

**CITY OF CEDARBURG
COMMON COUNCIL
MARCH 27, 2023**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, March 27, 2023, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor Michael O’Keefe called the meeting to order at 7:00 p.m. A moment of silence was observed, and the Pledge of Allegiance was recited.

Roll Call: Present - Mayor Michael O’Keefe, Council Members Jack Arnett, Kristin Burkart, Patricia Thome, Robert Simpson, Rick Verhaalen, Mark Mueller

Excused - Council Member Melissa Bitter

Also Present - City Administrator Mikko Hilvo, Attorney Johnathan Woodward (Zoom), City Clerk Tracie Sette, Director of Engineering and Public Works Michael Wieser, Police Chief Michael McNerney, interested citizens and news media.

STATEMENT OF PUBLIC NOTICE

At Mayor O’Keefe’s request, City Clerk Sette 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

DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATION FROM POLICE CHIEF TO DENY NEW OPERATOR’S LICENSE APPLICATION FROM DAVID NATHAN HULL

Chief Michael McNerney explained to the Council the arrest and conviction record of David Nathan Hull and recommended against the Council approving the issuance of an Operator’s License.

A motion was made by Council Member Verhaalen, seconded by Council Member Simpson, to deny the issuance of a new Operator’s License to David Nathan Hull, based on the Chief’s recommendation. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON THE FUTURE OF THE CEMETERY HOUSE LOCATED IN IMMANUAL CEMETERY

The Immanuel Cemetery house is estimated to be approximately 120 years old and has been a rental property for many years. The tenants moved out of the home at the end of February. The house is in desperate need of a new roof, and, given the age of the home, will need many additional costly repairs. In 2005, the Public Works & Sewerage Commission designated this house to be razed at some point in

the future, to allow for expansion of the cemetery. It was estimated that an expansion could add approximately 800 additional grave plots. Should the Council decide to raze the home, it would be beneficial for both Cedarburg Police and Fire Departments to utilize the house for training needs prior to the razing.

A motion was made by Council Member Verhaalen, seconded by Council Member Simpson, to raze the Cemetery House provided the Cedarburg Police Department and Cedarburg Fire Department are allowed to use it for training before it is razed. Motion carried with five (5) ayes and one (1) nay.

DISCUSSION AND POSSIBLE ACTION ON THE 2022 ANNUAL STORM WATER COMPLIANCE REPORT

As part of the City's municipal storm water permit, the DNR requires submission of a lengthy annual compliance report. Also required is certification that the report has been presented to the Common Council. Director of Engineering and Public Works Michael Wieser presented the report to the Council. He highlighted permit conditions likely to be imposed on the City:

- Implement a storm water public education and outreach program.
- Inform the public of activities required under the permit.
- Maintain a program to detect and remove illicit discharges.
- Enforce erosion and sediment control for construction sites.
- Monitor post construction water quality controls.
- Sustain a water pollution prevention program.
- Achieve compliance with suspended solids and phosphorus reduction goals.
- Maintain and update City storm sewer mapping.

He also highlighted the annual accomplishments:

- Cleaned 1,631 catch basin sumps as well as 6 hydrodynamic separators. (73 tons sediment)
- Issued 67 erosion control permits and 1 storm water management permit.
- Provided a full display rack of storm water related information brochures at City Hall.
- Maintained and updated a storm water webpage.
- Assisted AECOM with illicit discharge investigations.
- Swept downtown streets weekly and residential streets biweekly. (63 tons sediment)
- Collected and composted leaves, brush, and yard waste.
- Collected and recycled (or burned) used motor oil.
- Installed 13 new catch basins with 2-foot sumps which incorporate the "Dump No Waste Drains To Stream" logo on the cast iron curb head.
- Updated storm sewer mapping on GIS.
- Participated in the Sweetwater "Respect Our Waters" program for metropolitan Milwaukee.

A motion was made by Council Member Arnett, seconded by Council Member Mueller, to approve the 2022 Annual Storm Water Compliance Report. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2023-09, DESIGNATING DEPOSITORIES AND AUTHORIZING SIGNATURES FOR THE CITY OF CEDARBURG CHECKING AND SAVINGS ACCOUNTS

The Council approved, at their March 13, 2023 meeting, of Pershing Advisors LLC to serve as the City's custodian for investment of City funds. Resolution No. 2023-09 includes Pershing Advisors LLC as an approved depository for the City of Cedarburg.

A motion was made by Council Member Burkart, seconded by Council Member Thome, to approve Resolution No. 2023-09, designating Depositories and Authorizing Signatures for the City of Cedarburg checking and savings accounts. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON APRIL 2023 COMMON COUNCIL MEETING SCHEDULE

A motion was made by Council Member Thome, seconded by Council Member Burkart, to adjust the April Common Council meetings to include a meeting on April 10 and April 18 and drop the meeting on April 24. Motion carried with five (5) ayes, and one (1) nay.

PRESENTATION AND DISCUSSION ON EXISTING CEDARBURG HOUSING STOCK AS WORKFORCE HOUSING

The City of Cedarburg wishes to raise awareness that many properties within the existing City housing stock provide opportunities to secure workforce housing within the City limits.

According to the Wisconsin Realtors Association; "Workforce housing is the supply of housing in a community (a variety of housing types, sizes, locations and prices) that meets the needs of the workforce in that community."

According to the Urban Land Institute, Workforce Housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI) and need not be new construction to meet this definition.

The Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30% or less of the household's gross income.

According to the United States Census, the 2021 area median gross rent (including electricity, gas, water, and sewer) for the City of Cedarburg is \$913 per month. According to this Census definition, one half of all rental units in Cedarburg fall below \$913 per month in rent (including utilities). Note: New construction rents will be significantly higher than existing properties. And it is likely that rents as well as wages have increased in 2023 due to inflation. For example the Social Security inflation increase was 5.9% in 2022 and 8.7% in 2023...a 15% increase in 2 years. Households earning \$17.56 per hour can afford one half of the rental units in Cedarburg per the most recent Census data. (\$17.56/hr. X 40 hours per week x 52 weeks per year = \$36,525 per year divided by 12 months = \$3,044 per month x 30% of income per HUD guidelines = \$913 (median) rent.

According to the United States Census, the median gross rent of \$913 per month (including utilities) for Cedarburg is the lowest of the following neighboring cities: Jackson (\$987/month); Slinger (\$966/month); Port Washington (\$950/month); Grafton (\$942/month).

According to the United States Census, Cedarburg has an owner-occupied housing unit rate of 69.9% which is the highest owner occupied rate (fewest percentage of apartments) of all of the following nearby communities: Grafton (67.2%); Slinger (66.8%); Jackson (64.4%); and Port Washington

(63.9%). (See Exhibit 3)

According to the City Assessor, Cedarburg has 1,203 apartment units in buildings containing 4 or more units. Of these 1,203 units, 937 were built before 2016 which is 78% of total units. It is generally accepted that older units have lower rents than new units. Of the 937 pre-2016 units, the average age is 49 years old (average construction year of 1974) which would indicate significantly lower rents than new construction.

According to the City Assessor, Cedarburg has 240 condominium units with an Assessed Value of \$300,000 or less. The average Total Assessed Value (land and building) of these condominiums is \$221,453.

Duplex units are generally considered to be a more affordable method of entering the workforce housing market due to the ability to generate rental income. According to the City Assessor, Cedarburg has 138 duplex properties with a total of 276 residential units.

The City of Cedarburg contains one 50 unit, 3-Story property located at N47W6277 Western Road which provides low-income Section 8 housing administered by the Department of Housing and Urban Development (HUD).

Comments from citizens:

Kevin Curley, N56 W5439 Sunnyside Lane: Mr. Curley and his family moved to Cedarburg eight (8) years ago. He understands the need for more affordable housing, however, is not sure of the Council's role in finding a solution.

Reverend John Norquist, W66 N837 Washington Avenue: Mr. Norquist appreciates the housing conversation taking place at the Council level. He suggested the Cedarburg Code be altered to allow for rentals of accessory structures. These are better known as mother-in-law suites.

Elizabeth Brennan, N62 W355 Hanover Avenue: Ms. Brennan moved to Cedarburg 22 years ago and would like to see less luxury high-end housing and more of a balance of home sizes/prices.

Council Member Arnett posed a challenge for a viable proposal to be brought to the Council that would provide answers to the housing situation and not rhetoric.

CONSENT AGENDA:

A motion was made by Council Member Thome, seconded by Council Member Burkart, to approve the following consent agenda items. Motion carried without a negative vote.

- March 13, 2023 Common Council meeting minutes
- Class "B" fermented malt beverage and Reserve "Class B" intoxicating Liquor License for The Wendtland Group, LLC, 2283 Willow Pond Way, Grafton, WI, Shawn Wendtland, Agent, premises to be licensed: W62N535 Washington Avenue, Cedarburg, WI, known as Brunch Cedarburg
- New 2022-2023 Operator Licenses for period ending June 30, 2023 for Matthew J. Voss
- Payment of bills dated 03/10/2023 through 03/17/2023, transfers for the period 03/11/2023

through 03/24/2023, and payroll for period 03/05/2023 through 03/18/2023

ADMINISTRATOR'S REPORT

City Administrator Hilvo welcomed The Wendtland Group to Cedarburg.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

COMMENTS AND ANNOUNCEMENTS BY COUNCIL MEMBERS

Council Member Verhaalen continues to receive complaints about the lack of progress at the Amcast site. He suggested the owner be held responsible for the maintenance of the property and requested this item be placed on the next Common Council agenda.

MAYOR'S REPORT - None

ADJOURNMENT

A motion was made by Council Member Arnett, seconded by Council Member Thome, to adjourn the meeting at 8:02 p.m. Motion carried without a negative vote.

Tracie Sette
City Clerk