



**TWO  
RIVERS**  
WISCONSIN

# CITY COUNCIL WORK SESSION

Monday, September 25, 2023 at 6:00 PM

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

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## MINUTES

### 1. CALL TO ORDER

Council President Wachowski called the meeting to order at 6:00 p.m.

### 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:** Elizabeth Runge, Community Development Director/City Planner; Matthew Heckenlaible, Public Works Director; Brian Dellemann, Electric Utility Director; Dave Buss, Finance Director; Andrew Sukowaty, Water Utility Director; Dave Dassy, IT Assistant; Greg Buckley, City Manager

### 4. ACTION ITEMS

- B. Consideration of Land Transfer Agreement between City of Two Rivers and Two Rivers School District for LB Clarke

Recommended Action:

Motion to approve the agreement to transfer land to the Two Rivers School District

Mr. Buckley provided an update on the agreement. The Certified Survey Map has been revised to show the approximately 7 acre parcel noted as "Lot 2," which is referenced in the Agreement as being sold to the District by the City. Once the Two Rivers School District approves the agreement, the CSM will be filed with the Register of Deeds and the parcel will be sold to the school district.

Motion carried with a voice vote.

Motion made by D. LeClair, Seconded by B. LeClair to approve the agreement and the certified survey map.

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

- A. Consider Authorizing an Amendment to the Development Agreement With Wine Not, LLC., Pertaining to Project Completion Timeline and Anticipated Capital Investment

Recommended Action:

Motion to authorize amendment to the Development Agreement with Wine Not, LLC.

Mr. Buckley provided background information on the property located at 2023 Washington Street. The current agreement states the owner needs to prove \$100,000 investment into the property by September 30, 2023 with a completion date of December 31, 2023. Due to this building needing significant updates that were not initially planned, the BDIC recently approved

a \$150,000 loan toward a \$600,000 project budget. The owner is asking for an amendment to the Development Agreement to require proof of the \$100,000 investment by December 31, 2023 and completion by July 31, 2024.

Curt Andrews of Wine Not, LLC stated there was asbestos found in the building. The Wisconsin Department of Natural Resources had to come and evaluate the issue and provide a clean-up plan to the building. Once all the asbestos was removed, the DNR came back into the building to test and make sure all the asbestos was removed.

Motion carried with a voice vote.

Motion made by D. LeClair, Seconded by Koach.

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

## **5. DISCUSSION ITEMS**

### **A. Presentation by Representatives of the Van der Brohe Arboretum, Regarding Progress on Development of the Arboretum**

Jerome Fox and Andy Bruzewicz from the Van der Brohe Arboretum Board of Directors presented to the City Council on the status and activities of the arboretum. The propagation center is reaching the final stage of completion. They need to connect to water and sewer but are questioning the Fogeltanz and Machut agreements with the City that would require the arboretum to pay an assessment to those parties as a condition of connecting to utilities that were paid for by those parties.

Mr. Buckley provided background information on the agreements from 1966 and 1984 and stated this item will be discussed in closed session at the next City Council Meeting on Monday, October 2, 2023.

### **B. Update on Planning and Permitting Work Related to Phase 3 of the Sandy Bay Highlands Conservation Subdivision**

Public Works Director Matthew Heckenlaible reported that consultants with McMahon Associates are continuing with design and permitting work for the next phases. They are currently creating a stormwater management master plan, laying out roadways and buildable lots. 30 percent design should be completed by the end of the week. Next week there is a virtual meeting to discuss the plans and to move forward. Hopefully the project can be finalized and bids can be sent out for construction by December.

Mr. Buckley reported that development at the subdivision is going well. The City recently accepted another full price offer that is contingent on the buyer working out a design with their contractor. There are only two lots remaining for sale in the Phase 1/Phase 2 area. There are another 3 to 4 homes scheduled to be built in Spring.

### **C. Review and Discuss Draft Agreement with Blue Heron Condo Association, Related to Certain Services to be Provided by the City**

Mr. Buckley provided an update on the draft agreement. The agreement states specifically what the emergency sewer services will include and the City has reviewed the other agreements they have in place with the other private condo associations in the City of Two Rivers. This draft agreement will be forwarded on to the Blue Heron Condo Association for their review and approval prior to being presented for City Council action.

**6. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 6:56PM.

Motion carried with a voice vote.

Motion made by D. LeClair, Seconded by B. LeClair.

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

Respectfully submitted,

Amanda Baryenbruch  
City Clerk