

**CITY OF TWO RIVERS
COUNCIL PROCEEDINGS
WORK SESSION
Monday, September 28, 2020 – 6:00 PM
Council Chambers – City Hall
MINUTES**

1. Call to Order by President Curt Andrews at 6:00 PM.
2. Roll Call

| Attendee Name | Title | Status | Arrived |
|-------------------|----------------|---------|---------|
| Adam Wachowski | Councilmember | Present | |
| Bill LeClair | Councilmember | Present | |
| Bonnie Shimulunas | Councilmember | Present | |
| Curt Andrews | President | Present | |
| Darla LeClair | Vice-President | Present | |
| Jack Powalisz | Councilmember | Present | |
| Jay Remiker | Councilmember | Present | |
| John Casavant | Councilmember | Present | |
| Mark Bittner | Councilmember | Present | |

Also present were Brian Delleman, Electric Utility; Dave Buss, Finance Director; Elizabeth Runge, Economic Development Director/City Planner; Dave Dassey, City Information Technology; Jack Bruce, City Attorney and Greg Buckley, City Manager.

3. Consideration of any Council Member Requests to Participate in this meeting from a remote location

A motion to allow Greg Buckley, City Manager and Adam Wachowski, Councilmember to participate by remote location for this meeting.

| | |
|------------------|---|
| RESULT: | APPROVED VOICE VOTE [UNANIMOUS] |
| MOVER: | Jack Powalisz, Councilmember |
| SECONDER: | Mark Bittner, Councilmember |
| AYES: | Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner |

4. Actions Related to Funding for Planned Storm Water Pond on the Former Eggers Downtown Property
 - A. **2020-193** Resolution Designating City's Authorized Representative for Actions Related to the Application for Funding Through the State of Wisconsin Environmental Improvement Fund (Clean Water Fund)
Recommended Action:
Motion to waive reading and adopt the Resolution

Mr. Buckley stated this project has been in the planning stages for several years. The City submitted an pre-application for a Clean Water Fund loan in the Fall of 2019 and it appears that the project will qualify for a 30 percent principal forgiveness. This pond is ranked 10th in terms of cost-effectiveness. The estimated construction cost is \$978,000; after applying Urban Non-Point grant of \$177,000 (pending) and 30% principal forgiveness, net cost to City is estimated at \$560,700 (\$684,600 if principal forgiveness only). That net cost would be financed over 20-years with a low-interest Clean Water Fund loan.

RESULT: APPROVED WITH ROLL CALL [UNANIMOUS]
MOVER: Jack Powalisz, Councilmember
SECONDER: Mark Bittner, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

B. **2020-194** Resolution Declaring Intent to Reimburse Expenditures from Proceeds of Borrowing

Recommended Action:

Motion to waive reading and adopt the Resolution

Mr. Buckley stated this Resolution is needed so the City shall can expenditures from its funds on hand and then be reimbursed such costs from proceeds of the Clean Water Fund Program loan when such proceeds become available.

RESULT: APPROVED WITH ROLL CALL [8 TO 1]
MOVER: Mark Bittner, Councilmember
SECONDER: Jack Powalisz, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, John Casavant, Mark Bittner
NAYS: Jay Remiker

5. Actions Related to Funding for Planned Reconstruction of the Pine Tree Lift Station

A. **2020-195** Resolution Declaring Intent to Reimburse Expenditures from Proceeds of Borrowing

Recommended Action:

Motion to waive reading and adopt the Resolution

Mr. Buckley stated the Resolution needs to be adopted prior to September 30, 2020 in order to submit the final application for the borrowing and principal forgiveness loan through the Clean Water Fund. The estimated project cost is \$589,000 including engineering and contingency. The decision on whether to bid this project over the coming winter, for 2021 construction, can be made during 2021 Budget process.

Mr. McDonald addressed the need to replace this lift station, which is housed in an underground steel structure that dates back to 1964.

RESULT: APPROVED WITH ROLL CALL [UNANIMOUS]
MOVER: Bonnie Shimulunas, Councilmember
SECONDER: Bill LeClair, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

6. Actions Related to Mariners Trail Resurfacing Project

- A. **2020-196** Award of Bid for Resurfacing of a Portion of Mariners Trail--2020 Capital Budget Item

Recommended Action:

Motion to award the bid to Northeast Asphalt, in its low bid amount of \$74,005.00

Mr. Buckley stated this project was bid for 1.1 miles of resurfacing with limited milling. The one bid received was well below budget. Mr. Buckley stated he recommends awarding that bid to Northeast Asphalt and issuing a second request for bids, for an estimated \$33,000 in additional resurfacing of 2,200 linear feet in the area identified in the City Engineer's memo.

RESULT: APPROVED WITH VOICE VOTE [UNANIMOUS]
MOVER: Adam Wachowski, Councilmember
SECONDER: Mark Bittner, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

- B. Direction to Seek a Second Bid, for Additional Resurfacing Work

Recommended Action:

Motion to direct staff to seek sealed bids on resurfacing approximately 2,200 linear feet of Mariners Trail

RESULT: APPROVED WITH VOICE VOTE [UNANIMOUS]
MOVER: Jack Powalisz, Councilmember
SECONDER: Mark Bittner, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

Motion to allow City Manager Buckley and Councilmember Wachowski, attend the Closed Session from a remote location.

RESULT: APPROVED VOICE VOTE [UNANIMOUS]
MOVER: Mark Bittner, Councilmember
SECONDER: Jay Remiker, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

7. Closed Executive Session

At 6:45 PM, a motion to enter into closed session, per Wisc. Stats.19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session.

Topic for Discussion in Closed Session: Discuss possible assistance to development project; Consider offer to purchase the former Paragon property, 606 Parkway Boulevard, by Enlight Group II, LLC; Consider offer to purchase the former Paragon property, 606 Parkway Boulevard, by AIM Manitowoc, LLC.

RESULT: **APPROVED ROLL CALL [UNANIMOUS]**
MOVER: Bonnie Shimulunas, Councilmember
SECONDER: Bill LeClair, Councilmember
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

During Closed Session, Councilmember Jack Powalisz excused himself from the meeting at 8:00 PM.

8. Reconvene in Open Session

At 9:25PM, to reconvene in open session.

RESULT: **APPROVED VOICE VOTE [UNANIMOUS]**
MOVER: Jay Remiker, Councilmember
SECONDER: Darla LeClair, Vice-President
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz, Jay Remiker, John Casavant, Mark Bittner

9. Consider Actions Related to Matters Discussed in Closed Session

- A. **2020-197** Possible Assistance to Development Project: Consideration of Comfort Resolution, Directing Staff and the Plan Commission to Develop Plans for a New or Amended Tax Incremental Financing District (TID) to Assist with a Redevelopment Project Involving Properties Between 12th Street and the West Twin River, West of Washington Street

Recommended Action:

Motion to waive reading and adopt the Resolution

RESULT: **APPROVED WITH ROLL CALL [UNANIMOUS]**
MOVER: Adam Wachowski, Councilmember
SECONDER: Darla LeClair, Vice-President
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jay Remiker, John Casavant, Mark Bittner
ABSENT: Jack Powalisz

- B. **2020-198** Offer to Purchase the Former Paragon Property, 606 Parkway Boulevard

Recommended Action:

Motion to authorize the City Manager and City Clerk to sign an acceptance of one of the Offers to Purchase reviewed in closed session (Item 7 above) on behalf of the City

RESULT: **APPROVED WITH ROLL CALL [7 TO 2]**
MOVER: Bill LeClair, Councilmember
SECONDER: Jay Remiker, Councilmember
AYES: Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla LeClair, Jack Powalisz,
 Jay Remiker, John Casavant
NAYS: Adam Wachowski, Mark Bittner

10. Adjournment

At 9:35 PM, a motion was made by Councilmember Jay Remiker, seconded by Councilmember Darla LeClair, to adjourn the meeting.

RESULT: **APPROVED VOICE VOTE [UNANIMOUS]**
MOVER: Jay Remiker, Councilmember
SECONDER: Darla LeClair, Vice-President
AYES: Adam Wachowski, Bill LeClair, Bonnie Shimulunas, Curt Andrews, Darla
 LeClair, Jay Remiker, John Casavant, Mark Bittner
ABSENT: Jack Powalisz

Kim M. Graves
City Clerk