



**TWO
RIVERS**
WISCONSIN

CITY COUNCIL WORK SESSION

Monday, March 28, 2022 at 6:00 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:00 PM by Council President Wachowski.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Councilmembers: Mark Bittner, Jeff Dahlke, Tracey Koach, Bill LeClair, Darla LeClair, Jay Remiker, Bonnie Shimulunas, Larry Thomas, Adam Wachowski

ALSO PRESENT: Ross Blaha, Water Utility Director; Dave Buss, Finance Director; Brian Dellemann, Electric Utility Director; Jim McDonald, Public Works Director; Andrew Sukowaty, Water Utility Director; Jared Rohrer, Parks Maintenance Supervisor; Elizabeth Runge, Community Development Director/City Planner; and Greg Buckley, City Manager.

Motion to allow participation in the meeting remotely by Councilmember D. LeClair.

Motion carried upon a roll call vote.

Motion made by Bittner, Seconded by B. LeClair.

Voting Yea: Wachowski, Shimulunas, B. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

4. DISCUSSION ITEMS

- A. Discuss Proposed "Cash Grant and Developer's Performance Agreement" Between the City and 3000 Forest Ave, LLC

Recommended Action:

Discussion only

Mr. Buckley provided a draft copy of the cash grant and developer's performance agreement with 3000 Forest Avenue, LLC. The developer has requested some changes to the language and needs more time to complete their review. Council President Wachowski recapped the process the Personnel & Finance Committee went through to determine the amounts and timing of the cash grant assistance. Mr. Buckley stated that he expects for this item, along with authorization for the related City borrowing, to appear on the April 4 or April 18 Council agenda for action.

5. ACTION ITEMS

- A. Authorize Change of Agent for McPautz LLC, dba Tapped on the Lakeshore for Class "B" Beer/"Class B" Liquor Retail License from Jolene McMahon to Craig Pautz

Recommended Action:

Motion to approve change of Agent for McPautz LLC effective March 29, 2022

Motion carried upon a roll call vote.

Motion made by Remiker, Seconded by Dahlke.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

B. Consider Possible Street Projects for Inclusion in Submittal to WisDOT for State Fiscal Year 2022 Funding

Mr. Buckley provided background on the Wisconsin DOT's distribution of the federal Bipartisan Infrastructure Law funding and the timelines for Federal Fiscal Year 2022 funding applications. Through a staff review process including the City Manager, Public Works/Engineering, and Water Department, staff has provided a recommended list of streets for utilization of this potential DOT funding, which is pretty limited to asphalt overlays and asphalt "mill and fill" projects. He also noted that there is a June 1 deadline for submittal of projects for Federal Fiscal Years 2023-2025; those projects can include utility work, reconstruction of concrete streets and other "more complicated" projects. Projects will be bid out through WisDOT's November bid letting, for completion during the 2023 construction season.

Recommended Action:

Motion identifying projects for submittal to WisDOT, as identified in the staff report:

- Jefferson Street from 22nd to 25th
- Pierce Street from 22nd to Zlatnik
- School Street from 10th to 14th
- Numerous asphalt paved streets connecting to, or located just off, Memorial Drive: Taylor, Jessie, Lakeview, Eleonor, Woodland Shores, Florence, Gardner, Davis, McKinley, and Turner

Motion made by Thomas, Seconded by B. LeClair.

Following discussion, motion amended to add Neshotah Road to staff's list of recommended streets for submission to WisDOT, with the understanding that the City will proceed with this project only if the Town of Two Rivers is willing to pay the local share associated with its share of the frontage.

Motion carried upon a voice vote.

Motion made by Thomas, Seconded by LeClair.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

C. Consider Possible Cooperative Arrangements for Parking and Related Matters: Community House and Cool City Brewing Company

Motion to table discussion until the next regularly scheduled Council meeting when the meeting is broadcast live on television and YouTube.

Motion failed upon a roll call vote.

Motion made by Dahlke, Seconded by Remiker.

Voting Yea: Dahlke, Remiker

Voting Nay: Wachowski, B. LeClair, Shimulunas, D. LeClair, Thomas, Bittner, Koach

Recommended Action:

Motion to direct staff to prepare appropriate cooperative agreement

Motion made by Thomas, Seconded by Bittner.

Mr. Buckley and Parks Maintenance Supervisor Jared Rohrer provided an overview of discussions staff had with Cool City Brewing Company regarding a proposed agreement to share parking areas with the City and allow storage for Cool City Brewing Company's dumpster on City property. Mr. Buckley stated that it was not his intent to have final action on this matter at the work session, but instead to get the Council's feedback on elements of a possible agreement, which would be presented for Council action at a regular meeting.

The Council discussed advantages and disadvantages of developing a proposed cooperative agreement between the City and Cool City Brewing Company.

Motion amended to make the following changes to the proposed agreement: Change the 10 dedicated parking spaces in the Community Center parking lot requested by Cool City Brewing Company to be signed for "public parking," charge Cool City Brewing Company for snow plowing on their parcel on the west side of Adams Street that the City will utilize for parking, and require the emptying of their dumpster in the Senior Center parking lot to coincide with when the City's dumpster is emptied so as not to conflict with operating hours of the Senior Center or Community House.

Motion carried with a voice vote.

Motion made by Thomas, Seconded by Bittner.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Thomas, Bittner, Koach

Voting Nay: Dahlke, Remiker

6. CLOSED EXECUTIVE SESSION

Motion to enter into Closed Session at 8:17 PM, per Wisc. Stats 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session: Discuss possible assistance to West River Lofts affordable housing project on former Eggers West Property on the West Twin River; Discuss possible City purchase of former CN Railroad Right-of-Way.

Motion carried upon a roll call vote.

Motion made by B. LeClair, Seconded by Dahlke.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

7. RECONVENE IN OPEN SESSION

Motion to reconvene in open session at 9:20 PM to consider possible actions on matters discussed in closed session.

Motion carried upon a voice vote.

Motion made by Dahlke, Seconded by Thomas.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

Motion to move forward with pursuing creation of a new environmental remediation tax incremental district to assist with environmental issues at West River Lofts and Beacon Marine while also stating the City's intent to utilize funds from the City's EPA Coalition Grant (\$95,000) and the TID funded Affordable Housing Fund (\$100,000).

Motion carried upon a roll call vote.

Motion made by Thomas, Seconded by LeClair.

Voting Yea: B. LeClair, Shimulunas, D. LeClair, Dahlke, Thomas, Bittner, Koach, Remiker

Voting Nay: Dahlke, Wachowski

Motion to affirm the City's interest in purchasing the former CN Railroad right-of-way and direct staff to request CN Railroad develop a purchase agreement reflecting the financial terms discussed in closed session.

Motion carried upon a roll call vote.

Motion made by Dahlke, Seconded by Remiker.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

8. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn at 9:24 PM.

Motion carried upon a voice vote.

Motion made by Remiker, Seconded by Dahlke.

Voting Yea: Wachowski, B. LeClair, Shimulunas, D. LeClair, Dahlke, Remiker, Thomas, Bittner, Koach

Respectfully Submitted,

Jamie Jackson
City Clerk