



# CITY COUNCIL WORK SESSION

Thursday, February 29, 2024 at 6:00 PM

Community Room, Lester Public Library,  
1001 Adams Street, Two Rivers, WI 54241

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## MINUTES

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Councilmembers: Jeff Dahlke, Bill LeClair, Darla LeClair, Tracey Koach, Tim Petri, Bonnie Shimulunas, Adam Wachowski. Absent and Excused: Scott Stechmesser.

ALSO PRESENT: Gina and Barry Krahn, Wine Not LLC; Elizabeth Runge, Community Development Director/City Planner; Matthew Heckenlaible, Public Works Director; Brian Delleman, Electric Utility Director; and Greg Buckley, City Manager.

4. DISCUSS STATUS OF PROPERTY AT 2023 WASHINGTON STREET WITH REPRESENTATIVES OF WINE NOT, LLC; CONSIDER ACTIONS GOING FORWARD

City Manager Greg Buckley gave a summary of the redevelopment agreement including the timeline deadline.

Gina and Barry Krahn, representatives of Wine Not, LLC gave a status update on the property, which they purchased from the City for \$10,000 subject to an agreement that required Wine Not, LLC to complete a redevelopment project and spend at least \$100,000 in improvements to the property. The Krahns described the problems that they have encountered in working to redevelop the property, including structure problems that required complete demolition of the former convenience store building that they had planned to renovate and encountering a filled basement beneath part of the property.

Following extensive discussion, Council members indicated support by consensus to consider an amendment to the purchase agreement with Wine Not, LLC that would:

--Give a twelve-month extension to Wine Not, LLC to sell or redevelop the property.

--Provide that, if the property sells for more than \$50,000, Wine Not LLC will retain \$50,000 of sale proceeds; if the property sells for more than \$50,000, the City and Wine Not, LLC will split the excess proceeds, with the City is to recoup two dollars for every one dollar recouped by Wine Not, LLC

--Provide that Wine Not, LLC may sell the property back to the City, as-is, for the return of its \$10,000 purchase price. Prior to City Council action of the proposed amendment, City staff is to check with WI DNR to determine whether the City would still be eligible for the "local governmental unit (LGU) exemption to environmental liability that was affirmed by WI DNR when the City acquired this property.

City Manager Buckley stated that staff would work to bring a draft amendment back for the City Council's consideration at its meeting of March 18.

The City Manager also noted that this property is located in TID No. 13, whose Project Plan allows for possible redevelopment assistance for this property.

5. CONSIDERATION OF PROCEEDING TO FILL NEW POSITIONS FUNDED IN 2024 CITY BUDGET

- A. Geographic Information System (GIS) Technician
- B. Public Works Maintenance Worker

City Manager Greg Buckley reported he is very supportive of the positions but recommends tabling the positions to mid-summer or 2025 budget sessions, due to the overtime and comp time being used for the current police search/investigation for Elijah Vue.

Matthew Heckenlaible, Public Works Director reported he had information to present to the Council regarding the new positions but concurs with Mr. Buckley to support putting the positions on hold. He reported that the following staff are in support of the GIS position, Police Chief Ben Meinnert; Elizabeth Runge, Community Development Director/City Planner; Brian Dellemann, Electric Utility Director and Andrew Sukowaty, Water Director. There was no action on this matter.

6. CONSIDERATION OF APPOINTMENTS TO AD HOC COMMITTEE ON COMMUNITY AQUATICS

City Manager Greg Buckley reviewed seven proposed appointments, adding that he would like to have two more members from the general public on the committee. A list of nine proposed appointees will be represented for consideration at the City Council meeting on March 4.

7. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn this meeting at 7:12 PM.

Motion carried with a voice vote.

Motion made by Dahlke, seconded by B. LeClair.

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

Respectfully submitted,

Lisa M. Kuehn, Deputy City Clerk