



**TWO  
RIVERS**  
WISCONSIN

## **CITY COUNCIL WORK SESSION**

**Monday, January 26, 2026 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**

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

**2. PLEDGE OF ALLEGIANCE**

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

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

**Absent and Excused:** Scott Stechmesser

**Also Present:** City Manager Kyle Kordell, Community Development Director Jeff Sachse, Police Chief Ben Meinnert, IT Assistant Dave Dassey, City Attorney Sean Griffin

**4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION**

Motion made by Derby, seconded by B. LeClair to allow councilmember Bittner to participate from a remote location.

Motion carried with a roll call vote.

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

**5. INPUT FROM THE PUBLIC**

Limited to 3 minutes per person - Resident addresses are requested but are not required to be given

Erin, an East River Street resident, expressed strong support for preserving the Hamilton property as a public, community-focused green space. She emphasized maintaining public river access, avoiding privatization, and prioritizing uses such as native landscaping, a dog park, nature areas, and a public dock to support community engagement, environmental protection, and long-term community well-being.

**6. DISCUSSION ITEMS**

**A. Review of 2026 Community Shared Vision Process for Downtown & Former Hamilton Site Redevelopment**

City Manager Kyle Kordell and Community Development Director Jeff Sachse outlined the significance of the Hamilton property redevelopment and emphasized the need for a community-driven visioning process to guide its future use. Updates were provided on environmental remediation progress, DNR benchmarks, anticipated soil sampling, and planned rezoning. A multi-phase public engagement and visioning process was presented,

including surveys, public meetings, voting, and external facilitation, with the goal of producing a shared community vision to guide redevelopment, protect public riverfront access, and inform future developer interest.

**B. Review of 2026 Community Beautification Initiative for More Attractive Neighborhoods**

Police Chief Ben Meinnert reviewed the 2026 Community Beautification Initiative, emphasizing a shift toward proactive code enforcement and property maintenance to prevent neighborhood blight. The Police Chief outlined current challenges, enforcement processes, past improvements, and proposed strategies, including increased officer-initiated enforcement, interdepartmental coordination, and a youth apprenticeship to promote voluntary compliance, improve neighborhood conditions, and enhance community quality of life.

**C. Pending State legislation on TIF policy**

Staff reviewed proposed state TIF legislation that would expand municipal tools, including extending retiring TIF districts to fund affordable housing and creating residential TIFs for small-lot, owner-occupied housing. Discussion focused on increased flexibility, potential use for infill development, and future housing strategies if the bills are adopted.

Councilmember Petri expressed concern regarding the winter parking enforcement. Council discussed the concerns, particularly ticketing during snow removal activities. It was agreed the issue should be reviewed by the Public Works Committee and placed on a future agenda for possible ordinance adjustments.

**7. ADJOURNMENT**

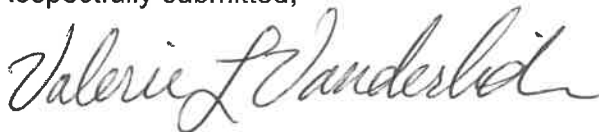
Motion to dispense with the reading of the minutes of this meeting and adjourn at 7:36PM

Motion made by Derby, seconded by B. LeClair

Motion carried with a voice vote.

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

Respectfully submitted,

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

Valerie L. Vanderlinden  
Deputy City Clerk