

**CITY OF TWO RIVERS
COUNCIL PROCEEDINGS
WORK SESSION
Monday, July 26, 2021 – 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	Vice-President	Present	
Bill LeClair	Councilmember	Present	
Bonnie Shimulunas	Councilmember	Present	
Curt Andrews	President	Present	
Darla LeClair	Councilmember	Present	
Jeff Dahlke	Councilmember	Present	
Jay Remiker	Councilmember	Absent	
Tracey Koach	Councilmember	Present	
Mark Bittner	Councilmember	Present	

Also present were Ross Blaha, Water Utility Director; Dave Buss, Finance Director; Brian Dellemann, Electric Utility Director; Brian Kohlmeier, Police Chief; James McDonald Public Works Director; Elizabeth Runge, Community Development Director; and Greg Buckley, City Manager.

3. Action Item

- A. Direction to Move Forward with Central Park West 365 Project—Brief Presentation and Questions and Answers with Blake Theisen of Parkitecture + Planning

Blake Theisen and Katie MacDonald of Parkitecture + Planning presented changes to the proposed Central Park West concept plan to include a splash pad and ice rink feature, new bandshell, and restroom facilities as discussed at the June 28th Work Session meeting. The configuration in front of the bandshell was changed to add concrete to allow for easier maintenance with bench seating. Additional seating areas were added near the restroom facilities as requested to provide seating for those needing to change into skates. Aerial and street view 3D renderings were presented with both summer and winter views.

Mr. Buckley recommended applying to possible grant funding sources, including the West Foundation for matching grant funding to assist in financing of the park renovation. Council had additional discussion related to safety concerns with closing off a portion of West Park Street for park expansion and creating the need for drivers to maneuver U-turns in limited space. Additional discussion was had regarding the extravagance of the proposed design and whether all aspects in the concept plan are necessary or if the project could be scaled back or addressed in phases if necessary.

Motion to:

1. Express the City's intent to move forward with the project, consistent with the concept plan;

2. Direct the City Manager to provide for funding one-third of the estimated project cost, \$600,000, in the 2022 City Capital Budget, to be funded through borrowing;
3. Seek a proposal from Parkitecture + Planning for final design services and construction engineering/inspection services, to be presented for Council action (on the design phase) at the August 2 regular meeting;
4. Affirm that the Central Park West 365 Planning Committee will continue to work with the City's design consultant and City staff in developing final plans for the project;
5. Authorize the City Manager and staff to pursue grant applications related to funding of this project;
6. Authorize the City Manager to appoint a fundraising committee to develop and implement a fundraising strategy for the project; and
7. Further direct the Central Park West 365 Planning Committee to address the loss of parking resulting from the closure of West Park Street and assure that the construction of the bandshell meets the needs of the various performers that utilize it.

RESULT:	APPROVED WITH VOICE VOTE [7 TO 1]
MOVER:	Mark Bittner, Councilmember
SECONDER:	Darla LeClair, Councilmember
AYES:	Mark Bittner, Jeff Dahlke, Tracey Koach, Bill LeClair, Darla LeClair, Jay Remiker, Bonnie Shimulunas
NAYS:	Adam Wachowski
ABSTAIN:	Curt Andrews

4. Discussion Items

A. Letter from Next Era About No Longer Maintaining Warning Sirens

Mr. Buckley provided a letter the City recently received from Next Era Energy regarding their intention to discontinue maintenance of the warning sirens in the City of Two Rivers.

Chief Kohlmeier provided insight based on his conversation with Manitowoc County's Emergency Management Director indicating that warning sirens are not in widespread use across the United States, or even Wisconsin. Typically, the cost of the sirens is incurred by the municipality, but the City of Two Rivers has been fortunate that Next Era Energy covered the cost due to the City's proximity to the nuclear power plant. All sirens in the City of Two Rivers are relatively new and relatively low tech, consisting of a siren and a radio making them very stable and low maintenance. The City of Manitowoc maintains 10 sirens and indicated that their typical annual spend is not more than \$1,000 total on siren maintenance with most of the maintenance able to be performed by staff electricians. Maintenance needs could likely be less in the City of Two Rivers due to a smaller quantity of sirens and less use compared to the City of Manitowoc.

The City Manager stated that this item was included on the work session agenda for discussion only, and that the August 2 Council agenda will include an action item on the City of Two Rivers taking over maintenance of the warning sirens.

B. Two Rivers Family Swim Center—Pool Capital Needs

Councilmembers Dahlke and Wachowski shared information regarding funding needs for additional capital improvements at the Two Rivers Family Swim Center.

Mr. Buckley indicated that while the City does not typically provide financial support for private entities, the City could potentially assist the not for profit Two Rivers Family Swim Center if the Council was inclined to do so. This is because the swim center provides a public recreational benefit, which can be accessed by the entire community by purchasing a day pass or a season pass. He added that the facilities and services offered by the Two Rivers Family Swim Center have helped keep the City of Two Rivers from having to incur the costs of having a public pool.

Councilmember Wachowski stated that he liked the idea of presenting a referendum to the voters, regarding possible City support for a capital campaign by the Swim Center.

Council President Andrews requested that representatives from the Two Rivers Family Swim Center be invited to a future Council Work Session meeting to communicate their needs. Councilmember Wachowski stated that he would follow up with Swim Club representatives.

C. Property Maintenance and Code Enforcement Concerns

1. Storage Canopies

Council discussed a complaint received relating to the new ordinance on storage canopies, from a Lincoln Street property owner who submitted a permit application for such a canopy in February 2021, prior to Council's adoption of that Zoning Ordinance amendment. This was after he was contacted by the City's Inspections Department about the need to remove his non-compliant canopy, reportedly installed in 2016. Mr. Buckley noted that the canopy was illegal at the time because it had side walls, which had not been allowed on new canopy installations since 2011. Under the new ordinance, canopies with side walls can be permitted but the applicant is still not eligible to erect a storage canopy since a garage exists on the property-this provision was added in the 2021 amendment. Council and the City Manager agreed to offer the complainant the option of obtaining a permit for the storage canopy, provided that there be no side walls on the canopy, because such an installation would have been allowed at the time his application was submitted, in February 2021.

2. Exterior Property Maintenance Issues

Council discussed the process for identifying properties that need exterior maintenance and the timeline for the property owner to complete any needed repairs. Staff suggested that the current penalties may need to be adjusted. Many times property owners are inclined to pay the citation versus making the needed repairs, due to the low cost of the penalties imposed.

3. 2021-2022 Goal of Providing Improved Tools and Resources for Addressing Deteriorated and Blighted Properties

Council discussed the potential need for additional resources to address deteriorated and blighted properties in the City and will take it into consideration during the 2022 budget process. Additionally, City staff will get together to discuss potential ordinance revisions related to deteriorated and blighted properties.

D. Preliminary Budget Review Schedule Handout

Mr. Buckley distributed the preliminary 2022 budget review schedule. Finance Director Dave Buss indicated his intent to have more of the budget process completed at the Staff level prior to taking it to the Personnel & Finance Committee and Council. Department heads will be receiving preliminary budget documents by the end of July.

5. Closed Executive 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 investing of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session.

- Discuss Possible City Assistance to Economic Development Projects
- Discuss Possible Property Sale
- Discuss Option to Purchase Agreement with AIM Manitowoc, LLC, Relative to Former Paragon Property

Motion to enter into closed session at 8:30 PM pursuant to 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: discuss possible City assistance to economic development projects, possible property sale, and option to purchase agreement with AIM Manitowoc, LLC, relative to former Paragon property

RESULT:	APPROVED ROLL CALL [UNANIMOUS]
MOVER:	Mark Bittner, Councilmember
SECONDER:	Tracey Koach, Councilmember
AYES:	Curt Andrews, Mark Bittner, Jeff Dahlke, Tracey Koach, Bill LeClair, Darla LeClair, Jay Remiker, Bonnie Shimulunas, Adam Wachowski

5. Reconvene in Open Session

Motion to reconvene in open session at 9:04 PM to consider possible actions in follow-up to closed session discussions.

RESULT:	APPROVED VOICE VOTE [UNANIMOUS]
MOVER:	Jeff Dahlke, Councilmember
SECONDER:	Darla LeClair, Councilmember
AYES:	Curt Andrews, Mark Bittner, Jeff Dahlke, Tracey Koach, Bill LeClair, Darla LeClair, Jay Remiker, Bonnie Shimulunas, Adam Wachowski

Motion to not approve the request by AIM Manitowoc, LLC for an extension of its option purchase agreement for the former Paragon property at 606 Parkway Blvd, which expires July 26, 2021.

RESULT: **APPROVED VOICE VOTE [7 TO 2]**
MOVER: Bill LeClair, Councilmember
SECONDER: Jeff Dahlke, Councilmember
AYES: Curt Andrews, Mark Bittner, Jeff Dahlke, Tracey Koach, Bill LeClair, Darla
 LeClair, Bonnie Shimulunas
NAYS: Jay Remiker, Adam Wachowski

6. Adjournment

Motion to dispense with the reading of the minutes of the meeting and adjourn the meeting at 9:06 PM.

RESULT: **APPROVED VOICE VOTE [UNANIMOUS]**
MOVER: Jeff Dahlke, Councilmember
SECONDER: Jay Remiker, Councilmember
AYES: Curt Andrews, Mark Bittner, Jeff Dahlke, Tracey Koach, Bill LeClair, Darla
 LeClair, Jay Remiker, Bonnie Shimulunas, Adam Wachowski

Jamie Jackson
City Clerk