Minutes  
Silver Lake City Council  
Regular Meeting  
July 17, 2017

Mayor Bruce Bebo called the meeting to order at 6:30pm.

Members present: Mayor Bruce Bebo, Councilors Nolan Johnson, Joshua Mason, Ken Merrill, Brenda Fogarty

Others present: Jon Jerabek, Clerk/Treasurer; RJ Cripps, Police Chief; Dale Kosek, PW Supv.; Karen Ramige, McLeod Publishing; Justin Black, SEH; Lee Ortloff, People Services; Mark Ostlund, City Attorney; DeAnne Fiecke, Jenni Luthens, Linda Jaskowiak, David Ondracek, Larry Doerr, Harvey Mikolichek.

*A motion was made by Councilor Mason seconded by Councilor Merrill to approve the Agenda.   
Vote for: Unanimous  
Motion carried.*

Consent Agenda:

1. Approve minutes from June 22, 2017 special meeting
2. Approve minutes from July 5, 2017 regular meeting
3. Approve Payroll #13, 14, June Ambulance, & Quarter 2
4. Claims to be paid

*A motion was made by Councilor Johnson seconded by Councilor Fogarty to approve the consent agenda.  
Vote for: Unanimous  
Motion carried.*

Old Business:

1. Main Street Building Update. Mark Ostlund, City Attorney, presented proposals for acquiring 117 Main Street West and 129 Main Street West. Mr. Bebo agreed to a price of $17,500 for 129 Main Street West with the option to have until September 1, 2017 to remove some items. The property would need to go through a condemnation process before the purchase could be made final. Sumter Mutual agreed to a price of $22,000 for 117 Main Street West. The City would have until September 31, 2017 to line up financing for the purchase. It was noted that Mr. Bebo would have to sign off on the initial condemnation petition and then could return to being involved as Mayor with the Main Street Building Project.

*A motion was made by Councilor Fogarty seconded by Councilor Mason to approve Resolution 17-09 For Acquisition of 129 Main Street West to move forward with condemnation proceeding with Mr. Bebo’s property and the authority for acting Mayor Johnson and Clerk Jerabek to execute the purchase agreement for Sumter property as written.*

*Vote for: Unanimous (Mayor Bebo abstained)*

*Motion Carried.*

1. Financing options for Main Street Building Project. Justin Black, SEH, presented multiple options for financing the Main Street Building Project. Black recommended that the Council invite Rebecca Kurtz from Ehlers, Inc. to attend the August 21, 2017 Regular Meeting to further advise the City on the subject. The Council advised Clerk Jerabek to schedule the meeting.
2. Justin Black, SEH, presented a proposal for Hazardous Materials Assessment and Asbestos Inspection for 117 and 129 Main Street W for a fee of $3450.00 including expenses and equipment.
3. *A motion was made by Councilor Merrill seconded by Councilor Fogarty to approve the SEH proposal for Hazardous Materials Assessment and Asbestos Inspection.*

*Vote for: Unanimous (Mayor Bebo abstained)*

*Motion Carried.*

1. Justin Black, SEH presented a proposal for Inspection, Demolition Specifications, Specifications for Bids, Soliciting Bids, Conducting Bid Openings and Providing a Bid Summary for the properties of 117, 121, 125 and 129 Main Street W for a fee of $13,500 including expenses and equipement. It also would include inspection of the Post Office building before and after demolition to document any damage caused by the demolition.

*A motion was made by Councilor Merrill seconded by Councilor Johnson to approve the proposal for the Inspection and Specifications of the four buildings, but to not release the specifications for bids until the properties are fully owned by the City of Silver Lake.*

*Vote for: Unanimous (Mayor Bebo abstained)*

*Motion Carried.*

1. Proposal for Comprehensive Housing Needs Analysis. The council reviewed the proposal from AdMark. The cost of the proposal is $6,000 and could be completed by mid-September.

*A motion was made by Councilor Merrill seconded by Councilor Johnson to defer the proposal and revisit it in 2018.  
Vote for: Unanimous  
Motion carried.*

New Business:

1. Approve Holy Family Catholic Church application for 1 day liquor and gambling permit for October 1, 2017.

*A motion was made by Councilor Merrill seconded by Councilor Fogarty to approve 1 day liquor and gambling permit for Holy Family Catholic Church.*

*Vote for: Unanimous*

*Motion Carried*

1. Councilors conducted the annual review for Dale Kosek, PW Supervisor. Kosek requested that the meeting be kept open. Councilors reported that Kosek met most expectations of the position and requested that he improve communications with People Services and work toward hiring a part-time staff member.

*A motion was made by Councilor Fogarty seconded by Councilor Johnson to approve the annual review for Dale Kosek, PW Supervisor.  
Vote for: Unanimous  
Motion carried.*

Department Business:

1. Community Development:
   1. Planning Commission met and briefly discussed Main St Building Project and possible citizen opening brewpub.
   2. Summer Rec took trips to Hutch Bowl, Como Zoo and Big Thrill Factory, and will be going to Valleyfair. There are 33 kids enrolled.
   3. Pool lessons have been well attended. Possible later closing date would be discussed if school opening is delayed.
2. Public Works:
   1. Update on sidewalk repairs. Meeting with contractors for quotes on approximately 725 square feet of sidewalk replacement.
   2. Part-time ad has been placed in papers and on the city website.
   3. Back of Main Street buildings will be secured for upcoming Pola-Czesky Days.
   4. Reported a leak at the pool that will be looked at once the season is closed.
   5. Pola-Czesky Days prep has started.
   6. People Services reported they hadn’t found any major issues after digging up two spots on Main Street. They repaired some cracks by Main St and Lake Ave. The storm sewer cleaning so far has totaled 20 hours and 800 ft. They will camera with the remaining 10 hours to check for more suspected issues by Main St and Thomas Ave.
3. Public Safety:
   1. 2011 Crown Vic was sold for $2,000.
   2. Speedwave has accumulated 10 extra hours of patrol.
   3. There have been 700 more incidents and checks reported year to date than the 2016.
   4. The Council advised Chief Cripps to use Fahey Auctions to sell forfeited vehicles.
4. Liquor Store:
   1. June Sales were up as well as Cost of Goods. Sales through off-sale have increased.
   2. Sales year to date are up. Off-Sale continues to be a larger portion of the sales.
   3. Accepting applications for MLS Manager position opening. Look to start interview process.
   4. Waiting on another quote for replacing flooring in off-sale and entryways.

*A motion was made by Councilor Merrill seconded by Councilor Johnson to approve the review for Part-Time Bartender Sarah Kahn.  
Vote for: Unanimous  
Motion carried.*

1. Administration:
   1. Clerk Jerabek presented the Monthly Treasurer’s Report.
   2. Councilor Merrill, Clerk Jerabek, John Rodeberg, SEH; and Rebecca Kurtz, Ehlers, met to discuss options for financing Main St Building Project.

Open Discussion

1. Council discussed making more use of space in the County Shed.
2. Mayor Bebo discussed Clerk Jerabek’s role as Clerk and MLS Manager.

*A motion was made by Councilor Johnson seconded by Councilor Merrill to approve a $3/hr wage increase for Clerk Jerabek until an MLS Manager is hired.   
Vote for: Unanimous  
Motion carried.*

*A motion was made by Councilor Fogarty seconded by Councilor Merrill to adjourn this regular meeting of the Silver Lake City Council.*

*Vote for: Unanimous*

*Motion carried; meeting adjourned at 9:31 pm.*

*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seal of the City:*

*Jon Jerabek, Clerk/Treasurer*