



**TWO
RIVERS**
WISCONSIN

CITY COUNCIL WORK SESSION

Monday, July 28, 2025 at 6:00 PM

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

MINUTES

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL BY CITY CLERK

Councilmembers: Doug Brandt, Shannon Derby, Bill LeClair, Darla LeClair, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski, Mark Bittner (via phone conference)

ALSO PRESENT: Police Chief, Ben Meinnert; Parks and Recreation Director, Mike Mathis; IT Assistant, Dave Dassey; City Manager, Greg Buckley; City Attorney, Andrew Adams (via phone conference)

3.5 CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION

Motion carried with a roll call vote.

Motion made by Shimulunas, seconded by Brandt, to allow councilmember Bittner to participate from a remote location.

Voting Yea: Stechmesser, Wachowski, D. LeClair, Derby, B. LeClair, Brandt, Shimulunas

(Note: Councilmember Petri arrived during voting, so did not vote)

4. DISCUSSION ITEMS

A. Application to Wisconsin Harbor Assistance Program for Harbor Dredging Funds

Council discussion regarding pursuing an application to the Wisconsin Harbor Assistance Program to fund a maintenance dredging project for the harbor entrance, which is currently in poor condition. The U.S. Army Corps of Engineers is unlikely to perform a full dredge before 2027, if at all, prompting the City to seek proactive measures. The program could cover 80% of the costs, with a 20% local match. Staff are working on a letter of intent and application, due August 1. A council resolution will be needed later if the application advances. Key concerns included funding uncertainty, dredging logistics, potential federal support, and ensuring local match options (previous HAP grant was matched locally with in-kind match of City providing upland disposal). Stakeholders like commercial fishermen and recreational boaters may also be engaged to advocate for the project.

B. Discuss and confirm date and time for next listening session --(Per April 28, 2025 City Council Work Session, the next Listening Session was set for Saturday, August 16, 2025, 9:00AM-11:00AM. Venue was not decided. Doug Brandt and Bonnie Shimulunas offered to attend.)

Council discussed and confirmed the date and time for the next Listening Session to be Saturday August 16, 2025 from 9:00am to 11:00am. Councilmembers Doug Brandt and Bonnie Shimulunas offered to attend along with Council President, Scott Stechmesser. Meeting will be held at the Community House in the Behringer Room, pending confirmation.

C. Personnel and Finance Committee Review of General Fund Budget at Mid-Year, Reconsideration of Full-Time Building Inspector Position

Council discussion regarding the Personnel and Finance Committee review of the general fund budget at mid-year. Spending is at 50.3% of the budget, generally on track. Two areas of concern: police overtime (line item nearly fully used, though partially grant-reimbursed) and inspection services (exceeding budget due to higher permit volume and part-time hours exceeding budget). The committee supports pursuing a full-time building inspector position for improved service and code enforcement. Cost-sharing with nearby municipalities is being explored. The committee meets again Friday at 8:00 AM.

5. ACTION ITEMS

- A. Matters Pertaining to Purchase of Parking Lot Property, Southwest Corner of Adams and 18th Streets
1. Discuss Report on Results of Phase 1 Environmental Site Assessment
 2. Discussion Regarding Current Cooperative Agreement With Wine Not, LLC, Related to This Property and the City-Owned Community House Parking Lot
 3. Authorization for Staff to Proceed to Closing on the Purchase of the Property, Consistent With the Terms of the Purchase and Sale Agreement That Was Approved by the City Council on July 7, 2025

Council discussed the finalized Phase I Environmental Site Assessment (ESA) for the parking lot at the southwest corner of Adams and 18th Streets, showing no environmental concerns. Purchase is moving forward at \$30,000, minus \$1,500 reimbursement for ESA cost. Closing is expected within two weeks.

Council also reviewed the existing Cooperative Agreement with Why Not LLC, which granted mutual parking rights. Since the city is purchasing the lot, the agreement will no longer be valid. Council discussed removing related signage and addressing the private dumpster on city property—options include charging a standard rental fee or requiring relocation. Final actions to be considered at the August 4 council meeting.

Council voted to authorize city manager to proceed with closing on the property, contingent upon satisfactory title insurance and closing documents.

Motion carried with a roll call vote.

Motion made by Brandt, seconded by B. LeClair, to authorize staff to proceed to closing on the purchase of property.

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

6. CLOSED EXECUTIVE SESSION

The City Council reserves the right 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 reasons require a closed session.

--Discuss matters pertaining to possible property purchase

Motion carried with a roll call vote.

Motion made by B. LeClair, seconded by Derby, to enter into closed session at 6:44PM.

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

7. RECONVENE IN OPEN SESSION

To consider possible actions in follow-up to closed session discussions

Motion carried with a voice vote.

Motion made by B. LeClair, seconded by Shimulunas, to reconvene in open session at 7:13PM.

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

8. ADJOURNMENT

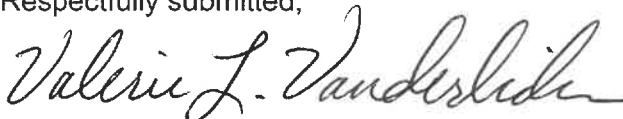
Motion to dispense with the reading of the minutes of this meeting and adjourn at 7:14PM.

Motion carried with a voice vote.

Motion made by Wachowski, seconded by D. LeClair.

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

Respectfully submitted,



Valerie L. Vanderlinden
Deputy City Clerk