

**CITY OF CEDARBURG
COMMON COUNCIL
June 27, 2011**

CC20110627-1

A joint meeting of the Common Council and Village of Grafton Village Board and a joint meeting of the Common Council and the Library Board of the City of Cedarburg, Wisconsin, was held on Monday, June 27, 2011 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers. Mayor Myers called the meeting to order at 7:00 p.m.

ROLL CALL: Present - Common Council: Mayor Gregory P. Myers, Council Members Chris Reimer, Ron Reimer, Art Filter, Paul Radtke, Michael Maher, Douglas Yip, Bob Loomis

Grafton Village Board: President James Brunnuell, Trustees David Antione, James Grant, David Liss, Susan Meinecke, Richard Rieck, Lisa Uribe Harbeck

Cedarburg Library Board: Elizabeth Bryde, Sue Karlman, Art Palleon, Vonna Pitel, Steve Ruggieri, Michael Maher

Also Present - City Administrator/Treasurer Christy Mertes, City Clerk Constance McHugh, Police Chief Tom Frank, Library Director Mary Marquardt, Assessor Cathy Timm, Building Inspector Mike Baier, Public Works Superintendent Jeff Boerner, Wastewater Superintendent Ron Clish, City Forester Kevin Westphal, Senior Center Director Carol LaFontaine, Public Works Secretary Judy Guse, Accountant II Kathy Huebl, Economic Development Coordinator Mary Sheffield, various other Department Heads and staff from the City of Cedarburg and the Village of Grafton, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

At Mayor Myers' request, City Clerk McHugh 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.

APPROVAL OF MINUTES

Motion made by Council Member Loomis, seconded by Council Member Filter, to approve the minutes of the June 13, 2011 meeting.

Council Member Maher said that he did not make the comment that is attributed to him in the third paragraph on page 6 of the June 13, 2011 minutes. The comment was made by Building Inspector

Baier. Council Member Radtke said that he did not make the comment that is attributed to him in the second to the last paragraph on page 5 of the same minutes.

Motion to approve the minutes as corrected carried unanimously.

DISCUSS SHARED SERVICES BETWEEN THE CITY OF CEDARBURG AND THE VILLAGE OF GRAFTON

Mayor Myers said the purpose of this meeting is to discuss the concept of sharing services with the Village of Grafton. He said details will not be discussed tonight, but rather subcommittees will be appointed by him and Village President Brunnquell with the purpose of meeting to discuss areas of possible sharing. The purpose tonight is to bring the two governing bodies together to show the public that both communities are committed to working together to save money.

President Brunnquell said both communities need to be fiscally responsible, share services where it makes sense, and look at opportunities to save money.

Council Member Loomis said he is glad both communities are working together. He said it makes sense for both communities to talk and discuss ways to share services. He said there are four or five areas where the communities could possibly work together to share services and save money. He said the Council does not want to raise taxes but also does not want to cut employees or sacrifice services. Sharing services may be a way to solve this dilemma. He said he is thrilled with the opportunity to work with the Village of Grafton.

Council Member Radtke said there are a lot of similarities between the two communities and a lot of differences. He said he hopes working together can benefit the two communities beyond the financial aspects and will make the two communities stronger.

Council Member R. Reimer said he is pleased to be working in a cooperative manner with Grafton. He said this is a public display that both bodies want to work together. Any ideas or proposals to share services will come back to the respective public bodies for further discussion and action.

Trustee Grant said his concern is that of public safety. He said the Village Board needs to keep its officers on the streets and keep dispatch local. He said Grafton has a facility that could be used for combined dispatch and has the expertise.

Trustee Habeck said the Grafton Library Board held a joint meeting with the Cedarburg Library Board in May. Ways to work together was a topic that was discussed.

Trustee Grant said the Grafton Library has a lot of room for expansion. He said the Grafton Library is not within walking distance for Cedarburg residents but it is close enough.

Mayor Myers said he will meet with President Brunnquell to discuss a timeline and the structure of future discussions.

Council Member C. Reimer said that dispatch and Library services have been mentioned as possible ways to share services. He asked if there are any other topics that could be discussed.

Council Member Loomis said sharing parks and recreation services and sharing a yard waste facility are other areas that were identified initially as ways to share services and cut costs.

Trustee Grant said Grafton has a new facility outside the Village limits for yard waste and recycling collection.

Trustee Rieck said he is pleased both communities are getting together. He said he is in favor of keeping every position in Grafton as is.

Trustee Antione said the Village needs to save all the jobs it can.

Council Member R. Reimer said both boards share that motivation along with not incurring additional costs from the sharing of services.

Council Member Maher said he hopes the two bodies look at cost savings and also doing things without compromising public safety and employees who work at the police departments. He said both bodies need to think long and hard before any action is taken. He said he believes it would be a huge disservice to Cedarburg residents to say Cedarburg will just move into the Grafton Library or that there will be just one library for both communities.

Council Member C. Reimer said he is looking forward to working together to enhance services and save money.

Mayor Myers said that good ideas and concerns have been raised tonight that need to be addressed with open minds. He said sharing of services may not occur in all four areas, but if it works in one or two areas it is a good start. He said both communities cannot do business as in the past. He pointed out it will not be easy to make changes.

President Brunquell said this joint meeting signifies the willingness to work together. What both communities do will be observed by other communities. He said he is very encouraged by what he has heard tonight.

A woman in the audience asked who the subcommittees will consist of.

Mayor Myers said he will discuss this with President Brunquell. The subcommittees could consist of staff and elected officials from both communities.

Art Palleon, N35 W6546 Wilson Street, Cedarburg, said the first step would be for both communities to discuss how the communities are already working together. For example, the libraries in the two communities already work together even though there are two buildings.

An employee from the Village of Grafton said he thought people would be able to address concerns at this meeting.

Mayor Myers said this meeting is not a public hearing, but rather a meeting to discuss the concept of sharing services. He suggested concerns be expressed to the Administrators, which can be provided to the subcommittees.

Mayor Myers again reiterated that he will be talking or meeting with President Brunnquell in the near future to discuss the composition of the subcommittees and the timeline. He said that hopefully something can be pulled together by October when both bodies are working on their respective budgets.

The Grafton Village Board was excused at this time.

PRESENTATION/DISCUSSION OF CONCEPTUAL PLANS FOR A NEW LIBRARY ON THE CORNER OF WASHINGTON AVENUE AND MILL STREET AND DISCUSSION OF THE LOCATION AS A GIFT

Mayor Myers said an alternate plan for the location of the new library has been discussed by the Library Board.

Council Member Maher said he has met with a very generous group of donors who have come forward with an alternative site for the new library. The Library Board has discussed the proposal and is in full support. The donors have made two requests: 1) that the library be established in perpetuity as the Cedarburg Public Library, and 2) that the architect, Don Stauss, be given exclusive responsibility for the exterior design of the building. This would be a partnership with Engberg Anderson, who will be responsible for the interior design of the building. The donor group has agreed to pay for the costs of Mr. Stauss.

Council Member Maher said two scenarios have been developed. One scenario would be to build the library on the vacant parcel on the corner of Washington Avenue and Mill Street. The owners of this property are willing to part with this property. The second scenario involves adding the Washington Avenue land adjoining this parcel on the north. Brook and Liz Brown are the owners of this property where the Weber Haus, an annex to the Stage Coach Inn, is located. They are willing to make this parcel available if the City can find a new site for the Weber Haus.

Architect Don Stauss passed out drawings of the proposed scenarios. Option A would be a cream city brick building with two stories and approximately 24,000 square feet. The building would be a long and narrow building with the main entrance on Mill Street. An entrance with steps into the building would also be located on Washington Avenue. The building would house a small coffee shop, would have a small outdoor garden area, and would have reflecting pools inside and outside. There is opportunity for 16 stalls of parking on-site and 12 stalls along the street.

Council Member Yip asked what the size of the current library is. Council Member Maher said the current library is just over 10,000 square feet.

Option B includes the parcel to the north and would house a 27,000 square foot two story red brick building that would come closer to Washington Avenue. The building would be shortened by 50'. The site would gain 10 additional parking spaces. This building would contain the same features as

Option A, such as a coffee shop, outdoor garden, and reflecting pools. Mr. Stauss said the drawings make the point that a library can be built on the footprint of this site.

Council Member Maher said he is very excited about this and said it would meet the needs of the Cedarburg residents and patrons of the library. He said the proposals are good from an economic perspective as well because the library would be downtown on the main street. He said this is an awesome opportunity for Cedarburg.

Council Member C. Reimer asked why Mr. Stauss is not designing the interior of the library as well.

Mayor Myers said that the current design firm of Engberg Anderson has expertise in designing libraries.

Library Board President Sue Karlman said that Joe Huberty of Engberg Anderson is in attendance. She said that the concept of different architects for the inside and outside has been used with other libraries.

Council Member Filter asked if bids must be obtained for architectural services.

Mayor Myers said that professional services do not require bids.

Council Member Yip said that he has received calls in favor of the alternate site. He said the donors have asked that there not be major modifications to the design of Mr. Stauss. He asked what is considered major modifications.

Mr. Stauss said the drawings are conceptual. He said he will need to sit down with the Library Board, staff, and Engberg Anderson to take into consideration the historical nature of the downtown.

Council Member Loomis said he has always been uncomfortable with the St. John Avenue site. He said he is thrilled this donor group has come forward with this idea. He said the Council needs an idea of the costs to do this, including operational costs that result from having a two story building.

Council Member R. Reimer said he would like to see the previously contemplated site for the library not be used. He said he understands the new site was a gas station and asked if there would be any clean up required.

Mr. Stauss said a letter from the DNR has been received indicating this is a closed site.

Council Member R. Reimer said there was once a discussion about using the Lincoln Building for a library. He said it may be cheaper to rehabilitate that building and this needs to be addressed.

Mayor Myers said there was an issue of not being able to install an elevator in the Lincoln Building.

Council Member Radtke said the generosity of the people in this community never ceases to amaze him. He cautioned that the true costs must be looked at, which include taking the parcel that the Weber Haus sits on off the tax rolls and having to find another site for the Weber Haus.

Mayor Myers said the Council needs to look at the big picture. It seems the Council has been treading water for years trying to get a new library built on the St. John Avenue site. He said this is a much better location for a new library and it will serve the community well. He said it is time to get the project moving. He asked how soon construction can begin.

Mr. Stauss said realistically construction can begin next spring.

Art Palleon, Library Board Member, said this is an example of the community coming forward. He said the group of donors shows support for the community. He said the library at this location will increase the value of other properties and will make Cedarburg a more valuable place to visit. Mr. Palleon said Cedarburg can have a good library at this location and a library that is built by Cedarburg.

Steve Ruggieri, Library Board Member, said two architectural firms working on the library will result in a wonderful facility. He said Engberg Anderson has been on the cutting edge of library design issues and optimal efficiencies will be achieved.

Council Member C. Reimer said he is grateful for the donation and said the site is wonderful for a new library.

Council Member R. Reimer said the Library Board has been doing a great job moving this proposal forward and feels the Library Board should handle the project.

Motion made by Council Member Filter that the Library Board proceed with obtaining detailed cost estimates for the options proposed. The motion was seconded by Council Member Maher.

Council Member Maher offered an amendment that the Library Board have the ability to engage City staff in the next steps. The amendment was seconded by Council Member R. Reimer.

The motion, as amended, carried unanimously.

AWARD OF CONTRACT FOR ASSESSING OF COMMERCIAL REAL ESTATE AND PERSONAL PROPERTY

Motion made by Council Member R. Reimer, seconded by Council Member C. Reimer, to award the contract for the assessing of commercial real estate and personal property to Value Solutions for the years 2012, 2013 and 2014. The amount of the contract will be \$10,100 per year. This is a reduction of \$3,400 from the contract of the three prior years.

Council Member Yip asked how the rates for this contract were established.

Assessor Timm said Value Solutions has been doing this work since 2006. The hourly rate for work of this nature is typically \$125. He said the assessor has agreed to reduce the amount of the contract by 25%.

Motion carried unanimously on a roll call vote.

CONSIDER RESCINDING PREVIOUS COUNCIL ACTION TO ISSUE CLASS B COMBINATION LIQUOR AND BEER LICENSES TO CERTAIN APPLICANTS AND ISSUE THE LICENSES IN THE LEGAL NAMES AS STATED ON THEIR WISCONSIN SELLERS PERMIT

The Department of Revenue has sent letters to a number of liquor license holders in the City indicating that the name on their Wisconsin sellers permit does not match the name on their liquor license issued by the City. The Department of Revenue requires that the holder of the sellers permit and the liquor license must be the same entity.

Motion made by Council Member C. Reimer, seconded by Council Member Maher, to rescind the following Class B Combination liquor and beer licenses:

Henry A. Liang
Kowloon Chinese Restaurant
W63 N145 Washington Avenue

Christopher Morton/Timothy Ryan
T.J. Ryans
W62 N599 Washington Avenue

Christopher Morton/Timothy Ryan
Mortons' Wiscons Inn
N56 W6339 Center Street

New Fortune
(agent – Jerry Phoa)
W62 N547 Washington Avenue

Larry Weidmann/Gordon Dreblow
L&G Express
N50 W5586 Portland Road

Peter Wollner Post #288
American Legion
(agent – James A. Lee)
W57 N481 Hilbert Avenue

and to issue the Class B combination liquor and beer licenses to the following in the legal names as stated on their Wisconsin sellers permit:

Kowloon Chinese Restaurant, Inc.
Henry A. Liang - agent
W63 N145 Washington Avenue

Chris Morton Et Al Ptr.
(T. J. Ryan's)
W62 N599 Washington Avenue

Chris Morton Et Al Ptr.
(Mortons Wisconsin Inn)
N56 W6339 Center Street

New Fortune Restaurant, Inc.
Sieng Kim Lai - agent
W62 N547 Washington Avenue

Dreblow Jr. & Weidmann
(L & G Express)
N50 W5586 Portland Road

Peter Wollner Post No. 288 of the American Legion
James A. Lee – agent
W57 N481 Hilbert Avenue

Motion carried unanimously.

CONSIDER ORDINANCE NO. 2011-09 PERTAINING TO WARD NUMBERING AND BOUNDARY REDISTRICTING IN THE CITY OF CEDARBURG

Council Member R. Reimer said he does not really like the ward plan, but the Council does not have much choice and it is a result of the County redistricting. The City must fit its wards into the County's plan.

City Clerk McHugh confirmed the City must fit its wards into County Supervisory Districts as well comply with the laws governing redistricting.

Motion made by Council Member R. Reimer, seconded by Council Member Radtke, to adopt Ordinance No. 2011-09 pertaining to ward numbering and redistricting in the City.

Council Member C. Reimer suggested some of the wards be renumbered.

City Clerk McHugh said the ward numbers can be changed if the Council agrees.

Council Member Filter said redistricting was done 10 years ago when he was on the Council. He said he lost some areas and gained some areas.

Council Member Radtke said he realizes the City must go through this but feels this is absolutely the most ridiculous exercise that must be done every ten years even though the population of the City does not change greatly.

Council Member C. Reimer asked how this plan impacts term limits because the aldermanic districts will change and the current Council Members do not have all the same constituents.

Council Member R. Reimer said that although no one really likes the proposed ward plan, redistricting is something that must be done.

Motion made by Council Member C. Reimer, seconded by Council Member Filter, to call the question. Motion carried unanimously.

With Council Member C. Reimer, R. Reimer, Filter, Radtke, Yip and Loomis voting aye and Council Member Maher voting nay, the motion to adopt Ordinance No. 2011-09 pertaining to ward numbering and boundary redistricting carried.

Council Member C. Reimer asked that the City Attorney report back to the Council as to how this impacts term limits.

City Clerk McHugh said the next step will be to act on an ordinance placing wards into aldermanic districts.

CONSIDER AUTHORIZATION TO REPLACE ADMINISTRATIVE ASSISTANT POSITION

Motion made by Council Member Loomis, seconded by Council Member Maher, to refer this matter to the Personnel Committee. Motion carried unanimously.

PAYMENT OF BILLS

Motion made by Council Member Filter, seconded by Council Member Maher, to approve the payment of the bills for the period 6/7/11 through 6/22/11, ACH transfers for the period 6/4/11 through 6/20/11, and payroll for the period 5/23/11 through 6/23/11. Motion carried unanimously.

LICENSE APPLICATIONS

Motion made by Council Member C. Reimer, seconded by Council Member Radtke, to authorize issuance of the following licenses for the period ending June 30, 2012:

“CLASS C” WINE AND CLASS “B” BEER RETAILER’S LICENSE

Pigments Art Studio, LLC
(Pigments Art Studio)

Brenda Schilke - Agent
N61 W6321 Turner Street

Renewal Operator's Licenses:

Sara M. Hanschke	Daniel W. Kropidlowski
Crystal R. Klas	Matthew R. Stein
Kyle S. Halleman	Katheren A. Venturini
Darcie R. Stib	John A. Lutz
William R. Poull	Tammy A. Faanes
Jeanne L. Noto	Daniel M. Deuster
Kyle E. Ciske	Lisa M. Kison
Jeanne M. Venturini	Sally A. Anderson
Stephan L. Venturini	Terry L. Kison
Jon P. Saporito	Suzanne V. Ernst
William T. Gertsch	Robert J. Flom
Caryl A. Giuliani	Judi K. Even
Pamela M. Leppla	Steven K. Stauske
Jeff M. Theisen	Jacqueline A. Jones
Paul D. Jones	Mark D. Roberts
Elizabeth N. Schmidt	Kevin J. Bachmann
Richard J. Kastelic	Frieda C. Carlson
Richard L. Carlson	Nekana L. Voith

And new Operator's Licenses

John P. Donaldson IV	Lisa M. Taubner
Susan E. Schrader	Robert J. Erickson
Jacki L. Roden	Richard J. Roden
Robert J. Roden	

Motion carried unanimously.

COMMENTS AND ANNOUNCEMENTS BY COUNCIL MEMBERS

Council Maher complimented City staff on Strawberry Fest this past weekend. He said that he received feedback that the new "Man Cave" did not project a family oriented image.

Council Member Radtke said he would discuss this with the Festivals Committee.

ADJOURNMENT

Motion made by Council Member C. Reimer, seconded by Council Member Filter, to adjourn the meeting at 8:37 p.m. Motion carried unanimously.

Constance K. McHugh, MMC/WCPC
City Clerk