



CITY COUNCIL WORK SESSION

Monday, July 29, 2024 at 6:00 PM

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

MINUTES

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL BY CITY CLERK

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

ALSO PRESENT: Police Chief; Dave Dassey, IT Supervisor; Andrew Sukowaty, Water Director; Brian Dellemann, Electric Utility Director; Matt Heckenlaible, Public Works Director, and Greg Buckley, City Manager.

4. INTRODUCTION OF LEGAL COUNSEL SEAN GRIFFIN OF WEST & DUNN

Mr. Buckley introduced West & Dunn Attorney Sean Griffin.

5. DISCUSSION ITEMS

- A. Review of Current City Ordinance Provisions Related to On-Street Parking of Trucks and Trailers; Discussion of Possible Ordinance Amendments

Recommended Action:

Direction to staff on drafting possible ordinance amendments to be considered at a future City Council meeting

Mr. Buckley reported that Public Works Director Heckenlaible recommended adding Sec. 8-2-11 Trailers item D, to read: Notwithstanding subsection B. hereof, the City Council may, by motion or resolution, further restrict or prohibit the ability to park, store, or maintain any trailer on any street within any zoning district in the City of Two Rivers. Copies of any such motion or resolution shall be maintained at the office of the City Clerk and shall be available for public inspection during normal office hours. Such restrictions shall be subject to signage or other requirements imposed by applicable law.”

Public Works Director Matt Heckenlaible also noted that the Municipal Code language prohibiting overnight parking of certain sizes of truck on city streets might need some attention. The current language prohibits overnight parking of trucks with a “payload of two tons or more,” which includes most three-quarter ton pickup trucks—a vehicle commonly owned and used by residents.

6. ACTION ITEMS

- A. Consideration of Bids for Sandy Bay Highlands Subdivision Phase 3 Infrastructure (2024 Capital Budget Item; Budgeted at \$1,000,000)
A. Discuss Options for Project Scope and Financing

B. Award Contract

Recommended Action:

Award base bid and alternate to Advance Construction, Inc. of Green Bay in its low bid amount of \$945,730

C. Resolution of Intent for Anticipated 2025 Borrowing for Completion of Roadway and Utility Infrastructure (paving, gas, and electric, totaling approximately \$500,000)

Recommended Action:

Waive reading and adopt the resolution

Mr. Buckley reported in the staff memo that he and the City Engineer recommended award to the low bidder, Advance Construction, of a contract for the "base bid plus add alternate for the following reasons: 1. Development activity at the subdivision is proceeding at a rapid clip; at the current pace, 11 more lots would be about a 2-year supply. 2. All permitting is in place, and the design work is done. The regulatory environment two or three years from now might require additional permitting and design-more time. 3. Including more lots under this contract results in an average cost per lot that is about \$8,500 lower than the base bid alone.

Mr. Buckley recommended that the Council consider further reducing the sale price for the lots by paying the cost for storm water treatment facilities (costs above and beyond storm water mains and service laterals from the City's storm water utility, without the expectation of that utility being reimbursed for such costs from lot sale proceeds. Such storm water facilities are estimated to cost about \$220,000; not attributing those costs to lot prices would result in another \$85,000 in the average lot cost, bringing it down to about \$56,806. He estimated that lot prices with the subdivision would then range from \$50,000 to \$75,000.

Council members expressed concern about the status of the balance in the City's storm water utility, noting that this proposed project would be one of several in recent years paid from cash in the utility. Mr. Buckley apologized for not having that information available and stated that he could provide it at the next meeting.

Council members tabled this to the August 5 Council Meeting for additional information regarding the status of the fund balance in the Storm Water Fund.

Motion carried with a roll call vote.

Motion made by B. LeClair, seconded by Shimulunas.

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

B. Further Consideration of Funding Method for Private Side Lateral Replacement Under "Scattered Site" Water Lateral Replacement Contract Awarded on May 20, 2024

Mr. Heckenlaible explained the staff recommendation for continuing to have the City provide up to \$2,500 in funding to assist with each "private side" lead lateral replacement. For the 2024-2025 scattered lateral replacement contract, this will mean borrowing through the State's private side lateral replacement program and repaying that debt through the tax levy.

Recommended Action:

Motion to authorize funding through low-interest (0.25 percent) Safe Drinking Water Loan program, with debt service on that portion of the borrowing attributable to \$2,500 "grants" or credits to homeowners to be repaid by the City from its debt service levy

Motion carried with a voice vote.

Motion made by Wachowski, seconded by B. LeClair. Voting Yea: Bittner, Brandt, Derby, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski.

- C. Update on West River Lofts Project and Proposed TID 17 Development Agreement Providing for City Assistance to that Project

Recommended Action:

No action; information only

Mr. Buckley reported the developer is moving ahead on the West River Lofts and he has a conference call with their attorneys and developers. The developer has requested one TIF change for this a \$14 million project to add \$200,000 increase as a pay as you go TIF grant. They have requested \$700,000 from TIF. The City has applied for a \$200,000 WEDC/Idle Site grant and has been funded to be applied for seal wall repairs and a public walkway in the immediate area.

7. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn this meeting at 8:35 PM.

Motion carried with a voice vote.

Motion made by Wachowski, seconded by B. LeClair. Voting Yea: Bittner, Brandt, Derby, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski.

Respectfully submitted,

Lisa Kuehn, Deputy City Clerk