

APRIL, 2024

CITY OF TWO RIVERS



TWO RIVERS
WISCONSIN

NEWSLETTER



Thanks to Everyone Involved in the Search for Elijah Vue

Since February 20, all members of our Two Rivers community have been focused on the search for a beautiful little three-year old boy who disappeared from our very midst.

People all over Wisconsin and our nation are following the search for Elijah, hoping and praying for a positive outcome.

This has been a very trying time for Two Rivers. But it has also shown the very best in our community and society.

We are thankful for the dedicated members of our Two Rivers Police Department who are tirelessly pursuing this case. And for the support they have received from all of our City team.

We are also thankful for the dozens of agents and analysts from the FBI and Wisconsin's Division of Criminal Investigation who quickly mobilized and have been dedicated to this case since Day 1. ...And first responders from our surrounding towns and cities, and all across Wisconsin, who have joined in the search.

Thanks,, finally, to those in the community who have supported the search and investigation with donations of food for the searchers, donations to the reward fund, and who have volunteered thousands of hours engaging in searches of Two Rivers, surrounding areas, and other areas of Wisconsin.

Elijah, you are loved, and every day you remind us of the importance of every little child in our midst.

CITY SECURES FAVORABLE BORROWING RATES FOR 2024 CAPITAL PROJECTS

RW Baird recently assisted the City with securing 10-year financing for our 2024 capital projects. The interest rate obtained for ten-year notes totaling \$3.02 million was 3.59 percent. This compares favorably with a rate of 3.78 percent for the City's 2023 capital projects borrowing.

COUNCIL AWARDS CONTACT FOR ROOSEVELT AVENUE RECONSTRUCTION

The City Council at its March 4 meeting awarded the contract for reconstruction of Roosevelt Avenue from Lowell Street to 12th Street.

Seven bids were received for the project. The low bid by Mammoth Construction of Manitowoc, at \$2,854,816, was about 5 percent under the Engineer's cost estimate and 3 percent less than the next lowest bidder.

Adding 10 percent for engineering and contingency, the total cost of the project is projected to be \$3,40,000.

The project includes replacement of the existing street with a new concrete street, as well as replacement of all underground utilities.

The street will be narrowed slightly, with elimination of parking on one side of the street. One goal of this narrowing is to reduce traffic speeds in this largely residential neighborhood.

Project construction should begin in April and be wrapped up by October.

ZONING PERMIT OK'D FOR PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT WOODLAND INDUSTRIAL PARK

The City Council on March 4 approved a conditional use permit for a nearly 10-acre battery energy storage system (BESS) facility proposed for the City's Woodland Industrial Park.

Tenaska, an independent energy company headquartered in Omaha, Nebraska, is pursuing the development of the Two Rivers BESS facility, dubbed Hawk Energy Storage.

If constructed, the project is estimated to be a \$250 million capital investment that would store 150 megawatts of electrical energy in lithium ion batteries housed in an array of cabinets on the site. Per the project's developers, the project will store enough energy to power 100,000 homes for four hours.

Battery energy storage systems are being built all over the U.S., to address a major challenge of converting to more renewable energy: "the sun doesn't always shine and the wind doesn't always blow."

During times of peak generation, when area wind and solar resources are producing, a BESS can be charged with excess power available on the electric grid. Then, at times of peak demand, that stored energy can be discharged back into the grid, assuring adequate energy to meet customer demand.

The proximity of the Woodland Industrial Park to major electrical transmission infrastructure (Shoto substation to the west) and to major renewable energy sources in our region both favor development of an energy storage facility at that location.

The conditional use permit as approved by the City Council includes conditions that will help assure the safe construction and operation of this facility. It will be designed and built in accordance with National Fire Prevention Association Standard 855 (NFPA 855), the national standard for the development and operation of stationary energy storage systems.

The Two Rivers Fire Department has already met with representatives of Tenaska's development team, to address emergency response plans specific to the facility and training for area first responders. A facility decommissioning plan will be developed and subject to City approval, to help assure that resources are available to remove the facility at the end of its useful life.

If constructed, the Project Hawk BESS should generate substantial revenues to the City, in the form of property taxes or a payment in lieu of taxes. The project will strengthen the regional power grid and continue Two Rivers' role as a major player in meeting Wisconsin's electrical energy needs.

(Note: Hawk Energy Storage is proposed as a private investment and will be tied directly to the regional electric grid. The City of Two Rivers' electric utility, which buys all of its electrical energy from WPPI Energy (www.wppienergy.org), will not have any contractual relationship with this facility.)



Example of a BESS facility—from Tenaska's presentation to the Two Rivers City Council

To view Tenaska's presentation on Hawk Energy Storage Project, from the February 5, 2024 City Council meeting, go to the www.two-rivers.org, and click on "Hawk Energy Storage Project."

100 Years of Council-Manager Government in Two Rivers

In 1924, encouraged by the City's auditor, the local newspaper and a national "good government" group, the National Civic League, over 500 Two Rivers voters petitioned the City Council to reorganize local government under Chapter 64 of WI Statutes, "providing for the City Manager Plan."

Voters approved the ballot proposal in the April 1924 city election, 1080-799.

Over the following 100 years, Two Rivers has been served by 12 different city managers.

Council-Manager government, with an elected city council as the legislative body and a full-time professional manager or administrator responsible for staff leadership and operations, is the most popular form of local government in the U.S.

THE CITY OF TWO RIVERS 2024 INTERIM MARKET UPDATE: Every property will be reviewed. Adjustments will be based on market value using recent market sales (last 3 years)

Property assessments and how assessors perform field inspections.

Assessors play a crucial role in maintaining fair and accurate property assessments for the City of Two Rivers. A key aspect of their work involves conducting field inspections, a systematic process of onsite review that ensures property is assessed accurately.

The Wisconsin Department of Revenue requires assessors to perform periodic inspections throughout an assessment period. Usually a city-wide inspection process is needed every 10 to 20 years, depending on how accurate the data is or how often sales or improvements are made to properties in the area. There are multiple reasons an assessor would perform an inspection. When a new property is built or sales occur an inspection will be needed. Also, if a property owner takes out a permit to improve their property or if there is a request for an inspection on a property an assessor will visit and update their records.

The process begins with sending notices to property owners, informing them of the upcoming assessment visit. This step is crucial as it allows property owners to prepare for the assessment and ensures transparency in the process. Before notices are sent, assessors will inform city officials that letters are going out along with an estimated timeframe to complete the inspections. Here are the basics when it comes to performing assessment inspections:



Sending Notices: Assessors start by sending notices to property owners, informing them of the upcoming assessment visit. This step ensures that property owners are aware of the assessment process and can prepare for the visit. Notices will be sent out in June/July.

Arriving at the Property: Assessors arrive at the property and introduce themselves to the owner or occupant. They will explain the purpose of their visit and request permission to inspect the property. If no one is home the assessor will leave a call back tag on your door.

Measuring and Listing: This step is performed for new construction and large scale additions. Assessors will proceed to measure the property and list its characteristics, such as the size and type of buildings, the size of the land, and any other relevant features. They may use tools such as measuring tapes, laser rangefinders, or GPS devices to gather accurate measurements.

Taking New Photos: Assessors may need to take new photos of the property to update the assessment records.

These photos help assessors document the property's condition and any changes since the last assessment.

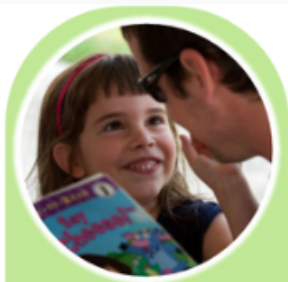
Updating Data: Using advanced CAMA (Computer-Assisted Mass Appraisal) assessment software, assessors update the property data on-site. This software allows assessors to input the measurements, characteristics, and photos directly into the system, ensuring that the data is accurate and up-to-date.

Ensuring Accuracy: Throughout the process, assessors ensure that the data collected is accurate and complete. They may cross-check measurements and other details to minimize errors.

Finalizing the Assessment: Once all the data is collected and updated, assessors finalize the assessment for the property. This includes determining the property's value based on factors such as its size, location, and condition.

Not every house will be inspected for this year's market update, but rather, inspections will focus on properties that require attention or have specific inspection needs. If you receive an inspection notice in the mail and have questions, there will be contact information and instructions provided inside the mailing.

If you would like to learn more about how assessments work please check out our social media pages. We also share content on our website (two-rivers.org) by clicking on Government and then Assessor and the Education materials will be under Education Documents. Please contact Accurate Appraisal at 920-749-8098.



Healthy human population.



Vibrant quality of life.



Thriving species.



Protected and restored habitats.



Clean air and water.

OUR LAND. OUR WATER. OUR FUTURE.

Nature-based practices to build a resilient community

Two Rivers Environmental Advisory Board presents:

COUNTY RECYCLING CENTER & PROGRAMS

TUE. MAY 7 | 6:00 PM

Featuring operations manager Jon Reisenbuechler.

Lester Public Library • 1001 Adams St. Two Rivers, WI

WORLD ON THE MOVE:

250,000 Years of Human Migration™

Smithsonian/American Library Association Traveling Exhibit "World on the Move: 250,000 Years of Human Migration" at the Lester Public Library March 20 through April 23

Lester Public Library is one of 15 libraries in the U.S. to host an exhibition that aims to help people appreciate migration histories