

COMMON COUNCIL MEETING MINUTES
TUESDAY, JULY 8, 2025 AT 7PM
COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR
MEETING IS OPEN TO THE PUBLIC & CITY HALL IS HANDICAPPED ACCESSIBLE
CITY MEETINGS CAN BE WATCHED LIVE OR RECORDED
ON THE CITY OF BERLIN YOUTUBE PAGE @CITYOFBERLIN5623

1. Call to order by Mayor Burgess at 7:00pm. Roll Call: *Alderpersons Boeck, Hill, Przybyl, Nigbor and Stobbe were present. Sorenson was excused.*
2. Seat Virtual Attendees (if necessary) - *None*
3. General Public Comments. Registration card required (located at podium in Council Chambers). Comments will be limited to **3 minutes** per registrant. NOTE: No comments will be heard during this agenda item concerning any matter that has been or will be the subject of a public hearing, as the appropriate time for such comments is at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved. *Luke Dretske resides at 412 Sandmar Dr., Ripon, WI and wanted to discuss ordinance 08-2024 Single Family Zoning. Luke is asking the city to enforce this ordinance.*

CONSENT AGENDA: The Consent Agenda contains items which staff considers to be routine and have already been discussed and recommended by a committee, board or commission at a previous meeting. Staff recommends that Council act on all of these items on a single roll call vote. If any member of Council wishes to have any item removed from the Consent Agenda and discussed, the Council member may request that item be removed from the Consent Agenda prior to the adoption.

4. Waive the reading of ordinances and resolutions.
5. Accept and place on file reports from the City Clerk, Treasurer, and Building Inspector.
6. Approve payment of bills.
7. Approve minutes from the 6.10.2025 Common Council Meeting.

Aldersperson Hill made a motion to approve all items on the consent agenda with a second made by Aldersperson Przybyl. Roll call vote carried (5 ayes: Boeck, Hill, Przybyl, Nigbor, Stobbe; 0 nay; 1 absent: Sorenson).

END OF CONSENT AGENDA

8. Introduction of new staff member: Brittani Majeskie, Deputy City Clerk/Treasurer
9. League of Wisconsin Municipalities/Baer Insurance insurance renewal proposal.
RECOMMENDATION: Approve the insurance renewal proposal to provide Liability, Auto, Workers Compensation, Crime and Property coverage. *Ryan Burns from the League of Wisconsin Municipalities/Baer Insurance discussed the first renewal premium for the city. There was discussion about other program benefits the League of Wisconsin Municipalities provides. He handed out an additional sheet for page 9 with additional options for changes to deductibles. The council approved the original proposal without the optional deductibles. Aldersperson Stobbe made a motion to approve the proposal for insurance coverage renewal submitted by the League of Wisconsin Municipalities and Baer Insurance, with a second*

made by Alderperson Hill. Voice vote carried with five ayes. (One absent: Sorenson)

10. Discussion of proposed residential development on Canal Street. RECOMMENDATION: Listen to presentation and provide/discuss general impressions. No approval or guarantee of any project or/proposal can be made at this time. *Adam Ewald discussed a proposed residential development project on Canal Street. He stated that he is a small developer and cannot build the whole project at once. He is looking for a development agreement or incentives to complete the project. Discussion among the Council, Adam Ruechel of Baird, and City Administor Balcom on options of creating a development agreement plan or incentive plan. The council directed staff to look into a possible TIF incentive plan for lots in the TID, possibly formatted similarly to a past city incentive plan to encourage development.*
11. 2026 Budget Preparation Update and Discussion. RECOMMENDATION: Listen to presentation with discussion and action as appropriate. *Discussion among the Council and City Administor Balcom stated the city has \$456,000 deficit and began presenting options to close the gap. She presented moving the recycling bill off the levy and onto either a special charge on the tax bill or to the utility bill. It was confirmed the city will still be eligible for grants. Additional discussion on the recycling contract. It was decided to table the recycling discussion and to review the current recycling contract. Discussion among the Council about additional cuts to be made, and how to both make cuts and increase revenue. Adam Ruechel of Baird joined the discussion on borrowing as a way to increase revenue. He presented the benefits of borrowing for infrastructure, streets, and equipment as receiving a lower rate than borrowing for operations at a higher interest rate. He added that borrowing wouldn't fix the gap, but would allow for replenishing of reserves. There was additional discussion on the wheel tax, and how the city is losing out on money from the state because it is not spending money on the roads. There was discussion on the aquatic center. It was decided to wait on the special pool meeting on July 28, 2025 to discuss the pool options further.*
12. Development Agreement with Premier Berlin LLC and TW Berlin LLC for a 48 Unit Apartment Complex in TID 16 on Parcel 206-01082-0200. RECOMMENDATION: Approve the Development Agreement between the City of Berlin and Premier Berlin, LLC and TW Berlin, LLC for a development within TID 16 for the creation of a 4 building, 48-unit apartment complex on Parcel Number 206-01082-0200, accept the Guaranty of Completion, and approve the Short Form Memorandum of Development Agreement City of Berlin to be recorded. *City Administrator Balcom presented Premier Berlin, LLC added a partner, TW Berlin, LLC to the agreement. It is the same agreement as presented last month, with the addition of TW Berlin, LLC. Alderperson Stobbe made a motion to approve the Development Agreement between the City of Berlin and Premier Berlin, LLC and TW Berlin, LLC for a development within TID 16 for the creation of a 4 building, 48-unit apartment complex on Parcel Number 206-01082-0200, acceptance of the Guaranty of Completion, and acceptance of the Short Form Memorandum of Development Agreement City of Berlin to be recorded. This agreement to replace the agreement previously approved by the Common Council on June 10, 2025, with a second by Alderperson Przybyl. Voice vote carried with five ayes. (One absent: Sorenson.)*
13. 2025-2026 Liquor License Requests. RECOMMENDATION: Approve Liquor License Applications as presented, subject to all locations passing all required inspections and final approval by City Attorney. *City Administor Balcom presented that all class B liquor licenses for the City of Berlin have been filled. Anyone wishing to get a liquor license moving forward will need to get a reserve liquor license at the cost of \$10,000. Alderperson Boeck made a*

motion to approve Liquor License Applications as presented, subject to all locations passing all required inspections and final approval by City Attorney, with a second by Alderperson Stobbe. Voice vote carried with five ayes. (One absent: Sorenson.)

14. Resolution #25-06 Appointing A Temporary Municipal Judge for the Lakeside Municipal Court to Fill A Temporary Term Until An Election Is Held on November 4, 2025. RECOMMENDATION: Approve Resolution #25-06 Appointing A Temporary Municipal Judge for the Lakeside Municipal Court to Fill A Temporary Term Until An Election Is Held on November 4, 2025. Alderperson Hill made a motion to approve Resolution #25-06 Appointing A Temporary Municipal Judge for the Lakeside Municipal Court to Fill A Temporary Term Until An Election Is Held on November 4, 2025, with a second by Alderperson Przybyl. Roll call vote carried (5 ayes: Boeck, Hill, Przybyl, Nigbor, Stobbe; 0 nay; 1 absent: Sorenson).
15. Resolution #25-07 Ordering A Special Election For Municipal Judge Of The Lakeside Municipal Court To Be Held On November 4, 2025. RECOMMENDATION: Approve Resolution #25-07 Ordering A Special Election For Municipal Judge Of The Lakeside Municipal Court To Be Held On November 4, 2025. Alderperson Hill made a motion to approve Resolution #25-07 Ordering A Special Election For Municipal Judge Of The Lakeside Municipal Court To Be Held On November 4, 2025, with a second by Alderperson Przybyl. Roll call vote carried (5 ayes: Boeck, Hill, Przybyl, Nigbor, Stobbe; 0 nay; 1 absent: Sorenson).
16. Creation and Posting of Senior Center and Aquatic Center Manager Position. RECOMMENDATION: Approve the position creation and hiring of a Senior Center and Aquatic Center Manager. Alderperson Hill made a motion to table item 16 until the special pool meeting on July 28, 2025, with a second by Alderperson Przybyl. Voice vote carried with five ayes. (One absent: Sorenson.)
17. Municipal Vehicle Registration Fee (Wheel Tax) discussion. RECOMMENDATION: Listen to presentation with discussion and action as appropriate. City Administor Balcom presented Wheel tax information from WI DOT. Alderperson Stobbe made a motion to put together an ordinance for a wheel tax in the amount of \$25 to be brought back at the next Committee of the Whole Meeting with a second by Alderperson Hill. Voice vote carried with four ayes. (One nay: Nigbor; One absent: Sorenson.)
18. Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.) *None*
19. New Business (To be used to request items of new business be put on a future agenda) *Review the current recycling contract.*
20. Adjourn. Alderperson Hill made a motion to adjourn at 9:23 pm with a second by Alderperson Stobbe. Voice roll call passed unanimously. Meeting adjourned.

Respectfully submitted by
Brittani Majeskie, Deputy Clerk-Treasurer