



**TWO  
RIVERS**  
WISCONSIN

# CITY COUNCIL MEETING

Monday, November 21, 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 6:00 PM.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL BY CITY CLERK

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

**ALSO PRESENT:** Jeff Dawson, Library Director; Steve Denzien, Fire Chief; Matt Heckenlaible, Public Works Director; Brian Kohlmeier, Police Chief; Mike Mathis, Parks & Recreation Director; Elizabeth Runge, Community Development Director; Jack Bruce, City Attorney; and Greg Buckley, City Manager

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

None.

### 5. PUBLIC HEARING

None.

### 6. INPUT FROM THE PUBLIC

None.

### 7. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

Councilmember Ring reported that he received a few concerns from citizens about potential changes to the golf cart ordinance that they thought sounded punitive to current users.

Councilmember Shimulunas reported that she received a request that the bathrooms in the parks be opened back up prior to Memorial Day in 2023. Mr. Buckley reported that staffing and weather concerns may deem the early opening not possible. Councilmember Wachowski suggested that if one particular restroom location was of concern, like Neshotah Beach, it might be the next priority behind those that already get opened early for high school baseball games, rec programs and at the Spirit of the Rivers wayside.

Councilmember Petri reported that someone wanted to give a shoutout to the City workers that repaired her yard after the water lateral replacement.

Councilmember Dahlke reported that he received a couple calls regarding the streets near Koenig school being slippery a few times in the mornings last week. He also received comments in support of making golf cart licenses more expensive and increasing the regulations.

Councilmember Wachowski reported that he spoke to State Senator Andre Jacque and a conversation they had about state aid provided for public safety and the levy limit constraints that

municipalities face. Senator Jacque communicated to Councilmember Wachowski that he sees the need and plans to bring this up in the next session. He believes there is some support in his caucus.

## **8. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES**

Councilmember D. LeClair reported that the Environmental Advisory Board's first meeting of the Winter Educational Series will be on November 30 at the Lester Public Library. She also reported that Two Rivers Main Street is working on final approval of their 2023 budget. She indicated that the budget will be tight. Shop Hometown Saturday is on November 26. Shopping local is important because small businesses give back to the community, local store owners create local jobs, local owners buy local services themselves, local establishments provide great customer service, and shopping local preserves the community.

Councilmember Dahlke reported that the 2023 budget was recommended for adoption by the Personnel & Finance Committee on Thursday, November 10.

Council President Wachowski reported that the site and architectural plan for 2023 Washington Street from Wine Not, LLC was approved by the Plan Commission at its last meeting.

## **9. CITY MANAGER'S REPORT**

A. Invited Guests  
None.

### **B. Status Update/Reports**

#### **1. New Explore Two Rivers Website**

Mr. Buckley reported that the new Explore Two Rivers website is now live online.

#### **2. Room Tax Update**

Mr. Buckley reported that room tax revenues through October 2022 are at \$237,423.60 with only partial revenues reported for October 2022. It is expected that revenues will likely meet or exceed revenues in 2021 of \$261,161.06.

#### **3. Fall Leaf Pickup Continues Through November**

Mr. Buckley reported that leaf collection will continue through the week of November 28, dependent on weather conditions.

#### **4. Winter Parking Ban Begins December 1**

Mr. Buckley reported that the winter parking ban will be in effect beginning December 1. The Police Department, in consultation with the City Manager's office, will evaluate weather conditions and suspend enforcement if there are extended periods of snow-free conditions. These enforcement suspensions will be communicated via the Two Rivers City Hall and Two Rivers Police Department Facebook pages.

#### **5. 17th Street Construction Project Update**

Mr. Buckley reported that the concrete sidewalk work on 17th Street was completed on November 10. The contractor continues placing topsoil and performing seeding restoration. The street is projected to open to the public by November 23.

#### **6. Staffing Updates**

Mr. Buckley reported on the City's recent new hires. Megan Marsh started as the new Recreation Clerk on Monday, November 21. Adam Taylor will start as the new Zoning Administrator on Monday, November 28. City Clerk Jackson also reported

that a top candidate has been identified for the Cemetery Maintenance Worker position and recruitment for the Public Works Superintendent position is ongoing.

7. Update on Spectrum Go Live

Mr. Buckley shared a status report on when the City will be able to stream on the Spectrum public access channel. He shared the latest update from Spectrum, indicating that there's still an estimated 3-4 months before the City cable channel goes "live".

8. Electric Utility Power Cost Adjustment Clause (PCAC) Continues to Drop in November

Mr. Buckley reported that the PCAC has dropped from an unprecedented high of 4.13 cents per kWh in August to 0.75 cents in November. 600kWh of energy cost a Two Rivers customer \$97.64 on their August bill; \$77.36 on their November bill. Again, the very high PCAC in August was due to two wholesale power suppliers, both coal-fired plants, being off-line for repairs.

9. Upcoming Events:

Mr. Buckley reported on the following upcoming events:

- a. Shop Local Hometown Saturday, November 26, 2022
- b. Main Street Hometown Christmas Parade, Saturday, November 26, 2022, 5:30 PM, Downtown. The parade begins travels down Washington Street from 22nd Street to 16th Street featuring a Santa appearance.
- c. Two Rivers Environmental Advisory Board Educational Series: "The Importance & Benefits of Trees", Wednesday, November 30, 2022, 6:00 PM, Lester Public Library

10. Other

Mr. Buckley reported that the two layers of asphalt are down at Washington Park for the tennis and pickleball court renovation. Parks & Rec staff are also in the beginning phases of creating a larger 50' x 100' ice rink at Washington Park for winter.

Central Park Fundraising to date remains at \$746,071, 93% of the \$800,000 fundraising goal. This meeting's agenda includes approval of the bid for all site work and improvements south of the new stage and lawn area. The designer's cost estimate was \$946,600 and two bids were received. Bid by Vinton Construction was \$899,719.30 and bid from Koenig Construction was \$946,950.20.

C. Legislative/Intergovernmental Update

None.

**10. CONSENT AGENDA**

A. Presentation of Minutes

1. City Council, November 7, 2022

Recommended Action:

Motion to waive reading and adopt the minutes

B. Minutes of Meetings

1. Lester Public Library, October 11, 2022
2. Joint Personnel & Finance with Public Utilities Committee, November 2, 2022
3. Committee on Aging, October 3, 2022
4. Plan Commission, October 10, 2022; November 14, 2022
5. Personnel and Finance Committee, November 10, 2022

6. Environmental Advisory Board, November 15, 2022  
7. Business and Industrial Development Committee and Community Development Authority, September 20, 2022  
Recommended Action:  
Motion to receive and file

C. Department Reports, October 2022

1. City Clerk
2. Community Development
3. Electric
4. Fire
5. Inspections
6. Library
7. Parks & Recreation
8. Police
9. Public Works
10. Safety
11. Water

Recommended Action:  
Motion to receive and file

**RECOMMENDED ACTION FOR CONSENT AGENDA**

**Motion to approve the Consent Agenda with the various actions recommended**

Motion carried with a voice vote.

Motion made by Koach, Seconded by B. LeClair.

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

**11. CITY COUNCIL - FORMAL ITEMS**

- A. Proposal from Accurate Appraisals to Provide Assessor Services, Based on a 4-Year Blend Option for \$64,200 per year for 4 years for Assessing Services, Including a Revaluation in Year 2.

Recommended Action:

Motion to direct staff to proceed with actions necessary to contract with Accurate Appraisals for assessing services, as recommended by staff

Mr. Buckley reported on staff's recommendation of Accurate Appraisals for assessing services beginning in 2023. Scott McFarlane of Accurate Appraisals was present to field questions from the Council regarding the services they provide.

Motion carried with a roll call vote.

Motion made by B. LeClair, Seconded by Dahlke.

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

- B. Award of Bid for Central Park West

Recommended Action:

Motion to award the contract to Vinton Construction in its Low Bid Amount of \$899,719.30

Mr. Buckley reported on the bids received for the Central Park West 365 Project recommending the low bidder, Vinton Construction, be awarded the bid for the project.

Motion carried with a roll call vote.

Motion made by Stechmesser, Seconded by Koach.

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

C. Proposal for Remounting/Refurbishing Ambulance 5 (2011 F-450 Braun Ambulance)

Recommended Action:

Motion to authorize the City Manager to sign the purchase agreement with North Central/Braun Ambulance for a new cab/chassis and box re-mount/rehab of Ambulance 5. Total cost of \$188,000; down payment of \$60,000 in 2023 from grant funds, balance of \$128,000 to be funded in 2024 for capital budget.

Fire Chief Denzien spoke about the proposal to remount and refurbish for the 2011 F-450 ambulance the Two Rivers Fire Department purchased from FitchRona Fire Department in 2021 for \$50,000. The remounting process is considerably more affordable than purchasing an all-new constructed vehicle. The current remounted ambulance bid is \$188,000 including color change and upgrades; that refurbished unit should have a life of 12 years. That compares to a price tag of more than \$300,000 for a new ambulance.

Motion carried with a roll call vote.

Motion made by D. LeClair, Seconded by Shimulunas.

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

D. Resolution Amending Tax Incremental Financing Property Sale, Cash Grant and Developer's Performance Agreement with YBR Properties, LLC

Recommended Action:

Motion to waive reading and adopt the resolution

*(Note: Agenda provides for discussion in closed session if needed)*

Mr. Buckley reported that YBR Properties, LLC's managing member Kip Golden has requested to assign the Developer Agreement to The Confluence, LLC. Kip N. Golden is presently the only member of that newly-created LLC, with additional memberships to be finalized and reported to the City prior to closing on the purchase of the development site from the City, and at any other time when there are changes in its membership. He noted that the agenda allowed for the discussion of this matter in closed session if any Councilmember wished to do so; there was a consensus to proceed with consideration of this matter in open session.

Councilmember Dahlke expressed his opposition to providing TIF assistance to the developer of this project. Other Councilmembers expressed support for the project.

Motion carried upon a roll call vote.

Motion made by Stechmesser, Seconded by Ring.

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

Voting Nay: Dahlke

## 12. FOR INFORMATION ONLY

- A. City Hall Closed for Thanksgiving, Thursday and Friday, November 24 & 25, 2022
- B. Lester Public Library Open on Friday, November 25, 2022
- C. City Council Invited to March in November 26 Hometown Christmas Parade--Members Planning to Participate?
- D. City Council Work Session Meeting, Monday, November 28, 6:00 PM--Includes Hearing on 2023 Budget
- E. City Council Regular Meeting, Monday, December 5, 2022, 6:00 PM--Includes Action on 2023 Budget
- F. No December Work Session Meeting
- G. Candidacy Packets for City Council Candidates in the April 2023 election are available now. Nomination papers can be circulated starting December 1, 2022 and must be filed on or before Tuesday, January 3, 2023 at 5:00 PM in the City Clerk's Office. Notification of Non-Candidacy by current Council Members must be filed by Friday, December 23, 2022 at 5:00 PM in the City Clerk's Office

### **13. CLOSED 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 reason require a closed session: Consider Resolution Amending Tax Incremental Financing Property Sale, Cash Grant and Developer's Performance Agreement with YBR Properties, LLC

There was no need for a closed session.

### **14. RECONVENE IN OPEN SESSION**

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

### **15. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 7:29 PM.

Motion carried with a roll call vote.

Motion made by Dahlke, Seconded by B. LeClair.

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

Respectfully submitted,

Jamie Jackson  
City Clerk