

MINUTES
COMMON COUNCIL MEETING
TUESDAY, JANUARY 15, 2019 7:00 PM
COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR

Mayor Schramer called the Common Council meeting to order at 7:00 p.m. Roll call present: Ald. Lehr, Boeck, Erdmann, Secora and Harke. Staff present: Lindsey Kemnitz, Randy Backhaus, Matt Chier, Jodie Olson and Susan Thom.

The following items were listed on the Consent Agenda for approval and adoption: 1) Waive the reading of all ordinances and resolutions adopted at this meeting; 2) Receive and place on file the written reports from the City Clerk, Treasurer, and Building Inspector; 3) Approve the minutes from the December 11, 2018; 4) Accept the Committee of the Whole recommendation to approve the Ambulance Management Services and Support Agreement for 2019 between the City of Berlin and ThedaCare Medical Center-Berlin, Inc; 5) Accept the Committee of the Whole recommendation to approve the request to install a street light at the intersection of County Rd XX and Power Drive in the North Industrial Park at an estimated annual cost of \$154.84; 6) Approve the list of bills for payment. Erdmann made a motion to approve the consent agenda. Secora seconded the motion. A roll call vote resulted in five (5) ayes, zero (0) nays and zero (0) absent. Motion carried.

Next was update to Policy on Filling Mayor and Common Council Vacancies. Atty. Chier reviewed the draft version which would clarify the language and make the intent of the process clearer by including four examples. Secora made a motion to approve Resolution #19-01 Adopting Policy on Filling Mayor and Common Council Vacancies as presented. Boeck seconded the motion. A roll call vote resulted in five (5) ayes, zero (0) nays and zero (0) absent. Motion carried.

Next was Nomination and Appointment of Ward #5 Alderperson. Schramer stated there are two candidates: Felicia Page, 191A Broadway St and Joshua Nigbor, 273 N Washington St. Olson reviewed no interview questions were submitted by the Common Council. Harke nominated Joshua Nigbor. Erdmann nominated Felicia Page. A roll call vote resulted as followed: Boeck (Nigbor) Harke (Nigbor) Erdmann (Page) Lehr (Page) and Secora (Page). Page is final candidate for the Ward #5 Alderperson. A final candidate roll call vote resulted as followed: Boeck (Nay) Harke (Nay) Erdmann (Aye) Lehr (Aye) and Secora (Aye). Motion failed. Schramer requests a special meeting on January 29, 2019 at 4:30 pm.

Next was 151 N Wisconsin Street Raze or Repair Order. Kemnitz reviewed the list of items that needed to be completed:

1. Obtain a building permit for what work is currently being done and indicate specifically what will be done.
2. Vacate the premise as the previous letter sent to you stated the building is uninhabitable
3. Building exit stairs need handrails
4. Interior and exterior of front and side porch don't meet the standards for code compliant
5. Exterior of the home needs protective siding and the Tyvek needs to be replaced before siding is installed

6. Kitchen sink needs to be installed
7. Flammable materials need to be removed around wood burner
8. Fix the deteriorated metal roofing material
9. Interior stairs need to be up to code
10. Install proper smoke and carbon monoxide detectors
11. Install proper heating system in required rooms
12. Correct the wiring in the basement and second floor service panel

The City received a plan from Kasuboski on January 14th. The plan still did not have specifics on the dates for completion. Atty. Chier stressed that the house needs to be vacated as there is no occupancy permit for the residents. Atty. Chier stated that if the items in the list are completed then a temporary occupancy permit can be granted. Mr. Kasuboski did not have an issue with getting the items listed, completed by the next meeting. Atty. Chier mentioned this item can be discussed further in close session.

Next was RLF Loan Extension for Waushara Dental. Kemnitz reviewed that the Waushara Dental requesting an extension of their current RLF loan. The loan was for \$65000 amortized for 10 years with a balloon payment due at the end of the five years at 1% interest. The balloon payment will be due February 1, 2019. Secora made a motion to approve the extension for another 5 years for Waushara Dental with the same term. Erdmann seconded the motion, which carried by voice vote.

There was no old or new business.

At 7:55 p.m. Secora moved to convene into closed session pursuant to Sec 19.85(1)(e), of the WI Statutes, to deliberate or the purchase of public property, of public funds or conduct other specified public business, whenever competitive or bargaining reasons require a closed session. (1) *Union negotiations*, 2) *if necessary, CHN Contract* and pursuant to Sec 19.85 (1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. (1) Historic Berlin Apartments Assessment Claim (2) 151 N Wisconsin Raze Order. Boeck seconded the motion. A roll call resulted in five (5) ayes, zero (0) nays, and zero (0) absent. Motion carried. Secora moved to seat Lindsey Kemnitz, Randy Backhaus and Jodie Olson. Erdmann seconded the motion, which carried by voice vote.

Discussion continued in closed session.

Secora moved to reconvene into open session at 8:30 pm. Erdmann seconded the motion, which carried by voice vote. Erdmann moved to extend the raze order for 151 N. Wisconsin St to the February Common Council meeting in order for the building inspector and the homeowner to work on the temporary occupancy permit. Secora seconded the motion, which carried by voice vote.

Secora moved to adjourn. Lehr seconded the motion, which carried by voice vote.

Susan Thom, Deputy Clerk