



**TWO  
RIVERS**  
WISCONSIN

## **CITY COUNCIL WORK SESSION**

**Tuesday, May 27, 2025 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**

In the absence of President Stechmesser and Vice-President Wachowski, City Manager, Greg Buckley called the meeting to order at 6:16PM.

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ROLL CALL BY DEPUTY CITY CLERK**

Councilmembers: Mark Bittner, Doug Brandt, Shannon Derby, Bill LeClair, Darla LeClair, Bonnie Shimulunas

Absent: Scott Stechmesser, Adam Wachowski, Tim Petri

Also Present: Matt Heckenlaible, Public Works Director; Ben Meinnert, Police Chief; Dave Dassey, IT; Greg Buckley, City Manager; Sean Griffin, City Attorney (via telephone)

#### **4. ELECTION OF ACTING CHAIRPERSON**

After some discussion, Council elected Doug Brandt as chairperson to facilitate the meeting in the absence of President Stechmesser and Vice-President Wachowski.

Motion carried with a voice vote.

Motion made by B. LeClair, seconded by Derby.

Voting Yea: Bittner, B. LeClair, Derby, B. LeClair, Shimulunas

#### **5. DISCUSSION ITEMS**

##### **A. Review Upcoming Community Visits and Assessment Center for City Manager Finalist Candidates**

Mr. Buckley handed out an activity and interview schedule for City Manager candidate finalists for Thursday and Friday, May 29 & 30, 2025. He reported that the City Manager finalists—Mr. Feldt, Mr. Thiel, Mr. Kordell, and Mr. Demel—will be visiting this week for a series of evaluation activities. On Thursday, each candidate will participate in a one-hour guided city tour, followed by a public meet-and-greet from 6–8 p.m. at the Community House. This event, open to community stakeholders and the public, will allow attendees to engage with candidates and provide written feedback. On Friday morning, each candidate will rotate through four one-hour sessions including a staff conversation, a writing exercise, an emotional intelligence assessment, and a break. The City Council will convene at 11:45 a.m., with formal interviews beginning at 12:15 p.m. Interviews will be held in closed session as allowed by state law. Council members will review feedback from all sessions, including department head input, community forms, and assessments, to identify a top candidate by the end of the day. A draft employment agreement is being prepared for review. All four candidates are confirmed to

attend.

- B. Discussion of Possible Alternative Uses for City-Owned 1.33 acre parcel at the corner of 18th and Hawthorne, in the Columbus Industrial Park

Public Works Director, Matt Heckenlaible gave an overview of the property and the council discussed alternative uses for the 1.33-acre city-owned parcel located at the corner of 18th Street and Hawthorne Avenue in the Columbus Industrial Park. Staff presented several conceptual options for residential development, including single-family homes, duplexes, and multifamily buildings. Given the lot's size, shape, and proximity to residential neighborhoods, industrial use is considered unlikely. The current zoning is industrial, but the Comprehensive Plan anticipates residential use. After reviewing site utilities, potential access points, and layout constraints, council members supported exploring residential development. A motion passed authorizing staff to investigate marketing the property for residential use, research pricing, and report back with recommendations, including potential sale strategies and infrastructure cost responsibilities. Final zoning and sale decisions would remain with the Plan Commission and Council.

Motion carried with a roll call vote.

Motion made by Bittner, seconded by B. LeClair

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

- C. Consideration of Development Parameters for City-Owned, 2.3 Acre Former Eggers Industries Site on the East Twin River at 19th Street

The Council reviewed and discussed development parameters for the 2.325-acre city-owned parcel on the former Eggers Industries site on the East Twin River at 19th Street. The site, zoned as a Planned Unit Development (PUD), remains available after a previous market-rate apartment proposal fell through. Key considerations include a minimum \$8 million investment and at least 40 residential units, with a preference for owner-occupied condos. The city will retain a minimum 25-foot-wide strip of land above the floodplain for public waterfront access. There is strong preference for inclusion of first-floor commercial or food/beverage uses to activate the riverfront area. The Council is also open to dock improvements and integrating adjacent city-owned parcels for staging or parking. TIF assistance remains negotiable based on the project's quality and alignment with city goals. A motion passed to approve these parameters, with further plan details to be reviewed in June.

Motion made by Bittner, seconded by Derby

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

## **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 possible property acquisition

--Discuss possible assistance to development projects

Motion carried with a roll call vote.

Motion made by B. LeClair, seconded by Derby to convene in closed session at 7:27PM.  
Voting Yea: D. LeClair, Bittner, Derby, B. LeClair, Brandt, Shimulunas

**7. RECONVENE IN OPEN SESSION**

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

Motion carried with a roll call vote

Motion made by Bittner seconded by B. LeClair to reconvene in open session at 8:01PM.  
Voting Yea: D. LeClair, Bittner, Derby, B. LeClair, Brandt, Shimulunas

**8. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn at 8:02PM.

Motion carried with a voice vote.

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

Respectfully submitted,

A handwritten signature in cursive script, reading "Valerie L. Vanderlinden".

Valerie L. Vanderlinden,  
Deputy City Clerk