

## City of Phillips' Common Council Meeting

Council Room, Municipal Hall

174 S Eyder Avenue

February 25, 2025

5:30 p.m.

Mayor, Charles Peterson

Council Members: Wards 1 & 2 (District 1) –Richard Heitkemper, Ward 3 (District 2) -Mark Brzeskiewicz; Ward 4 (District 3)– Bill Elliott

At Large – Jerry Clark, Marty Stephan, and John Klimowski

Public Works – Jim Heizler; Water-Sewer - Todd Toelle Police – Michael Hauschild; Library – Rebecca Puhl

Clerk/Treasurer: Shelby Kosmer

Following the open session of the meeting the Common Council will convene into closed session pursuant to Wis. Stat. Section 19.85(1)(e) Competitive or Bargaining Reasons. Deliberating of or negotiation for purchase of public properties, investment of public funds, or conduct of other specific public business, whenever competitive or bargaining reasons require a closed session: Price County United Limited (PCUL) Lease Proposal received for Elk Lake Park parking lot, and Wis. Stat. Section 19.85(1)(g) Conferring with Counsel who either orally or in writing will advise governmental body on strategy to be adopted with respect to current or likely litigation: Price County United Limited (PCUL) Lease Proposal received for Elk Lake Park parking lot.

This meeting is held in compliance with Wisconsin's Open Meetings Law, WI § Chapter 19, Subchapter V. As such it is open to the public.

Call to Order (presiding officer)

Greeting

Certification of compliance with Open Meetings Law

Pledge of Allegiance

Roll Call: Charles Peterson \_\_\_\_, Jerry Clark \_\_\_\_, Richard Heitkemper \_\_\_\_, Mark Brzeskiewicz, \_\_\_\_, Marty Stephan \_\_\_\_, Bill Elliott \_\_\_\_, John Klimowski \_\_\_\_

Public Comment:

### DISCUSSION-ACTION ITEMS:

1. Discussion/Action regarding Price County United Limited's lease proposal for the Elk Lake Park parking lot.
2. Convene into closed session. Authority: Pursuant to Wis. Stat. Section 19.85(1)(e) Competitive or Bargaining Reasons and Wis. Stat. Section 19.85(1)(g) Conferring with Counsel for Price County United Limited (PCUL) Lease Proposal received for Elk Lake Park parking lot.  
Jerry Clark \_\_\_\_ Richard Heitkemper \_\_\_\_ Mark Brzeskiewicz \_\_\_\_ Marty Stephan \_\_\_\_ Bill Elliott \_\_\_\_ John Klimowski \_\_\_\_ Time \_\_\_\_
3. Reconvene into open session. Authority: Wisconsin 19.85(2). Jerry Clark \_\_\_\_ Richard Heitkemper \_\_\_\_ Mark Brzeskiewicz \_\_\_\_ Marty Stephan \_\_\_\_ Bill Elliott \_\_\_\_ John Klimowski \_\_\_\_.  
Time: \_\_\_\_
4. Motion on the subject of the closed session.
5. Adjournment

## **COUNCIL PROCEEDINGS**

.....of the Common Council of the City of Phillips at a meeting held in the Council Room of Municipal Hall on February 25<sup>th</sup>, 2025.

The meeting was called to order by Council President Bill Elliott at 5:30 p.m. Those present included:

At Large Aldermen: Jerry Clark, Marty Stephan, and John Klimowski

1st Aldermanic District: Richard Heitkemper

2nd Aldermanic District: Mark Brzeskiewicz

3rd Aldermanic District: Bill Elliott

Clerk/Treasurer: Shelby Kosmer

Also present: Joe Perkins, Thomas LaVenture, Cheryl Moore, Patty Stephan, Blake Pluemer (via Phone), Lyn Ludwig (arrived 5:32pm).

Public Comment: None

### **DISCUSSION-ACTION ITEMS:**

1. Discussion/Action regarding Price County United Limited's lease proposal for the Elk Lake Park parking lot.

Elliott thanked PCUL and informed them that after reviewing we will not be doing the lease proposal; it is not within our budget or the City's best interest. We have 3 different options we could move forward with that Elliott provided to PCUL. Option 1 we buy it for fair market value, release PCUL of liability and keep it available for public use. Option 2 we can swap the land for another property Ludwig was interested in, Option 3 if there is something in the grants PCUL has applied for that they must retain ownership than the City would be willing to do 99-year lease for \$0, and allow for an indemnification clause. PCUL rejected all the offers and stated that they want to make sure the community and the city becomes partners with our organization and we are all part of this team to make the development happen and it is going to take some effort, and that partnership with the City need to be monetary and it has to be a lease because of the liability, they are a nonprofit doing a ton of work for the community and the lease proceeds will go towards that community, so the City needs figure out how to pay it. PCUL suggested if the City isn't willing to do the full \$180,000 they could utilize multiple partners, have the City be responsible for \$60,000, have the county pay \$60,000 and the remaining \$60,000 could be paid by the major businesses in the area. Ludwig proposed that she would create a letter to the businesses

Other council members asked questions about the path of the property and who determines the future uses and Mark Brzeskiewicz emphasized that the City are not developers and there are other ways the City can partner with assisting with different applicable grants but The City cannot do what PCUL is asking for and it's a nonstarter, some points are very valid, but it is not enough, and there is no guarantee for this money coming back to use. The council advised that businesses are slowing down right now and then to ask them to pay their taxes and pitch in towards the \$60,000 for the lease is a tough ask and questioned if the businesses wouldn't be better off partnering directly with PCUL. PCUL expressed that they really need partnerships right now and informed the council of a meeting on March 6<sup>th</sup> at BW University on Cty Rd F at 6:00pm.

2. Stephan/ Clark Convene into closed session. Authority: Pursuant to Wis. Stat. Section 19.85(1)(e) Competitive or Bargaining Reasons and Wis. Stat. Section 19.85(1)(g)

Conferring with Counsel for Price County United Limited (PCUL) Lease Proposal received for Elk Lake Park parking lot.

Jerry Clark – aye, Richard Heitkemper – aye, Mark Brzeskiewicz – aye, Marty Stephan – aye, Bill Elliott – aye, John Klimowski – aye. Time 6:20pm

3. Clark/ Heitkemper moved to reconvene into open session. Authority: Wisconsin 19.85(2). Jerry Clark – aye, Richard Heitkemper – aye, Mark Brzeskiewicz – aye, Marty Stephan – aye, Bill Elliott – aye, John Klimowski – aye. Time: 6:58pm
4. Motion on the subject of the closed session.  
Elliott/ Brzeskiewicz moved to direct City attorney Bryce Schoenborn to draft a letter to Price County United Limited to summarize the negotiations thus far and instruct Price County United Limited to bring a draft letter as she proposed to the March 4<sup>th</sup> Committee of the Whole meeting. Carried
5. Clark moved for adjournment. 7:00pm



Shelby Kosmer  
Clerk/Treasurer