



**TWO  
RIVERS**  
WISCONSIN

# CITY COUNCIL WORK SESSION

Monday, June 29, 2026 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

City Council President Scott Stechmesser called the meeting to order at 6:00 PM.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL BY DEPUTY CITY CLERK

Councilmembers: Mark Bittner, Doug Brandt, Katherine Dahlke, Bill LeClair, Darla LeClair, Tim Petri, Scott Stechmesser, Adam Wachowski

Absent and Excused: Shannon Derby

Also Present: Police Chief Ben Meinnert, Finance Director Kasandra Paider, Community Development Director Jeff Sachse, Public Works Director Matt Heckenlaible, Tech Manager Dave Dassey, City Manager Kyle Kordell, City Attorney Sean Griffin (via phone)

### 4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION

None.

### 5. INPUT FROM THE PUBLIC

Limited to 3 minutes per person - Resident addresses are requested but are not required to be given

None.

### 6. DISCUSSION ITEMS

#### A. Hamilton Property Redevelopment Community Vision Concepts

**Summary:** Review and discussion of preliminary concept maps developed that utilize feedback received throughout the community visioning process, relevant market forces, and plans for further community engagement this summer.

Director Sachse gave an informational presentation detailing the ongoing five-phase community visioning process for the 14-acre Hamilton property redevelopment, with no formal council action taken. Recent environmental testing brought positive news, as all 10 soil core samples returned clean and below the DNR screening level for PFAS contamination, allowing the city to pursue a coveted Local Government Unit (LGU) environmental liability exemption. Planning firm Dimension IV presented three conceptual designs modeled on varying footprint densities, Low (30%), Medium (60%), and High (80%), compiled from roughly 600 public survey responses and local high school student workshops. Council members debated the long-term operational impact of the designs, evaluating the regional economic draw of a proposed conference hotel versus market saturation risks, the ongoing maintenance costs of expanding south-side park

infrastructure, and the multi-million dollar stormwater remediation needs of a high-density footprint. Moving forward, the city will publish the concept slide deck, open a public feedback survey running from July 6 through mid-August, and host three public listening sessions (July 15, July 21, and August 5) ahead of a targeted final concept submission for council approval on September 21, 2026.

**Recommended Action:**

No Council action is requested; this is presented for informational purposes only.

**B. Wastewater sludge issues stemming from decommissioned landfill discharge; potential cost implications**

**Summary:** Council will review and discuss alternative methods of managing PFAS into the future. Historically, the wastewater plant has disposed of its sludge byproduct through agricultural land application but these landowners have notified the City that they no longer wish to accept the sludge byproduct. As part of the Wastewater Utility WDNR permit, the City is required to test for the presence of PFAS and submit a report in July of 2026. Initial plant testing identified PFAS, leading the City to analyze potential source locations, including discharge coming out of the decommissioned landfill.

Director Matt Heckenlaible presented an overview of a critical wastewater and environmental issue regarding PFAS contamination (specifically PFOS and PFOA) in the city's wastewater effluent and solids. Since testing began under a mandatory August 2024 DNR discharge permit, data indicates that while effluent levels remain below actionable limits, a closed municipal landfill from the 1970s, for which the city is the responsible party, is a major contamination source, discharging leachate with PFAS levels up to 200 times higher than the plant average. This contamination has led the city's two primary agricultural partners to pull out of handshake disposal agreements, leaving the city with no agricultural land to apply its 18,000 cubic yards of annual wastewater sludge starting this fall and roughly 12 months of remaining storage capacity. To mitigate this, staff are exploring temporary disposal alternatives with private waste haulers, testing a mixture of sludge and street sweepings to see if the local landfill will accept it as daily cover, and reviewing advanced mitigation technologies like a \$1 million foam fractionation system to treat the landfill's 6,000 to 10,000 gallons of daily leachate. No immediate regulatory cleanup is required by the DNR, but the city anticipates future mandates within five years and plans to apply for a newly established state PFAS community grant program opening this fall, which would require a 20% local match and potentially impact the city's annual capital borrowing and environmental fees.

**Recommended Action:**

No Council action is requested; this is presented for informational purposes only.

**7. ACTION ITEMS**

**A. 26-119 Resolution Declaring Intent to Reimburse Expenditures from Proceeds of Borrowing for 2027 Sewer Rehabilitation and Water-Sewer Lateral Replacement Projects**

**Summary:** Council will consider a resolution declaring the City's intent to reimburse temporary project expenditures with proceeds from future Safe Drinking Water and Clean Water Fund financing for planned water and sewer infrastructure improvements in 2027, including 500 individual service connections and approximately 11,600 feet of sanitary sewer mains. These mains are 90-100 years old. The Wisconsin DNR requires this documentation before June 30, 2026. This is a procedural step that preserves the City's ability to use internal funds for eligible project costs before the loans close, with anticipated borrowing not to exceed \$11.5 million.

The City Council reviewed a resolution declaring the city's intent to reimburse upcoming 2027 sewer rehabilitation and water main/sewer replacement projects from future borrowing proceeds. Staff emphasized that this procedural item is required by the WDNR before the end of the month to maintain eligibility for low-interest loans through the State Clean Water and Safe Drinking Water Funds, and it does not authorize construction or the estimated \$11.5 million project budget. To maximize federal Bipartisan Infrastructure Law funding before it expires or caps in 2027, the city plans to aggressively accelerate its Lead Service Lateral (LSL) replacements to a target of 500 total services for the year. This targeted push, focusing heavily on a 75% private-side principal forgiveness program on the south side, aims to leave only 200 to 250 lead laterals remaining citywide, tracking well ahead of the state's 10-year mandate.

**Recommended Action:**

Motion to approve the Resolution Declaring Intent to Reimburse Expenditures from Proceeds of Borrowing for 2027 Sewer Rehabilitation and Water-Sewer Lateral Replacement Projects

Motion made by Bittner, seconded by Dahlke.

Motion carried with a roll call vote.

Voting Yea: B. LeClair, Brandt, Petri, Dahlke, Stechmesser, Wachowski, D. LeClair, Bittner

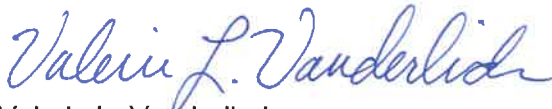
**8. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn at 7:54 PM.

Motion made by Wachowski, seconded by D. LeClair.

Motion carried with a voice vote. All in favor.

Respectfully submitted,



Valerie L. Vanderlinden  
Deputy City Clerk