

## CITY COUNCIL

6:00 P.M.

Monday, February 2, 2026

Present: Mayor Wade LeBlanc  
 Richard DeRosier  
 Shane Hoff  
 Ben Bautch  
 James FitzGerald

Lana Fralich, City Administrator  
 Josh Stier, City Engineer, Bolton & Menk via ZOOM  
 Brian Guldán, City Engineer, Bolton & Menk via ZOOM  
 Kitty Mayo, Lake County Press via ZOOM  
 Rick Evans, Lake County Press via ZOOM  
 David Drown, David Drown & Associates

Eric & Teresa Judkins  
 Nathan Stadler  
 Michelle Stadler  
 Ray Parker  
 John Anderson

Mayor LeBlanc called the meeting to order at 6:01p.m.

**Agenda** – Motion by DeRosier, second by Bautch to approve the Agenda as presented. **MOTION CARRIED.**

**Consent Agenda** –

**January 20, 2026 Public Hearing Minutes**

**January 20, 2026 Regular Meeting Minutes**

**Accept Resignation of Brandon Lubich, Water-Wastewater Operator**

**Approve internal posting and advertisement for open Water-Wastewater Operator Position**

Motion by Fitzgerald, second by Hoff to approve the consent agenda items. **MOTION CARRIED.**

**Petitions, Requests, and Communications** –

**Public Comments-** Mr. Parker asked for clarifications on the communications segment of council meetings.

**Mayor/Council Communication-** Member Fitzgerald shared the Library Board's appreciation for approving the Silver Bay Public Library to be open on Saturday's during the school year. Mayor LeBlanc mentioned that he has heard several comments from city residents and non-residents alike about looking forward to the Multi-Modal Trailhead opening.

**Presentation-**

**Water, Sewer, & Stormwater Rate Study by David Drown & Associates-**

Mr. Drown opened his presentation by noting the significant challenge that the city faces because the vast majority of the city's infrastructure is reaching replacement age at the same time. He also mentioned that his goal was to present recommendations that were workable, consistent, and logical across the community. Mr. Drown discussed how project costs have risen over the last ten years, with a significant spike occurring since 2023, leading to estimated project costs now being nearly double what they were just a few years ago. When he looked at Silver Bay water and sewer fees versus other local cities, he found Silver Bay's rates to be on the lower end. In terms of overall tax burden, the city was in the lower-middle portion compared to those same cities. Going forward, the city will need to continue to rely on water fees to fund water improvements, sewer fees to fund sewer improvements, and create a stormwater (or drainage) fee to fund improvements in that area. Funding street improvements will require the use of tax revenue and will likely also require the use of special assessments placed on abutting properties. Mr. Drown did note, that while the city is receiving significant grant dollars to help with the costs of projects in the near future, he was pessimistic about the likelihood of grant funding being available in the future. He also believes state bonding dollars may also to be difficult to obtain going forward, so he did not factor either of those into his assumptions. Mr. Drown did go onto to state that the additional tax revenues generated by the progress made in both the Boathouse Bay and Golf Course housing developments could play a critical role in financing projects in the future. Mr. Drown recommended that the council considers a 30-year plan, with project segments starting every three years. He went on to recommend that water rates increase in the near future by about 70%, that a stormwater rate of \$36 per month be established, and that sewer rates could be left unchanged. For funding street improvements, that area of the levy will need to be increased in his opinion by four percent each year, in order to keep up with inflation, and that special assessments be used to cover remaining costs. Finally, Mr. Drown did caution that the city would need to manage its debt carefully to be able get the best possible interest rates both in the short and long-term. Discussion and questions followed regarding comparison to other communities, timing of rate changes, and financial impact on residents. Council thanked Drown for the information.

**City Administrator –**

**Resolution 2026-#5A Amended 2026 Fee Schedule-** Motion by Hoff, second by Fitzgerald to adopt Resolution 2026-#5A Amended 2026 Fee Schedule. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Aye

Member FitzGerald – Aye  
Member DeRosier – Aye

RESOLUTION 2026 – 5A WAS ADOPTED: 5 aye, 0 nay, 0 excused

**Resolution 2026-#7A Amended Fine Schedule-** Motion by Hoff, second by DeRosier to adopt Resolution 2026-#7A Amended Fine Schedule. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Aye

Member FitzGerald - Aye  
Member DeRosier – Aye

RESOLUTION 2026 – 7A WAS ADOPTED: 5 aye, 0 nay, 0 excused

**Resolution 2026-#14 Magney Construction Bid Tabulation for Water Treatment Facility & Booster Station Improvements-** Brian Guldán from Bolton and Menk, reviewed the bid information

with the council. He noted that the HVAC and roofing costs came in lower than expected versus previous estimates. He also explained that due to a lack of competitive bids, the electrical portion would be rebid. He recommended that council approve the remainder of the bid, so that Magney could begin ordering materials, and stay on track to start construction in the spring.

Motion by DeRosier, second by Bautch to adopt Resolution 2026-#14 Magney Construction Bid Tabulation for Water Treatment Facility & Booster Station Improvements, minus the electrical portion. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Aye

Member FitzGerald - Aye  
Member DeRosier – Aye

RESOLUTION 2026 - 14 WAS ADOPTED: 5 aye, 0 nay, 0 excused

City Attorney – None

OLD BUSINESS – None

NEW BUSINESS – None

Claims – Motion by Bautch, second by Hoff to approve payment of \$40,062.10 in unpaid claims and \$760,393.94 in paid claims. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Aye

Member FitzGerald - Aye  
Member DeRosier – Aye

Motion by Hoff, second by Bautch to adjourn at 7:08 p.m. MOTION CARRIED.

Minutes taken by Jeff Hoffman

Attest:

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Wade LeBlanc, Mayor

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Lana Fralich, City Administrator