

**FINANCE COMMITTEE  
JANUARY 8, 2018 AT 6:19 P.M.  
POLICE DEPARTMENT – 933 MICHIGAN AVENUE**

**PRESENT:** Ald. Phillips, Kneebone, Shorr, Johnson, and McComb

**ALSO**

**PRESENT:** C/T Ladick; City Attorney Beveridge; City Clerk Moe; Directors Schrader, Lemke, Ostrowski, Beduhn; Police Chief Skibba; Fire Chief Finn; Asst. Chief Rottier; Ald. Slowinski, Morrow, Oberstadt, Dugan, Jennings, Nebel; Deputy C/T Freeberg; HR Manager Jakusz; Joe Bachman; Cassie Lennox; Lynn Schulist; Brandi Makuski; Michael O'Meara

**ITEM #1 – CANDLEWOOD PROPOSAL FOR PROPERTY MANAGEMENT SERVICES FOR 1466 WATER STREET.**

C/T Ladick stated this would be for the property that we just purchased, which includes the site for the new City Hall and also has another building on it. The building has a tenant which we plan to still rent out and get the income stream. Candlewood also manages the Edgewater Manor as well as the property we recently acquired on Highway 10, handling the day to day operations. This would be continuing that contract to the building at 1466 Water Street so they can handle the maintenance and the services that are needed.

Ald. Johnson clarified that Candlewood would not be receiving a percentage of the rent for 1466 Water Street, as it does for the other two properties, it would just be paid for the services they provide. C/T Ladick stated that is correct due to the fact that we have an existing tenant in that building. However, if they did find tenants for the other two offices in that building, they would get the 7% of the monthly rent that would be collected for those.

Ald. Johnson asked if these services are ever rebid, since the current contract dates back to 2015. C/T Ladick stated we could consider going out for an RFP if that is what the Council wanted. Currently, it does not have an established cycle for going out to RFP.

Director Ostrowski clarified there are two tenant spaces left in the building, one at 1500 square feet and one at 1000 square feet. Since we already have an existing tenant, Candlewood would not collect 7% off from the current tenants rent, they would be there to lease the other portion as well as do the maintenance on the facility. Ald. Johnson questioned if we find the tenant, would we then have to pay the 7%, or only if Candlewood finds the tenant. Director Ostrowski replied that we can negotiate with Candlewood for just maintenance services.

Motion made by Ald. Johnson, seconded by Ald. McComb, to approve the proposal from Candlewood for property management services for 1466 Water Street.

Ayes: All

Nays: None

Motion carried.

**ITEM #2 – CONSIDERATION OF CLAIM – MARK MANTERNACH – DAMAGE TO VEHICLE FROM LOW-HANGING BRANCH.**

C/T Ladick stated that as a motorist was driving down the street, he hit a low hanging branch that had broken off from a tree and scratched his car. He filed a claim with the City, which was then passed on, as usual, to our insurance company. Their response was to deny the claim based on two concepts. The first concept is whether or not the City is meeting the standard of reasonable care, which we are because we have a regular program for inspecting street trees and we cannot guarantee that a branch will never break off and cause a problem. The other concept was that the branch was a stationary object and there is a duty on the part of the motorist to watch for any hazards while driving.

Mayor Wiza questioned if the claimant was notified of this meeting. C/T Ladick replied they were notified that it was going through the process.

Motion made by Ald. Shorr, seconded by Ald. Kneebone, to deny the claim submitted by Mark Manternach for damage to vehicle from a low hanging branch.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #3 – APPROVAL OF PAYMENT OF CLAIMS.**

The claims were discussed.

Motion made by Ald. Johnson, seconded by Ald. Kneebone, to approve the claims paid in the amount of \$804,363.15.

Ayes: All                      Nays: None                      Motion carried.

Adjournment at 6:31 p.m.