



**TWO
RIVERS**
WISCONSIN

CITY COUNCIL WORK SESSION

Monday, May 23, 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 by Council President Wachowski at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Councilmembers: Jeff Dahlke, Tracey Koach, Bill LeClair, Darla LeClair, Tim Petri, Jason Ring, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski

ALSO PRESENT: Dave Buss, Finance Director; Dave Dassey, IT Assistant; Brian Dellemann, Electric Utility Director; Jim McDonald, Public Works Director; Elizabeth Runge, Community Development Director; and Greg Buckley, City Manager

4. DISCUSSION ITEMS

A. Review of City Economic Development Tools

1. Tax Incremental Financing (TIF)--Overview with Justin Fischer, R.W. Baird
Justin Fischer, R.W. Baird, presented to the Council reviewing the purpose of Tax Incremental Districts. TIDs are contiguous geographic areas within a municipality intended to foster economic development or redevelopment which are administered by the municipality while benefitting all overlapping taxing entities. The types of TIDs available to cities to use an economic development tools are: blight, rehabilitation/conservation, industrial, mixed used, and environmental remediation.

City Manager Buckley reviewed the City's 12 existing Tax Incremental Districts.
TID No. 4, Lakeshore Park Apartments Redevelopment (to be retired at the end of 2022)
TID No. 6, St. Luke's School Redevelopment (No new expenditures, paying off negative balance)
TID No. 7, Old Hospital Redevelopment
TID No. 8, Washington Highlands
TID No. 9, Eggers Industrial Development
TID No. 10, Paragon/Hamilton Warehouse Redevelopment
TID No. 11, St. Peter the Fisherman/Vinton Redevelopment
TID No. 12, Suettinger/Cobblestone Hotel Blight Elimination
TID No. 13, Culver's/North Wide Downtown Redevelopment
TID No. 14, Woodland Industrial Park
TID No. 15, Hansen the Florist Redevelopment
TID No. 16, Eggers East Redevelopment

2. City Economic Development Fund
Mr. Buckley spoke about the City's Economic Development Revolving Loan Fund 290.

The money to fund the Economic Development Revolving Loan Fund was funded by a Community Development Block Grants awarded to the City in the 1980's. Those grants were loaned to Paragon Electric and Eggers Industries; when repaid, the funds were used to capitalize the City's RLF.

3. State and Federal Grant Programs

Mr. Buckley reported on State and Federal grant programs including the Wisconsin Economic Development Corporation's Idle Sites Grant and Community Development Investment Grant programs. Additionally the Wisconsin Department of Administration offers Community Development Block Grant programs.

4. Land Assembly

Mr. Buckley reported on opportunities for the City to purchase land for future redevelopment. He cited past examples, including establishment of the two industrial parks and land assembly for downtown and waterfront redevelopment.

5. Other

Mr. Buckley reported that City ordinances sometimes require revisions to be accommodating to potential businesses or to facilitate growth of existing businesses.

B. Proposed Ordinance to Create Chapter 6-13 of the Municipal Code, Entitled "Licensing of Short-Term Rentals" and to Amend Section 1-2-1, Entitled "Fees" to Create a Procedure for Licensing Short-Term Rentals and License Fees

Community Development Director Elizabeth Runge reviewed a proposed ordinance creating a licensing procedure for short-term rentals. The positives and negatives of short term rentals were also reviewed.

The current process to establish a short term rental includes an application to the Manitowoc County Health Department and the County provides an inspection on an annual basis. The City does not currently have any ordinances regulating short term rentals. The City is looking to create a local ordinance now to get ahead of the curve as there are now approximately 33 short term rentals in the City of Two Rivers and establish a baseline of operations and expectations for short term rentals located in the City of Two Rivers.

The Plan Commission began work on the short term rental ordinance in December 2021. Some changes to the fee structure were suggested by the City Council and the ordinance will be brought forth to the June 6 Council meeting for approval.

C. Zoning Code Prohibition on Front Yard Gardens

Mr. Buckley reported that the Plan Commission did not express interest in exploring the idea of front yard gardens again so soon after having already done it. He indicated that if Council wishes for the Plan Commission to review options for front yard gardens, the City Council will need to direct the Plan Commission to take up front yard gardens as a future agenda item. Council President Wachowski suggested that an action item be listed on the June 6 Council agenda for Council to act on whether or not to direct the Plan Commission to review front yard gardens.

5. ACTION ITEMS

A. Consider Proposed Projects for Application to WisDOT for FY2023-26 Street Projects-- Funding From Bipartisan Infrastructure Bill

Public Works Director Jim McDonald reviewed a map and listing of proposed projects for

application to the Wisconsin Department of Transportation for fiscal year 2023-26 street projects under the Bipartisan Infrastructure Bill. The total project cost for the proposed projects for the application is \$12,737,300 including reconstruction of streets, pavement replacement, and pavement resurfacing projects.

Recommended Action:

Motion to authorize application for street funding projects as identified

Motion made by Dahlke, Seconded by B. LeClair.

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

6. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn at 8:57 PM.

Motion made by B. LeClair, Seconded by Dahlke.

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

Respectfully Submitted,

Jamie Jackson,
City Clerk