

**JOINT  
COMMON COUNCIL AND  
ECONOMIC DEVELOPMENT BOARD  
October 15, 2008**

**CC20081015-1  
EDB20081015-1  
UNAPPROVED**

A joint meeting of the Common Council and the Economic Development Board, City of Cedarburg, Wisconsin, was held on Wednesday, October 15, 2008 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Chairperson Robert Guse at 7:00 p.m.

Roll Call: Present - Common Council  
Chris Reimer, Steve Glamm, Paul Radtke, Michael Maher, Kip Kinzel,  
Amy Goyette

Economic Development Board  
Council Member Paul Radtke, Robert Guse, Mike Ruzicka, Christopher  
Smith, Robert Poggenburg, David Krier, Daniel Den Boer

Excused - Mayor Greg Myers, Council Member Noel Jepson

Absent - Mark McGaver, Brian Taffora

Also Present - City Administrator/Treasurer Christy Mertes, Director of Engineering &  
Public Works Tom Wiza, City Planner Jon Censky, Economic  
Development Coordinator Linda Skalecki, Todd Taves of Ehlers &  
Associates, Inc.

**STATEMENT OF PUBLIC NOTICE**

City Planner Censky acknowledged that notice of this meeting had been provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who had requested copies, and by posting.

**APPROVAL OF MINUTES**

Council Member Radtke moved to approve the minutes for July 30, 2008 as presented. The motion was seconded by Board Member Poggenburg and carried by unanimous vote, with Board Members McGaver and Taffora absent.

**UPDATE ON THE STATUS OF TID #2; AND ACTION THEREON**

Planner Censky opened the discussion by advising that he had recently received word that MLG no longer had an accepted offer on the table to purchase the Charmoli site where they were pursuing approval of the Seven Gables Subdivision. He noted that the subdivision is critical to TID #2 getting underway. He reminded Commissioners that TID #2 was approved on a phased basis with the first phase being the development of property along the east side of Sheboygan Road up to Hwy. 60, second phase is the development of the City Business Park and the third phase will be the development of the Baehmann site west of the Business Park and the former

Rettmann site at the northwest corner of Hwy. 60 and Hwy. I. He explained that the purpose of creating the TID is to fund the upfront public improvement costs for such things as the installation of a sanitary sewer lift station, the extension of sewer and water facilities, the construction of the new water tower, road extensions and landscaping, among other things. Planner Censky noted that because Phase 1 consists of land that is all privately-owned, that Phase is market driven and, therefore, sewer and water facilities will only be extended as those private lands develop. Therefore, the City does not control the timing of this Phase and consequently has little control over the timing of the development of the City Business Park. He noted that the reason Seven Gables is so important to this project is that it is located directly across Cedar Creek from the end of our existing sanitary sewer pipe and is directly south of the southern border of TID #2. Accordingly, he advised that for development of TID #2 to even commence, the Seven Gables Subdivision needs to get underway so that sewer and water facilities can be extended to and through that property and made available to lands within the TID boundaries.

Director Wiza explained that due to past design decisions, the sanitary sewer system nearest the TID boundaries and throughout the City was not designed to handle anymore capacity than that which exists. Because of that, they hired the consulting firm of McMahon Associates, Inc. to determine how to serve lands to the north and west of the City and their studies indicate that two separate trunk mains were needed: one up Keup Road and the other up Wauwatosa Road. Due to topography restrictions, the trunk main serving development up to TID #2 is the one located in Keup Road. His response to Council Member Reimer's query regarding why this development could not be served by the trunk main on Wauwatosa Road, Director Wiza noted that it is due to the elevational change at Wauwatosa and Sherman Roads. Director Wiza went on to explain that the sanitary sewer system extension west of Cedar Creek will be at the low point along the Creek to maintain sufficient depth to serve the Business Park.

Todd Taves, financial consultant with Ehlers & Associates, Inc., spoke to the Board about the timing of TID #2 and advised that since no development has occurred and likely will not occur for some time due to the economic conditions, the City is not in any financial trouble. However, it should be monitored and in time the City may want to close out TID #2 and create a new one if the calculations support that action. In the meantime, he felt the City should continue with the TID as is, but monitor it over the years.

Administrator/Treasurer Mertes advised that we did borrow \$1.8 million and that we are currently paying \$71,000 in interest annually.

Board Members felt that there was no harm in leaving the district open until development occurs and then the TID should be reviewed with Ehlers to determine whether it is appropriate to close out that TID and create a new one.

Board Members decided to place the decision regarding the proposals for the development of the Business Park on our next agenda.

**Set the Next Meeting Date; and Action Thereon**

No action.

**ADJOURNMENT**

Board Member Poggenburg moved to adjourn. The motion was seconded by Board Member Ruzicka and passed by unanimous vote, with Mayor Myers and Council Member Jepson excused and Board Members McGaver and Taffora absent. The time was 8:00 p.m.

Respectfully submitted,  
Jonathan P. Censky, City Planner