



**CITY OF CEDARBURG
Common Council
August 10, 2026
Minutes**

1. CALL TO ORDER

Mayor Thome called the meeting to order at 7:00 pm.

2. ROLL CALL

Present: Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Kristian Lindo (via Zoom at 7:05 pm), Mark Mueller (via Zoom at 7:08 pm)

Also present: City Attorney Michael Herbrand, City Administrator Mikko Hilvo, Deputy Clerk Theresa Hanaman, City Planner Mary Censky, Fire Chief Jeff Vahsholtz, Deputy Chief Blake Karnitz, Diversity Committee Chairperson Rev. John Norquist, Landmark Commission members: Tom Kubala, Beth Krimmel, Erin Puro, Tomi Fay Forbes

3. MOMENT OF SILENCE

A moment of silence was held.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, Deputy Clerk Hanaman verified that notice of this meeting was provided to the public by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Connie Kincaide, residing at N75W7255 Linden St., expressed her gratitude to the Council for discussing the ordinance regarding electric bikes and scooters at the last meeting.

7. **PRESENTATION**

A. Cedarburg Fire Department Annual Report

Chief Vahsholtz provided a summary of the Cedarburg Fire Department's Annual Report. He included his thanks to Captain Blake Karnitz and Administrative Assistant Diana Klingler for their help with the annual report. Chief Vahsholtz announced that the Cedarburg Fire Department became a Licensed Paramedic Service on August 1, 2026.

The City Administrator praised Chief Vahsholtz for successfully launching the Paramedic Program.

B. Diversity Committee Report

Reverend John Norquist presented a summary of the activities within the Diversity Committee, including Cedarburg Community Conversations events and future goals.

8. **NEW BUSINESS**

A. Review, discussion and possible action to lend support to the Landmarks Commission as they prepare to apply to the State Historic Preservation Office (SHPO) for a no-match grant in the 2027 Certified Local Governments grant cycle. This no-match grant, if awarded, would be used to fund a citywide survey of historic resources.

Planner Censky and Commissioner Puro requested, on behalf of the Cedarburg Landmarks Commission, the support of the Common Council to apply for a no-match grant from the State of Wisconsin Historical Society. If granted, the Commission would utilize the funds to contract for a citywide historic survey of all properties at no cost to Cedarburg or the residents of Cedarburg.

A motion was made by Council Member Didier, seconded by Council Member Simpson, in support of the Landmarks Commission to apply to the State Historic Preservation Office (SHPO) for a no-match grant in the 2027 Certified Local Governments grant cycle, at no expense to the City. The motion passed unanimously.

B. Review and possible approval of Development Tax Guaranty Agreement and related documents and exhibits with EGO-CEDARBURG, LLC for real property identified as Lot 2 of CSM 4117 in the Highway 60 Industrial Park.

Administrator Hilvo and City staff have worked collaboratively with EGO-CEDARBURG,

LLC over the past year to prepare the land sale, negotiate development agreements, and establish protections to safeguard community interests. The developer intends to construct a 60,000-square-foot industrial and corporate building within the Highway 60 Business Park. Under the terms of the agreement, the Buyer must begin construction once all City approvals have been granted and comply with all applicable regulations. Construction must be substantially completed and occupancy obtained by December 31, 2027, with extensions permitted only under force majeure. The Buyer will also pay all building permit fees, impact fees, and other costs associated with the development.

To ensure the long-term financial stability of the Highway 60 Business Park and Tax Increment District No. 6 (TID 6), the Buyer is required to meet several financial guarantees. The agreement mandates a minimum assessed valuation of \$5,000,000 by January 1, 2028. If annual property taxes fall below the amount that would be due on a \$5 million valuation, the Buyer must pay the difference to the City. Additionally, should any portion of the property become tax-exempt during the life of TID 6, the Buyer must make Payments in Lieu of Taxes equal to the full property tax amount.

To protect the City's existing telecommunications lease, the agreement includes deed restrictions prohibiting the use of the property for any monopole telecommunications tower similar to the existing tower on Outlet 2.

A motion was made by Council Member Bitter, seconded by Council Member Didier, to approve the Development Tax Guaranty Agreement and related documents and exhibits with EGO-CEDARBURG LLC for real property identified as Lot 2 of CSM 4117 in the Highway 60 Industrial Park. The motion carried unanimously.

- C. Discussion and possible action on Resolution 2026-05, authorizing the sale of a 5.922 acre parcel of vacant real property, in the City of Cedarburg Highway 60 Industrial Park, to Egan Gardner Development, LLC, a Wisconsin Limited Liability Company, which has subsequently been assigned to a related entity, EGO-CEDARBURG, LLC.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Resolution 2026-05 authorizing the sale of a 5.922-acre parcel of vacant real property in the City of Cedarburg Highway 60 Industrial Park to Egan Gardner Development, LLC, a Wisconsin Limited Liability Company, which has subsequently been assigned to a related entity, EGO-CEDARBURG, LLC. The motion passed unanimously.

- D. Discussion and possible action on Mayoral appointments to Boards, Commissions and Committees.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mammen, to approve the Mayor's appointment of Megan Olsen and Mike Bradburn to the Light and Water Commission, Tim Voeller to the Community Development Authority, and Trevor Shanahan to the Economic Development Board. The motion passed unanimously.

9. **CONSENT AGENDA**

A motion was made by Council Member Didier, seconded by Council Member Simpson, to approve the following Consent Agenda items.

- A. *Discussion and possible action on approval of July 27, 2026 Common Council Meeting Minutes.*
- B. *Discussion and possible action to authorize granting of Temporary "Class B" Wine/Temporary Class "B" Beer License to Friends of Country in the Burg for the event 'Country in the Burg', Cedar Creek Park, N52 W5925 Portland Road for August 28 and 29, 2026, beginning at 4:00 p.m. for sales to continue until 10:30 p.m. and consumption until 11:00 p.m.*
- C. *Discussion and possible action on approval of bills dated 07/22/2026-08/01/2026 and payroll dated 07/19/2026-08/01/2026.*
- D. *Discussion and possible action on the approval of Walter Pesch as an Election Inspector for the 2026-2027 election cycle.*

The motion passed unanimously.

10. **REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS**

- A. Administrator's Report

Administrator Hilvo informed the Council that a backup generator from the Wastewater Treatment Plant is now available at the Community Gym during the elections.

- B. Annual Mid-Year Financial Report

Administrator Hilvo announced that a Mid-Year Financial Report will be included in the August Common Council Agenda going forward. The Finance Department has upgraded its software and will work on revising policies to ensure fiscal integrity.

11. **COMMUNICATIONS**

- A. *Comments and suggestions from Council Members:*

None

- B. *Mayor's Report*

Mayor Thome expressed gratitude to City Clerk Campolo for her dedication during the August Partisan Primary Election.

12. **ADJOURNMENT**

A motion was made by Council Member Mueller, seconded by Council Member Mammen, to adjourn the meeting at 8:06 p.m. The motion carried unanimously.

Theresa Hanaman
Deputy Clerk