

**CITY OF CEDARBURG
COMMON COUNCIL
January 13, 2025**

**CC20250113-1
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, January 13, 2025 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers and online utilizing the Zoom app.

Mayor Thome 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 Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Kristin Burkart, Kevin Curley, Robert Simpson, Kristian Lindo, Mark Mueller (via Zoom)

Also Present - City Administrator Mikko Hilvo, Deputy City Clerk Jessica Campolo, City Attorney Michael Herbrand, City Engineer Mike Wieser, interested citizens

STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, Deputy City Clerk Campolo 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.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Terry King - W63 N762 Sheboygan Rd.

Terry expressed concern about the audio not working properly in the Council Chambers.

PUBLIC HEARINGS

A PUBLIC HEARING TO DISCUSS THE 2025 CITY BUDGET

A motion was made by Council Member Curley, seconded by Council Member Burkart, to open the public hearing. The motion carried without a negative vote.

City Administrator Hilvo and City Attorney Herbrand explained that this public hearing is a repeat of the public hearing held on November 25, 2024, after it was discovered that the city's official newspaper failed to publish the public hearing notice. Nothing has changed in the city budget from the public hearing that was held in November. The public hearing is being repeated in order to follow state statutes.

There was no public comment.

A motion was made by Council Member Burkart, seconded by Council Member Bitter, to close the public hearing. The motion carried on a roll call vote with Council Members Bitter, Fitzpatrick, Burkart, Curley, Simpson, Lindo and Mueller voting aye.

NEW BUSINESS

DISCUSSION AND POSSIBLE ACTION ON AMENDMENT TO THE LISTING CONTRACT FOR HWY 60 BUSINESS PARK BROKERAGE SERVICES PROVIDED BY NEWMARK

Curt Pitzen from Newmark spoke to the Common Council about the commercial real estate market conditions, and the work being done to sell the lots in the business park.

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve the Amendment to the listing contract for HWY 60 Business Park Brokerage Services provided by Newmark. The motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2025-02 AUTHORIZING THE SALE OF A 2.4932 ACRE PARCEL OF REAL PROPERTY IN THE HWY 60 BUSINESS PARK TO CORNERSTONE CLC PROPERTIES LLC

The Council approved the sale at the December 9, 2024 Common Council meeting. The Resolution authorizes the sale.

A motion was made by Council Member Curley, seconded by Council Member Burkart, to approve Resolution 2025-02 authorizing the sale of a 2.4932 acre parcel of real property in the Hwy 60 Business Park to Cornerstone CLC Properties LLC. The motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NOS. 2025-01, 2025-02, AND 2025-03 ADJUSTING 2025 IMPACT FEES BASED ON THE ANNUAL INCREASE OF THE CONSTRUCTION COST INDICES PUBLISHED IN THE ENGINEERING NEWS RECORD

City Engineer Wieser explained that per the municipal code, fees are to be adjusted annually based on the Construction Cost Index published in the Engineering News Record. Discussion was held.

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick to approve Ordinance Nos. 2025-01, 2025-02 and 2025-03 adjusting 2025 Impact Fees based on the annual increase of the Construction Cost Indices published in the Engineering News Record. The motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF CLASS “B” BEER AND “CLASS C” WINE ONLY LICENSE FOR RH&F LLC LOCATED AT W61 N513 WASHINGTON AVENUE, CEDARBURG, WI, ERIC STELTER, AGENT, PREMISE TO BE LICENSED: W61 N513 WASHINGTON AVENUE, KNOWN AS REAL HEALTH & FITNESS

Eric Stelter introduced himself as the owner of Real Health & Fitness. The fitness center would like the option to serve beer and wine to members during evening social gatherings.

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve a Class “B” Beer and “Class C” wine only license for RH&F LLC located at W61 N513 Washington Avenue, Cedarburg, WI, Eric Stelter, Agent, premise to be licensed: W61 N513 Washington Avenue, known as Real Health & Fitness. The motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF ORDINANCE NOS. 2025-04, 2025-05, 2025-06, 2025-07, 2025-08 REAPPROVING THE 2025 CITY BUDGET

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve Ordinance Nos. 2025-04, 2025-05, 2025-06, 2025-07, and 2025-08 reapproving the City Budget. The motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2025-01 DESIGNATING DEPOSITORIES AND AUTHORIZING SIGNATURES FOR THE CITY OF CEDARBURG LIGHT & WATER CHECKING AND SAVINGS ACCOUNTS

City Administrator explained that this is an annual approval.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Burkart, to approve Resolution No. 2025-01 designating depositories and authorizing signatures for the city of Cedarburg Light & Water checking and savings accounts. The motion carried without a negative vote.

CONSENT AGENDA

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve the following consent agenda items:

- A. Discussion and possible action on approval of November 25, 2024 and December 9, 2024 Council Meeting Minutes
- B. Discussion and possible action on payment of bills dated 12/04/2024 through 01/07/2025, transfers from 12/04/2024 through 01/07/2025, and payroll from 11/24/2024 through 12/21/2024

The motion carried without a negative vote.

CITY ADMINISTRATOR'S REPORT

City Administrator Hilvo shared that former Common Council Member Arnett has given each Common Council member a copy of the book "Saving a Dam and the Heart of a Community".

He also shared an update on the Amcast site. A brief was filed by the city's attorneys opposing Olivar Fiontar's motion to dismiss the raze order. There is no court date set. On January 8th, Judge Gerol stated that Olivar Fiontar should have named the Board of Zoning Appeals and not the city, and therefore the case had to be dismissed. Judge Gerol agreed with the city that even if the proper party had been named, pleadings did not allege sufficient facts to show that Olivar Fiontar was entitled to certiorari relief. The court granted the city's motion to dismiss the case.

CITY ASSESSOR YEAR IN REVIEW

The Assessor's Report for 2024 was included in the packet.

COMMENTS AND SUGGESTIONS FROM COUNCIL MEMBERS

Council Member Curley shared details about the MLK event being held at the Cedarburg Cultural Center on January 20th. He also shared that he is in favor of keeping dams.

Council Member Mueller shared that Riveredge Nature Center has luminary walks on Friday nights through Valentine's Day.

Council Member Lindo shared that he had the opportunity to meet the new Cedarburg police officers and feels they will be valuable assets to the community.

MAYOR'S REPORT

No report.

ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to adjourn the meeting at 7:31 p.m. The motion carried without a negative vote.

Jessica Campolo
Deputy City Clerk