

MINUTES  
COMMITTEE OF THE WHOLE MEETING  
CITY OF BERLIN  
TUESDAY, SEPTEMBER 5, 2017  
CITY HALL COUNCIL CHAMBERS

Mayor Schramer called the Committee of the Whole meeting to order at 7:00 p.m. Roll call present: Ald. Lehr, Page, Erdmann, Secora, and Harke. Absent: Ald. Eastling. Staff present: Scott Zabel, Lindsey Kemnitz, Dennis Plantz, Matt Chier, Jodie Olson and Susan Thom.

First on the agenda was update on 107 W Huron Street. Kemnitz reviewed that the property went to sheriff sale and someone bid on the property but did not follow thru with the payment. The property remains in Granda LLC. Kemnitz made a recommendation to move forward with the raze order. Erdmann moved to recommend to Common Council Atty. Chier follow up with legal procedures and along with the follow up of what the cost would be to repair the building. Page seconded the motion which carried with voice vote.

Next on the agenda was an ordinance change regarding vacant building inspections. Kemnitz stated that the building inspector can only gain access to non-occupied business by permission from owner or for safety hazards to the community. Atty. Chier stated that a non-occupied business can be gain accessed with a special inspection warrant. Erdmann asked if the fire inspectors have access to vacant building. Secora moved to recommend to Common Council to authorize staff and Atty. Chier to prepare a draft ordinance pertaining to inspections on vacant buildings. Harke seconded the motion which carried by voice vote.

Next on the agenda was Ripon Road Project. Zabel reviewed that the City of Berlin sent out solicitations for consulting firms for the reconstruction of Ripon Rd. The top three were chosen and ranked based on objective criteria which were provided by the DOT. Kunkel Engineering ranked the highest and was selected by the city to perform the engineering services for the project. Kunkel Engineering submits a contract to Cedar Corp. Engineering who the consultant representing the DOT. Once both consultants reach an agreement the three party agreement is signed by Kunkel. DOT, City of Berlin and approved by Governor Scott Walker. After this is approved Kunkel Engineering can begin the necessary field work and proceed to the design phase. The DOT approved the 80% federal funding for the Ripon Rd. project under the STP Rural Program. The project is scheduled for construction in 2020. Erdmann moved to recommend to Common Council to approve that the City Administrator signs all 5 copies of the three party design engineering services contract. Secora seconded the motion which carried by voice vote.

Erdmann made a motion to seat Eastling at 7:35 p.m. Secora seconded the motion which carried by voice vote.

Next on the agenda was General Obligation Debt Refinancing for 2008 issue. Olson reviewed the 2008 General Obligation Bonds are callable on 3/1/18. Olson asked Baird to review this bond issue for refinancing at a lower interest rate. If we refinance the remaining \$1,335,000 of principle left on the 2008 bond payments, we can save approximately \$40-50K on debt service payments over the next 6 years. Lehr move to recommend to the Common Council to direct staff to move forward with refinancing the 2008 General Obligation Bond Issue with Baird. . Secora seconded the motion which carried by voice vote.

Next on the agenda was Cyber Policy Insurance Coverage. Olson explained that in reviewing our property and liability insurance this year, the question of obtaining cyber coverage came up. Olson determined that our Data Compromise insurance that is already in place will handle defense and liability costs if personal identifying information is compromised. It also would come into play for identity recovery. The Cyber coverage is for the actual computer software restoration and data recovery. The Cyber coverage provided insurance when a third party sues for and insured's failure to secure their computer system. Olson recommends for \$256 in additional premium it is a small price to pay for additional security. Erdmann move to recommend to Common Council to approve the purchase of Cyber Policy Coverage for \$256. Page seconded the motion which carried by voice vote.

At 7:45 p.m. Erdmann moved to convene into closed session pursuant to WI SS Sec. 19.85 (1)(e), for purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session *(1) TID#02E Developers Agreement Amendment (2) Discussion on potential TID#15 Developers Agreement (3) Union and non-union health plan renewal/post-retirement health insurance benefits. (4) Taxi Grant Contract with Classic Cab)*. Secora seconded the motion. A roll call vote resulted in six (6) ayes, zero (0) nays and zero (0) absent. Motion carried. Erdmann moved to seat Cassie Bornick for *(3) Union and non-union health plan renewal/post-retirement health insurance benefits*. Secora seconded the motion which carried by voice vote.

Discussion continued in closed session.

Page moved to seat Lindsey Kemnitz for the closed session discussion on the TID#15 potential developer's agreement. Eastling seconded the motion which carried by voice vote.

Page moved to reconvene into open session at 9:14 p.m. Secora seconded the motion which carried by voice vote.

Secora moved to recommend to Common Council to approve the Fifth Amendment to the Development Agreement with State Bank of Chilton for the environmental remediation of TID#02E. Page seconded the motion, which carried by voice vote.

Erdmann moved to recommend to Common Council to approve the health insurance quote presented as Option 3. Eastling seconded the motion which carried by voice vote.

Page moved to adjourn at 9:17 p.m. Secora seconded the motion which carried by voice vote.

*Susan Thom, Deputy Clerk*