

**CITY OF CEDARBURG
COMMON COUNCIL
December 14, 2015**

**CC20151214-1
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, December 14, 2015, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers. Mayor Kinzel called the meeting to order at 7:00 p.m.

ROLL CALL: Present - Common Council – Mayor Kip Kinzel, Council Members John Czarnecki, Jack Arnett, Art Filter, Rick Verhaalen, Mitch Regenfuss, Patricia Thome, Mike O’Keefe

Also Present - City Administrator/Treasurer Christy Mertes, City Attorney Michael Herbrand, Director of Engineering and Public Works Tom Wiza, Police Chief Tom Frank, Deputy City Clerk Amy Kletzien, Parks, Recreation & Forestry Director Mikko Hilvo, Public Works Superintendent Joel Bublitz, Economic Development Board Member Joe Kassander, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

At Mayor Kinzel’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.

APPROVAL OF MINUTES

Motion made by Council Member Thome, seconded by Council Member Arnett, to approve the minutes of the November 30, 2015 meeting as presented. Motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Council Member Czarnecki commented on two articles, in two separate issues of the *News Graphic*, stating that the Town of Cedarburg is dropping their tax rate. He pointed out that the City of Cedarburg is paying for services that the Town is not contributing to, such as the School District tennis courts.

NEW BUSINESS

CONSIDER MAYOR KINZEL’S APPOINTMENT OF DOUG YIP (TERM EXPIRES 4/2018) TO THE LANDMARKS COMMISSION AND THE APPOINTMENT OF PAUL RUSHING TO THE PARKS, RECREATION AND FORESTRY BOARD (TERM EXPIRES 4/2017); AND ACTION THEREON

Motion made by Council Member Filter, seconded by Council Member O’Keefe, to approve the appointment of Doug Yip (term expires 4/2018) to the Landmarks Commission and the appointment

of Paul Rushing to the Parks, Recreation and Forestry Board (Term expires 4/2017). Motion carried without a negative vote.

CONSIDER POSSIBLE AGREEMENT TO ALLOW AN OUTDOOR ALCOHOL BEVERAGE LICENSE TO EXTEND ONTO CITY LEASED PROPERTY ADJACENT TO SAL'S PIZZERIA AT W63 N540 WASHINGTON AVENUE; AND ACTION THEREON

City Planner Censky explained that late last summer; Sal's Pizzeria began serving food on the grassy area directly north of their business. Next summer they want to serve beer with their food in that same area. This would require a change to their beer license premise description and the applicant will need to pursue and secure an outdoor alcohol beverage license. He further explained that the grassy area is part of the neighboring parcel owned by US Bank and is controlled by the City through a long-term lease arrangement. Attorney Schoonenberg advised Planner Censky that the City will need to enter into an agreement between the City and the applicant to be able to serve beer off-premise. Before the agreement is drafted, Planner Censky thought it would be best to have the Common Council review the proposal to allow beer to be served off-premise. If the Common Council supports the idea of allowing for the off-premise service of beer, staff will have an agreement drafted and proceed through the required process and review by the Landmarks Commission and the Plan Commission before returning to the Common Council for final consideration.

City Attorney Herbrand stated that this is different than the standard beer garden request because it would allow the sale of beer on land that is leased by the City. Occasionally a franchise agreement is done to allow businesses to use the right-of-way area of their business. In this case, the City would sub-lease the area to Sal's. If the Council agrees to this concept, there should be a formal agreement.

In answer to Council Member Filter's question, City Planner Censky stated that they will be consulting with Chief Frank.

City Attorney Herbrand stated that Planner Censky is asking for conceptual guidance from the Common Council.

In answer to Mayor Kinzel's question, Christian Leonard (owner of Sal's Pizzeria) explained that the grassy area is not being changed to anything permanent. All of the tables, chairs and fencing will be removed for the Festivals to use the area when needed.

In answer to Council Member O'Keefe's question, Planner Censky said the area would not be processed as a Conditional Use. It would be processed as an Outdoor Beer Garden application.

Christian Leonard explained that his business is a family restaurant and they are trying to expand their offerings.

Council Member Thome stated that the Plan Commission has asked Sal's Pizzeria to change a few of their outdoor structures because they were temporary and it was done.

Christian Leonard stated that he wants to make this a collaborative process and include the community as much as possible with their plans. He understands that it is not his space, but he sees an opportunity to do something with the space that is better for the City. They can make it look nice and the outdoor beer garden will help.

In answer to Mayor Kinzel's comment, Christian Leonard explained that he spoke with the Police Department in regard to serving beer and wine and they have a few options. They could serve out of a window (preference) or have a server carry the product out to the customer, unopened.

Council Member Filter stated that he heard from a downtown business owner who had concerns about this proposal. He told her that it will go through due process.

In answer to Council Member Regenfuss' question, City Attorney Herbrand stated that he is reviewing the US Bank lease to be certain it will be allowed.

Motion made by Council Member Filter, seconded by Council Member Regenfuss, to refer this request to the appropriate committees for further input and review.

Council Member Thome asked if Sal's Pizzeria could indemnify the City for any problems.

City Attorney Herbrand stated that the City has immunities; however, this is a reasonable request.

Christian Leonard explained that he has already provided a Certificate of Insurance for use of the grassy area.

Council Member Arnett stated that he liked the idea and it will add vitality to downtown.

Motion carried without a negative vote.

CONSIDER ORDINANCE NO. 2015-27 AMENDING SEC. 3-6-3 TO 3-6-7 OF THE MUNICIPAL CODE ADJUSTING THE IMPACT FEES FOR LIBRARY FACILITIES, POLICE DEPARTMENT FACILITIES, WATER SUPPLY FACILITIES, PARK FACILITIES, AND WASTEWATER TREATMENT PLANT; ORDINANCE NO. 2015-28 AMENDING SEC. 9-2-6(c) ADJUSTING THE SANITARY SEWER CONNECTION FEE; AND ORDINANCE NO. 2015-29 AMENDING SEC. 14-1-84 ADJUSTING THE FEES IN LIEU OF PARKLAND AND AMENDING SEC. 14-1-100(g) ADJUSTING THE PUBLIC SITE FEES BASED ON THE CONSTRUCTION COST INDEX PUBLISHED IN THE ENGINEERING NEWS RECORD AND CALCULATED BASED ON THE ANNUAL INCREASE IN THE CCI INDICES; AND ACTION THEREON

Director Wiza explained that these ordinances are updated in December of each year based on the annual increase in the Construction Cost Indices. This year's percentage increase is 2.0%.

In answer to Council Member Arnett's question, Director Wiza explained that the City of Cedarburg impact fees are on the high end; however some communities are higher. They vary all over, possibly due to building a new wastewater treatment plant for example, which will cause their

fees to be three times higher for that portion to recover their cost. The City's fees are probably above average.

City Administrator/Treasurer Mertes stated that a study was done three or four years ago and the impact fees are based on actual cost.

In answer to Council Member Regenfuss' question, Director Wiza stated that the City gets the impact fee for the Library. Cedarburg Light & Water also receives a water supply impact fee and the Wastewater Utility gets some impact fees toward the Wastewater plant as well.

Motion made by Council Member O'Keefe, seconded by Council Member Thome, to adopt Ordinance No. 2015-27 amending Sec. 3-6-3 to 3-6-7 of the Municipal Code adjusting the impact fees for library facilities, police department facilities, water supply facilities, park facilities, and wastewater treatment plant; Ordinance No. 2015-28 amending Sec. 9-2-6(c) adjusting the sanitary sewer connection fee; and Ordinance No. 2015-29 amending Sec. 14-1-84 adjusting the fees in lieu of parkland and amending Sec. 14-1-100(g) adjusting the public site fees based on the Construction Cost Index published in the Engineering News Record and calculated based on the annual increase in the CCI Indices. Motion carried without a negative vote.

CONSIDER FINAL PLAT APPROVAL AND DEVELOPMENT AGREEMENT FOR THE FAIRFIELD MANOR WEST SUBDIVISION (PLAN COMM. 12/7/15); AND ACTION THEREON

City Planner Censky stated that this plat consists of six lots ranging in size from 14,400 sq. ft. to 17,800 sq. ft. and includes an outlot of 78,500 sq. ft. to support a stormwater detention pond. Because the area has been prone to flooding, the developer worked very closely with City Engineer Wiza and the Public Works Commission to address the issues relating to drainage, stormwater management and erosion control. The work has been completed to the satisfaction of the Engineering Department and they are prepared to seek final plat approval tonight. This was before the Plan Commission on December 7 and they unanimously recommended approval subject to the following:

- Compliance with all State platting requirements.
- \$7,185.27/lot impact fees due at time of building permit acquisition.
- All improvements shown shall be constructed by the developer at his expense with the exception of the stormwater pond.
- The developer shall complete the loop of the 12" water main in Susan Lane and Cedarburg Light & Water will reimburse the portion east of Lot #5. Fire hydrants will be required at the direction of Cedarburg Light & Water.
- All technical correction as required by the City Engineer shall be completed prior to final plat consideration.
- Utility easements will be required for electrical extensions.

Director Wiza clarified that the developer is dedicating the outlot to the City but the City is actually paying to install the stormwater pond. It is a regional pond that services approximately 200 acres. It is an interesting development in that the developer is dedicating about 40 percent of his total property to the City. In turn, he will not be required to extend Susan Lane all the way through, Susan Court will be extended, and the City is constructing the stormwater pond.

City Attorney Herbrand confirmed with Director Wiza that the outlot will be deeded to the City for the use of the future stormwater pond and the City will be responsible for the sidewalk that runs adjacent. The only addition to the developer agreement will be the updated impact fees that were just approved; therefore, any motion would be subject to inserting the updated impact fees with the 2016 fees.

Motion made by Council Member Thome, seconded by Council Member O'Keefe, to approve the final plat and development agreement for the Fairfield Manor West Subdivision subject to the six points and the increased impact fees. Motion carried without a negative vote.

CONSIDER APPOINTMENT OF ELECTION OFFICIALS FOR THE PERIOD 01/01/16 THROUGH 12/31/17; AND ACTION THEREON

In answer to Council Member Filter's question, Deputy Clerk Kletzien stated that election officials are appointed by the Mayor in December of odd numbered years.

Motion made by Council Member Filter, seconded by Council Member Arnett, to approve the appointment of Election Officials, as presented by the City Clerk's Office, for the period 1/1/16 through 12/31/17. Motion carried without a negative vote.

CONSIDER THE OPTION OF PURCHASING AND RENOVATING THE FORMART PROPERTY AT N144 W6050 PIONEER ROAD FOR USE AS THE FUTURE DEPARTMENT OF PUBLIC WORKS BUILDING; AND ACTION THEREON

Council Member O'Keefe stated that Economic Development Board Member Joe Kassander brought this proposal to the attention of the Board to purchase and renovate the Formart Property at N144 W6050 Pioneer Road for use as the future Department of Public Works building. He thought it had a lot of merit and should be presented to the Common Council for discussion. Providing the City is paying \$8.3 million for a new Public Works building, the Council should at least look at some alternatives.

Council Member Czarnecki asked Council Member O'Keefe why this proposal was not brought to the Public Works Commission.

Council Member O'Keefe stated that Joe Kassander is on the Economic Development Board where it was first presented and he thought it would be appropriate to have it presented to the Common Council for discussion. He stated that perhaps it should have been presented to the Public Works Commission first.

Council Member Filter expressed concern for delaying the new building.

Economic Development Board Member Joe Kassander stated that, in addition to his regular job, he purchases developed commercial real estate and subdivides it, leases it out, or makes mini warehouse storage. After reading the newspaper article in the *News Graphic* regarding the proposed \$8.3 million new Public Works facility, he thought of a different proposal. He stated that it seems as though there is sticker shock over the price which will be \$157 per square foot per post construction. He further stated that this is an astronomical fee for any commercial building, citing

that Sam's Club or Woodman's would not pay that much for a commercial property because what is being planned is so specific. The project was broken down from \$1 million for a recycling yard and \$7.3 million for the main building. Originally the public works building was planned for 60,000 sq. ft. and has been reduced to 53,000 sq. ft. Some of the wants are an automatic car wash, salt shed, fuel island, lifts, cranes and storage bins. There were eleven points for building a DPW building, which seemed redundant, that included safety, inspecting of vehicles before going out, and saving time by not having to change the implements on and off the trucks.

He spoke with Planner Censky about the smart growth areas in the City and area businessmen. He befriended Phil Sipusic who owns the Formart building and is very passionate about what he does. Because Mr. Sipusic feels that this is a good idea, he signed a letter stating that the property will be taken off the market for 90 days to allow the City the opportunity to capitalize on this idea.

In answer to Council Member O'Keefe's question, Joe Kassander stated that Mr. Sipusic does not have a current offer on the building.

In answer to Council Member Czarnecki's question, Joe Kassander stated that the property has been on the market for approximately one year and he is asking \$639,000 for the 71,220 sq. ft. building. He would probably ask more for the property but the City has assessed the property at \$680,000.

Council Member O'Keefe stated that the City has talked about this building in the past. They manufactured paper mache pots and frequently had fire calls. The building is in rough shape.

Joe Kassander stated that when he looks at a building he is most concerned with the roof and the walls. The entire infrastructure when you change tenants is normally customized for the new tenant. He provided two hard quotes for the roof and masonry work along with a site plan to the Common Council. The southern portion of the building is 36,380 sq. ft. with a roof height of 25 feet and the northern portion of the building is 35,643 sq. ft. with a roof height of 18 feet. The property is two parcels of .815 acres and 4.2 acres for a total of 5.015 acres. He provided the costs (verbal, written and estimates) involved to restore the buildings and make them suitable for a public works building with a total estimated cost of \$2,001,150. He presented estimates for 29 items that would need to be addressed to restore the property. The owner is selling the property as-is and will need to include debris and machinery removal of approximately \$100,000. A portion of this would be netted because there is a lot of value in scrap which includes, steel, stainless and copper. An auction would also be possible for some of the equipment. Contingency money of \$100,000 is included for miscellaneous clean up. He highlighted the sprinkler repair by explaining that the whole building and system is pitched and could be made a dry system. This is important because a large portion of the building would not need to be heated. This area could be used to store equipment that needs to be out of the elements but not necessarily heated, which would be a large cost savings. The buried propane tank was a concern; however, he learned that there is no risk with propane. They would cut holes in the top of the tank and fill it with sand. With the remainder of the costs going to restoring the buildings for a public works facility. He explained that the City would have a nice building and could sell the present Public Works building for approximately \$700,000. The total estimated cost of the project would then be \$1.94 million vs. \$8.3 million as proposed for a new facility.

Joe Kassander added that this is a smart growth site. The City wanted 53,000 sq. ft. for a public works building and this site provides 71,000 sq. ft.; therefore, the City would net \$18,220 sq. ft. If the City were to lease just the warehouse space the average lease rate is \$3.50 per sq. ft. He is aware that other communities lack space for storage and this could possibly be an income stream for the City. Another creative idea would be to lease the building that is facing Pioneer Road, which has a traffic count of 8,510 cars per day, and then offer some retail or restaurant space to lease out. He realizes the City is not into the real estate business; however, this space could lease for \$5 - \$10 per sq. ft. and the City could end up with no monthly costs.

In answer to Council Member Arnett's question regarding the inside of the building, Joe Kassander explained that the business consisted of taking paper and combining it in a large tank with sodium silicate (silicone and salt) and turning it into a slurry, which was then injected into molds and put through a 400 degree furnace for two minutes, producing a paper mache container. The building is wide open. There is approximately 25 – 30 feet between the "I" beams. There are blueprints available for review.

Council Member Verhaalen stated that this proposal does not contain many items that are included in the new public works building design and may not be a true comparison.

Council Member Czarnecki suggested that Director Wiza look at the building and possibly put it on the Public Works/Sewerage Commission agenda for review.

Director Wiza stated that this consideration would have some major repercussions for the process of the new public works building. He provided a detailed plan for the new public works facility to show how far along the project has advanced. In May 2012, the City hired Angus Young to do a space needs study and in the last 3.5 years it has been discussed at least 10 times at the Public Works Commission and numerous times at the Common Council. He provided a schedule showing that the final plans are scheduled to be reviewed by the Plan Commission on January 4 and the Common Council on January 11, 2016, with the project going out for bid on January 19. This means that the entire package is together at this point.

Director Wiza provided his evaluation of the Formart site for the public works facility. He explained that the Formart building was built in 1956 and 1960 and the layout was designed for manufacturing, which is not ideal for housing and servicing a large vehicle fleet. A premium is paid to create a clear space for vehicle movement. He expressed concern for column spacing, roof height, garage doors being set up for a loading dock, pits in the floor, plumbing and electrical not being functional for the public works garage and lack of proper drainage to handle the melt-off from 20 trucks in the winter. The sixty year-old building also may have environmental issues with lead paint, asbestos and soil contamination.

Director Wiza spoke with Building Inspector Baier and his opinion is that the structure would have to be razed. The roof has had serious leaks for many years, the block walls are badly spalled due in part to previous building fires and exposure to the elements. The steel truss condition is questionable.

Director Wiza explained that the site acreage is 4.2 acres; however, wetlands begin immediately west of the building. The net usable space is closer to three acres and the current public works site

is 5.5 acres. There would not be room for a salt dome, yard waste drop-off site, vehicle wash bay, and no outdoor storage space for concrete manholes, castings, pipe, crushed stone, wood chips, and materials.

Director Wiza stated that the use seems to contradict the Smart Growth plan and Resolution 2014-14 amending the Land Use plan. The City removed the remote septic hauler receiving station to make this area more appealing. Building the Public Works garage on this site would be a missed opportunity to develop this high visibility corner into an attractive use, such as Panera Bread, Hampton Inn or an attractive office building. A Public Works garage in this location would not be the best neighbor or how the City wants to present the community.

Director Wiza reviewed the current timeline for the new Public Works facility. He stated that Beyer Construction is under contract and plans to start the new building in March with a November completion. He urged the Common Council to not lose a year because this will cost money.

Council Member Czarnecki stated that there is a general dislike for municipal buildings in high traffic areas because they do not feed other developments.

Mayor Kinzel stated that he appreciates the process and thinking outside of the box; however, this should have been discussed earlier in the process. He is looking forward to a development on the Formart property and indicated that there has been some interest in the land to the east.

Council Member Filter stated that the City was interested in using the former Piggly Wiggly building for the new Police Station at one time; however, they changed their mind when the contractor suggested he would design the station around the poles located inside the building.

Council Member Thome explained that she sat on the Plan Commission when they discussed Smart Growth. The Formart property is in the corridor and is a major interest to the community. She likes the creativity but she struggles with the Public Works building in that corridor.

Mayor Kinzel commended Birchwood for the great job they have done with the former Pioneer Container building. They are a great addition to the area.

Joe Kassander stated that he would like to see something else on that corner also; however, land on that street sells for \$50,000/acre and to tear down that building is \$600,000. The owner is asking for \$639,000 and for five acres the City is spending \$1.2 million and that is why it will be there for a long time.

Council Member Arnett appreciated the effort put forth by Joe Kassander; however, the timing is an issue.

Council Member Verhaalen questioned whether the idea is worth pursuing if the City cannot get what they need for an efficient Public Works facility.

Joe Kassander stated that the City's mission statement is to be fiscally responsible and this is a \$5 - \$6 million difference between his idea and the City's proposal. Mr. Kassander explained that he did not want to sit on this idea without offering it to the City. The City would be paying \$157 per sq. ft.

for a Public Works building that serves a community that is 4.7 square miles. Birchwood has ten times the equipment that the City has and their facility is not that nice.

Director Wiza stated that municipalities cannot just be here for five or ten years, they will be here forever. The current facility lasted 50 – 60 years and the City plans to get 50 – 60 years out of the next building. He knows that the City would not get that period of time out of the Formart building. The Building Inspector recommends razing the building, so the cost would be substantially more than \$2 million. If the City were to have a facility that does not serve the needs in terms of yard waste, salt storage and material storage, it would mean that there would need to be a second site. To fragment the operation into two different areas would be very inefficient.

Superintendent Bublitz expressed disappointment for stepping backwards because the City would have to forgo the salt dome and the fuel island.

Council Member O'Keefe stated that his constituents are experiencing sticker shock. He stated that he has been involved in the process and is probably better educated than most people about the process. Joe Kassander presented his idea to the Economic Development Board and he thought it was worthwhile for him to present it to the Common Council. He learned from Director Wiza afterward that part of the property is wetland and is not usable.

Mayor Kinzel stated that this presentation reminds the Common Council to be creative.

Council Member Thome is pleased that Joe Kassander will be serving on the Community Development Authority (CDA) because this creativity is important. She appreciates that he is taking this type of thinking forward, even if she does not agree on this proposal.

Council Member Regenfuss stated that even if the Formart building were repaired it would only last 20 – 25 years. The City should do the project right.

Mayor Kinzel thanked Joe Kassander for bringing his idea forward; however, he did not see a consensus from the Common Council to move forward on this idea.

Council Member Arnett encouraged the Economic Development Board to reach out to Mr. Sipusic and encourage him not to take the property off the market. It is hard enough to market a building like this, let alone giving up 90 days.

CONSIDER THE POSSIBILITY OF APPROACHING NEIGHBORING COMMUNITIES WITH THE PROSPECT OF A CONSOLIDATED DEPARTMENT OF PUBLIC WORKS, AND THE POSSIBILITY OF FORMING AN AD HOC COMMITTEE TO EXPLORE THE FEASIBILITY; AND ACTION THEREON

Council Member O'Keefe stated that he asked for this item to be discussed because he wants to be certain that the City is doing everything possible to hold costs down and possibly save through consolidation of services.

Dick Dieffenbach lives at W67 N586 Evergreen Blvd. and is also a County Board Supervisor. He is very much in favor of consolidation, coordination and cooperation between communities. The

County Board is doing this now between Ozaukee and Washington Counties. They are talking about a combined DPW operation. Director Dreblow is retiring and they are looking at replacing the two structures into one. He stated that there is a salt bin in the Town of Cedarburg that the surrounding municipalities can use; the City should not have to have their own salt bin. He is against the City having their own fueling operation when there could be a centrally located one for the Town to use. He sees no urgency as a citizen to put the Public Works facility to bid in January. Even though there has been a lot of study and effort, he believes the City needs more time to look at good ideas. There are so many things that can be done with the neighboring communities and they all have to be explored before spending \$8.3 million. There is a need to consolidate, not only Public Works but other departments. He encouraged the Common Council to think outside the box. His vision is Greater Cedarburg, not just the City and the Town. Maybe there are things that Cedarburg can do with Grafton, Thiensville or Mequon. The doors need to be opened to save money going forward because budgets are tight and cooperation is the way to go. He supports moving forward and talking to the Town to formalize some sort of concept of working together.

Director Wiza stated that he agreed with Mr. Dieffenbach that it is important to work together and find efficiencies. He stated that possibly he and Superintendent Bublitz need to do a better job of selling their programs because the City is doing this. He provided the following list (non-inclusive) of Public Works Inter-municipal coordination that is currently in place:

- Shared equipment purchases include a stump grinder and a sewer televising trailer and camera with Grafton and Port Washington, a hot mix asphalt trailer with the Town of Cedarburg and a crack filling machine with the Village of Grafton.
- Equipment sharing includes borrowing a flail mower with boom from Mequon, a track backhoe from the Village of Grafton and a ditching backhoe from the Town of Cedarburg.
- Intermunicipal agreements include Pine Ridge Subdivision with Grafton, City tax base with Grafton sewer and water, existing Grafton street lights, Cedarburg Light and Water electrical service, west half of Bobolink Avenue in Cedarburg-Grafton provides routine maintenance, City reciprocates with a portion of Keup Road, fuel system is shared with the School District and Cedarburg Light & Water, and the Cedarburg Pool agreement with the Town of Cedarburg through this year.
- Town of Cedarburg landfill cooperative agreements include the Prochnow Landfill and the Pleasant Valley Landfill.
- Joint Pleasant Valley Road compost site.
- Joint paving projects include Keup Road with Grafton, Sherman Road west of Wauwatosa Road with the Town of Cedarburg, and Bridge Road west of Wauwatosa Road with the Town of Cedarburg.
- The City used to have the County do crack filling and paving in the City; however, State law has changed this making it illegal for them to work for cities.
- Mid-Moraine Municipal Engineers Association shares collaborative ideas at monthly lunch meetings with municipalities in Ozaukee and Washington Counties.
- Public Works Mutual Aid agreements exist with local Ozaukee and Washington County municipalities and a statewide group for regional emergencies.

Director Wiza stated that he attended meetings with City Administrator/Treasurer Mertes at the Village of Grafton in an effort to share their yard waste facility but unfortunately the cost came out at \$120 per year per user. A lot of ideas have been investigated and it is not new territory. If the

Council wants to explore other opportunities, he will put it on a Public Works agenda for discussion.

City Administrator/Treasurer Mertes stated that the Assessor's Association is doing the same thing because State Legislation was in the works to have the County handle assessments and they are working on a different version of that. She belongs to a State Administrator's Association, that meets monthly, where they discuss what is happening in other communities and how work can be done better, much like the engineering group.

Mayor Kinzel stated that the City has extra amenities that the citizens are willing to pay for. It is important to explore all possibilities.

Council Member Arnett asked Director Wiza to address Mr. Dieffenbach's concerns about a salt dome and a fuel island.

Director Wiza strongly recommends that the City keep their fuel island. The City saves approximately 0.30 per gallon buying bulk fuel. The City provides service to the School District, Cedarburg Light & Water, City Hall fleet, Fire Department, Police Department and Public Works vehicles. It is very efficient to fill the vehicles on-site and has worked very well. It would cost the City to have the vehicles drive back and forth to fill up at the County and he is not sure they could purchase the fuel any cheaper. The City pays the County a surplus of \$4.00 per ton for salt and Dave Murphy (Village of Grafton DPW) builds a strong argument for having our own salt dome. An 800 ton dome would only provide two-thirds of the annual salt used in a normal winter. The City does purchase all of their brine from the County and plans to continue this practice.

Council Member O'Keefe stated that it is not too late to visit the Public Works building and consolidation efforts until the ground is broke. He wants to be assured that all possibilities have been exhausted and is worth exploring. There will be no talk of consolidation once the City has the \$8.3 million DPW building.

In answer to Council Member Verhaalen's question, Director Wiza stated that he spoke with Ozaukee County and the Town of Cedarburg and neither department was interested in a joint facility because each is responsible for very different tasks. The Festivals in Cedarburg requires a lot of time from DPW and the Town does not have this commitment. The tasks that Cedarburg does are manicured to satisfy the residents of Cedarburg. He reiterated that the County cannot do anymore work for the City by State Law. In regard to the Grafton Public Works facility, it was built to meet their needs and they did not reserve space for other communities to store their equipment. A logical opportunity would be to share a facility with the Town of Cedarburg; however, they may not even continue the pool agreement and they dropped out of the Library agreement. These were logical shared projects. It is difficult to imagine that the City would be willing to contribute \$5 million into a building that is located in the Town. He cannot think of any community willing to do this. Director Wiza stated that he did not get any sense from talking to other parties that they were looking at building joint facilities or having a joint fleet, other than the current shared purchasing that is in place.

Council Member Thome spoke with Director Wiza and learned the differences in the manner that the Town, County and the City do their work. In this sense, they are not comparing apples and apples.

Council Member Czarnecki stated that the City provides fire services to the Town of Cedarburg. In this case they needed the service and the City can provide it, resulting in a long-term agreement that saves money in both communities. In these economic times, he is uncertain there would be any savings by building a larger building to accommodate the sharing with another community for the next 60 years. Generally, things work well when one group reaches out and needs the other. Without an initial agreement for help, it rarely works well.

Council Member Verhaalen asked Director Wiza if there was a reason for the Town posting weight limits on Green Bay Road.

Director Wiza stated that the Town never clearly conveyed a reason. They hinted at possibly doing this and he pointed out to them that they would be eliminating trucking access to the Wastewater Treatment Plant from their septic and holding tank haulers, virtually 100 percent of these truckloads are serving the Town and not helping the City. He thought that possibly the Town responded to a handful of complaints from residents along Green Bay Road. There are approximately 2500 septic and holding tank trucks per year that travel on Green Bay Road. If you are talking about the spirit of cooperation, this is not a good example.

Mayor Kinzel thanked Director Wiza for his presentation on inter-municipal coordination. He would like to see more consolidation of governments.

Dick Dieffenbach added that it would be a good idea to form an ad hoc committee to explore the feasibility of consolidated services.

Mayor Kinzel stated that he is satisfied that shared services and consolidation efforts are discussed at individual City boards, commissions and committees. An inter-governmental committee would probably be more beneficial; however, this would be difficult because he cannot appoint members from other communities.

Mr. Dieffenbach stated that it may be advantageous to get some average citizens involved from the Town of Cedarburg and Mequon to accomplish something that political people cannot.

Director Wiza stated that the Public Works Commission Members have expertise on what is needed and how each entity operates. He felt it is important to have people with the knowledge of the background behind the operations making decisions.

City Administrator/Treasurer Mertes suggested that the boards, commissions and committees include this as an agenda item.

CONSIDER PAYMENT OF BILLS FOR THE PERIOD 11/21/15 THORUGH 12/04/15, ACH TRANSFERS FOR THE PERIOD 11/21/15 THROUGH 12/11/15, AND PAYROLL FOR THE PERIOD 11/22/15 THROUGH 12/05/15; AND ACTION THEREON

Motion made by Council Member Filter, seconded by Council Member Arnett, to approve the payment of bills for the period 11/21/15 through 12/4/15, ACH transfers for the period 11/21/15 through 12/11/15, and payroll for the period 11/22/15 through 12/5/15. Motion carried without a negative vote.

CONSIDER LICENSE APPLICATIONS; AND ACTION THEREON

Motion made by Council Member O'Keefe, seconded by Council Member Thome, to approve new Operators' license applications for the period ending June 30, 2016 for Danielle J. Deller and David L. Vahsholtz. Motion carried without a negative vote.

ADMINISTRATOR'S REPORT

City Administrator/Treasurer Mertes encouraged the Common Council Members to attend the Holiday Employee Luncheon on Wednesday, December 16.

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

COMMENTS & ANNOUNCEMENTS BY COUNCIL MEMBERS

Council Member Filter asked that the flagpole that was donated by the American Legion Post #288 for Willowbrooke Park, be installed as soon as the weather allows.

MAYOR'S REPORT - None

ADJOURNMENT

Motion made by Council Member Filter, seconded by Council Member O'Keefe, to adjourn the meeting at 8:35 p.m. Motion carried without a negative vote.

Amy D. Kletzien, MMC/WCPC
Deputy City Clerk