

**CITY OF CEDARBURG  
COMMON COUNCIL  
APRIL 19, 2022**

**CC20220419-1  
UNAPPROVED**

An Organizational and Special meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Tuesday, April 19, 2022, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor Michael O’Keefe called the meeting to order at 7:00 p.m.

Roll Call:           Present -   Council Members Jack Arnett, Sherry Bublitz, Kristin Burkart, Rick Verhaalen, Patricia Thome, Robert Simpson, and Angus Forbes

Also Present -   City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, Water Recycling Superintendent Dennis Grulkowski, news media and interested citizens.

**STATEMENT OF PUBLIC NOTICE**

At Mayor O’Keefe’s request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City’s official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

**COMMENTS AND SUGGESTIONS FROM CITIZENS** - None

**OATHS OF OFFICE**

City Clerk Sette administered the oaths of office to Council Members Sherry Bublitz (1<sup>st</sup> Aldermanic District), Kristin Burkart (3<sup>rd</sup> Aldermanic District), Robert Simpson (5<sup>th</sup> Aldermanic District) and Angus Forbes (7<sup>th</sup> Aldermanic District).

**ELECTION OF COMMON COUNCIL PRESIDENT**

A motion was made by Council Member Bublitz, seconded by Council Member Arnett, to nominate Council Member Thome as Council President.

Mayor O’Keefe asked for any additional nominations.

A motion was made by Council Member Bublitz, seconded by Council Member Arnett, to cast a unanimous ballot for Patricia Thome for Council President. Motion carried on a roll call vote with Council Members Arnett, Bublitz, Burkart, Verhaalen, Simpson, Forbes, and Thome voting aye.

**ELECTION OF COMMON COUNCIL MEMBER TO PLAN COMMISSION**

A motion was made by Council Member Arnett, seconded by Council Member Bublitz, to nominate Council Member Thome as Common Council Representative to the Plan Commission.

A motion was made by Council Member Verhaalen, seconded by Council Member Bublitz to nominate Council Member Burkart as Common Council Representative to the Plan Commission.

Mayor O’Keefe asked for any additional nominations.

The Common Council voted by ballot which resulted in four votes for Council Member Thome and three votes for Council Member Burkart. Council Member Thome was elected Common Council Representative to the Plan Commission.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO 2022-12 CREATING TAX INCREMENTAL DISTRICT NO 7, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES**

Todd Taves of Ehlers Inc. provided a summary of how financing works with a Tax Incremental District. The purpose of creating the district is to redevelop the property. The maximum life is 27 years; however, the estimated close time is twenty (20) years. In order to create the Tax Incremental District, the parcel must be found to be no less than 50% blighted. The expected value to be added to the City by January 1, 2028, is approximately \$49M. The Developer Agreement would be set up as a ‘Pay as you go’ system thereby providing protection to the City taxpayers. A rate of return analysis was conducted from the Developer’s standpoint. Metrics were calculated without Tax Incremental Finance (TIF) assistance and resulted in a rate of return of 3.83%. The calculations with TIF assistance resulted in a rate of return of 8.62%.

A discussion ensued regarding a Developers Agreement. There will be a list of protections for City taxpayers that could potentially be added to the agreement.

Elizabeth Brennen – W62 N355 Hanover Avenue – addressed the Council with concerns about the number of TID’s currently in the City. She also believes that City residents would rather have more affordable housing which sparked a discussion among the Council Members. Council Members Arnett and Burkart opined that the price of housing is driven by supply and demand.

Council Member Arnett further offered that this project has a large variety of housing options and fits well in the Smart Growth site. He also explained the Developer stands to make below-market returns while the City will see an increase in Impact Fees of over \$1M. It was his opinion that any legal battles concerning Mercury Marine would be lengthy and expensive. Council Member Burkart expressed concerns with current taxpayers having to fund the environmental cleanup.

A motion was made by Council Member Arnett, seconded by Council Member Bublitz, to approve Resolution No. 2022-12 creating Tax Incremental District No. 7, approving its Project Plan and establishing its boundaries. Motion carried on a roll call vote with Council Members Verhaalen, Forbes, Arnett, Thome, Bublitz, and Simpson voting in favor and Council Member Burkart voting against.

**DISCUSSION AND POSSIBLE ACTION ON 2022 REQUEST FROM THE ROTARY FOR MOBILE FOOD VENDORS FOR THE 2022 ROTARY RIDE EVENT**

A motion was made by Council Member Verhaalen, seconded by Council Member Burkart, to approve the mobile food vendor request from the Rotary for the 2022 Rotary Ride event. Motion carried without a negative vote with Council Member Thome abstaining.

**DISCUSSION AND POSSIBLE ACTION ON REQUEST TO LEASE ZARLING PROPERTY TO WILLIAM AND TREVOR JANESHEK TO AID IN COMPLIANCE WITH THE CITY'S ADAPTIVE MANAGEMENT PLAN**

Water Recycling Superintendent Grulkowski explained the request from William and Trevor Janeshek to lease the City-owned property which was the prior Zarling property. The Janeshek's plan is to correct the eroded areas and plant a soybean crop and winter wheat. These plantings would aid in the City's Adaptive Management Plan regarding phosphorus levels.

A motion was made by Council Member Bublitz, seconded by Council Member Simpson, to approve the lease between the City of Cedarburg and William & Trevor Janeshek for the Zarling property to aid in compliance with the City's Adaptive Management Plan. Motion carried without a negative vote.

**DISCUSSION AND POSSIBLE ACTION ON DESIGNATION OF CITY'S OFFICIAL NEWSPAPER FOR ENSUING YEAR**

A motion was made by Council Member Verhaalen, seconded by Council Member Burkart designating the *News Graphic* as the City's official newspaper for the year 2022. Motion carried without a negative vote.

**DISCUSSION AND POSSIBLE ACTION ON MAYOR O'KEEFE'S APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS**

Mayor O'Keefe requested that Council Members confirm their choices for committee assignments and return them to him at their earliest convenience.

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve the appointment of Christopher Hackbarth to the Police and Fire Commission. Motion carried without a negative vote.

**DISCUSSION AND POSSIBLE ACTION ON LICENSE/PERMIT APPLICATIONS**

A motion was made by Council Member Verhaalen, seconded by Council Member Bublitz, to approve the New Operator License applications for the period ending June 30, 2022 for Dawn M. DeGeorge, Sarah A. Enwald, Anthony M. Havel, Joshua C. Hazelwood, Emily James, and Aaron C. Zinda. Motion carried without a negative vote.

**ADMINISTRATOR'S REPORT**

Administrator Hilvo commented on the quality of employee evaluations that have been completed so far. They are all excellent and he wished to thank the entire staff for their hard work and dedication.

**COMMENTS AND SUGGESTIONS FROM CITIZENS** - None

**COMMENTS AND ANNOUNCEMENTS BY COUNCIL MEMBERS**

Council Member Thome announced the Greater Cedarburg Foundation Event which will be held April 27, 2022 at 7:00 p.m. at the Cedarburg Cultural Center. Anyone wishing to attend may RSVP to her.

Council Member Bublitz noticed that very few people apply their brakes for the speed bumps on Susan Lane.

**MAYOR'S REPORT**

Mayor O'Keefe affirmed the Proclamations designating April 17-23 Municipal Treasurer's Week and May 1-7 Municipal Clerk's Week.

**ADJOURNMENT**

A motion was made by Council Member Arnett, seconded by Council Member Bublitz, to adjourn the meeting at 8:30 p.m. Motion carried without a negative vote.

Tracie Sette  
City Clerk