



**TWO  
RIVERS**  
WISCONSIN

# CITY COUNCIL WORK SESSION

Monday, October 24, 2022 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

The meeting was called to order by Council President Wachowski at 6:02 PM.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

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

**ALSO PRESENT:** Dave Buss, Finance Director; Dave Dassey, IT Assistant; Matt Heckenlaible, Public Works Director; Brian Kohlmeier, Police Chief; Elizabeth Runge, Community Development Director; Jack Bruce, City Attorney (arrived at 6:30 PM); and Greg Buckley, City Manager.

### 4. DISCUSSION ITEMS

#### A. Brandon Robinson/ Bay-Lake Regional Planning Commission Comprehensive Plan Presentation

Bay-Lake Regional Planning Commission representative Brandon Robinson presented a summary of the new Comprehensive Plan and requirements for the update of such plan. A few changes to the plan were discussed. The draft plan will be updated prior to official action by the Council at a November Council meeting.

#### B. Discussion on Golf Cart Regulations

Police Chief Kohlmeier provided background information on the implementation of the golf cart ordinance. He reported that City staff and some Councilmembers have received comments regarding the use of golf carts by individuals in the City, but the comments received have been after the fact and not during the time when the issue is occurring. There have been no official, timely complaints made to the Police Department in regard to golf cart use to date. A copy of the golf cart ordinance was included in the meeting packet and provided to the Councilmembers.

Chief Kohlmeier suggested that when Councilmembers receive complaints or comments that they encourage those people to report their complaints to the Police Department at the time in which the offense is taking place. Council discussed some options for additions or revisions to the ordinance that might curb some of the issues that they are hearing complaints about. Chief Kohlmeier also suggested that the Police Department can compile an easy-to-read pamphlet that can be handed out to golf cart owners upon registration.

The Council agreed to revisit this topic at the second Council meeting in January 2023. City staff will prepare a notice to the public regarding this future discussion and share it with Council at the November 7 meeting.

## 5. ACTION ITEMS

- A. Application for Temporary Class "B"/"Class B" Retailer's License from Two Rivers Main Street at Various Downtown Locations for Two Rivers Main Street Fall Wine Walk on October 28, 2022

Recommended Action:

Motion to approve the application and authorize issuance of the license

Motion carried with a voice vote.

Motion made by Koach, Seconded by Stechmesser.

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

Voting Abstaining: Ring

## 6. CLOSED EXECUTIVE SESSION

Motion to enter into Closed Session at 7:41 PM, 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 reason require a closed session: Review Proposed Development Agreement with YBR Properties, LLC Regarding City TIF Assistance for Redevelopment Project on the Former Eggers Industrial Downtown Site.

Motion carried with a roll call vote.

Motion made by Petri, Seconded by Ring.

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

Voting Nay: Dahlke

## 7. RECONVENE IN OPEN SESSION

Motion to reconvene in open session at 8:21 PM to consider possible action in follow-up to closed session discussions.

Motion carried with a voice vote.

Motion made by B. LeClair, Seconded by Stechmesser.

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

Motion to direct City staff to proceed to finalize a proposed TID16 Development Agreement providing for TID16 grant support for the proposed \$13 million project by YBR Properties, LLC to include the following:

- \$900,000 cash grant to developer, to be funded through City borrowing, repayable from TID 16 revenues attributable to Developer's project.
- \$900,000 "pay as you go" grant to Developer, to be funded from available TIF revenues generated by Developer's project, if such revenues are available after first paying debt service on City borrowing for cash grant above.
- Performance Incentive Payment to the extent that TID 16 revenues from the Developer's Project exceed projections contained in the current TID pro forma - 50% of such additional revenues shall be paid to the Developer, for a period of ten years, with total payments not to exceed \$450,000.

Provided further that such Development Agreement include terms granting Developer an option to purchase adjacent City-owned property as an additional development site, provided that such option is exercised within 3 years of signing said Development Agreement and that

if construction of a development on that second parcel has not commenced within 18 months following closing on the purchase of that second parcel, the City shall have the right to repurchase said parcel for the price paid by the Developer.

Final Council action on such TID 16 funding assistance is subject to City Council's review and approval of the complete TID 16 Development Agreement with YBR Properties, LLC, which shall include numerous terms and provisions in addition to those cited in this motion. Final action on such Development Agreement will be at the sole discretion of the City Council.

Motion carried with a roll call vote.

Motion made by D. LeClair, Seconded by Petri.

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

Voting Nay: Dahlke

## **8. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 9:07 PM.

Motion carried with a voice vote.

Motion made by Dahlke, Seconded by Ring.

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

Respectfully submitted,

Jamie Jackson  
City Clerk