

**CITY OF CEDARBURG
COMMON COUNCIL
June 12, 2023**

**CC20230612-1
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, May 8, 2023 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers and online utilizing the Zoom app.

Mayor O’Keefe called the meeting to order at 7:00 p.m. A moment of silence was observed, and Boy Scout Troop #830 presented the flags and led the reciting of the Pledge of Allegiance.

Roll Call: Present - Mayor Michael O’Keefe, Council Members Melissa Bitter, Jim Fitzpatrick, Kristin Burkart, Kevin Curley, Robert Simpson, Patricia Thome, Mark Mueller

Also Present - City Administrator Mikko Hilvo, Deputy City Clerk Amy Kletzien, Director of Engineering and Public Works Mike Wieser, Library Director Linda Eastwood, Fire Chief Jeff Vahsholtz, City Clerk Tracie Sette, Finance Director/Treasurer Kelly Livingston, Building Inspector Jeff Thoma, Police Chief Michael McNerney, Library Director Linda Eastwood, Public Works Superintendent Joel Bublitz, Recreation Superintendent Maggie Anderson, Senior Center Director Gretel Anderson, WRC Superintendent Dennis Grulkowski, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

At Mayor O’Keefe’s request, Deputy City Clerk Kletzien 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. Citizen’s present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Connie Kincade, N75W7255 Linden Street, invited the Common Council Members to the next Community Conversations on June 26 at 6:00 p.m. at the Cedarburg Public Library.

NEW BUSINESS

**OATHS OF OFFICE – PATROL OFFICER JUSTIN BUBOLTZ, FIREFIGHTER/
PARAMEDIC CHRISTOPHER WUNSCH AND FIREFIGHTER/PARAMEDIC NICHOLAS
HEPNER**

City Clerk Sette administered the oaths of office to Patrol Officer Justin Buboltz, Firefighter/Paramedic Christopher Wunsch and Firefighter/Paramedic Nicholas Hepner.

PUBLIC HEARINGS

**A PUBLIC HEARING ON A LAND USE AMENDMENT FOR THE PROPERTY LOCATED
AT TAX KEY #13-050-21-09.000 & 13-050-21-08-000 (AMCAST SITE) FROM THE MIXED-**

USE OFFICE AND/OR HIGH MEDIUM DENSITY RESIDENTIAL CLASSIFICATION TO HIGH-DENSITY RESIDENTIAL CLASSIFICATION FOR THE RESIDENTIAL PORTION OF THE PROJECT YET RETAIN THE MIXED-USE OFFICE FOR THE OFFICE PORTION
AND
A PUBLIC HEARING TO REZONE THE PROPERTY LOCATED AT TAX KEY #13-050-21-09.000 AND 13-050-21-08-000 (AMCAST SITE) FROM MIXED USE INFILL DEVELOPMENT (MUID) TO RM-2 (PLANNED UNIT DEVELOPMENT (PUD)) FOR THE MULTI-FAMILY PORTION OF THE PROJECT, YET RETAIN THE MUID AND THE PUD FOR THE OFFICE PORTION

Mayor O’Keefe opened the public hearings at 7:12 p.m. to consider a Land Use amendment for the property located at tax key #13-050-21-09.000 (Amcast site) from the Mixed -Use Office and/or High Medium Density Residential Classification to High-Density Residential Classification for the residential portion of the project yet retain the Mixed-Use Office for the office portion. The second portion of the public hearing is to consider rezoning the property located at tax key #13-050-21-09.000 and 13-050-21-08-000 (Amcast site) from Mixed Use Infill Development (MUID) to RM-2 (Planned Unit Development (PUD)) for the Multi-family portion of the project yet retain the MUID and the PUD for the office portion.

Planner Censky explained that the Amcast/Meta Mold Industrial Corporation site was an automotive aluminum die-casting facility that operated on this site from 1939 to 2004, when the company filed for bankruptcy and closed its doors. Once their doors closed, maintenance on the site/building ceased and vandalism followed.

The result of the Amcast operation was the significant contamination of this site with various hazardous substances including, but not necessarily limited to, polychlorinated biphenyl (PCB), polycyclic aromatic hydrocarbons (PAH), asbestos containing building materials (ACBMs) lead-based paint, and other volatile organic compounds (VOCs). Because Amcast went through bankruptcy and their assets liquidated, no resources were available to address the contamination problem. Accordingly, in 2008-2009, the United States Environmental Protection Agency along with the Wisconsin DNR, included this site on the National Priorities list and that coupled with City creating Tax Incremental Financing District No. 4, in 2018 to cleanup the site and pursue redevelopment plans. It would be favorable to proceed with a development on the north side of Hamilton Road and to create a value-added increment to help pay for the debt on TIF #4.

In 2008, the City contracted with D.J. Burns for the cleanup and redevelopment of this site. To date, Mr. Burns has partially demolished the factory building on the north side of Hamilton road and has been working to restore the office building on the south side. He is now working with Developer Bob Bach on plans to redevelop the area adjacent to and south of the office building, between the railroad track and Johnson Avenue.

State law requires that before any land use decision can take place, the Comprehensive Land Use Plan and the zoning must be consistent with each other.

After taking into consideration the comments from the Plan Commission and the Common Council last January, Mr. Bach explained that plans now consist of two, three-story, 35-unit buildings at the rear of the site adjacent to the railroad tracks, and one, six-unit, two 5-unit townhome style buildings and a four-unit building located along Johnson Avenue resulting in a total of 90 units. There will also be an entrance/exit onto Hamilton Road. To provide more green space, Mr. Bach has decided to

remove from his plans the single 4-unit building that was to front Hamilton Avenue and incorporate those units into the two large apartment buildings. The project will be supported by 160 parking stalls, 40 of which will be surface stalls. The unit count remains at 90 units on 4.23 acres for a density of 21.3 units/acre. Architecturally, the plans propose a design similar to the building approved in the Fox Run development along Western Road, but the use of material and color scheme will change for this project. They are looking for these approvals so they can move ahead and find funding for a private company to do the necessary clean up to start building to create increment.

The Council Members asked questions and discussed the proposed changes to the Land Use amendment and rezoning the property.

John Campbell from TADI, Traffic Analysis & Design, Inc. explained that the traffic study analyzed the expected impact that this project will have on the following intersections:

- Washington Avenue and Hamilton Road
- Washington Avenue and Wurthman Street
- Johnson Avenue and Hamilton Road
- Johnson Avenue and Wurthman Street
- Johnson Avenue and Lincoln Blvd.

The analysis concluded that the redevelopment of the Amcast south property as proposed is not expected to significantly affect traffic operations at these intersections. The study does, however, recommend that a stop sign control be installed on both the east and west approaches to the Wurthman Street and Johnson Avenue intersections and at the new driveway intersection with Wurthman Street.

In answer to Council Member Fitzpatrick's question, Bob Bach stated that he was very confident that it is achievable to find State or Federal funding and it would be a great benefit to the TIF.

In answer to Council Member Burkart's question, Bob Bach explained that the project has no expiration date, and he will finish the two apartment buildings.

In answer to Council Member Curley's concern for disruption to the homes on Johnson Avenue, Bob Bach explained that they will do anything possible to minimize the disruption to the Johnson Avenue residents. Remediation protocol would minimize any dust.

In answer to Mayor O'Keefe's question, Planner Censky stated that the PUD gives the City authority to have a carefully planned development.

Planner Censky stated that Bob Bach needs an approved plan to begin finding financing for the cleanup. The sooner the City can get this development started, the better the TID will perform, and the City will not have to rely on future tax dollar assistance.

Mayor O'Keefe opened the public hearing for public comment.

Connie Kincaide, N75W7255 Linden Street, stated that she is in favor of affordable housing and asked what the rents would be in this Development. Bob Bach stated that a 2 bedroom unit would run about \$1800-\$1900/month and a 3 bedroom unit would run about \$2,000/month. Each unit will have indoor parking and allocated outdoor parking. Ms. Kincaide stated that it is important to her to keep areas of Cedarburg affordable. Every family may not have two working adults.

Terry Romeis, N40W5810 Hamilton Road, asked if the contaminated soil will be extracted and moved off-site and then replaced with new soil. Bob Bach confirmed that this is the plan.

Motion made by Council Member Thome, seconded by Council Member Mueller, to close the public hearing. Motion carried without a negative vote.

NEW BUSINESS - CONTINUED

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2023-04 REZONING THE APPROXIMATE 4.23 ACRE PARCEL LOCATED SOUTH AND EAST OF THE HAMILTON ROAD AND JOHNSON AVENUE INTERSECTION (AMCAST SITE)

Motion made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve Ordinance No. 2023-04 rezoning the approximate 4.23 acre parcel located south and east of the Hamilton Road and Johnson Avenue intersection (Amcast Site). Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2023-12 AMENDING THE CITY OF CEDARBURG COMPREHENSIVE LAND USE PLAN-2025 FOR THE PROPERTY LOCATED AT THE AMCAST SITE (TAX KEY #13-050-21-09.000 & 13-050-21-08-000)

Motion made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve Resolution No. 2023.12 amending the City of Cedarburg Comprehensive Land Use Plan-2025 for the property located at the Amcast Site (Tax Key #13-050-21-09.000 & 13-050-21-08-000). Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON DEPARTMENTAL PRESENTATIONS, DISCUSSION AND DIRECTION

Strategic Plan Review- City Administrator Hilvo explained that the purpose of the Strategic Plan is to set overall goals for the City and to develop a plan to achieve them. It serves as the City's roadmap and is used to prioritize initiative, resources, goals, and department operations/projects. The plan is reviewed and updated annually by the Department Heads with direction from their perspective Boards, Commissions, and Committees and the Common Council.

Department Presentations

- **Assessor-contracted**- The Assessor duties will remain contracted through Grota Appraisals.
- **Building Inspection/City Hall Complex/Cemeteries** – Building Inspector Thoma's Capital Improvement project for 2024 is replacing the HVAC control vents along with new thermostats so that the boilers and vents communicate and also painting the exterior of City Hall.
- **Clerks**- There are four elections in 2024, which will require additional postage for approximately 25 – 40% of the voters who vote absentee. The absentee ballot envelopes will be redesigned for 2024 and will require the Clerk's Office to order new envelopes.
- **Emergency Government**- Possible vehicle maintenance.

- **Engineering**- Director Wieser reviewed the 2024 Street and Utility project planned for 2024. He would like to add \$10,000 to start the review/design process for future updates to South Washington Avenue. Additional funding will be needed for the stormwater program and Wilshire Pond. Trash and recycling should remain the same. The Woolen Mill Dam upgrade will require approximately \$800,000.
- **Fire Department**- The Department Goals are to continue building onto the paramedic program and to go to a paid-on-call system for emergency calls.
- **Library**- The Department will be concentrating on staff retention/wages and their materials budget.
- **Parks, Recreation, & Forestry**- Recreation Superintendent Anderson explained that their Department is self-supporting since 2008 and this will continue. A new playground is scheduled for the Baehmann Development and will be paid through impact fees.
- **Police**- Chief McNerney explained that the Department should have 24 officers and they currently have 21. He is working on a grant, and they have a savings from eliminating the third shift dispatching services. The Department should have three more patrol cars and the leasing program may start this fall. \$4,000 will be added to his budget for mental health checkups for the officers. The Department would like to add a camera system on the roadways, similar to Grafton and Port Washington, for an additional \$15,000 per year. The boiler and parking lot projects are on hold.
- **Public Works**- The Department will be looking at succession planning for the mechanic position. It is currently too much work for one employee. Capital expenditures include replacing three vehicles (dump truck tandem with plow, freight liner garbage truck, and a service truck).
- **Planning**- The Planner duties will continue to be contracted by Jon Censky.
- **Senior Center**- Director Anderson does not expect any changes to the Senior Center operating budget. She would like to see the restrooms upgraded in the building.
- **Finance**- The staffing will remain the same for 2024. There will be an increase in Auditing Services, due to changes in GASB regulations.
- **Water Recycling**- Superintendent Grulkowski explained that his budget is based on user fees and not taxpayer funding. Depending on the results of the Facility Plan Study, the City may need to look at upgrading or building a new Water Recycling Center.
- **Diversity, Equity, & Inclusion**- The Committee is asking for \$500 for marketing.
- **Debt Service**- The City has a healthy debt level and there is room to borrow.
- **Health Insurance**- There may be a 6-8% increase along with the second half of the program charge to be paid.

- **Salaries – COLA**- City Administrator Hilvo is looking at a 3% COLA increase with the potential for merit increases.

Priorities for 2024

The budget priorities for 2024 is Fire, EMS, and Public Safety. Approximately \$190,000 will be needed for the paid-on-call program. The health insurance program obligation and elections cannot be reduced. The City will also need to look at environmental needs.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF PRELIMINARY BUDGET PARAMETERS, INCLUDING OPERATING EXPENDITURES AND/OR TAX/LEVY, GROWTH TARGETS FOR DEVELOPMENT OF THE PROPOSED 2024 BUDGET

City Administrator Hilvo explained that the State Shared Revenue amounts are in discussion and uncertain at this time. Also, there is a movement to repeal Personal Property taxes, which amounts to \$140,000.

The Common Council agreed to the Fire, EMS, Public Safety, and Streets as the priorities for 2024. The 3% COLA increase seems reasonable as inflation has risen 7%.

Council Member Thome asked to include an update to the Comprehensive Land Use Plan and find ways to use available land effectively.

This is an introduction to the 2024 budget, and it will need to be reviewed further and discussed at future meetings. The Council will have more clarity on shared revenue after the State Budget passes at the end of June.

The Common Council stated that a 0% increase should be the goal; however, they may agree to a slight increase in taxes, if needed.

DISCUSSION AND POSSIBLE ACTION ON 2022 COMPLIANCE MAINTENANCE ANNUAL REPORT (CMAR) FOR THE WATER RECYCLING CENTER AND RESOLUTION NO. 2023-11 ACCEPTING THE REPORT

Water Recycling Center Superintendent Grulkowski explained that the CMAR is a DNR summary report used to determine the effectiveness of the sewerage system to meet DNR permit limits and to indicate areas of the system that may need improvement. In 2022, no points were deducted from any categories in the report. No action for improvement in the system is needed.

Motion made by Council Member Burkart, seconded by Council Member Mueller, to accept the 2022 Compliance Maintenance Annual Report (CMAR) for the Water Recycling Center and adopt Resolution No. 2023-11 accepting the report. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON BIDS RECEIVED FOR THE KENZIE LIFT STATION MODIFICATIONS PROJECT CONSTRUCTION CONTRACT

Director Wieser explained that staff advertised and received bids for the Kenzie Lift Station Modifications Project construction contract. A total of three bids were received, with the low bid submitted by J. Miller Electric Inc. J Miller Electric has not done work for the City in the past,

however, one of their electricians has managed previous lift station projects for the City at their former employer.

Due to the volatility of construction prices related to lift station projects, no engineers estimate was completed for this project. J. Miller Electric's bid was for \$476,692.00 and was significantly lower than the next two bids. The Public Works and Sewerage Commission recommended award of the Kenzie Lift Station Modifications contract to J. Miller Electric Inc.

Motion made by Council Member Burkart, seconded by Council Member Thome, to award the bid for the Kenzie Lift Station Modifications project construction contract to J. Miller Electric in an amount not to exceed \$476,692.00. Motion carried without a negative vote.

**DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF ORDINANCE NO. 2023-05
PROHIBITING PARKING ON THE NORTH SIDE OF HAMILTON ROAD, SOUTHEAST
OF THE EAST RIGHT-OF-WAY OF WASHINGTON AVENUE**

Director Wieser explained that cars tend to park on both sides of Hamilton Road during morning services at St. Francis Borgia Church making it difficult for two-way traffic to pass through. The Public Works and Sewerage Commission was concerned that this could cause backups onto Washington Avenue, especially with additional traffic from the possible development at the Amcast site. The thought was to restrict parking on the north side of Hamilton Road for 100 feet southeast of Washington Avenue to create a buffer. This buffer should assure that no backups on Hamilton Road would reach Washington Avenue. The Public Works and Sewerage Commission recommended the parking prohibition at their May 11 meeting.

Discussion ensued with a recommendation to restrict parking during church services.

Motion made by Council Member Simpson, to adopt Ordinance No. 2023-05 with a change to no parking on the north side of Hamilton Road southeast of the east right-of-way line of Washington Avenue between the hours of 6 a.m. – 9 a.m. Motion failed for lack of a second motion.

Father Patrick Burns of St. Francis Borgia Church explained that the Church would like to work with the City on this issue. Most of the people who park in these spots are elderly and need to use the ramp in front of the Church. He requested to take a pause and work more closely with the Public Works and Sewerage Commission on a resolution to this problem. He also asked if the "No Left Turn" sign could be removed from the parking lot behind the church coming out of the Arabelle Development, thinking that may help some of the congestion.

Motion made by Council Member Burkart, seconded by Council Member Simpson, to send the consideration of prohibiting parking on the north side of Hamilton Road, southeast of the east right-of-way of Washington Avenue back to the Public Works & Sewerage Commission for further discussion and review. Motion carried without a negative vote.

**DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF ORDINANCE NO. 2023-06
PROHIBITING LEFT TURNS FOR WESTBOUND TRAFFIC ON HAMILTON ROAD AT
ITS INTERSECTION WITH WASHINGTON AVENUE**

Director Wieser explained that the angle at which Hamilton Road connects to Washington Avenue causes poor sight distance especially for vehicles attempting to make a left turn onto Washington

Avenue. The high volume of traffic on Washington Avenue only exacerbates the difficulty of this left turn. These factors create a longer wait time for vehicles making the left turn off Hamilton Road onto Washington Avenue and further congests the intersection. The prohibition of left turns off Hamilton Road onto Washington Avenue would help relieve the congestion. The Public Works and Sewerage Commission recommended to prohibit left turns for westbound traffic on Hamilton road, at its intersection with Washington Avenue.

Motion made by Council Member Burkart, seconded by Council Member Mueller, to approve Ordinance No. 2023-06 prohibiting left turns for westbound traffic on Hamilton Road at its intersection with Washington Avenue. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON CHANGING THE NAME OF THE DIVERSITY COMMITTEE TO THE DIVERSITY, EQUITY, AND INCLUSION COMMITTEE

City Administrator Hilvo explained that the City created a Diversity Committee in 2020 to serve as a resource for City government and the community by providing information, education, and communication that facilitates a better understanding and celebrates our differences. To provide recommendations to the Mayor and City Council that would identify opportunities to address diversity issues, promote diversity programs, and/or provide guidance to create a more accessible, safe, welcoming, and inclusive government and community, and to assist the City in supporting and challenging all areas of government and the community to eliminate and prevent all forms of discrimination.

Since the creation of the Committee the use of Diversity, Equity, and Inclusion has become widely used throughout the country to describe committee work as defined at the creation of the City's Diversity Committee. The name Diversity, Equity, and Inclusion better defines the Committee and its stated purpose "to create a more....inclusive government and community and to assist the City in supporting and challenging all areas of government and the community eliminate and prevent all forms of discrimination." Those sections of the original creation of the Committee speak to and support the name change. The City Diversity Committee is requesting to change the Committee name to the Diversity, Equity, and Inclusion Committee.

Discussion ensued involving the meanings of equity and inclusion and whether the Committee name should be changed. Diversity Committee Member Connie Kincaide stated that the Cedarburg website has called the Committee a Diversity, Equity, and Inclusion Committee for the last two years.

It was mentioned that the Committee name should match the ordinance and the website.

Motion made by Council Member Fitzpatrick, seconded by Council Member Mueller, to keep the Diversity Committee name and have the website match. Motion failed with Council Member Fitzpatrick, Bitter, and Mueller voting in favor, and Council Members Burkart, Curley, Simpson, and Thome opposed.

Motion made by Council Member Bitter, seconded by Council Member Thome, to have the City website match the current ordinance and have the request go back to the Diversity Committee to see how the Ordinance should be written. Motion failed with Council Members Bitter, Thome, Simpson voting aye and Council Members Fitzpatrick, Burkart, Mueller, and Curley opposed.

Motion made by Council Member Burkart, seconded by Council Member Simpson, to revisit Ordinance No. 2020-10 at the June 26 Common Council meeting, creating the Diversity Committee before making a decision on changing the name of the Diversity Committee to the Diversity, Equity, and Inclusion Committee. Motion carried with Council Member Bitter, Burkart, Curley, Simpson, Thome, and Mueller voting aye and Council Member Fitzpatrick opposed.

DISCUSSION AND POSSIBLE ACTION ON MAYORAL APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS AND COMMITTEES

Motion made by Council Member Burkart, seconded by Council Member Mueller, to approve the following Mayoral appointments:

- Jack Soto Diversity Committee
- Megan Schelwat Economic Development Board
- Council Member Patricia Thome Landmarks Commission
- Mark Sette Police & Fire Commission
- Aaron Olejniczak as Chairperson of the Board of Appeals.

Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON WEIGHTS AND MEASURES CONTRACT

City Clerk Sette explained that according to WI State Statute 98.04(1) a municipality having a population of more than 5,000 shall enforce the provision of WI State Statutes Chapter 98 establishing a Department of Weights and Measures. A municipality may contract with the Department of Agriculture, Trade, and Consumer Protection (DATCP) to enforce these provisions rather than the City establishing its own department. DATCP charges a fee to municipalities to carry out this inspection program. A municipality may assess fees to businesses that receive these services, in an effort to recover the costs, however, it must be an amount not to exceed the cost of the yearly contract.

This year, the DATCP implemented an adjustment to the weights and measures inspections as well as the contract fee. This is the first time a change has been made since 2003. The new yearly contract fee will be \$2,250, and inspections will be biennial instead of annual. Due to this change, the Clerk's office is restructuring the process of recovering the inspection costs. A new ordinance reflecting this process will be brought to the June 26 Common Council meeting.

Motion made by Council Member Thome, seconded by Council Member Fitzpatrick, to approve the Weights and Measures contract with the Department of Agriculture, Trade, and Consumer Protection (DATCP). Motion carried without a negative vote.

CONSENT AGENDA

Motion made by Council Member Thome, seconded by Council Member Simpson, to approve the following consent agenda items:

- Approval of May 8, 2023 Council meeting minutes
- Approval of 2023-2024 alcohol, cigarette, and operator licenses for:

Class "A" fermented malt beverage and "Class A" intoxicating liquor (off-premise consumption only)

Walgreen Co., P.O. Box 901, Deerfield, IL 60015, Allison E. McKee, Agent, premises to be licensed:
W62N190 Washington Avenue, known as **Walgreens #13620.**

Cigarette License

Walgreen Co. (Walgreens #13620), W62 N190 Washington Avenue, Cedarburg, WI 53012

New Operator Licenses for period ending June 30, 2024

Andrew J. Miller
Jason Peterson
Shaun M. Smith
Emma J. Stewart

Renewal Operator Licenses for period ending June 30, 2024

Carol A. Ameen	Harrison D. Ellenbecker	Brandon J. McCarthy
Hannah C. Aronson	Sarah A. Enwald	Brenda L. Mueller
Carol D. Baranyk	Matthew C. Enwald	Jason D. Mutza
Joey M. Baumle	Macy L. Ertl	Sharon L. Nelson
Celeste D. Bean	John C. Feiertag	Jamie N. Nevins
Tamara J. Behling	Arthur E. Filter	Nicholas M. Nevins
Nicholas L. Behling	Toni M. Franzkowiak	Kelly B. Northridge
Roger E. Behling	Christina N. Gabrielson	Benjamin C. Nummerdor
Kerri R. Belfor	Jeanette L. Gabrys	Elizabeth A. Reissmann
Lindsey J. Berndt	Kathlyn T. Geracie	Erin A. Riley
Michael C. Besaw	Samantha R. Gerber	Caryn M. Sager
Rebecca R. Blau	Morgan L. Geronime	Chad W. Schmidt
Jaclyn C. Bodi	Paul G. Goetz	Erin E. Schmidt
Zachary M. Bonno	Angela L. Habermann	Susan E. Schrader
Janiel Bord	Christine M. Habich	Mike R. Sheeran
Mark A. Borden	H. Michael Hagerman	Richard S. Siefert
Donna H. Bornitz	Sarah M. Hardy	Neil P. Soukup
Michael A. Bourbonais	Jacqueline F. Harrison	Scott W. Steffen
Mary Kay H. Bourbulas	Anthony M. Havel	Jenaiya Stolper
Mark S. Brock	Howard E. Hockstad	Michelle L. Taraboi
Jody L. Brzezinski	Brian J. Hodgson	Ethan E. Taylor
Daniel M. Burbach	Emma J. Jacque	Kerry Tharp
Kristin S. Burkart	Dennis F. Jaeger	Jennifer Thoma
Karen T. Cannon	Chad King	Jason R. Van Auken
Ashley T. Cizek	Randall H. Kison	Timothy J. Van Ryzin
Bill W. Conley	Stacy J. Kowalkowski	Robert R. Vanderloop
Callen L. Cummings	Bruce A. Krenzke	Christine A. Verespej
Christine M. Curran	Shirley K. Krenzke	Matthew J. Voss
Patrick H. Curran	Adam M. Kressmer	Sherry A. Wegner
Edward J. Dettloff	Audrey L. Krick	Larry D. Weidmann
Michael J. Driscoll	Cynthia M. Larson	Julie A. Weir
Jonathan P. Dunne	Mark E. Larson	Katrina M. Wendtland
Cynthia M. Dzikowski	James A. Lee	Courtney J. Youngwirth
Kelly S. Einbeck	Todd R. Luft	Cooper J. Zimmerschied

- Payment of bills dated 4/29/23 through 6/6/23, transfers from 5/6/23 through 6/2/23, and payroll for period 4/30/23 through 5/13/23 and 5/14/23 through 5/27/23.

Motion carried without a negative vote with Council Member Burkart recused.

CITY ADMINISTRATOR'S REPORT- No additional information was provided.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Connie Kincaide, N75W7255 Linden Street, confirmed that the review of the Diversity Committee Ordinance will take place at the next Common Council meeting in June.

COMMENTS AND ANNOUNCEMENTS BY COUNCIL MEMBERS

Council Member Burkart stated that the weather conditions are very dry. She asked that the Development on Western Avenue be respectful to the people living on Western Avenue by keeping the dust down.

Council Member Curley requested that the use of pesticides in the parks be discussed at the next Parks, Recreation and Forestry Board meeting.

Council Member Bitter thanked the Police Department for assistance in helping with a noise issue at the Ozaukee Pavilion.

Council Member Mueller stated that a Run event left a large amount of mason chalk behind after the run. He would like future event holders to know that that they need to leave the area in the condition they found it.

MAYOR REPORT

Mayor O'Keefe reported that he spoke at the dedication ceremony for the Jim Coutts Memorial wall on Sunday, June 11.

Council Member Thome reiterated that the Jim Coutts Memorial Wall was paid for by friends and family.

ADJOURN TO CLOSED SESSION

Motion made by Council Member Thome, seconded by Council Member Burkart, to adjourn to closed session at 10:21 p.m. pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. More specifically, the concept of a new shared services agreement for Fire/EMS services with the Town of Cedarburg, final purchase agreement for Lot #4 in Hwy. 60 Business Park, amendment to Developers Agreement for Amcast, and agreement with Ramboll on Prochnow Landfill Environmental Services, and pursuant to State Statute 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. More specifically to be discussed is discussion and review of Erik Kampa lawsuit and discussion on Jean Christiaansen claim. Approve closed session minutes from

April 10, 2023 and May 8, 2023 closed session meetings. Motion carried on a roll call vote with Council Member Bitter, Fitzpatrick, Burkart, Curley, Thome, and Mueller voting in favor and Council Member Simpson excused.

RECONVENE TO OPEN SESSION

Motion made by Council Member Burkart, seconded by Council Member Fitzpatrick, to reconvene to open session at 11:58 p.m. Motion carried on a roll call vote with Council Member Bitter, Fitzpatrick, Burkart, Curley, Thome, and Mueller voting in favor and Council Member Simpson excused.

NEW BUSINESS – CONTINUED

DISCUSSION AND POSSIBLE AND POSSIBLE ACTION ON SHARED SERVICES AGREEMENT FOR FIRE/EMS SERVICES WITH THE TOWN OF CEDARBURG

Motion made by Council Member Burkart, seconded by Council Member Mueller, to approve the shared services agreement for Fire/EMS services with the Town of Cedarburg, subject to attorney legal review. Motion carried with Council Members Bitter, Burkart, Curley, Simpson, Thome, and Mueller voting in favor, and Council Member Fitzpatrick voting against.

DISCUSSION AND POSSIBLE ACTION ON FINAL PURCHASE AGREEMENT FOR LOT #4 IN THE HWY 60 BUSINESS PARK

Motion made by Council Member Thome, seconded by Council Member Burkart, to approve the final purchase agreement for Lot #4 in the Hwy. 60 Business Park subject to a clerical error correction in the recital. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION TO HIRE A THIRD-PARTY ENVIRONMENTAL CONSULTANT ON THE AMCAST PROJECT

Motion made by Council Member Thome, seconded by Council Member Simpson, to hire Kenneth Wein of KWW Consulting, Inc. as a third-party environmental consultant on the Amcast project. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON AGREEMENT WITH RAMBOLL ON PROCHNOW LANDFILL ENVIRONMENTAL SERVICES

Motion made by Council Member Thome, seconded by Council Member Fitzpatrick, to approve the Prochnow Landfill Environmental services agreement with Ramboll. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON JEAN CHRISTIAANSEN CLAIM

Motion made by Council Member Burkart, seconded by Council Member Mueller, to deny the Jean Christiaansen claim. Motion carried without a negative vote.

ADJOURNMENT

Motion made by Council Member Mueller, seconded by Council Member Burkart, to adjourn the meeting at 12:01 a.m. Motion carried without a negative vote.

Amy D. Kletzien, MMC/WCPC
Deputy City Clerk