

**SPECIAL CITY COUNCIL MEETING  
CITY OF SHELL LAKE  
July 27, 2022**

Mayor Sally Peterson called the meeting to order at 5:15 p.m. Council members present were Stephen Smith, Mike Andrews, Rowie Hansberger, Ken Schultz, Dan Harrington and Rob Anderson. Deb Nebel recused herself from the meeting. Brian Carlson was absent. David Wilson, Andy Eiche and Dave Zeug were also present.

Mayor Peterson asked Eiche to give an overview of the offer made by Deb Nebel to sell property located at 246 Industrial Blvd, Shell Lake, WI 54871, to the city of Shell Lake for use as a new police station/garage. Eiche informed the committee Nebel had an asking price of \$175,000.00. Eiche went on to explain the location and the 2021 Estimated Fair Market Value of \$182,800.00.

Anderson asked Wilson if the building would meet his present and future needs. Wilson responded in the affirmative. Anderson continued, asking Wilson if he could list any other expenses the city would encounter modifying the building into a police station/garage. Wilson gave the following list:

- An additional garage door.
- Drainage for the garage floor.
- Various interior modifications.
- A router/VPN line (Wilson approximated all equipment and IT service to cost approximately \$2,000.00).
- Hardware to allow communication with City Hall equipment (i.e. the printer).
- Camera system.
- Security.

Mayor Peterson said she had heard the county was interested in the building. Wilson replied that he had not heard this.

Hansberger asked if there would be an evidence room. Wilson replied in the affirmative.

Smith moved, seconded by Andrews, to proceed with the acquisition of the property addressed at 246 Industrial Blvd, Shell Lake, WI 54871, for the purchase price of \$175,000.00 with the total cost of purchase and modifications not to exceed \$300,000.00, and, funding to be paid via debt added to the present City Line of Credit which is planned to be structured into a loan/bond later in the year.

Further discussion ensued.

Schultz spoke of the present condition/layout of the Shell Lake Police Department, noting the poor condition of the present garage and insufficient quarters for the station at City Hall. He noted how the building being considered would meet all of the present and future needs of the Shell Lake PD. Smith added that the city in past discussions found the prospect of building a new station was cost prohibitive. Smith felt this opportunity is an excellent one that would not come again, stating the building would have value well beyond 30 years.

Harrington asked if it was heated. Wilson replied in the affirmative.

Mayor Peterson felt the city should not delay getting the police force into the new building as quick as possible. Schultz argued the modifications should be completed before any move in.

Mayor Peterson asked who would be doing the cleaning. Wilson replied the police officers could handle that duty.

Hansberger suggested the use of an architect for any structural changes. Wilson replied the scope of work would not need an architect, and that all of the modifications could be handled by local contractors. Hansberger requested blueprints before any modifications.

Smith asked what the present police office space would be used for, and suggested a conference room. Smith went on to note the excellent financial statements of the city, and ability to handle the additional debt.

Wilson thanked the council for their decision.

Anderson reminded the council the General Administration committee has been looking into new facilities for some time now. Smith replied, "This has always been about prioritization and budget. Opportunity is here, and we need to open the door and take it."

Roll call vote was taken; Anderson – Yes, Harrington – Yes, Schultz – Yes, Hansberger – Yes, Andrews – Yes, Smith – Yes. Motion carried unanimously.

Schultz requested the mayor draft a thank you letter to Deb Nebel.

Mayor Peterson asked Wilson to get officer participation in the decisions and to notify The Potter Shed. Wilson agreed.

Andrews moved, seconded by Smith, to adjourn at 6:10 p.m. Meeting adjourned.

Andrew Eiche, City Administrator/Clerk/Treasurer