

City of Phillips' Common Council Meeting

Council Room, Municipal Hall

174 S Eyder Avenue

May 1, 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

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 brownfield redevelopment stages for the Phillips Lionite Property: Price County United Limited
 - a. Discussion/Action regarding a request for a Work Group with members designated by the City.
2. Discussion/Action regarding Price County United Limited grants awarded, in process, and staged for future applications.
3. Discussion/Action regarding eminent domain effects
4. Adjournment

COUNCIL PROCEEDINGS

.....of the Common Council of the City of Phillips at a meeting held in the Council Room of Municipal Hall on May 1st, 2025.

The meeting was called to order by Mayor Peterson at 5:32 p.m. Those present included:

Mayor Peterson

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: Bryce Schoenborn, Greg Ginger (via phone), Lyn Ludwig, Blake Pluemer (via phone), Cheryl Moore (via phone), Tom Lochner, David Holmes, Mark Distin, Tom LaVenture, Patty Stephan.

Public Comment: None

DISCUSSION-ACTION ITEMS:

1. Discussion/Action regarding brownfield redevelopment stages for the Phillips Lionite Property: Price County United Limited

Tom Lochner has been hired to help with the project. He spoke briefly of the status of the project and how they are working on decommission machines and working towards the cleanup of the facility.

- a. Discussion/Action regarding a request for a Work Group with members designated by the City. Price County United Limited (PCUL) requested the City select anywhere from 2-4 people to be a part of a designated work group that will work closely with PCUL and help provide feedback for the stages of redevelopment and can be an environment to hash out ideas and be able to come back to the City if they need something with a clear and concise request like a mediator. Mayor Peterson spoke with a few individuals already and most are interested in being part of the work group and it's just waiting to hear back on their definitive answer.

PCUL stated the steps of flow with a work group involved would be to first go to the City Clerk's office, then the work group and then the Council meetings. Elliott/Heitkemper moved to have the City create a work group to work with Price County United Limited for the development of the Lionite property with 1 representative from the City Council. Roll Call: Clark – aye, Heitkemper – aye, Brzeskiewicz – aye, Stephan – aye, Elliott – aye, Klimowski – aye. Motion Carried

2. Discussion/Action regarding Price County United Limited grants awarded, in process, and staged for future applications.

Ludwig presented a list of grants that have been applied for listed awarded and pending grants as well as a list of upcoming grants they intend to apply for.

David Holmes said that they were hoping to start getting stuff removed from the buildings in the next 30 days.

3. Discussion/Action regarding eminent domain effects. Ludwig spoke regarding the ill press that has come from the lease option that was presented and how the image of

Price County United Limited is being portrayed in a very negative light. Ludwig suggested maybe we could put out some messaging that Price County United Limited (PCUL) and the City are working together and is requesting the City rescind the eminent domain threat.

The council members addressed some items regarding the property. Elliott reiterated that the City would do a long-term 25-year lease at \$0 and remove the insurance liability that PCUL is concerned about. Heitkemper expressed that the public is concerned that PCUL will not hold to their work for future use of the log and that this park has been made what it is with a lot of community fundraising, and they have the responsibility to protect that. It was mentioned by Klimowski that the City offered to buy that section of land prior to any grants being associated with the property. And the council questioned why PCUL is only suggesting 2-year terms on any option.

The council urged Ludwig to reconsider the options the City has presented, the long-term 25-year minimum lease, the City purchasing the lot for Fair Market Value, or consider trading a piece of City owned land Ludwig had previously expressed interest in.

At this time, the council stepped outside of the room into the lobby of the building to allow PCUL members to discuss the options and the recorder was paused. After PCUL had discussed, everyone was allowed back inside the room and the recorder was resumed.

PCUL stated they would accept one of the three options, but they would like the transfer to be deferred for 2 years.

Blake Pluemer stated they are committed to reach an agreement with a mutually signed contract within the next 60 days but they do not want to decide tonight. Mayor Peterson stated it would have to be in the next 30 days and would like it to be that the City would be the owner of the land by purchasing at the end of the two years. Mayor Peterson stated they would take the eminent domain away for the next 30 days to come up with an agreement that defers it for 2 year but at the end of the 2 years the city will be the owner of the property.

Heitkemper and the council agreed that they can help with some sort of a public statement that the issues have been resolved between PCUL and the City.

Pluemer stated in the next 30 days there will be a contract drafted that defers an activation for 2 years but after the 2 years are up the City will own the land either via a sale or a land transfer, which will be determined when they draft up the contract.

Heitkemper/ Elliott moved to accept PCUL's proposal to temporarily delay the eminent domain for 30 days to allow the parties to work out a long-term solution which would result in the City owning the section of land and we will work out a public statement that addresses this matter. Roll Call: Clark – aye, Heitkemper – aye, Brzeskiewicz – aye, Stephan – aye, Elliott – aye, Klimowski – aye. Motion Carried

4. Brzeskiewicz moved for adjournment. 7:08pm



Shelby Kosmer
Clerk/Treasurer