

**CITY OF CEDARBURG
COMMON COUNCIL
May 11, 2020**

**CC20200511-1
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held online on Monday, May 11, 2020, utilizing the Zoom app.

Mayor O'Keefe called the meeting to order at 7:04 p.m.

Roll Call: Present - Mayor Michael O'Keefe, Council Members Sherry Bublitz, Jack Arnett, Kristin Burkart, Rick Verhaalen, Patricia Thome, Barbara Lythjohan

Excused - Aldermanic District 5 vacant

Also Present - City Administrator Mikko Hilvo, City Attorney Michael Herbrand, Deputy City Clerk Amy Kletzien, Financial Director/Treasurer Christy Mertes, Director of Engineering and Public Works Tom Wiza, Light & Water General Manager Dale Lythjohan, Water Recycling Center Superintendent Eric Hackert, Public Works Superintendent Joel Bublitz, Paul Frantz of Baker Tilly Virchow Krause, LLP, Todd Taves of Ehlers & Associates, 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. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

APPROVAL OF MINUTES

Motion made by Council Member Thome, seconded by Council Member Bublitz, to approve the April 21, 2020 and April 27, 2020 Common Council minutes. Motion carried without a negative vote with Aldermanic District 5 vacant.

PRESENTATION – 2019 AUDIT REPORT; AND ACTION THEREON

Paul Frantz of Baker Tilly Virchow Krause, LLP presented the results of the 2019 City audit.

Audit Objective

The objective of the audit is to express their opinion on the financial statements of the City of Cedarburg as of December 31, 2019.

Financial Statements

o **Audit Opinion**

After tonight's review they will issue an opinion based on the Council's recommendation

and approval. An unmodified opinion is the highest level of assurance that the City can receive from the external auditors. It means that the financial statement document has all accounting principles applied consistently between years, in allowance of generally accepted accounting principles. This is the ultimate outcome that you are looking for when receiving an audit.

o **Management's Discussion and Analysis**

This is a good comparative. It is a narrative written by management that talks about the activity that took place in 2019 and does a good job of summarizing this in plain English.

o **Financial Highlights - Governmental Funds**

- General Fund - Revenues were \$8,936,994 compared to expenditures of \$9,309,176.
- Other Sources (uses) - \$892,238.
- End of Year Fund Balance - \$3,356,208.
 - o Fund Balance consist of Non-spendable (prepaid item) \$480,532, Assigned (for future years use) \$133,949, and Unassigned \$2,741,727.
- Health of General Fund Reserves – They recommend a range of unassigned fund balance of 10 – 25% of the budgeted expenditures of the subsequent year. The City has a healthy 30%.
- Budgetary Compliance – The City budgeted to use fund balance of \$299,632 but ended up with an actual increase of \$520,056 for a positive difference of \$819,688.
- Capital Improvement Fund Balance - \$725,076.
- TIO No. 4 District - \$1,793,516.
- Debt Service Fund - \$102,335.
- Non-major Government Funds - \$2,560,881.
- Proprietary Funds – Unrestricted and Restricted Cash Balance – Light & Water Utility Operating Income - \$1,449,904 with a Net position at the end of the year of \$46,633,598. Fund Balance and Net Position are not the same. The available cash in the utilities is \$10,026,317. The Sewer Utility has available cash of \$5,626,028.
- Long-Term Debt is \$20,218,164. The City has the ability to borrow up to 5% of the equalized value, which is \$71,664,745 with the capacity to borrow an additional \$53,140,695.

o **Communication Letter**

One material weakness was identified: Internal controls over financial reporting. This is a very common material weakness that is given to 90 – 95% of their clients. This means that the City does not have a CPA that specializes in governmental accounting on staff to prepare the financial statement document. There is a cost benefit to this, and the City has chosen to outsource this function. They receive cooperation and have limited journal entries. The City has good solid individuals in place making good decisions and keeping the Council up-to-date.

- o Two-way communication regarding the audit – looking for feedback from the Common Council.
- o Other comments and recommendations – recommendations were made to management resulting from the audit.
- o Required communication to those charged with governance – lists any new accounting

principles that were adopted during the course of the year along with accounting estimates that were evaluated and used by management. This communication also indicates that they did not have any disagreements with management during the audit. Mr. Frantz stated that the City is very fortunate to have Finance Director/Treasurer Mertes. He cannot communicate this to every client. He thanked her for making the audit process go smooth. Lastly, they list the non-services that they provided for the City and declare their independence.

In answer to Council Member Arnett's question, Mr. Frantz explained that the employer share of the pension fund is \$531,000.

In answer to Council Member Arnett's question regarding \$694,000 received in permit fees, Finance Director/Treasurer Mertes explained that this amount includes impact fees.

Mayor O'Keefe commended and thanked Financial Director/Treasurer Mertes and the Department for their work.

NEW BUSINESS

CONSIDER RESOLUTION NO. 2020-10 CREATING TAX INCREMENTAL DISTRICT NO. 6, APPROVE ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES; AND ACTION THEREON

Todd Taves explained that this project is being driven by a potential tenant that expressed interest in 250,000 sq. ft and 15 acres. While that may begin early, they made the assumption that it would not be completed until the 2022 construction year. The value will be \$18.75 million and assumed \$75 per square foot as an initial valuation. The forecast assumption is that every two years thereafter there will be additional development within the park (10 acres in 2024 and then 5 acres in 2026, 2028 and 2030). There is 49 developable acres and they assumed 40 of the 49 would be developed. No assumptions are made as to the timing of sale or development of the final nine. The plan assumes that over a ten-year period a total of 562,500 sq. ft. of manufacturing property will be constructed within the District with initial land and improvements value of approximately \$42.19 million. Due to the depreciating nature of manufacturing property, the Plan assumes property values will decline by 2% annually, resulting in total incremental value of \$30.86 million at the end of the 20-year life of the District. Estimated valuations and timing for construction of the Project were outlined in a table. Assuming the City's current equalized TID interim tax rate of \$19.08 per thousand of equalized value, the Project would generate \$11,394,550 in incremental tax revenue over the 20-year term of the District.

Mr. Taves explained the financing and implementation: The City expects to finance the cost of required public improvements with General Obligation debt. At the end of 2019, the City had \$18,524,050 in outstanding General Obligation debt principal, which was 25.85% of its limit. The City has \$53.14 million in remaining debt capacity; therefore, it can finance the public improvements in this manner.

Given that tax increments will be generated no sooner than the 2023 budget year, and more likely the 2024 budget year, the City expects to capitalize the first 36 months of interest due on the debt. Once

the funds borrowed to pay interest are expended, the City will pay debt service from land sale revenue and tax increments collected.

The project is expected to create a total of 49 developable acres. Of that total, the City expects to provide 15 acres at no cost to a prospective tenant as an incentive to build facilities within the project. Of the remaining 34 acres, the City anticipates selling 25 acres at an average price of \$75,000 per acre during the first ten years of the District's life. No assumptions are made as to the timing of sale or development of the final nine acres. Should tax increment or land sale revenue be insufficient to pay debt service, the City would be obligated to levy a tax to pay the full amount due, or to appropriate other funds for the payment.

Based on the Project Cost expenditures, the District is projected to accumulate enough funds by the year 2041 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in the Plan and will very dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Motion made by Council Member Arnett, seconded by Council Member Thome, to approve Resolution No. 2020-10 creating Tax Incremental District No. 6, approving its Project Plan and establishing its boundaries. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER 2020 COMPLIANCE MAINTENANCE ANNUAL REPORT (CMAR) FOR THE WATER RECYCLING CENTER AND RESOLUTUION NO. 2020-11 ACCEPTING THE REPORT; AND ACTION THEREON

Superintendent Hackert explained that the Compliance Maintenance Report is an annual 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 2019, no points were deducted from any categories in the report. The Utility continues to work on the phosphorus levels. The current limit is .8 and the center is at .3mg/l. In the next five years the limit will be .075. They are currently doing a pilot test with cloth filters that shows some promise. The cost to install the equipment would be \$3.5 million to install and would get them where they need to be. This system would also increase the chemical costs and maintenance at the plant. The Utility continues to replace motors that are more energy efficient. Staffing is reviewed and they are adequately staffed. The replacement funds are doing well with the help of the authorized rate increase.

The Mayor and Common Council members commended Superintendent Hackert and his staff for doing a great job of running a 30-year-old facility.

Motion made by Council Member Burkart, seconded by Council Member Bublitz, to adopt Resolution No. 2020-11 accepting the 2020 Compliance Maintenance Annual Report (CMAR) for the Water Recycling Center. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER AWARD OF CONTRACT FOR THE 2020 SIDEWALK MUD-JACKING PROGRAM; AND ACTION THEREON

Director Wiza explained that part of this year's sidewalk program involves raising concrete sidewalk slabs that have settled but are otherwise in good shape. The City has some areas primarily on Washington Avenue that need this type of repair, and thus a project was developed and bid out.

A total of four bids were received with the low bid submitted by Concrete Raising Corporation out of New Berlin. CRC has successfully completed similar work for the City in the past. Their total bid based on estimated unit quantities was \$14,070. The City budgeted \$30,000 for sidewalk repairs in 2020 and just under half of that amount was expended on sidewalk sawing.

Motion made by Council Member Lythjohan, seconded by Council Member Verhaalen, to award the contract for the 2020 Sidewalk Mud-jacking program to Concrete Raising Corporation in an amount not to exceed \$14,070. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER RELOCATION ORDER FOR WATER AND SEWER UTILITY EXTENSION PURSUANT TO WIS. STATUTE ACROSS DORION RETTMANN PROPERTY; AND ACTION THEREON

Director Wiza explained that an easement is required to deliver water and sewer utilities from Sheboygan Road to the Business Park, which is roughly ¼ mile. The best route is through a north property line. A 40-foot strip is required for the actual utilities and an additional 40 ft strip is needed only during construction.

City Attorney Herbrand explained that this process is required to start eminent domain on the private property.

Mayor O'Keefe explained that this is an alternate plan because the Town of Cedarburg is unwilling to allow a plan with Circle B when timing is critical.

Motion made by Council Member Bublitz, seconded by Council Member Thome, to approve the relocation order for water and sewer utility extension pursuant to Wis Statute across Dorion Rettmann property. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER PROPOSAL RECEIVED FROM SINGLE SOURCE FOR EASEMENT APPRAISAL SERVICES ASSOCIATED WITH THE HWY 60 BUSINESS PARK; AND ACTION THEREON

Director Wiza explained that staff has requested a proposal from Single Source to complete required property appraisals and eminent domain documentation required to obtain the necessary utility easements to serve the Hwy 60 business park. The City worked with Single Source in the past, and they specialize in this area of practice.

Council Member Arnett confirmed that this cost can be added to the TIF.

Motion made by Council Member Arnett, seconded by Council Member Bublitz, to approve the proposal received from Single Source for easement appraisal services associated with the Hwy. 60 Business Park in an amount not to exceed \$4,750. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER ENCOURAGING THE CEDARBURG POLICE DEPARTMENT TO USE REASONABLE DISCRETION IN ENFORCEMENT OF THE SAFER AT HOME DIRECTIVE (SUBJECT TO SUPREME COURT DECISION); AND ACTION THEREON

City Administrator Hilvo explained that the economic impact of COVID-19 on the City is devastating. Local businesses have been forced to cease many day-to-day business operations, creating difficulties in their ability to pay necessary bills. This creates problems for both the local businesses and their supply chain as a whole. Therefore, local businesses and industry are asking for the freedom to choose to open in a manner that would maintain their business while taking extreme safety precautions keeping their employees, customers and the residents of the City safe. Through the use of reasonable discretion by the Police Department in the enforcement of the Safer at Home directive with the understanding that the local businesses follow Ozaukee County Health Department and CDC guidelines relating to physical distancing requirements and cleaning of their facilities the businesses would be given an opportunity to choose to open prior to the directive being lifted. The recommended date that the business could choose to open would be May 12. The City is strongly advising all businesses which choose to open to review their options with their insurance carrier, business consultant, and any governing license oversight organizations for potential legal or financial liability. City Administrator Hilvo briefly reviewed the proposed directive, along with the Ozaukee County Health Department and CDC guidelines and stated that they are also available on the City website.

The Common Council discussed the City Directive and its implications. Council Members expressed the following thoughts and concerns:

- Cedarburg businesses should be able to compete with big box stores.
- Safer to shop in Cedarburg.
- Time to allow business owners to decide to open in a smart way, following guidelines.
- People should use common sense and their own judgement in visiting Cedarburg businesses safely.
- If a business is blatantly not following the required guidelines the Police Department will step in.
- The Supreme Court case could end this directive.
- If businesses post what they are doing to be safe, people will be more likely to frequent the business.
- Currently five people are being allowed in stores.
- Restaurants and bars have not been directed to open because people should remain six feet apart and this is hard to regulate in this environment.
- The use of face masks in bars and restaurants is strongly encouraged.
- The County Health Department is currently in favor of outdoor seating and tents.
- City does not want a resurgence of COVID-19 cases. There have only been 10 cases in the City to-date.
- Masks, shields and gloves should be worn by barbers. Gloves should be changed between customers.
- The Citizen survey indicated that people were ready for businesses to open in a safe manner, following cleaning guidelines.
- How businesses are operating can be reviewed on a weekly basis.
- This City directive only pertains to the next 14 days before the Safer at Home rule is lifted.

Several local business owners expressed the need to open their businesses as soon as possible.

Jason Storms, business owner and Pastor of Mercy Seat Christian Church, encouraged the City to open for business. He said that it his duty to not cater to the irrational fear that is being spread across the State and explained his perspective.

Motion made by Council Member Arnett, seconded by Council Member Lythjohan, to encourage the Cedarburg Police Department to use reasonable discretion in enforcement of the Safer at Home directive (subject to Supreme Court decision), recommending that only six people be allowed at tables and expiring when order is lifted in 14 days. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER CHANGE IN ENFORCEMENT OF TEMPORARY SIGN ORDINANCE AND POSSIBLY ALLOW BANNERS ON PUBLIC STRUCTURES; AND ACTION THEREON

City Administrator Hilvo explained that temporarily allowing banners would give owners the opportunity to let patrons know what they are doing during their phased openings. He also received a request for banners on light poles above the flower baskets for graduating seniors.

Chamber of Commerce Executive Director Maggie Dobson explained that she is pro advertising and it sounds like a great idea; however, part of the charm of Cedarburg is its attractive nature unlike a strip mall. She is in favor of businesses advertising what they will be doing but cautioned against a free for all on a tourism level. People love the charm of Cedarburg and how it looks without neon flashing lights.

Council Member Thome suggested temporary signage that is portable be allowed.

Council Member Bublitz stated that a large amount of money should not be spent on a sign that is temporary in nature.

As far as banners on light poles, this should be discussed between the City, Light & Water Utility and the School District. Council Member Arnett stated that any banners should need the approval of the City Administrator.

Motion made by Council Member Verhaalen, seconded by Council Member Thome, to allow banners on public structures at the discretion of the City Administrator's office and to revisit this temporary change at the first meeting in September. Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER ALLOWING BUSINESSES TO SET UP TEMPORARY TENTS ON THEIR PREMISES; AND ACTION THEREON

City Administrator Hilvo stated that this request will help with social distancing on property attached to businesses that already have outdoor areas. Tents will not be allowed to block sidewalks, infringe on public or other private property and/or create any safety hazards.

Motion made by Council Member Burkart, seconded by Council Member Bublitz, to allow businesses to set up temporary tents on their premises.

City Attorney Herbrand stated that any changes in a business's premise description for serving alcohol needs to be amended through the City.

Motion carried without a negative vote with Aldermanic District 5 vacant.

CONSIDER THE PROCESS TO DEVELOP QUESTIONS FOR THE 5TH DISTRICT ALDERMANIC VACANCY AND FILLING THE POSITION; AND ACTION THEREON

The Common Council policy on filling aldermanic vacancies states that written questions which have been prepared by Council Members will be provided to each candidate in advance of the oral interviews. The policy also states that the questions are to be distributed to the applicants in advance of the meeting.

It was the consensus of the Common Council to use the questions that were used for the Aldermanic District 1 vacancy and to place an ad for filling the vacancy in the newspaper for consideration at the June 8, 2020 meeting.

CONSIDER LICENSE APPLICATIONS; AND ACTION THEREON

Motion made by Council Member Lythjohan, seconded by Council Member Verhaalen, to approve the application for period ending June 30, 2020 for Bozemans LLC, 223 Aqua View Road, Erik B. Knuth, Agent, premises to be licensed: N50 W5586 Portland Road, known as Bozeman's Bar for a Class "B" fermented malt beverage and "Class B" intoxicating liquor license (on or off-premise consumption) contingent upon the return of license from L&G Express. Motion carried without a negative vote with Aldermanic District 5 vacant.

Motion made by Council Member Verhaalen, seconded by Council Member Bublitz, to approve the 2020-2021 alcohol and cigarette licenses as listed:

Class "A" Fermented Malt Beverage and "Class A" Cider Only (Off-Premise Consumption Only):
Speedway LLC, 500 Speedway Drive, Enon, OH 45323, Michael R. Weber, Agent, premises to be licensed: W63 N121 Washington Avenue, known as Speedway 4203.

"Class A" Intoxicating Liquor (off-premise consumption only):
Sunshine Winery LLC, W63 N631 Washington Avenue, Cedarburg, WI 53012, Megan Schelwat, Agent, premises to be licensed: W63 N6331 Washington Avenue, known as Sunshine Winery.

Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor (Off-Premise Consumption Only):
Bonus Inc., dba Olsen's Piggly Wiggly, W61 N286 Washington Avenue, Cedarburg, WI 53012, Ryan L. Olson, Agent, premises to be licensed: W61 N286 Washington Avenue, known as Olsen's Piggly Wiggly.

Toto's Inc., 4600 W. Brown Deer Road, Brown Deer, WI 53223, Krystal L. Poppe, Agent, premises to be licensed: W63 N157 Washington Avenue, known as **Otto's Wine and Spirits - Cedarburg.**

Super Sales USA Inc., PO Box 493, Cedarburg, WI 53012, Douglas Gall, Agent, premises to be licensed: W62 N174 Washington Avenue, known as **Citgo Super Sales.**

Wisconsin CVS Pharmacy, LLC, One CVS Drive, M/C 1160, Woonsocket, RI 02895, Dione Jeffrey, Agent, premises to be licensed: W63 N152 Washington Avenue, known as **CVS Pharmacy #8775.**

Class "B" Fermented Malt Beverage and "Class B" Intoxicating Liquor (On or Off-Premise Consumption):

Ernie's Wine Bar LLC, N49 W5471 Portland Road, Cedarburg, WI 53012, Benjamin M. Grade, Agent, premises to be licensed: N49 W5471 Portland Road, known as **Ernie's Wine Bar.**

RCB Group Inc., W63 N699 Washington Avenue, Cedarburg, WI 53012, Richard C. Buser, Agent, premises to be licensed: W63 N699 Washington Avenue, known as **Maxwell's.**

C. Wieslers Inc., W61 N493 Washington Avenue, Cedarburg, WI 53012, Mike G. Jackson, Agent, premises to be licensed: W61 N493 Washington Avenue, known as **C. Wieslers.**

North 48 Inc., W62 N599 Washington Avenue, Cedarburg, WI 53012, Jordan Z. Cole, Agent, premises to be licensed: W62 N599 Washington Avenue, known as **North 48.**

Thomas Restaurant, LLC, W63 N688 Washington Avenue, Cedarburg, WI 53012, Nicole Thomas, Agent, premises to be licensed: W63 N688 Washington Avenue, known as **Tomaso's.**

Cedars III LLC, W53 N404 Park Lane, Cedarburg, WI 53012, Michael F. Kowalkowski, Agent, premises to be licensed: W53 N404 Park Lane, known as **Cedars III.**

MacBeebs LLC, Owned by Catherine Heebner, 2512 W. Sunnyside Lane, Mequon, WI 53092, Catherine Heebner, Agent, premises to be licensed: W62 N238 Washington Avenue, known as **Farmstead.**

Anvil Pub & Grille LLC, N70 W6340 Bridge Road, Cedarburg, WI 53012, Donna M. Taylor, Agent, premises to be licensed: N70 W6340 Bridge Road, known as **Anvil Pub & Grille.**

Settlers Inn LLC, W63 N657 Washington Avenue, Cedarburg, WI 53012, Joan D. Dorsey, Agent, premises to be licensed: W63 N657 Washington Avenue, known as **Settlers Inn.**

AT JJ's LLC, W62 N559 Washington Avenue, Cedarburg, WI 53012, Ambur A. Vance, Agent, premises to be licensed: W62 N559 Washington Avenue, known as **AT JJ's.**

Cedarburg Art Museum & Society, Inc., W63 N675 Washington Avenue, Cedarburg, WI 53012, Samantha Landre, Agent, premises to be licensed: W63 N675 Washington Avenue, known as **Cedarburg Art Museum.**

Phoa Brothers, Inc., W62 N547 Washington Avenue, Cedarburg, WI 53012, Jimmy Phoa, Agent, premises to be licensed: W62 N547 Washington Avenue, known as **New Fortune Asian Cuisine.**

GG & KR LLC, W62 N630 Washington Avenue, Cedarburg, WI 53012, Gordon M. Goggin, Agent, premises to be licensed: W62 N630 Washington Avenue, known as **The Stilt House.**

Le's Pho LLC, W63 N146 Washington Avenue, Cedarburg, WI 53012, Ly Q. Le, Agent, premises to be licensed: W63 N146 Washington Avenue, known as **Le's Pho.**

Stagecoach 520 LLC, 177 Green Bay Road, Thiensville, WI 53092, Anne M. Conley, Agent, premises to be licensed: W61 N520 Washington Avenue, known as **Stagecoach Inn/The Five 20 Social Stop.**

Morton's Wisconsin LLC, N56 W6339 Center Street, Cedarburg, WI 53012, Chris Morton, Agent, premises to be licensed: N56 W6339 Center Street, known as **Mortons Wisconsin Inn.**

Class "B" Fermented Malt Beverage (On or Off-Premise Consumption) and "Class C" Wine (On-Premise Consumption):

Donna M. Taylor, 1441 Keup Road, Grafton, WI 53024, premises to be licensed: N70 W6340 Bridge Road, known as **Cream & Crepe Café.**

E.T.F. Corporation, W61 N514 Washington Avenue, Cedarburg, WI 53012, Judith Fergadakis, Agent, premises to be licensed: W61 N514 Washington Avenue, known as **P.J. Piper Pancake House.**

J.L. Joyce Enterprises Inc., W63 N144 Washington Avenue, Cedarburg, WI 53012, James P. Joyce, Agent, premises to be licensed: W63 N144 Washington Avenue, known as **Jim's Grille.**

Famous Sals of Cedarburg Wisconsin Inc., W63 N635 Washington Avenue, Cedarburg, WI 53012, Bekim Elmazi, Agent, premises to be licensed: W63 N635 Washington Avenue, known as **Sals Famous Pizza.**

Class "B" Fermented Malt Beverage (On or Off-Premise Consumption):

Baehmann's Golf Center Inc., W73 N1122 Washington Avenue, Cedarburg, WI 53012, Kurt Baehmann, Agent, premises to be licensed: W73 N1122 Washington Avenue, known as **Baehmann's Golf Center.**

"Class B" Winery License (On or Off-Premise Consumption):

Wollersheim Winery Inc., 7876 Hwy 188, PO Box 87, Prairie Du Sac, WI 53578, Steven F. Danner, Agent, premises to be licensed: N70 W6340 Bridge Road, known as **Cedar Creek Winery.**

The Chiselled Grape Winery LLC, W64 N713 Washington Avenue, Cedarburg, WI 53012, Allen Naparalla, Agent, premises to be licensed: W64 N713 Washington Avenue, known as **The Chiselled Grape Winery.**

Cigarette Licenses for Period Ending June 30, 2021

Bonus Inc. (Olsen's Piggly Wiggly)
W61 N286 Washington Avenue

Super Sales USA, Inc. (Citgo)
W62 N174 Washington Avenue

Speedway, LLC (#4203)
W63 N121 Washington Avenue

Walgreen Co. (#13620)
W62 N190 Washington Avenue

Motion carried without a negative vote with Aldermanic District 5 vacant.

Motion made by Council Member Verhaalen, seconded by Council Member Lythjohan, to approve the 2020-2021 operator licenses as listed:

New Operator's Licenses for Period Ending June 30, 2021

Kristin S. Burkart	Elizabeth A. Reissmann	Tami L. Roberts
Melissa A. Korinek	Keaton D. Reissmann	Todd A. Schellinger

Renewal Operator's Licenses for Period Ending June 30, 2021

Tamara J. Behling	Katherine A. Jackson	Troy D. Reissmann
Michael A. Bourbonais	Teri L. Jackson	Zach R. Ringel
Ronald A. Carr	Dennis F. Jaeger	Ann M. Ruska
Shane R. Cassidy	Mark C. Kowalkowski	Timothy W. Schelwat
William W. Conley	Stacy J. Kowalkowski	Tyler T. Schemenauer
Edward J. Dettloff	Samantha J. Landre	Richard S. Siefert
Thomas M. Dorsey	Diane M. Lane	Ashley K. Stephens
Jonathan P. Dunne	James A. Lee	Scott R. Thomas
Arthur E. Filter	James J. Levine	Michele I. Tietz
Grant D. Freese	Robert I. Parson	Clarey Wamhoff
Blaine E. Gibson	Wilson Phoa	Troy A. White
Matthew W. Gifford	Pam Lidington	Joseph P. Willbrandt
Eric E. Grassel	Todd R. Luft	Allison E. Wray
Jill Hepburn	Jason D. Mutza	Jeffrey A. Wrobbel
Brian Jackson	Ronald H. Reimer	

Motion carried with Council Member Bublitz, Arnett, Verhaalen, Thome, and Lythjohan voting aye, Council Member bur recused, and Aldermanic District 5 vacant

CONSIDER PAYMENT OF BILLS DATED 04/23/20 THROUGH 04/30/20, TRANSFERS FOR THE PERIOD 04/25/20 THROUGH 05/08/20 AND PAYROLL PERIOD 04/19/20 THROUGH 05/02/20; AND ACTION THEREON

Motion made by Council Member Bublitz, seconded by Council Member Lythjohan, to approve payment of bills dated 04/23/20 through 04/30/20, transfers for the period 04/25/20 through 05/08/20 and payroll period 04/19/20 through 05/02/20. Motion carried without a negative vote with Aldermanic District 5 vacant.

ADMINISTRATOR'S REPORT- None

COMMENTS AND SUGGESTIONS FROM CITIZENS- None

COMMENTS & ANNOUNCEMENTS BY COUNCIL MEMBERS

Council Member Thome commented on how nice the Highland Lift Station looks.

Council Member Arnett challenged the Council Members to use their credit cards and support the local businesses as they reopen.

MAYOR'S REPORT- None

ADJOURNMENT – CLOSED SESSION

Motion made by Council Member Bublitz, seconded by Council Member Lythjohan, to adjourn to closed session at 9:35 p.m. pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchasing 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, discussion of Highway 60 Business Park and consider Developer's Agreement. Motion carried on a roll call vote with Council Members Bublitz, Arnett, Burkart, Verhaalen, Thome and Lythjohan voting aye and Aldermanic District 5 vacant.

RECONVENE TO OPEN SESSION

Motion made by Council Member Thome, seconded by Council Member Bublitz, to reconvene to open session at 10:41 p.m. Motion carried unanimously on a roll call vote with Council Members Bublitz, Arnett, Burkart, Verhaalen, Thome, and Lythjohan voting aye and Aldermanic District 5 vacant.

NEW BUSINESS – CONTINUED

CONSIDER APPROVAL OF DEVELOPER'S AGREEMENT; AND ACTION THEREON

Motion made by Council Member Thome, seconded by Council Member Bublitz, to approve Developer's Agreement dated May 11, 2020. Motion carried on a roll call vote with Council Members Bublitz, Arnett, Burkart, Verhaalen, Thome, and Lythjohan voting aye and Aldermanic District 5 vacant.

ADJOURNMENT

Motion made by Council Member Arnett, seconded by Council Member Lythjohan, to adjourn the meeting at 10:44 p.m. Motion carried without a negative vote.

Amy D. Kletzien, MMC/WCPC
Deputy City Clerk