



**TWO
RIVERS**
WISCONSIN

CITY COUNCIL WORK SESSION

Monday, July 31, 2023 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 by Council President Wachowski at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Councilmembers: Bill LeClair, Darla LeClair, Tracey Koach, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski. Absent and Excused: Jeff Dahlke,

ALSO PRESENT: Dave Buss, Finance Director; Brian Delleman, Electric Utility Director; Matthew Heckenlaible, Public Works Director; Mike Mathis, Parks & Recreation Director; Ben Meinnert, Police Chief; Dave Dassey, Info Systems Assistant; Elizabeth Runge, Community Development Director/City Planner; Greg Buckley, City Manager

4. DISCUSSION ITEMS

A. Discussion with Representatives of Blue Heron Condominium Association, Regarding City Services, Private Streets and Utilities Within That Development

Mr. Buckley introduced Blue Heron Condominium Association Board Members, Bob Bauchnecht, Kris LaFond, Ruth Kadow and Dennis Richmond, to discuss their questions relating to what condo owners receive in City services, paid through property taxes or City fees, versus services paid for privately, through their association fees.

The board members expressed an interest in whether their development might begin receiving certain City services—like leaf collection along the private streets in Blue Heron—which they currently do not receive.

The board members also expressed an interest in the City taking responsibility for what are now private streets and utilities within the condominium association, owned by the association.

Mr. Buckley reviewed the history of the Blue Heron development, which was approved by the City as a planned unit development with private utilities and streets in 1992. He stated that he does not recommend that the City take responsibility for the streets and utilities in this private condo association, and pointed out that any such action by the City would have implications for the other three condo associations in the city that are served by private utilities.

The City Manager recommended that the Council consider offering leaf pickup along the private streets within the development and periodic street sweeping—both services funded by the City's Environmental fee. He also noted that the City Council back in 2000 authorized agreements with the condo associations for City flushing of their private water mains and cleaning of their private sewer mains, but there is presently no such agreement with Blue Heron.

The council discussed the justification of providing leaf collection and street sweeping services within the Blue Heron Condos property. It was agreed that this item will be put on the September 18, 2023 City Council agenda.

5. ACTION ITEMS

A. Consideration of Purchase Agreement with the Two Rivers Public School District, Pertaining to the Conveyance of City -Owned Property to the District for Expansion of L.B. Clarke Middle School (Note: This portion of the meeting in Joint Session with the Two Rivers Board of Education)

Recommended Action:

Motion to approve terms for Purchase Agreement and authorize execution by the City Manager and City Clerk of the Purchase Agreement deed and all other documents necessary to finalize the property sale.

Motion to amend recommended action by Stechmesser, seconded by Koach: City to retain property at the northwest corner of the current City parcel, to the west of the Pony League baseball field; City to have continued right to use of the current Pony League field that is being conveyed to the District' to maintain all property north of the school (both City and District-owned); outfield fence for Pony League diamond to be allowed to extend onto school property; SDistrict to cease use of Walsh Field for varsity baseball after the 2025 season, as offered by the District..

Discussion took place regarding the terms for purchase as the School District offered three options for the City's consideration. While none of those proposals offers to build a new Pony League ballfield at the northwest corner of the L.B. Clarke campus , they do reflect a willingness to address the issue of Walsh Field. The City's preferred option would be 2.75 that would give the lower southernmost corner to the School District.

City staff will finalize the Purchase Agreement and all other documents necessary for the property sale approval at the August 7 City Council meeting. The School Board will consider this matter in closed session as posted for their meeting this evening (moved to City Hall Committee Room for closed session) and take final action on August 14.

Motion carried with a roll call vote.

Voting Yea: B. LeClair, D. LeClair, Koach, Petri, Shimulunas, Stechmesser, Wachowski

Council President Wachowski reported that Councilmember Dahlke requested to participate in the closed session that was next on the agenda from a remote location

Motion by Stechmesser, seconded by Koach to allow Councilmember Dahlke to participate in the meeting.

Motion carried with a roll call vote.

Voting Yea: B. LeClair, D. LeClair, Koach, Petri, Shimulunas, Stechmesser, Wachowski

Council member Dahlke was not available to be reached by phone.

6. CLOSED EXECUTIVE SESSION

Motion to enter into Closed Session, 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 City assistance for an Economic Development Project

Motion carried upon a roll call vote.

Motion made by Koach, seconded by Petri.

Voting Yea: Koach, B. LeClair, D. LeClair, Petri, Stechmesser, Shimulunas, Wachowsk

7. RECONVENE IN OPEN SESSION

Motion to reconvene in open session to consider possible actions in follow-up to closed session discussions.

Motion carried upon a voice vote.

Motion made by Stechmesser, seconded by Shimulunas.

Voting Yea: Koach, B. LeClair, D. LeClair, Petri, Stechmesser, Shimulunas, Wachowski

8. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 8:08 PM

Motion carried with a voice vote.

Motion made by Koach, seconded by D. LeClair.

Voting Yea: Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

Respectfully submitted,

Lisa Kuehn
Deputy City Clerk