and shall provide that it may not be cancelled or reduced except upon thirty days written notice served upon the City. Proof of additional insured status shall be provided by copy of the applicable policy endorsement. Failure to provide or maintain such insurance shall result in immediate termination of this Agreement.
6. **CONTRACTOR IMPROVEMENTS.** With the exception of installing temporary fencing, Contractor may not make improvements or permanent changes to the Premises without prior written authorization from the Superintendent of Facilities or his designee.
7. **GOVERNING LAW & VENUE.** This Agreement shall be construed in accordance with and exclusively governed by the laws of the State of Wisconsin. Venue for dispute resolutions not resolved through good faith negotiations shall be the Circuit Court of Sheboygan County.

8. SEVERABILITY. The invalidity or unenforceability of any provisions of this Agreement will not affect the validity or enforceability of any other provisions of this Agreement. If there is a conflict between any provision of this Agreement and the applicable provisions of law, such provisions of the Lease will be amended or deleted as necessary in order to comply with the law. Any provisions required by law to be incorporated into this Agreement are so incorporated.
9. AMENDMENT. This Agreement may only be amended or modified by a written document executed by the Parties. The City Administrator shall have authority to approve Amendments hereto except when such amendments require the waiving of a legal right by the City. All other amendments shall not be approved except by the City of Sheboygan Common Council.
10. ASSIGNMENT. Contractor shall not assign the Agreement to use the Premises or any part thereof. Vessels temporarily stored at Premises pursuant to vessel storage agreement are not a violation of this provision.
11. NOTICE. For any matter relating to this Agreement:
 - a. City may be contacted through Hugo Cardenas, Superintendent of Facilities at (920) 459-3374 or hc1465@sheboyganwi.gov.
 - b. Contractor may be contacted at (715) 347-1112 or C3Storage@outlook.com.
12. TERMINATION. This Agreement shall terminate on the sooner of May 31, 2027, or the date of property restoration and vacation of all stored vessels. The City may terminate this Agreement upon forty-five days' written notice.
13. GENERAL PROVISIONS.
 - a. Any waiver by the City or Contractor of any failure by City or Contractor to perform or observe the provisions of this Agreement will not operate as a waiver of City's rights under this Agreement in respect of any subsequent defaults, breaches, or non-performance, and will not defeat or affect in any way the City's rights in respect of any subsequent default or breach.
 - b. If any locks are used to prevent trespass, Contractor agrees to provide a key or access code to such lock to the City upon installation.
 - c. This Agreement may be executed in counterparts.
 - d. This Agreement constitutes the entire agreement between Parties.

- e. Each person executing this Agreement on behalf of a party hereto represents and warrants to the other party: That the execution and delivery of this Agreement has been duly authorized, that the person or persons executing this Agreement have the full power, authority, and right to do so, and that such execution is sufficient and legally binding on such party to enable this Agreement to be enforceable in accordance with its terms.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

Contractor

Randy Pliska, Sole Member &
Registered Agent

EXHIBIT A
WINTER STORAGE AREA

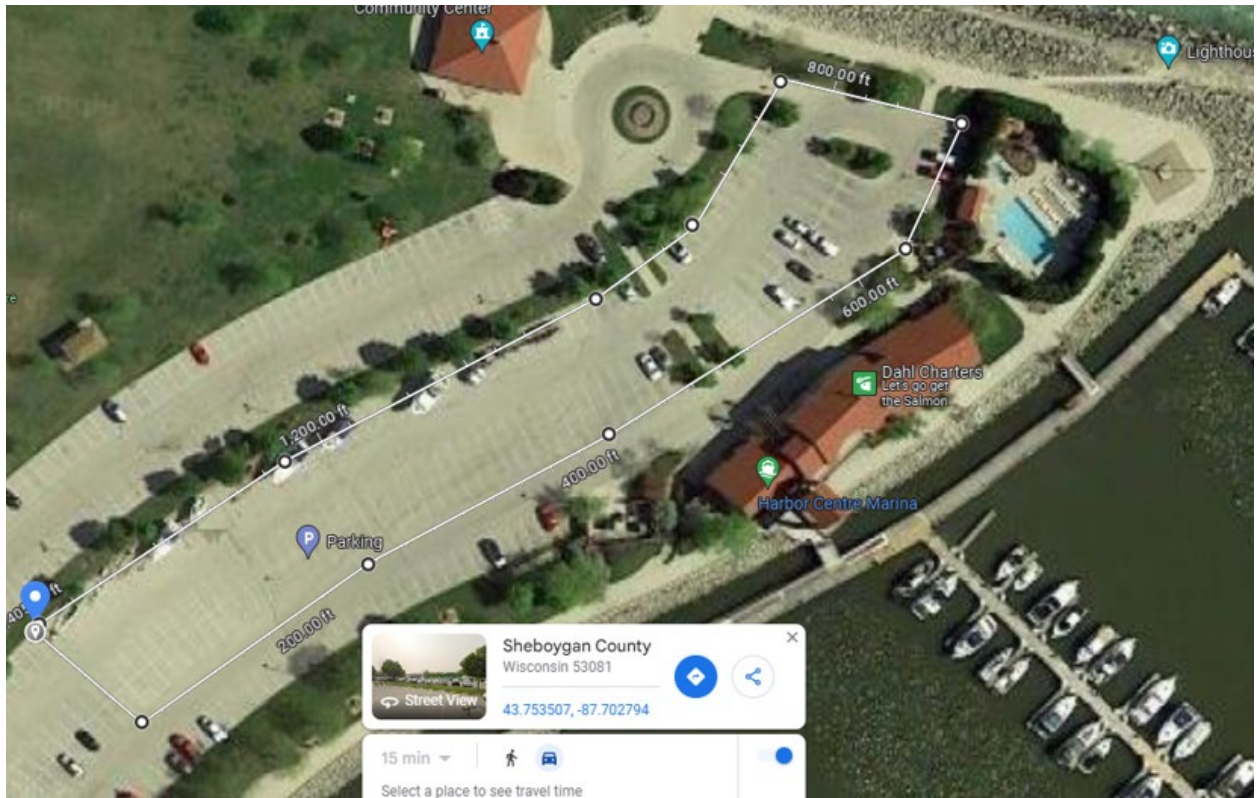


EXHIBIT B

PERSONAL PROPERTY TO BE LEASED BY CITY TO CONTRACTOR

1. Six foot height boat yard fencing of adequate length to completely encircle the winter storage area as well as necessary posts and egress gates.
2. Wooden blocks (Keel blocks) for setting boats:
 - a. 400 quantity at 6" x 8" size
 - b. 30 quantity at 4" x 6" size
 - c. 30 quantity at 2" x 6" size
3. 12 V-Crutch Pads for use by sailboats
4. 9 "Very short stands"
5. 104 "Short 'L' stands"
6. 46 "Medium 'L' stands"
7. 17 "Tall 'L' stands"
8. 172 Small powerboat stands
9. 17 Medium powerboat stands
10. 6 Tall powerboat stands
11. 310 Flat orange pads
12. 1 Haul-out trailer



AGENDA ITEM MEMORANDUM

DATE: 9/25/2026

TO: Public Works Committee

FROM: Hugo Cardenas – Director of Facilities & O

SUBJECT: Resolution 116-26-27 – A resolution authorizing the execution of the attached agreement

ISSUE

Should the Public Works Committee recommend authorizing the appropriate City officials to enter into a contract with Dulmes Decor Carpet One for the interior painting of most surfaces and replacement of most interior floor coverings at the Sheboygan Police Department.

STAFF RECOMMENDATION

Staff recommends approval authorizing the appropriate City officials to enter into a contract with Dulmes Decor Carpet One for the interior painting of most surfaces and replacement of most interior floor coverings at the Sheboygan Police Department.

BACKGROUND/DISCUSSION

The Sheboygan Police Department was built in 2008 and has served the community for 18 years. Recognizing the Police staff's dedication, the upcoming interior painting and flooring revitalization will support the work environment and show appreciation for their service. This project will coordinate the Facilities Department, Police Department, and Dulmes Décor. The project will be done in phases to minimize disruption to daily operations.

FUNDING IMPACT

Projects Fund – Public Safety – Building Improvements (Acct. No. 400200-631200)

APPROVED, NEXT STEPS:

Following Council approval, the Facilities Department will coordinate Dulmes Decor Carpet One in the first quarter of 2027 to being the interior painting and flooring at the Sheboygan Police Department.

DEPARTMENT OF
PUBLIC WORKS

2026 NEW JERSEY AVE.
SHEBOYGAN, WI
53081

920/459-3440
sheboyganwi.gov

**CITY OF SHEBOYGAN
RESOLUTION 116-26-27**

BY ALDERPERSONS MITCHELL AND PERRELLA.

SEPTEMBER 28, 2026.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Dulmes Decor Carpet One for the interior painting of most surfaces and replacement of most interior floor coverings at the Sheboygan Police Department.

WHEREAS, the City of Sheboygan has advertised for bids for a prime contract to paint the majority of indoor wall surfaces and replace the majority of floor coverings on a staged and concurrent basis with the work to be completed during the 4th Quarter of 2026 at the Sheboygan Police Department (the “Project”); and

WHEREAS, the sole bid received was from Dulmes Decor Carpet One of Sheboygan in the amount of \$322,954.00 which is over the amount of funds available; and

WHEREAS, while reviewing the options with Dulmes Décor, the City learned that postponing the project start until the first quarter of 2027 would result in sufficient savings to allow the project to occur as planned; and

WHEREAS, the updated amount negotiated for the interior painting of most surfaces and the replacement of most interior floor coverings at the Sheboygan Police Department in the first quarter of 2027 would be at a cost of \$294,600.00.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are hereby authorized to enter into an agreement on a form approved by the City Administrator and City Attorney with Dulmes Decor Carpet One of Sheboygan for the completion of the Project in its’ entirety in the 1st Quarter of Calendar 2027 at a total cost of \$294,600.00.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds from Capital Projects Fund – Public Safety – Building Improvements (Acct. No. 400200-631200 upon the agreement being fully executed by all parties, to pay for the construction done pursuant to the agreement.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan