



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
www.appleton.org

## Meeting Minutes - Final Common Council

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Wednesday, January 18, 2023

7:00 PM

Council Chambers

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A. CALL TO ORDER

*The meeting was called to order by Mayor Woodford at 7:06 p.m.*

B. INVOCATION

*The Invocation was offered by Alderperson Hartzheim.*

C. PLEDGE OF ALLEGIANCE TO THE FLAG

D. ROLL CALL OF ALDERPERSONS

**Present:** 16 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt, Alderperson Chad Doran and Mayor Jake Woodford

E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

*All Departments were represented.*

F. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[23-0001](#)

Common Council Meeting Minutes of December 21, 2022

**Attachments:** [CC Minutes 12-21-22.pdf](#)

**Alderperson Hartzheim moved, seconded by Alderperson Del Toro, that the Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 15 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

G. BUSINESS PRESENTED BY THE MAYOR

[23-0045](#)

Proclamations:

- Human Trafficking Awareness Day
- Martin Luther King Jr. Day

**Attachments:** [Human Trafficking Awareness Proclamation.pdf](#)  
[Martin Luther King Jr Day Proclamation.pdf](#)

[23-0046](#)

Library Update

**Attachments:** [Library Update Jan 2023.pdf](#)

**The Library Project Update was presented.**

H. PUBLIC PARTICIPATION

*TK Marr, 1024 E Glendale Ave spoke regarding Item 23-0007 Development Agreement for 200 W College Avenue*

I. PUBLIC HEARINGS

[22-1491](#)

Public Hearing for Floodplain Ordinance Text Amendments: North Edgewood Estates

**Attachments:** [TA 4-22 Notice of Public Hearing.pdf](#)

*The public hearing was held, no one spoke during the hearing.*

[22-1529](#)

Public Hearing for Rezoning #5-22 at 1208 N. Oneida Street from C-2 General Commercial District to R-2 Two-Family District.

**Attachments:** [RZ #5 22 Notice of Public Hearing.pdf](#)

*The public hearing was held, no one spoke during the hearing.*

J. SPECIAL RESOLUTIONS

K. ESTABLISH ORDER OF THE DAY

[23-0007](#)

Request to approve the Development Agreement with Oshkosh Investment LLC and Lofgren Properties 6 LLC for improvements to the property located at 200 W. College Avenue (Tax Id #31-2-0263-00) (Chase Bank building) in Tax Increment Financing District No. 11

**Attachments:** [Oshkosh Investment-Lofgren Properties 6 LLC DA Memo to CEDC 1-11-23.pdf](#)  
[1046 - Oshkosh-Lofgren - Dev Agrm - 01-04-2023.pdf](#)

**Aldersperson Hartzheim moved, seconded by Aldersperson Croatt, that the Development Agreement be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 13 - Aldersperson William Siebers, Aldersperson Brad Firkus, Aldersperson Katie Van Zeeland, Aldersperson Denise Fenton, Aldersperson Maiyoua Thao, Aldersperson Joss Thyssen, Aldersperson Alex Schultz, Aldersperson Vaya Jones, Aldersperson Kristin Alfheim, Aldersperson Nate Wolff, Aldersperson Sheri Hartzheim, Aldersperson Christopher Croatt and Aldersperson Chad Doran

**Nay:** 2 - Aldersperson Vered Meltzer and Aldersperson Israel Del Toro

**Abstained:** 1 - Mayor Jake Woodford

[23-0028](#)

Resolution Changing the District 12 Polling Place

**Attachments:** [2023 Resolution Changing District 12 Polling Place.pdf](#)

**Aldersperson Croatt moved, seconded by Aldersperson Hartzheim, that the Polling Place Resolution be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 15 - Aldersperson William Siebers, Aldersperson Vered Meltzer, Aldersperson Brad Firkus, Aldersperson Israel Del Toro, Aldersperson Katie Van Zeeland, Aldersperson Denise Fenton, Aldersperson Maiyoua Thao, Aldersperson Joss Thyssen, Aldersperson Alex Schultz, Aldersperson Vaya Jones, Aldersperson Kristin Alfheim, Aldersperson Nate Wolff, Aldersperson Sheri Hartzheim, Aldersperson Christopher Croatt and Aldersperson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

[23-0043](#)

**\* Critical Timing\*** 2023 Sole Source Purchase Request - Downtown Streetscape Elements

**Attachments:** [2023 Sole Source Purchase Request.pdf](#)

**Aldersperson Firkus moved, seconded by Aldersperson Fenton, that the Sole Source Purchase be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 15 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

[23-0027](#)

Request to award contract Unit O-23 Sanitary and Storm Sewer CIPP Lining to Visu-Sewer, Inc. in the amount of \$626,000 with a 9.5% contingency of \$59,933 for a project total not to exceed \$685,933.

**Attachments:** [Award of Contract Unit O-23.pdf](#)

**Alderperson Firkus moved, seconded by Alderperson Del Toro, that the awarding of Contract O-23 be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 15 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

**L. COMMITTEE REPORTS**

**This was approved**

**Balance of the action items on the agenda.**

**Alderperson Croatt moved, Alderperson Fenton seconded, to approve the balance of the agenda. The motion carried by the following vote:**

**Aye:** 15 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

**1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE**

[23-0015](#) 2023 Sole Source Purchase Request

**Attachments:** [2023 Sole Source Purchase Request.pdf](#)

This Report Action Item was approved.

[23-0018](#) M-23-2023 Materials Testing Contract

**Attachments:** [M-23 Contract Award Memo.pdf](#)

This Report Action Item was approved.

## 2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[23-0013](#) Class "B" Beer and "Class B" Liquor License application for Appleton Souvenir & Cigar Co, Norman J Kopesky III, Agent, located at 415 W College Ave, contingent upon approval from all departments.

**Attachments:** [Appleton Souvenir & Cigar.pdf](#)

This Report Action Item was approved.

[23-0020](#) Cigarette License application for Appleton Souvenir & Cigar Co, Norman J Kopecky III, Applicant, located at 415 W College Ave.

**Attachments:** [Appleton Souvenir & Cigar S&L.pdf](#)

This Report Action Item was approved.

[23-0021](#) Cigarette License application for SK Gas Mart LLC d/b/a Badger Mobil, Satbir Singh, Applicant, located at 1201 N Badger Ave

**Attachments:** [Badger Mobil S&L.pdf](#)

This Report Action Item was approved.

## 3. MINUTES OF THE CITY PLAN COMMISSION

[22-1522](#) Request to approve Rezoning #5-22 for the subject parcel located at 1208 N. Oneida Street (Tax Id #31-6-0329-00), including the adjacent one-half (1/2) right-of-way of N. Oneida Street, as shown on the attached maps, from C-2 General Commercial District to R-2 Two-Family District

**Attachments:** [StaffReport\\_1208NOneidaSt\\_Rezoning\\_For\\_12-14-22.pdf](#)

This Report Action Item was approved.

[22-1526](#)

Request to approve Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-205(b)(2) General provisions; Official maps and revisions; Official maps based on other studies related to LOMR - Case #21-05-2374P, as identified in the attached staff report

**Attachments:** [StaffReport AmendFloodplainOrd NorthEdgewoodEst LOMR For12-14-22.pdf](#)

This Report Action Item was approved.

#### 4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

#### 5. MINUTES OF THE FINANCE COMMITTEE

#### 6. MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

[23-0006](#)

Request to amend the Development Agreement (Phase II) with Merge LLC extending the purchase date from February 16, 2023 to September 29, 2023 for a mixed-use development located on the southeast corner of W. Washington Street and N. Appleton Street (Tax Id #31-2-0272-00) in Tax Increment Financing District No. 11

**Attachments:** [Merge Ph II DA 1st Amendment Memo to CEDC 1-11-23.pdf](#)  
[Request from Merge LLC to Amend Dev Agrm.pdf](#)  
[Merge Ph II Recorded Dev Agrm.pdf](#)

This Report Action Item was approved.

#### 7. MINUTES OF THE UTILITIES COMMITTEE

[23-0003](#)

Award sole source purchase of Goulds axial flow pump from Crane Engineering in the amount of \$133,876.

**Attachments:** [Utilities Committee Blended Sludge Pump 12-29-22.pdf](#)

This Report Action Item was approved.

[23-0032](#)

Award axial flow sludge blending pump impeller repair contract to August Winter and Sons in the amount of \$23,000 with a 15% contingency of \$3,450 for a total not to exceed \$26,450.

**Attachments:** [230106\\_Blended Sludge Pump Repair Contract Award Memo.pdf](#)

This Report Action Item was approved.

8. MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE

9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

10. MINUTES OF THE BOARD OF HEALTH

M. CONSOLIDATED ACTION ITEMS

N. ITEMS HELD

O. ORDINANCES

[23-0042](#) Ordinances #1-23 & #2-23

**Attachments:** [Ordinances to Council 1-18-23.pdf](#)

**Alderson Hartzheim moved, seconded by Alderson Van Zeeland, that the Ordinances be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 15 - Alderson William Siebers, Alderson Vered Meltzer, Alderson Brad Firkus, Alderson Israel Del Toro, Alderson Katie Van Zeeland, Alderson Denise Fenton, Alderson Maiyoua Thao, Alderson Joss Thyssen, Alderson Alex Schultz, Alderson Vaya Jones, Alderson Kristin Alfheim, Alderson Nate Wolff, Alderson Sheri Hartzheim, Alderson Christopher Croatt and Alderson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

P. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION

Q. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION

R. OTHER COUNCIL BUSINESS

S. ADJOURN

**Alderson Hartzheim moved, seconded by Alderson Schultz, that the meeting be adjourned at 8:40 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 15 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

**Abstained:** 1 - Mayor Jake Woodford

Kami Lynch, City Clerk