



CITY COUNCIL MEETING

Monday, April 01, 2024 at 6:00 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

AGENDA

NOTICE: Arrangements for Addressing the City Council by Telephone, During Public Hearings or Input from the Public can be made by Contacting the City Manager's Office at 920-793-5532 or City Clerk's Office at 920-793-5526 by 4:00 p.m. on the day of the meeting

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL BY CITY CLERK

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

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

5. INPUT FROM THE PUBLIC

6. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

7. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

8. CITY MANAGER'S REPORT

A. Invited Guests

B. Status Update/Reports

1. Staffing Update

2. Update on Search for Elijah Vue

3. Spring Election & Presidential Preference Primary April 2, Polls Open 7:00 AM to 8:00 PM

4. April 2024 Marks 100 Years Since Two Rivers Voters Adopted Council-Manager Form of Government

5. Explore Two Rivers Opportunity Grant Program

6. Annual Utility Shut Off Moratorium Ends on April 15

7. Reminder: Pilot Program for Front Yard Produce Gardens

8. Lake Michigan Bird Observatory (LMBO) Grant Project

9. Upcoming Events:

a. World on the Move Exhibit, March 20 to April 23, Lester Public Library

b. Van der Brohe Arboretum & Bird Sanctuary Tree/Shrub/Plant Sale, Order by April 26

c. "Curbing Carbon Emissions", Thursday, April 4, 6:00 PM, Behringer Room Community House-- Environmental Advisory Board Educational Series

d. Main Street Fool Around Downtown, Monday, April 1-Sunday, April 7

e. Solar Eclipse Viewing, Monday, April 8, 12:30 PM-3:30 PM, Woodland Dunes

10. Other

C. Legislative/Intergovernmental Update

9. **CONSENT AGENDA**

A. Presentation of Minutes

1. City Council Regular, March 18, 2024

Recommended Action:

Motion to waive reading and adopt the minutes

B. Minutes of Meetings

1. Environmental Advisory Board, March 19, 2024
2. Community Pool Ad Hoc Committee, March 20, 2024

Recommended Action:

Motion to receive and file

RECOMMENDED ACTION FOR CONSENT AGENDA

Motion to approve the Consent Agenda with the various actions recommended

10. **CITY COUNCIL - FORMAL ITEMS**

A. Right-of-Way Privilege Agreement Between the City of Two Rivers and Riverside Seafood Inc., to Allow for Placement of Private Process Sewer Facilities Beneath the Wilson Street Right-of-Way

Recommended Action:

Motion to have City Manager and City Clerk sign the agreement

B. Council Direction Regarding 2024 Budget Funding for Business Facade and Sign Grants

Recommended Action:

Motion to authorize use of funds as specified in City Manager's Staff Report

C. Consideration of Draft 4 of Proposed Amendment to City Sign Code, to Allow Sidewalk Decal Signs for a Trial Period--Review and Consider Setting Public Hearing

Recommended Action:

Motion to set a public hearing on this proposed amendment to the City's Zoning Code for 6:00 PM on Monday, April 15, 2024

11. **FOR INFORMATION ONLY**

- A. Personnel and Finance Committee Meeting, Thursday, April 4, 2024, 8:00 AM
- B. City Council Regular Meeting, Monday, April 15, 2024, 6:00 PM
- C. City Council Work Session, Monday, April 22, 2024, 6:00 PM

12. **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.

--Discuss potential redevelopment projects in the downtown area and possible City financial assistance to such projects; discuss possible property acquisition by the City

13. **RECONVENE IN OPEN SESSION**

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

- A.** Resolution Directing Staff to Proceed with Amending the Project Plan and Boundary of TID 12
Recommended Action:
Motion to waive reading and adopt the resolution

14. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



TWO RIVERS
WISCONSIN

EXPLORE TWO RIVERS OPPORTUNITY GRANT INTRO & FAQ

PROGRAM OVERVIEW

The Explore Two Rivers Opportunity Grant program acknowledges the pivotal role of Two Rivers' arts, cultural, nature, and heritage venues in driving tourism and fostering a thriving community. Annually, these diverse attractions contribute significantly to the generation of Room Tax revenue, thereby amplifying their economic impact. **A portion of these Room Tax funds are allocated to provide Opportunity Grants, which range from \$500 to \$5,000 and are distributed quarterly.**

The Explore Two Rivers Tourism Grant program supports tourism-related initiatives within and around the city by providing financial assistance for projects, marketing efforts, and events. This competitive grant program has been established to provide direct operating and marketing assistance grants to organizations that host and operate existing or new tourism events.

FREQUENTLY ASKED QUESTIONS

1. **Can I apply for funding for events outside of Two Rivers?** You may apply for funding for events that take place outside of the city limits of Two Rivers. However, funding in this case must have a direct correlation that leads to overnight stays in the City of Two Rivers
2. **Can an organization apply for more than one grant?** You may apply for more than one grant in a calendar year. Please note that an event will not be eligible for funding if the event has received funding for two consecutive years.
3. **Why is a 990 and EIN# required?** Because Opportunity Grants are funded through room tax revenue, the Explore Board of Directors is taking every precaution to ensure that organizations and events are in good standing with the IRS and have demonstrated good fiduciary responsibility.
4. **May I contact the Tourism Department if I have questions about the grant application?** We highly encourage any organization looking to pursue an Opportunity Grant to contact the Tourism Department if you have questions. We are here to support your efforts and will assist you with the grant process.
5. **Can I apply for funding if the event takes place in the next calendar year?** You may apply for funding to support an event or program that takes place in the next calendar year. If your grant application is approved, you will receive the requested funds in the application year.
6. **Is this grant limited to non-profit organizations?** Opportunity Grants are available to non-profit and for-profit organizations.
7. **Where do I find out more information about applying for an Opportunity Grant?** You can visit exploretworivers.com and click on the Opportunity Grant tab for more information.
8. **How much can I apply for?** Grant funding ranges from \$500 to \$5,000.

If you have questions, please contact Tourism Director Joe Metzen at tourism@two-rivers.org

PLEASE FIND AN EXAMPLE OF AN OPPORTUNITY GRANT FUNDED EVENT ON PAGE 2

KEY ELEMENTS TO THIS SUCCESSFUL PROPOSAL

1. Established organization with a well-planned out event.
2. Measurable attendance.
3. The itinerary for the event leads to overnight stays and other economic impact in Two Rivers.
4. Clear description, budget, and action plan.
5. May lead to other similar events in future years or spin off benefits such as attendees visiting Two Rivers on their own in the future.

A BIRDING CONVENTION COMING TO TWO RIVERS, WI MAY 16-19, 2024

- ♥ Membership not required
- ♥ Totally awesome guided bird hikes
- ♥ Learn about birds and birding through informative sessions and field trips
- ♥ Beautiful kayaking on the East & West Twin Rivers on your own time

For more information on the WSO Convention: wsobirds.org/what-we-do/annual-convention

For more information on Woodland Dunes: woodlanddunes.org

Sponsored by

WOODLAND DUNES
NATURE CENTER & PRESERVE

and

GREAT BIRDING on a GREAT LAKE

Wisconsin Society for Ornithology
May 16-19, 2024

exploretworivers.com



Visit and Like the new Explore Two Rivers Facebook page for updates, promotions, and community events.



CITY COUNCIL MEETING

Monday, March 18, 2024 at 6:00 PM
Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE IN MEMORY OF FORMER CITY COUNCIL MEMBER HERB BUNKE (JUNE 3, 1932 - MARCH 8, 2024), WHO WAS ELECTED TO TWO TERMS ON THE CITY COUNCIL (2002-2007) AND LATER APPOINTED TO SERVE A ONE-YEAR TERM (2012-13)

4. ROLL CALL BY CITY CLERK

Councilmembers: Jeff Dahlke, Bill LeClair, Darla LeClair, Tracey Koach, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski (there is one vacancy on the council at this time).

ALSO PRESENT: Mike Mathis, Parks and Recreation Director; Jeff Dawson, Library Director; Dave Murack, Fire Chief; Elizabeth Runge, Community Development Director/City Planner; Matthew Heckenlaible, Public Works Director; Andrew Sukowaty, Water Utility Director, Joe Metzen, Tourism Director; Ben Meinnert, Police Chief; Dave Buss, Finance Director; Rick Powell, IT Supervisor; and Greg Buckley, City Manager

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

None

6. INPUT FROM THE PUBLIC

Andre Robitaille (2313 Jefferson Street) – expressed his concerns with the second revision of the sidewalk decal ordinance. He spoke of the following concerns: limits on sign content, number of decals allowed, and indemnification section contrary to State law. He also recommended that only one sign to be permissible per address.

William Otto (1800 Jefferson St) – requested for the elevator in the St. Lukes Apartment Complex to be extended by 2” on each side. Council President Wachowski stated that development is over twenty years old and the City will reach out to the building inspector to refer to State codes. Mr. Otto also requested for the Two Rivers Baseball Team to play at Walsh Field. City Manager Greg Buckley stated Walsh Field will be converted to a softball diamond but the Pony League will play at Walsh Field.

7. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

Councilmember Shimulunas reported a large tree down in Riverside Park. Parks and Recreation Director Mike Mathis stated that he was aware of the situation and it will be cleaned up.

Councilmember Dahlke reported that he had the following communications:

- He received a concern about an individual known as the “candy man” is walking around selling candy bars and becoming a nuisance to downtown businesses.
- He received a question regarding the status of removal of the scoreboard at the former Neshotah Park ball diamond, now that it is no longer being used as a diamond.
- He received several calls regarding limiting vacation rental properties

8. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

Councilmember Dahlke reported on the Personnel and Finance Committee. The Committee is currently evaluating the City Goals and Objectives.

Councilmember D. LeClair reported on the following boards:

- Environmental Advisory Board: they are having issues finding volunteers for various projects causing some projects to be delayed
- Main Street: they applied for several grants and were awarded one that will cover the cost of the first mural. The mural is in a great location and is awaiting contract signatures. The Ornithological Society is having a meeting at Woodland Dunes. More information will soon be provided regarding banner art, the yarn bomb and hanging baskets downtown.

Councilmember Koach reported on the Library Board. The Library has searchable records from newspapers back to 1872 available online. This service is free and can be accessed from the Library computers or personal computers while at the Library.

9. CITY MANAGER’S REPORT

- A. Invited Guests
 - 1. Shanda Stachurski and Colin Loughrin, Accurate Appraisel, Regarding 2024 Revaluation Project

Shanda Stachurski and Colin Loughrin spoke regarding the upcoming revaluation period and provided background information about the necessary revaluation.

- B. Status Update/Reports
 - 1. Update on Search for Elijah Vue

Mr. Buckley reported Elijah Vue was first reported missing on February 20, 2024. The Police Department and supporting agencies have been doing an excellent job of updating the public on the ongoing search efforts.

- 2. Staffing Updates

Mr. Buckley reported on the current ongoing recruitments: Electric Meter Technician – announcement pending; Finance Director – reviewing applications.

- 3. Final Pricing for 2024 Capital Projects Borrowing

Mr. Buckley reported the City’s issuance of \$3.02 million in 10-year notes to finance 2024 capital projects secured an interest rate of 3.59 percent. That is less than the rate of 4.00 percent that was used in financing illustrations presented to the Finance committee and City Council earlier this year and is lower than the rate of 3.78 percent for the City’s 2023 10-year borrowing.

- 4. Veterans Memorial Flags in Central Park East

Mr. Buckley reported the American Legion Post 165 and VFW Post 1248 of Two Rivers are funding banners that will be placed in Central Park around Memorial Day, listing the names of

all Two Rivers residents who were killed in action serving our nation in all conflicts, from Civil War to Operation Iraqi Freedom.

5. In-Person Absentee Voting Starts Tuesday, March 19, City Hall Customer Service Department

6. Spring Election & Presidential Preference Primary April 2, Polls Open 7:00 AM to 8:00 PM

7. MEUW to Hold Training Session in Two Rivers on March 19
Mr. Buckley reported 36 attendees, representing municipal utilities from all across Wisconsin will attend a day-long session on locating underground facilities, to be held in the Behringer Room of the J.E. Hamilton Community House .

- 8. Upcoming Events:
 - a. IAFF Local 423 Annual Fish Boil, Friday, March 29, Two Rivers Fire Station
 - b. World on the Move Exhibit, March 20 to April 23, Lester Public Library
 - c. Van der Brohe Arboretum & Bird Sanctuary Tree/Shrub/Plant Sale, Order by April 26
 - d. Batty for Bats, Wednesday, March 27, 10:00 AM, Woodland Dunes Nature Center
 - e. "Curbing Carbon Emissions", Thursday, April 4, 6:00 PM, Behringer Room Community House--Environmental Advisory Board Educational Series

9. Other

C. Legislative/Intergovernmental Update

10. CONSENT AGENDA

- A. Presentation of Minutes
 - 1. City Council Work Session, February 29, 2024
 - 2. City Council Regular, March 4, 2024

Recommended Action:
Motion to waive reading and adopt the minutes

- B. Minutes of Meetings
 - 1. Lester Public Library, February 13, 2024
 - 2. Public Utilities Committee, March 5, 2024
 - 3. Public Works Committee, March 4, 2024
 - 4. Plan Commission, March 11, 2024
 - 5. Explore Two Rivers Board of Directors, December 12, 2023
 - 6. Room Tax Commission, March 14, 2024
 - 7. Personnel and Finance Committee, March 14, 2024

Recommended Action:
Motion to receive and file

- C. Department Reports, February 2024
 - 1. City Clerk
 - 2. Community Development
 - 3. Electric
 - 4. Inspections
 - 5. Library and 2023 Annual Report
 - 6. Parks & Recreation
 - 7. Police
 - 8. Public Works
 - 9. Safety
 - 10. Water

Recommended Action:
Motion to receive and file

- D. Summary of Verified Bills for the Month of February for \$7,112,093.58

Recommended Action:
Motion to receive and file

- E. Recommendation from Plan Commission Meeting of March 11, 2024:
Set Public Hearing on an Amendment to Section 10-1-15, Height and Area Exceptions as it Relates to the Placement of Garages in Front and Street Side Yards

Recommended Action:
Motion to set the public hearing for April 15, 2024 at 6:00 PM

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

11. CITY COUNCIL - FORMAL ITEMS

- A. Manitowoc County ARPA Voluntary Program Deadlines--Staff Report to County

Recommended Action:
Motion to receive and file

Mr. Buckley noted the recent letter from County Executive Bob Ziegelbauer, included in the agenda packet, asking local units for updates on their plans to make timely use of the ARPA funding being shared by the County. He also pointed to the response to that letter from City Engineer Matt Heckenlaible, affirming the City’s commitment to use the funding for continued lead water service replacement activity. He requested a vote to “receive and file,” so the City’s response is of record.

Motion carried with a voice vote.

Motion made by Dahlke, Seconded by Petri.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

- B. Resolution Authorizing Application to WDNR for Urban Forestry Grant Funded Through Federal Inflation Reduction Act (IRA)

Recommended Action:
Motion to waive reading and adopt the resolution

Parks and Recreation Director Mike Mathis reported on this opportunity to apply for grants from a one-time DNR grant program totaling \$4 million, with priority placed on serving disadvantaged communities.

Motion carried with a roll call vote.

Motion made by Koach, Seconded by D. LeClair.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

- C. Resolution Amending 2024 City Budget to Provide Increased Funding for General Fund Budget Contingency--to Help Offset Extra-Ordinary Police Department Costs Associated with the Elijah Vue Search and Investigation

Recommended Action:

Motion to waive reading and approve the resolution, as recommended by the City Manager and the Personnel and Finance Committee

Motion carried with a roll call vote.

Motion made by Dahlke, Seconded by Shimulunas.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

- D. Consideration of Ordinance Amendments Related to Replacement of "Private Side" Lead Water Service Laterals

A. Ordinance to Repeal and Recreate Section 5-1-8 of the Municipal Code, Entitled "Water Service Replacement," as it Relates to the Mandatory Replacement of Illegal Lead and Galvanized Water Service Laterals

Recommended Action:

Motion to waive reading and adopt the ordinance

Motion carried with a roll call vote.

Motion made by Stechmesser, Seconded by Koach.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

B. Ordinance Creating a New Section 5-1-8(F) of the Municipal Code, to Facilitate Loans to Property Owners to Replace Private Lead and Galvanized Water Service Laterals by Treating Principal and Interest Repayments, Fees and Other Charges for These Loans as Special Charges Eligible for Inclusion on the Tax Bill for These Properties. and Establishing a Segregated Fund for the Purpose of Accounting for Such Loans and Repayments

Recommended Action:

Motion to waive reading and adopt the ordinance

Staff explained that this ordinance, by creating a segregated fund for making loans to property owners and collecting repayments in the form of special charges, would allow the City to access low-interest loan funds through WDNR to assist property owners with lead lateral replacements. This program will not involve the City's Water Utility Fund.

Motion carried with a roll call vote.

Motion made by Dahlke, Seconded by B. LeClair
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

- E. Stormwater Annual Report

Recommended Action:

Motion to receive and file

Motion carried with a voice vote.

Motion made by Koach, Seconded by D. LeClair.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

F. Additional Appointee to Ad Hoc Pool Committee: Ryan Kroiss

Recommended Action:
Motion to approve the appointment

Motion carried with a voice vote.

Motion made by Stechmesser, Seconded by Koach.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

G. Consideration of Proposed Sign Code Amendment to Allow Private Business Signage (Decal Signs) on the Public Sidewalks in Business-Zoned Districts as a Trial Program

Recommended Action:
Council Discretion

Discussion took place regarding the proposed draft ordinance pertaining to the placement of signs advertising private businesses on public sidewalks. This item will be discussed at the next scheduled City Council Work Session meeting on Monday, March 25, 2024 at 6:00 PM.

No action was taken.

12. FOR INFORMATION ONLY

- 1. City Council Work Session, Monday, March 25, 2024, 6:00 PM
- 2. City Council Regular Meeting, Monday, April 1, 2024, 6:00 PM
- 3. Spring Election & Presidential Preference Primary, Tuesday, April 2, 2024, 7:00 AM to 8:00 PM

13. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn this meeting at 7:52 PM.

Motion carried with a voice vote.

Motion made by Dahlke, Seconded by Petri.
Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

Respectfully submitted,

Amanda Baryenbruch
City Clerk



ENVIRONMENTAL ADVISORY BOARD MEETING

Tuesday, March 19, 2024 at 5:30 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. **CALL TO ORDER:** 5:34 pm

2. **ROLL CALL**

Board Members: Darla LeClair, Tracey Koach, Donald DeBruyn, Jake Glaser, Jay Orvis, Douglas Brandt, Shannon Derby, Corinne Weis

Staff & Others: Matthew Heckenlaible, Scott Ahl, Joe Metzen

3. **REVIEW AND APPROVAL OF MINUTES**

Minutes from the February 20, 2024, Environmental Advisory Board meeting

Tracey Koach made a motion to approve the February 20, 2024, Environmental Advisory Board minutes, seconded by Doug Brandt. Motion carried.

4. **PUBLIC INPUT**

Tourism Director Joe Metzen joined the meeting to find out what the Environmental Advisory Board was all about and see if there were ways that tourism and EAB could collaborate on future projects.

5. **NEW ITEMS FOR DISCUSSION AND ACTION, IF NEEDED** - None

6. **ONGOING ITEMS FOR DISCUSSION AND ACTION, AS NEEDED**

A. **Paddler's Park**

1. Trial bee lawn mixes

Darla started off stating that she was not aware of any volunteers that were stepping up to assist in planting a bee lawn in the area of Paddler's Park. Darla suggested tabling this until additional assistance could be gathered.

Don DeBruyn suggested that rather than digging, tilling and starting up from bare ground, they just look at overseeding the area with a variety of seed mixes and then remember 'not' to mow that area.

Corinne Weis agreed with that strategy and stated that would need to be coordinated/communicated with Parks staff. The type of seed mixes being considered would be just a clover mix with clover and one additional species or clover with a second alternative species.

A question of who would be paying for the seed arose, of which there was not a response provided.

2. Riparian planting - native species

Corinne Weis came across a planting seed mix available from a magazine/nursery in Minnesota. It came in a roll 15 feet long by 2 feet wide. She stated that she would be willing to purchase one and try it but would be looking to see if she could get a donation slip from the city for her own recording keeping. Corinne stated that she would love to see the shoreline reclaimed and then use this as an educational piece to show what other shoreline property owners could do in restoring their shorelines.

Jay Orvis had a concern with the fluctuation water elevations and spending too much time, energy, and money into something that may end up under water in the future.

Would need to find a seed mix that would tolerate a fluctuation of water levels.

Corinne stated that she would talk with Mike Mathis, Parks Director, to look at coordinating this type of restoration.

3. Volunteers - No outside parties or individuals have stepped up to assist.

B. Two Rivers Fire Department Garden

1. Trial non-traditional/dwarf vegetable plants for FYVG 2024

Darla again stated that she has not found any outside assistance but would speak with the Fire Chief to see if they would take care of it. She will report back.

2. Volunteers - No outside parties or individuals have stepped up to assist.

C. Northeast Lakeshore TMDL

1. WDNR is seeking TMDL service volunteers for stream monitoring

Matthew Heckenlaible handed out an informational sheet that is on the WDNR's Northeast Lakeshore TMDL webpage seeking assistance for monthly stream monitoring. If there was interest in volunteering for this, a group of people could work together to split the duties and it would be advisable to 'buddy up' for safety reasons. Could look at getting credit for community participation towards the WDNR MS4 permit requirements.

Matthew Heckenlaible then went on to speak about the status of the WDNR Urban Non-point Source Stormwater Grant that we have received and what we intend to do with it. City staff had a virtual kickoff meeting with McMahon on March 7 to discuss moving forward with the update of the 2024 City Wide Stormwater Master Plan. Items that the plan will look at modifying include:

- Public Education & Outreach program (EAB Educational Series)
- Construction Site Erosion Control program
- Post-Construction Stormwater Management program
 - Ordinance modifications
 - Long term maintenance of private BMPs
- Pollution Prevention programs
 - Long term maintenance of city owned BMPs

- Catch basin cleaning
- Street Sweeping
 - Do we need to change the way/when we do things?
 - Nighttime sweeping with parking bans?
- Leaf Collection
 - Do we need to change the way we do things?
 - No raking leaves in the street - leave on terrace?
- Stormwater Pollution Prevention Plans – may not have been reviewed in several years – how do we manage stormwater runoff at municipal owned facilities (shops, cemetery, etc.)
- Review what type of internal staff training has been conducted relative to SWPPPs
- Stormwater Quality Management Plan/TMDL Plan of Action (compliance)
 - What additional Best Management Practices need to be implemented and where?
 - Ponds
 - Green Infrastructure (Swales, bio-filtration, bio-retention, manmade wetlands)
 - Conversion of turf grass areas to native vegetation areas
 - Retrofitting into existing landscape or into reconstruction projects – to be determined
- How do we finance the Stormwater Utility to fund all of the above activities?
 - Flat fee for all residential properties or set a base ERU rate and calculate impervious surfaces for every property and charge based upon impervious surface similar to commercial/industrial.
- For new development discharging into existing stormwater practices, should there be a buy in fee?
- Stormwater Utility Credit Policy (review & modify?)

Will be looking for input from EAB and probably the Public Utilities Committee for input and feedback as we move forward.

Darla LeClair stated that she wanted to make sure that the Board knew that the primary purpose was to assist and educate the community in stormwater and how we get compliance with our stormwater permit. It appears that a lot of people are unaware of what is required to obtain compliance and would suggest that the Board becomes educated so that they can speak more intelligently to the public. We also need to educate the City Council and make sure that they are aware of what it will take to obtain compliance with the MS4 permit requirements.

D. Update on Vegetable Gardening

1. AB 379 / SB 376 updates

The legislative sessions have adjourned. The bills have been introduced and sent to appropriate committees. SB 376 held a public hearing on January 10, 2024, while AB 379 held its public hearing on September 20, 2023, which then had been referred to Committee on Rules on January 4, 2024.

E. Front Yard Vegetable Garden status update

1. Publicizing now

Darla LeClair stated that this is Pilot Program – Year 2 and anticipates it to be run similar to year one, hopefully with better turnout. Darla stated that she anticipates that the application fee would be waived again in order to attract additional applicants.

2. Lining up supply partners – No discussion.

3. Forms and links available on City website

2023 forms and links are on the website and awaiting the opportunity (time) to be updated to 2024. Darla stated that she is hoping to have the user guide that is on-line with active and functional links to other websites and forms.

4. Where do we go from here?

- a. Set up a citizen led cooperative – No discussion.
- b. Self-policing – No discussion.

F. Winter Educational Series

1. 2023-2024 Series Dates

- a. April 4th - Carbon emissions
- b. May 7th - Recycling industry update

2. Possible subjects for series #3 - Need to choose so we can start lining up presenters.

- a. Light confusion
- b. Wisconsin wildlife protection programs
- c. The importance of sustainable development for future generations
- d. Repurposing old materials into new, functional items
- e. Vertical plantings, pollinator/bee lawns, home composting
- f. Promoting the benefits of planting trees (repeat program subject)

Corinne had prepared a short survey that could be passed out to attendees to find out where and how they heard about the Educational Series and what future topics they would be interested in hearing more about. This was something that Shannon was going to work on.

Darla stated that she thought that there were significantly more topics and potential speakers on the list and will find and share it in the future.

G. Senior Center Vertical Planting & Mural Project – status update?

This project is on hold pending additional discussions with Main Street and Parks & Recreation.

7. OTHER ITEMS THAT MAY COME BEFORE THE BOARD, WITH CONSIDERATION AND ACTION, IF NEEDED – None.

8. SET DATE, TIME, AND AGENDA ITEMS FOR NEXT BOARD MEETING

Proposed for Tuesday, April 16, 2024, at 5:30 pm

9. ADJOURNMENT: 6:40 pm

Doug Brandt made a motion to adjourn the meeting, seconded by Corinne Weis. Motion

Section 9, Item B.

Respectfully submitted by: Matthew R Heckenlaible
Public Works Director / City Engineer



COMMUNITY POOL AD HOC COMMITTEE

Wednesday, March 20, 2024 at 6:00 PM

Council Chambers - City Hall, 1717 E Park
Street, Two Rivers, WI 54241

MINUTES

1. ROLL CALL

Board Members: Dan Cortte, Katherine Dahlke, Mari Dawson, Kim Graves, Cathy Tegen, Christine Thelen, Adam Wachowski (City Council), Bridgett Klein, Jamie Glandt, Ryan Kroiss

PRESENT

Adam Wachowski
Kim Graves
Daniel Cortte
Christine Thelen
Bridgett Klein
Jamie Glandt
Ryan Kroiss
Katherine Dahlke
Mari Dawson
Cathy Tegen

2. APPROVAL OF MINUTES

Motion made by Katherine Dahlke, Seconded by Dan Cortte.

3. CORRESPONDENCE

None

4. COMMENTS FOR THE PUBLIC (Limited to 3 minutes each)

None

5. NEW BUSINESS

A. Introductions - Everyone introduced themselves and a bit of background/experience with the Swim Club as well as their favorite body of water (ice breaker question).

B. Background History - 11/27/23 Swim Club announced to City Council that the pool is closing this year, the Swim Club Board also met with Mike Mathis to put together a Business Plan, 1/29/24 a Community Pool Ad Hoc Committee was formed to review and research to make a plan for a Community Pool with City support. Some review of historical financial data for the Swim Club shows that most years expenses exceed the revenue coming in. Review of similar sized pools in the area show that most Community Pools are subsidized by the city. Likely would need to go to Referendum for approval. A separate capital campaign will be needed to raise funds to re-do the

pool by a separate group "Friends of the Pool". Prior meeting with Swim Club and West f found that West foundation would not be willing to match without the a partnership with the city.

C. Discuss Scope of Work, Timeline and Deliverables - A lot of research will need to be done in a short amount of time which is outlined in the Deliverables below with goal of presenting to City Counsel in June. Things to consider: forecasting for reduced population, possible salt water pool option, Kubiak put in original pool - could be an option for future estimates.

6. DELIVERABLES

A. Review Deliverables 1-7

- 1. Develop a report summarizing the availability of other existing area facility to serve the aquatics needs of the community (TRHS Pool, Manitowoc Aquatic Center, YMCA pool, and Manitowoc Wellness Center) - Mike Mathis, Mari Dawson, Bridgett Klein
- 2. Develop report on how budgets for community pool facilities in other WI communities are funded, including extend of municipal tax support. Heather Ihlenfeldt has already started and has a list of questions. Adam Wachowski, Christine Thelen, Cathy Tegen.
- 3. Develop report on the scope of programs and services to be offered at a new community pool. Bridgett Klein, Katherine Dahlke
- 4. Develop report on the viability of current location and possible alternative locations for the new community pool. Mike Mathis
- 5. Develop a report on the extent of the capital facilities that would be desirable for a new public pool; including indoor/year round versus outdoor only/seasonal facility. Ryan Kroiss, Katherine Dahlke
- 6. Develop cost estimates for such facilities. Mike Mathis, Ryan Kroiss
- 7. Develop a pro forma operations and maintenance budget for such facilities, providing detail on both projected expenses and revenues. Christine Thelen, Mike Mathis

Will make a Google Drive to share information between Ad Hoc Committee

7. NEXT MEETING

April 4, 2024 6pm

8. ADJOURNMENT

Motion made by Katherine Dahlke, Seconded by Dan Cortte.

**CITY OF TWO RIVERS
RIGHT-OF-WAY PRIVILEGE AGREEMENT**

This Agreement made by and between the City of Two Rivers, Wisconsin, a municipal corporation hereinafter referred to as "City" and Riverside Seafood Inc (a subsidiary of Lakeside Foods, Inc.), hereinafter referred to as "Riverside".

The parties hereto agree as follows:

1. Grant. Pursuant to Wis. Stats. §66.0425, the City hereby grants to Owner the privilege to use the following area of Wilson Street right-of-way:

The installation and use of private sanitary process sewers that will encroach within the Wilson Street public right-of-way lying approximately fifty (50) feet south of the 26th Street centerline to approximately one-hundred thirty (130) feet south of the 26th Street centerline for the entire width of the right-of-way to the extent depicted in the drawing attached hereto as Exhibit A.

Said private sanitary process sewers may be maintained and repaired at Riverside's expense but may not be replaced or expanded. The private sanitary process sewers, if damaged, may not be reconstructed without the express written consent of the City.

The private property that is subject of the privilege is located at and adjacent to 2511 Wilson Street, and 2520 Wilson Street, and is further described as:

2511 Wilson Street – All of Block 2 of LeClair’s Addition in the City of Two Rivers, Manitowoc County, Wisconsin. Tax Parcel Number 138-002-051-2.

2520 Wilson Street – Lots 1, 2 & 3, Block 3 of LeClair’s Addition in the City of Two Rivers, Manitowoc County, Wisconsin. Tax Parcel Number 138-003-021-4.

This privilege is granted upon recommendation of the Plan Commission of the City of Two Rivers. Riverside agrees that the installation and use of the private sanitary process sewers shall not and will not in the future grant Riverside any interest in the right-of-way or a claim for adverse possession with respect to any portion of the right-of-way. Riverside shall take appropriate measures to facilitate locating the private sanitary sewers and identifying them to aid the City and its contractors if construction in the right-of-way is required in the future. The private sanitary process sewers shall be removed by Riverside at its expense at such time the City decides to repair or further improve the right-of-way.

2. Liability. By acceptance of this grant, Riverside agrees pursuant to Wis. Stats. §66.0425(2) to be primarily liable for any damages to person or property by reason of the granting of this privilege, and as consideration for this privilege, further agrees to obtain

and maintain in effect for the duration of this grant liability insurance covering injuries to persons or property with a limit of not less than \$100,000 per person, \$500,000 per occurrence to insure this obligation.

3. Termination. This Agreement shall terminate immediately should Riverside fail to maintain and/or take corrective actions to resolve identified issues to the property described in paragraph 1 for the purpose granted. In addition, the City shall have the right to terminate this Agreement upon ten (10) days written notice to Riverside. Such notice is to be delivered in the manner required by statute for the service of a summons or by certified mail at the option of the City.

Notice as provided for this Agreement if sent by certified mail, shall be sent to the Owner at 2520 Wilson Street, Two Rivers, WI 54241, unless they have notified the City of a different address by certified mail, return receipt requested, addressed to the City, c/o the City Manager at 1717 East Park Street, Two Rivers, WI 54241. Notice shall be deemed given upon mailing.

4. Removal. Riverside agrees that it shall be obligated to remove or abandon by slurry filling in the sewers at its expense the private sanitary process sewers from the portion of the right-of-way subject to the privilege granted herein upon ten (10) days notice by the City. Riverside agrees that it shall voluntarily remove or abandon said process sewers at its expense if it will no longer own, occupy, use said process sewers for their intended use. At such time as the process sewers are removed or abandoned, Riverside shall return the right-of-way to its condition prior to the installation of the process sewers as nearly as possible, at its expense. Riverside that Riverside shall not be entitled to damages for removal or abandonment of said the process sewers. If Riverside fails to so remove or abandon such process sewers upon due notice, they may be removed or abandoned by the City at Riverside's expense and if Riverside fails to pay for such costs they shall be made a lien against Riverside's property as a special charge assessment.
5. Waiver. Riverside specifically waives any right to contest in any manner the validity of this Agreement under Wis. Stats. §66.0425, or the amount of compensation charged.
6. Parties. This Agreement shall be binding upon and inure to the benefit of the parties hereto as well as their successors and assigns. This Agreement shall also be deemed to be a covenant running with the land -of the above-described property owned by Riverside which is immediately adjacent to the sidewalk or street right-of-way over which this privilege is granted.
7. Implementation. This Agreement shall not be effective until it has been executed by the authorized person for the City and Riverside. Failure to properly execute this Agreement makes the Agreement null and void.

RIVERSIDE FOODS

Mark C Smith, CFO

STATE OF WISCONSIN)
) SS
MANITOWOC COUNTY)

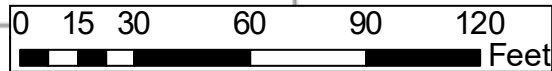
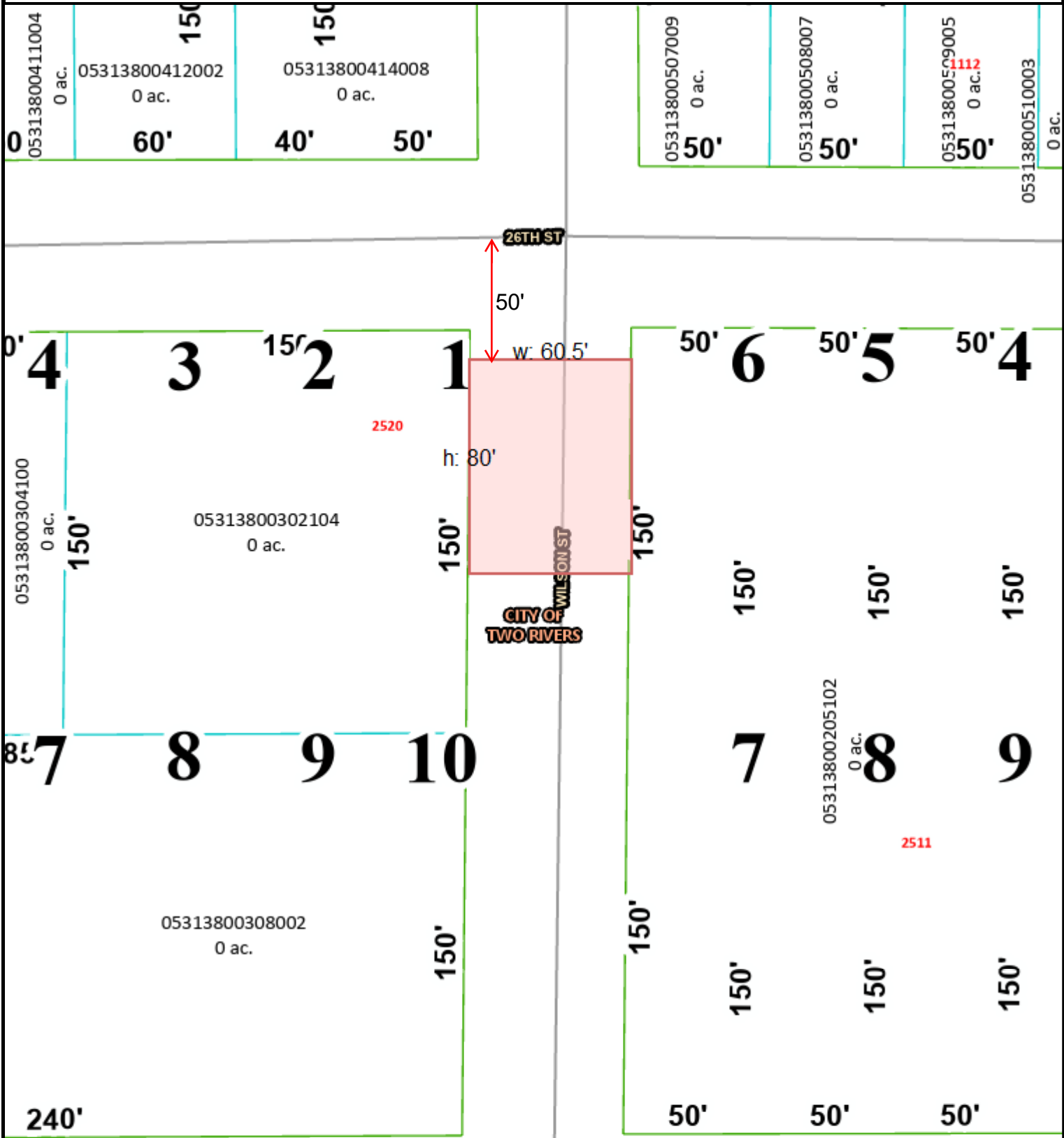
Personally came before me this _____ day of _____, 2024, the above-named _____, known to me to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires: _____

This Instrument was drafted by: John M. Bruce

EXHIBIT A - Wilson Street

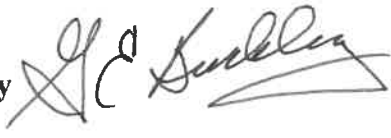
Section 10, Item A.



--MEMORANDUM--

TO: City Council

FROM: Gregory E. Buckley
City Manager



DATE: March 28, 2024

SUBJECT: City Funding Support for Façade and Sign Grants

As we discussed at the work session on March 25, there is \$100,000 included in the 2024 City Budget for sign and façade grants.

These funds are budgeted in three “buckets,” as indicated in the table below.

2024 BUDGETS WITH FUNDS FOR BUSINESS FAÇADE AND SIGN GRANTS

Fund 291, Ec Dev Loan Fund	\$ 20,000	No restrictions on where used
Fund 237, TID 8 Old High School	\$ 30,000	Must be within half mile of TID 8 boundaries, contracted by August 20, 2024 (see attached map)
Fund 242, TID 13, Culvers	\$ 50,000	Must be within half mile of TID 13 boundaries (see attached map)
GRAND TOTAL	\$ 100,000	

Since 2021, the City has provided funds to supplement Two Rivers Main Street’s funding for façade and sign grants to businesses in the downtown area (Business Improvement District). Typically, the City and Main Street have split the cost of such grants, 50/50.

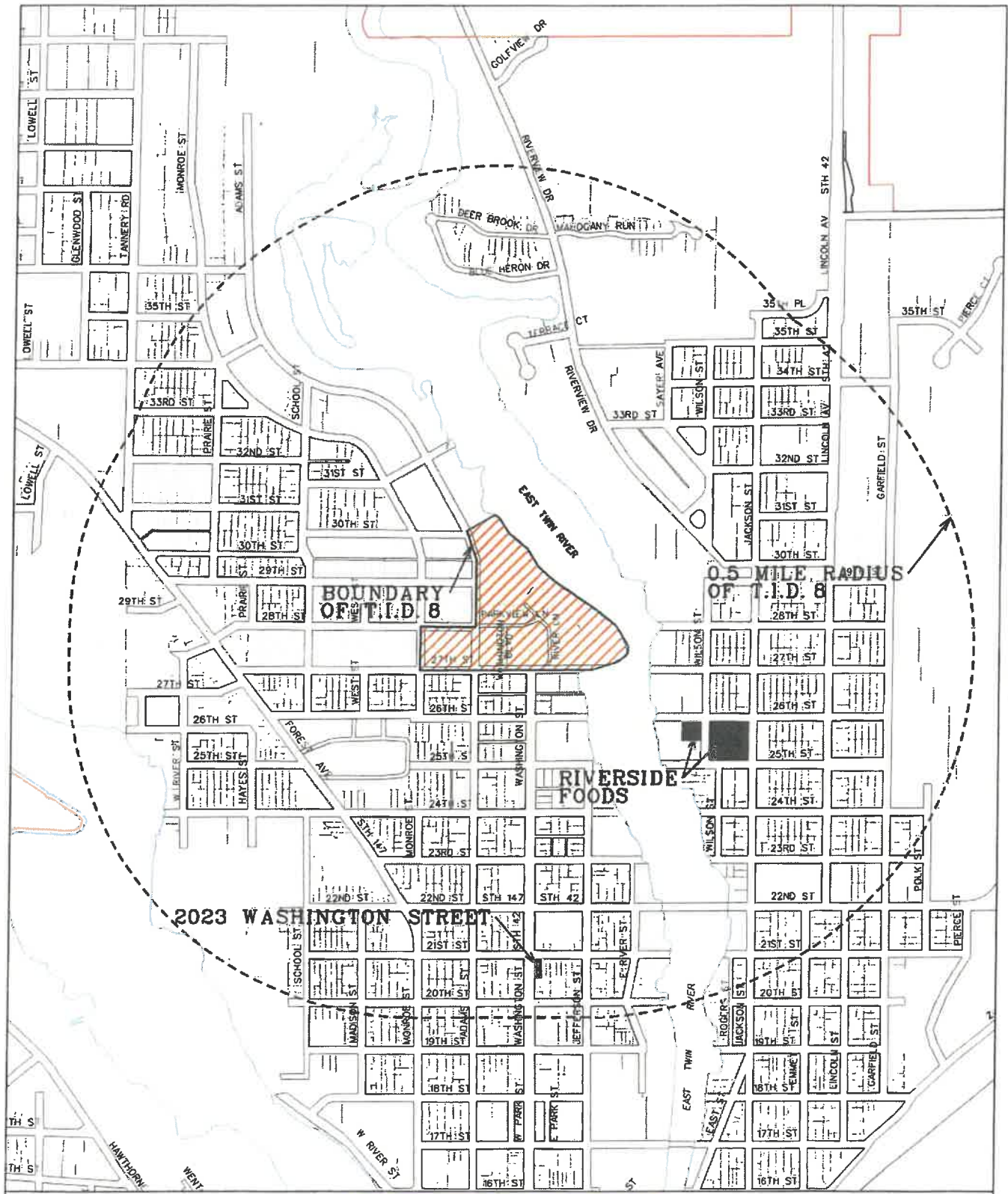
Recent years’ grants in this area have included Weichert Realty façade (completed), Cool Brewing façade (completed), Lakeshore Rock and Gem sign (completed), Lakeshore Restoration sign (completed), and The Hook Lanes and Games façade (initial grant commitment).

Main Street’s Design Committee has reviewed applications for such grants to downtown area businesses, with final approval by the Main Street board. The City has effectively delegated this work to Main Street, and they have handled it well. When downtown area projects are completed and approved for grant payout by Main Street, the City provides a check for its share of eh grant.

For areas outside of the BID, the City has made funds available, with no match from Main Street. A recent grant by the City, to a business outside of the downtown area, was to High Lift Coffee. Main Street’s involvement is not required in these locations.

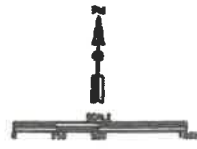
Based on the 2024 City funding identified above, I recommend that the Council authorize the following:

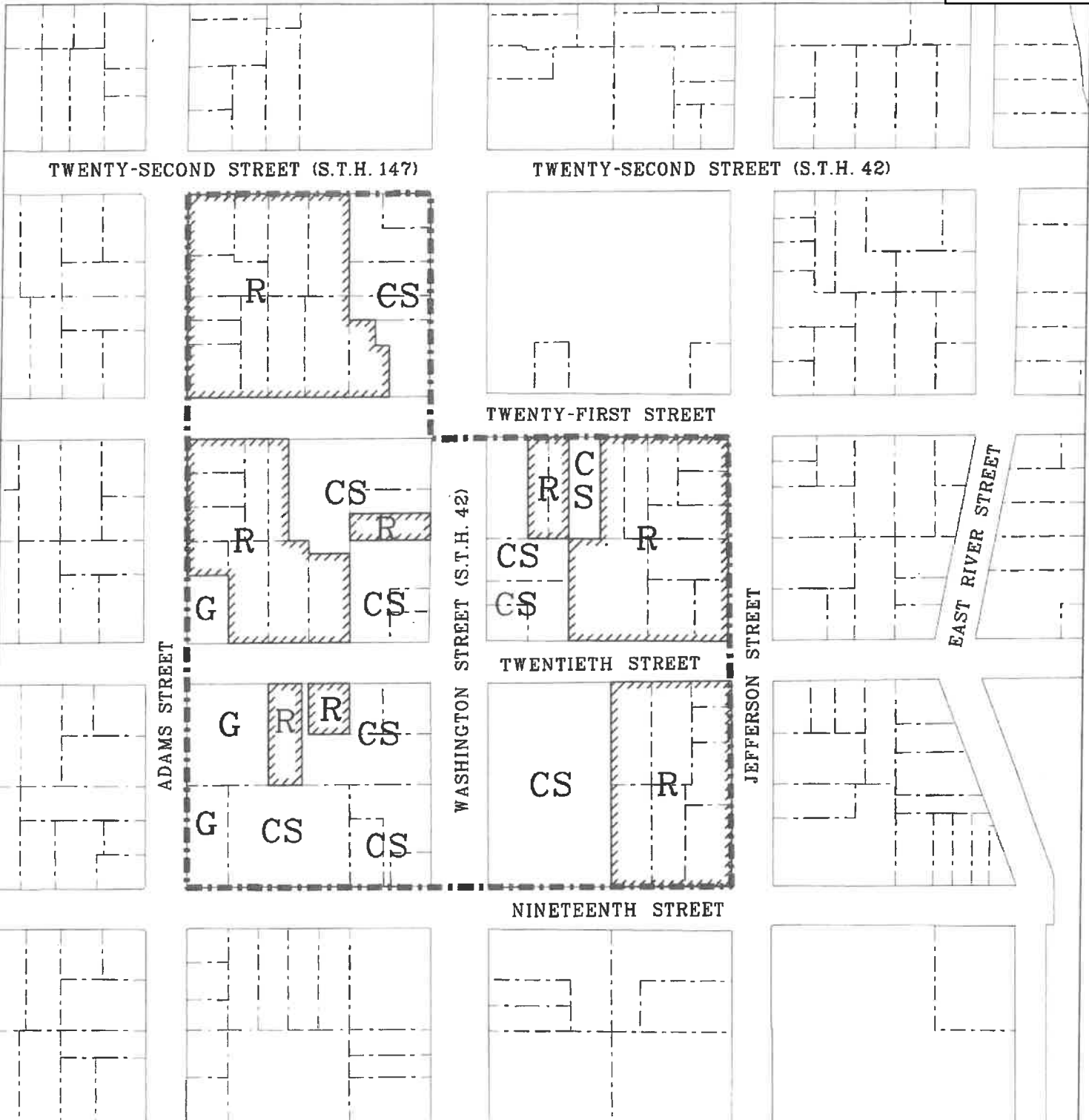
1. Making \$11,000 available to Two Rivers Main Street from the TID 8 or TID 13 budgets, whichever is appropriate, for sign and façade grants to projects in the BID. This amount includes \$5,000 as the City's share of a \$10,000 grant previously committed to The Hook Lanes and Games, 1916 Washington Street. \$6,000 of City funds would then be available for other downtown façade and sign grants, to be awarded by Main Street, consistent with Main Streets' grant program guidelines. Main Street would have to match that \$6,000 50/50
2. Making \$5,000 available to Two Rivers Main Street from TID 13 as City match, on a 50/50 basis, for funding downtown area murals on private properties.
3. Reserving all other TID 7 and TID 13 funds (\$64,000) to the City, to fund façade and sign grants 100 percent by the City, whether located in the BID or elsewhere. Commitment of these funds for downtown area projects would still run through Main Street's intake, review and approval process, but also be subject to approval by the Community Development Director and reported to City Council. (NOTE: this "bucket" would also be the source for a possible increase in the façade grant for The Hook Lanes and Games, as has been discussed recently with the City Council.)
4. Reserving the \$20,000 budgeted in Fund 291 for projects authorized by action of the City Council, with the City's Community Development Office as point of contact for applications.



T.I.D. No. 8

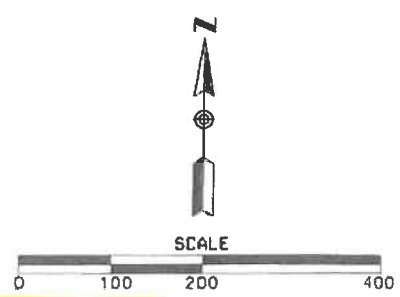
City of Two Rivers
Manitowoc County, Wisconsin





LEGEND

- R - RESIDENTIAL
- CS - COMMERCIAL SERVICE
- G - GOVERNMENTAL/INSTITUTIONAL/
UTILITIES
- - - - BOUNDARY OF T.I.D. No. 13



MAP No. 3 EXISTING LAND USES IN T.I.D. No 13

FOURTH VERSION (3/25/2024)

**DRAFT ORDINANCE REGARDING SIDEWALK DECALS: WORKING COPY ONLY,
SUBJECT TO REVISION**

Recitals

The City Council places a high value on business and its resultant tax base and jobs. It believes that steps should be taken to enhance the City's businesses, and finds that the placement of Sidewalk Decals by private individuals and businesses on City sidewalks in B-1 and B-2 Districts, if carefully regulated, may provide a benefit to the successful operation of retail, restaurant and other businesses in those Districts, and thereby contribute to the general welfare of the City and its residents and property owners.

To that end, the City Council by adoption of this Ordinance allows for the placement of Sidewalk Decals as set forth in this Ordinance on a Trial or Temporary basis, extending from the day after the adoption and publication of this Ordinance as required by law to and including _____[Insert date of expiration of trial period]_____.

Section 1. Definition.

- A. In this Ordinance, "business" refers to a natural person or entity performing an activity or trade with the intent of making a profit through the distribution, sale or rental of goods, food, beverages and/or services at a location adjacent to a public sidewalk.
- B. In this Ordinance, "Sidewalk Decals" refers to temporary, removable signs made from a PVC-free aluminum foil base or vinyl affixed to the surface of a public sidewalk, the sole or chief purpose of which is to advertise, direct attention to or promote the distribution, sale or rental of goods and/or services in and from a business adjacent to the sidewalk to which the signs are affixed.

Section 2. General Requirements for Sidewalk Decals:

- A. Sidewalk Decals shall be removed completely by the time of expiration of the trial period or the term of the permit for which they have been issued, in a manner that leaves no visible evidence or residue on the surface of the sidewalk;
- B. Sidewalk Decals shall not damage the sidewalk while in place or during installation and removal;

- C. Sidewalk Decals shall be made of a textured non-slip material rated ANSI A137.1/A326.3 ;
- D. Sidewalk Decals shall be removed immediately if loosened or damaged during the time of permitted use;
- E. Sidewalk Decals shall be kept in good repair at all times so that the entire sign is clearly legible and free of damage, deterioration and/or defacement;
- F. Sidewalk Decals shall not impede pedestrian traffic;
- G. Sidewalk Decals shall not be installed or maintained if such Sidewalk Decals or their placement or location are in violation of any applicable Federal, State or Local law or regulation, including but not limited to the Americans with Disabilities Act.

Section 3. Size.

No Sidewalk Decal may exceed 24 inches x 24 inches in area, if square, or have a dimension in excess of 24 inches if of any other shape.

Section 4. Location.

Sidewalk Decals may be installed only in the B-1 and B-2 Zoning Districts. Each Sidewalk Decal shall be installed within a single sidewalk panel adjacent to the building in which the business it is intended to advertise or direct attention to is located.

Section 5. No Resemblance to Official Signage.

Sidewalk decals may not resemble any official signage or markers or any signage that, by reason of content, location, position, shape or color, may be reasonably confused with or construed as traffic control devices.

Section 6. Indemnification.

Applicants for a Sidewalk Decal permit shall, before the permit is granted, agree in writing to indemnify and hold the City harmless from any claims made against the City by any person arising out of the installation of the Sidewalk Decal that exceeds the amount of the cash bond or surety.

Section 7. Acknowledgement of Responsibility. Applicants for a Sidewalk Decal permit shall acknowledge in writing that as it relates to any comparison of negligence or liability between the

Applicant and the City and in consideration of the privilege granted to place Sidewalk Decals by issuance of a permit, they are solely responsible for any damage or injury arising from the installation of the Sidewalk Decal.

Section 8. Number.

For purposes of this Section, "Business premise" means a leased area, or area used by an owner of a building, used for a separate commercial activity in a building outside of which Sidewalk Decals are allowed. Each business premise located in a building adjacent to a City sidewalk may have one Sidewalk Decal. If the business premise is located on a corner of a street, it may install one Sidewalk Decal on each street on which it fronts. If more than one entity or person uses a business premise in pursuit of the same business or profession as other entities or persons, no more than one Sidewalk Decal may be installed pursuant to this Ordinance referring to that business premise. Those using the same business premise shall determine what Sidewalk Decal shall be installed in that case, if any.

Section 9. Sidewalk Repair and Construction.

The City may require that the sidewalks on which Sidewalk Decals have been installed be repaired or replaced to maintain public safety, or destroyed and reconstructed as may be required to provide services to buildings adjacent to them. In such cases, the City shall have no liability for damages to nor any obligation to repair or replace Sidewalk Decals which must be removed or are destroyed as a result.

Section 10. Conflict with Other Ordinances.

If any Section of this Ordinance conflicts with other Sections of Chapter 10-4, then the Section of this Ordinance shall apply. In all other respects, the Sections of Chapter 10-4 shall be controlling.

Section 11. No Regulation of Content. This Ordinance shall not be construed to regulate the message or content of any Sidewalk Decal, and is intended to set forth requirements related only to the location, size, number, installation, removal and other characteristics of a Sidewalk Decal.

Section 12. Permit. An Application for a Sidewalk Decal Permit must be submitted, and a Permit issued, before a Sidewalk Decal may be installed. The initial fee for such Permit shall be \$50.00 and shall be for the term of one year. Permits may be renewed for additional one year periods upon payment of \$10.00 prior to the expiration of the initial term or any succeeding one year period.

Section 13. Removal of Defective Sidewalk Decals or those Without Permit.

A. An authorized representative of the City is authorized to remove any Sidewalk Decal in violation of this Ordinance of for which a Permit has not been obtained. Except as otherwise provided in this Section, before taking action to require removal of any such Sidewalk Decal an

authorized representative of the City shall give a written compliance notice to the holders of the permit for the Sidewalk Decal, or if no permit has been issued, to the owner(s) or lessee(s) of the business premises to which the Sidewalk Decal pertains. The notice shall state the grounds for removal, specifying the deficiencies or defects in such sign with reasonable definiteness, and the violations charged, if any. Such notice shall specify what repairs, if any, will make the sign conform to the requirements of this chapter and specify that the sign must be removed or made to conform with the provisions of this chapter within a specified time period, not less than _____. If the Sidewalk Decal is not removed within that period, the Sidewalk Decal may be removed by the City's representative and destroyed summarily and without notice, at the expense of the owner of the Sidewalk Decal or of the business premises to which it pertains.

Service of notice shall be made as follows:

- 1. By mailing via regular mail a copy of the notice to such parties; or
- 2. By personally delivering copies of the notice to such parties; or
- 3. By leaving a copy of the notice with any person in charge of the business premises; or

THIRD VERSION (3/25/2024)

**DRAFT ORDINANCE REGARDING SIDEWALK DECALS: WORKING COPY ONLY,
SUBJECT TO REVISION**

4. In the event that no such person can be found on the premises, by affixing a copy of the notice in a conspicuous position at an entrance to the business premises.

B. An authorized representative of the City may cause any signs which are of immediate peril to persons or property to be removed and destroyed summarily and without notice, and also at the expense of the owner of the sign or premises upon which the sign is located.

C. The cost associated with any removal performed on behalf of the City may be assessed as a charge against the property pursuant to the provisions of Section 66.0627, Wisconsin Statutes, if the owner of the building to which the Sidewalk Decal pertains was responsible for installation of the Sidewalk Decal.

Section 14. Severability. If any section, clause, provision or portion of this Ordinance is found to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall not be affected.

RESOLUTION

***Directing Staff to Proceed to Amend
Tax Incremental Financing District (TID) 12 Plan and Boundary to
Assist with Redevelopment Projects***

WHEREAS, a business owner (“Business Owner”) is seeking to expand their current auto service operations at their location (“Redevelopment Project”) at the northwest corner of Washington 15th and Streets within TID 12; and

WHEREAS, a developer (“Developer”) has purchased a property and is pursuing the redevelopment (“Redevelopment Project”) of a former bar into a boutique hotel and spa on 16th Street, a location adjacent to but outside the current TID 12 boundary; and

WHEREAS, the Business Owner and the Developer have represented, and the City anticipates, that TIF funding assistance will be necessary for the aforementioned projects to occur with the completion of a TIF 12 Plan and Boundary Amendment; and

WHEREAS, the City wishes to provide financial support to the extent necessary to make redevelopment activities in downtown possible, recognizing that such investment, and the resulting increased economic activity in downtown Two River’s is very beneficial to the overall community’s development efforts; and

WHEREAS, the City wishes to provide financial support to the extent necessary to make possible such redevelopment activities, recognizing that such investment is in support of the City’s downtown business district, along Washington Street and nearby streets, is consistent with the City’s 2022 Comprehensive Plan Update and the plan includes the following recommended community development actions:

- Promote redevelopment in the downtown area; and
- Continue to emphasize investment by retail and service businesses in the city’s downtown area.

WHEREAS, such redevelopment activities are also consistent with the City’s Economic Development Strategic Plan, adopted April 2018, with priorities for economic development that include:

- Focus on redevelopment of properties on Washington Street
- Create/effectively implement the use of Tax Incremental Financing for redevelopment; and

WHEREAS, the City anticipates that activities to be included in the Tax Incremental Financing Plan for such TIF District will include:

- (a). A TIF grant to the Business Owner in the form of pay as you go to assist with Redevelopment Project costs, the terms for such grant to be addressed in a written development agreement between the City and the Business Owner;

(b). A TIF grant to the Developer in the form of pay as you go to assist with Redevelopment Project costs, the terms for such grant to be addressed in a written development agreement between the City and the Developer;

(c). Plan public infrastructure improvements, such as:

- 1. Improvements to the intersection of 15th, Jefferson and East River Street;
- 2. Possible pedestrian, bicycling, roadway modifications to Washington, Lake, and 12th Street.

(d). Additional funds for the City owned Pump House to move the visitor center project forward;

(e). Acquisition of blighted properties;

(f) Interest and other costs of borrowing associated with the financing of the above activities;

(g). The City’s reasonable administrative, legal, planning and engineering costs associated with the above activities; and

WHEREAS, timely adoption of the Project Plan and boundaries for such TIF District is important to the success of the proposed redevelopment Project that is the impetus for this resolution;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Two Rivers City Council directs the City Manager and staff to proceed with all necessary activities related to an amended TID Plan and Boundary to allow for timely action by the Plan Commission, City Council and Joint Review Board.

Dated this 1st day of April 2024

Councilmember

Gregory E. Buckley
City Manager