

COMMUNITY DEVELOPMENT AUTHORITY
June 7, 2016

CDA20160607-1
UNAPPROVED

A regular meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Tuesday, June 7, 2016 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Mayor Kinzel at 7:04.

Roll Call: Present - Mayor Kip Kinzel, Council Member Mitch Regenfuss, Eric Stelter (excused at 7:57 p.m.), Dale Lythjohan, Joe Kassander

Excused - Andy Dettro, Eric Arvold.

Also Present - City Administrator/Treasurer Mertes, City Attorney Michael Herbrand, Attorney Charles Sweeney, Council Members John Czarnecki, Jack Arnett, Dick Dieffenbach, Rick Verhaalan, Patricia Thome and Mike O'Keefe, DJ Burns

STATEMENT OF PUBLIC NOTICE

Mayor Kinzel acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

COMMENTS & SUGGESTIONS FROM CITIZENS - None

APPROVAL OF MINUTES

Motion by Mayor Kinzel, seconded by Dale Lythjohan, to approve the May 4, 2016 minutes. Motion carried without a negative vote with Council Member Regenfuss abstaining and Andy Dettro and Eric Arvold excused.

UNFINISHED BUSINESS

Review and Approve Proposed Frequently Asked Questions Related to the Possible Redevelopment of the Amcast Property; and Action Thereon

Motion made by Dale Lythjohan, seconded by Joe Kassander, to approve the FAQ document and use it as a reference for the public on the Amcast site project. Motion carried without a negative vote with Andy Dettro and Eric Arvold excused.

Update on Environmental Consultant Search for Amcast Oversight; and Action Thereon

City Administrator/Treasurer Mertes stated that since the EPA would have oversight of the remediation, a consultant may not be necessary. She has a list of six environmental consultants to consider. Attorney Sweeney said it would be important for the City to have a consultant represent the City. The contract could be on an hourly basis. The CDA directed staff to bring back a recommendation and the suggested scope of work.

NEW BUSINESS

Review of WI Department of Health Services Report on the Former Amcast Industrial Site; and Action Thereon

Attorney Herbrand reviewed the conclusion of the report that the “PCBs in residential yard and garden soils in the neighborhood adjacent to the Amcast property are not expected to harm peoples’ health, including their incidence of cancer.”

Attorney Herbrand also noted that “in December 2007, the Dept. of Public Health, EPA and Ozaukee Co. Health Dept. canvassed the Wilshire Drive and Burr Lane neighborhoods to personally provide information about the residential soil PCB analysis. A packet of information, including a fact sheet and a site-specific public health statement, was left at each house. If a resident answered the door, canvassers took a few minutes to discuss the results and answer questions.”

Identify Future Agenda Items and Meeting Date; and Action Thereon

Joe Kassander is going to set up a meeting with the owner of Formart and staff. This property could then be on a future agenda.

Council Member Regenfuss suggested an update on any responses to letters sent out by the CDA for a future agenda item.

ADJOURNMENT – CLOSED SESSION

Motion by Dale Lythjohan, seconded by Council Member Regenfuss, to adjourn to closed session at 7:30 p.m. pursuant to State Statutes 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conduction other specified public business whenever competitive or bargaining reasons require a closed session, more specifically, for purposes of further negotiations with DJ Burns with regard to the possible redevelopment of the Amcast property. Approval of the May 4, 2016 closed session minutes. Motion carried unanimously on a roll call vote with Andy Detro and Eric Arvold excused.

RECONVENE TO OPEN SESSION

Motion made by Dale Lythjohan, seconded by Mayor Kinzel to adjourn to open session at 9:31 p.m. Motion carried without a negative vote with Eric Stelter, Andy Detro and Eric Arvold excused.

ADJOURNMENT

Motion made by Joe Kassander, seconded by Mayor Kinzel to adjourn the meeting at 9:31 p.m. Motion carried without a negative vote with Eric Stelter, Andy Detro and Eric Arvold excused.

Christy Mertes
City Administrator/Treasurer