

COMMON COUNCIL  
November 5, 2024

A meeting of the Common Council was called to order at 6:00 p.m. by Mayor Ward. The Pledge of Allegiance was recited. Roll call: Bacon, Huston, Williams, Nault, Wiederanders and Reeths were present. Gustafson was excused.

Williams/Huston to adopt the agenda. Carried.

The following spoke during public comment: Chris Kellems, 120 Alabama Street.

Bacon/Wiederanders to approve following bills: General Fund – \$125,615.23, Capital Fund - \$20,197.17, Cable TV - \$5,458.33, TID #6 - \$1,725.00, TID #2 - \$1,610.77, TID #4 – \$10,510.42, TID #1 - \$66,482.73, Solid Waste Enterprise Fund - \$3,036.02, and Compost Site Enterprise Fund - \$750.97 for a grand total of \$235,386.64. Roll call: All voted aye. Carried.

Reeths/Huston to approve consent agenda:

- a. Approval of 10/7/24 special and 10/15/24 regular Common Council minutes.
- b. Place the following minutes on file:
  - (1) Joint Review Board – 10/3/24
  - (2) Joint Review Board – 10/3/24
  - (3) Committee of the Whole – 10/7/24
  - (4) Finance/Purchasing & Building Committee – 10/08/24
  - (5) Local Arts Board – 10/9/24
  - (6) Local Transportation Board – 10/9/24
  - (7) Aesthetic Design & Site Plan Review Board – 10/14/24
  - (8) City Plan Commission – 10/16/24
  - (9) Joint Parks & Recreation Committee/Board – 10/23/24
- c. Place the following reports on file:
  - (1) Fire Department Report – September 2024
  - (2) Bank Reconciliation – September 2024
  - (3) Revenue & Expense Report – September 2024
- d. Consideration of: Approval of beverage operator licenses.
- e. Consideration of: Approval of Street Closure Application for Christmas by the Bay Holiday Parade.
- f. Consideration of: Approval of Class B Wine license Wine Walk for Destination Sturgeon Bay.
- g. Local Transportation Board recommendation re: Approve installing three 25 mph speed limit signs at designated locations.
- h. Local Transportation Board recommendation re: Approve placing a pedestrian crosswalk at Neenah Ave & Oak St.
- i. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of two 2025 Chevy Tahoe SSV from Ewald Automotive Group in the amount of \$134,000 plus DMV fees.

Carried.

There were no mayoral appointments.

The public hearing was opened at 6:09 p.m. and was declared closed at 6:10 p.m.

Williams/Nault to update the TID #2 through TID #8 and TID #10 2025 budgeted tax increment numbers and transfers as per the Finance Director's memo dated October 30, 2024. Carried.

#### RESOLUTION

WHEREAS the Common Council is appropriating the necessary funds for the operation of the government of the City of Sturgeon Bay for the year 2025, and;

WHEREAS the Common Council is adopting the 2025 Budget.

NOW, THEREFORE, BE IT RESOLVED, there is hereby levied a tax of \$8,410,346 on all taxable property within the City of Sturgeon Bay.

Williams/Bacon to adopt the resolution for Budget Adoption and Tax Levy. Carried.

Nault/Reeths to read in title and adopt the second reading of ordinance re: Amendments to Section 20.03 of the Municipal Code – Animal Services. Carried.

#### RECOMMENDATION

We, the City Plan Commission, hereby recommend approval of the modification of the Planned Unit Development (PUD) Ordinance 1431-0923, Section 2(B) for property located at 1361 N 14<sup>th</sup> Avenue – Parcel #281-43-32000000

City Plan Commission  
By: David Ward, Chr.

Introduced by Ward. Williams/Bacon to adopt. Carried.

Wiederanders/Huston to read in title only for the first reading of ordinance re: Repeal ordinance 1431-0923 and rezone property located at 1361 N 14<sup>th</sup> Avenue from Multiple-Family Residential (R-4) and General Commercial (C-1) to Planned Unit Development (PUD). Carried.

#### RECOMMENDATION

We, the City Plan Commission, hereby recommend approval of Preliminary PUD for a 58-unit multiple - family residential development for Spoerl Commercial, LLC located on the southwest corner of Georgia St and N 14<sup>th</sup> Ave subject to conditions.

City Plan Commission  
By: David Ward, Chr.

Introduced by Ward. Bacon/Williams to adopt. Carried.

## RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the revisions to the development agreement for the Hampton Inn as follows:

1. The development entity is changed from Rodac, LLC to Sturgeon Bay Hotel Group, LLC.
2. The deadline listed within Section B.1 (Site Assembly) is changed to April 1, 2025.
3. The completion date listed with Section B.5 (Completion of Project) is changed to June 30, 2026.
4. The start year for the minimum assessed value within Section B.8 (Minimum Assessed Value Guaranteed) is changed to 2027.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chr.

Reeths/Wiederanders to approve. Carried.

## RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the amendment to the development agreement with Estes Investments, LLP with the following conditions:

1. Developer required to have foundation completed by December 31, 2024.
2. Developer required to have perimeter landscaping to the north, south and west brought to finished grade including topsoil by December 31, 2024.
3. Developer required to have occupancy of Phase 1 (10 units) by July 31, 2025.
4. Developer required to have occupancy of Phase 2 (12 units) by July 31, 2026.
5. If items 1-3 are all met, City required to provide reimbursement (within 30 days) of \$59,359.09 for a portion of cost of the previously completed sewer and water extensions.
6. If items 1-4 are all met, City requires to provide additional reimbursement of \$100,000 for the balance of the cost of the previously completed sewer and water extensions.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chr.

Williams/ Bacon to approve. Carried.

The Common Council did not enter into closed session.

City Administrator VanLieshout gave his report.

Mayor Ward gave his report.

Nault/Reeths to adjourn. Carried. The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Tricia Metzger