



VILLAGE OF THIENSVILLE
Committee of the Whole
MINUTES

DATE: Monday, February 7, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

President Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

PRESIDENT:	VAN MOBLEY
TRUSTEES:	JENNIFER ABRAHAM ANGELINA APOSTOLOS KRISTINA ECKERT ROB HOLYOKE KENNETH KUCHARSKI DAVID LANGE
ADMINISTRATOR:	COLLEEN LANDISCH-HANSEN
ATTORNEY:	AMBER HOLLRITH
STAFF:	POLICE CHIEF CURT KLEPPIN (EXCUSED) DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND VILLAGE CLERK AMY LANGLOIS

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There was no communication received or citizens to be heard.

IV. BUSINESS

A. Review and recommendation regarding Amended Development Agreement between the Village of Thiensville, Lakeside Development Company (1986) and Two Hundred Green, LLC, 200 Green Bay Road (att)

Director of Community Services/Public Works Andy LaFond noted that staff supports both of the proposed changes to the Development Agreement. The private sidewalk on the north end that was described in the Developers Agreement, while it nicely bookended the site aesthetically, it did not serve much use. The sidewalk will be removed which will move the houses a little further apart and instead of a private walk on the north end, the landscape plan calls for a brick walk between every home from front to back. This change was approved by the Plan Commission. Phase II time extension is also supported by staff. WE Energies, Mequon Water and DNR approval have taken a little longer than expected. In all, the project is about three months behind due to the utility approvals. Neither of these two changes are part of the Village subsidy; this was all taken care of in Phase I which is already complete.

Tom Zabjek, Lakeside Development, shared that there have been some delays i.e. the asbestos remediation was much more than anticipated. The contractor that was hired to do the demolition took another job which delayed this project slightly. This week, infrastructure is scheduled to begin with houses being built beginning in May. The price of houses are above what was anticipated. Mr. Zabjek thanked the Board for their time.

MOTION by Trustee Holyoke, **SECONDED** by Trustee Apostolos to recommend to the Village Board to approve Amended Development Agreement between the Village of Thiensville, Lakeside Development Company (1986) and Two Hundred Green, LLC, 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

B. Discussion and possible action on Allocation of Public Parking Reserves (att)

Director LaFond shared that \$100,000 was allocated in the 2022 budget for public parking reserves with the possibility to expand the Village Park parking lot and parking in the B-1 District. Village staff is looking for direction from the Board as to continue the design and bidding process if the Board so chooses of the Park expansion which bookends the B-1 District. Other opportunities that continue to be explored in the B-1 District is near the railroad. An easement application has been sent to the railroad. Expansion of the Buntrock lot is reviewed by the Board annually with the Mueller lease. Greg Mueller previously offered for cheel employees to park in this lot after Mr. Mueller's business hours. The cheel has purchased a lot, a new lot will be put in next to Shully's ATS after a home is razed and staff is also looking into options along Spring Street on the public right-of-way.

There is demand in the Park for more parking; and if the Board chooses to move forward with a parking lot expansion in the Park, bidding would occur now with the project being completed in the fall after the seasonal events. Several of the trees will be saved. This expansion would add 37 parking spaces.

Trustee Abraham expressed concern regarding how a new lot surface would look next to the old lot. What was budgeted was only a retrofit. Director LaFond could look into putting in an alternate bid to put another 2 inches on the old lot - then the entire lot would be the same age. A portion of the lot could be permeable pavers as there are some funding sources.

Trustee Holyoke does not want to rush this project and questioned for what purpose would a lot in Village Park be constructed. Trustee Holyoke stated that there are times when there are shortages of parking but there are a lot of times there are not and 99% of the time parking for the Park is adequate. If this parking is for the businesses, the majority of the business customers will not park in the Park except for possibly Shully's. Trustee Holyoke believes there are other solutions and suggested making Riverview Drive one way from Kenwood Drive to Green Bay Road for special events; there would be approximately 68 parking spots on one side and 78 on the other side. Trustee Holyoke also suggested parking on Main Street from Freistadt Road almost to Buntrock Avenue which may give the Village more of a small town feel. This will also help when the new development is constructed as well.

Trustee Holyoke stated that a park is a green space and does not want to see green space taken away from Village Park or to lose any trees. Trustee Holyoke shared a statement from the League magazine which stated that many of the decisions at a Village Board or City Council meeting may seem unexciting, perhaps even boring, but these decisions will echo for years to come and government bodies owe it to residents who will be living in the community decades from now to consider these decisions carefully. Trustee Holyoke believes that this is a decision that will echo for years to come and does not want to rush this project.

President Mobley believes that with the cheel purchase of a parking lot, that there will not be a problem with parking in the downtown area, and the next time there may be a need for more parking is if/when development occurs on South Main Street. Village staff is continuing to look into parking near the railroad.

Director LaFond did share that the streetscape plan for the TIF district on Freistadt Road does call for street parking along one side of the road. There was also a proposal for on-street parking on Main Street in the Town Center Plan - this was about 15 years ago.

Trustee Lange shared that it is prominently the food truck nights, farmer's market days and softball and little league nights that the parking is needed in the Park which puts pressure on Riverview Drive parking.

Trustee Eckert would like to discuss parking at Molyneux Park and believes that this downtown location would be a nice space for parking. Trustee Kucharski agreed. Trustee Holyoke noted that area businesses may want to share their parking lots when they are not open. The TBA has discussed this among those businesses that are members of the TBA.

Trustee Apostolos agreed with tabling a new parking lot at this time, potentially looking at parking on Main Street and continuing to work with the railroad.

The Board agreed not to pursue a new parking lot at this time in Village Park.

C. Review Capital Expenditures List (att)

1. December, 2021 (Preliminary)

2. February, 2022

Administrator Landisch-Hansen shared that the 2021 year-end capital expenditure report will be finalized after the audit.

Following is a list of the capital requests: \$3,000 for 1 desktop and 1 laptop from the Police Department, \$6,200 for 3 squad antennas and 5Q modems from the Police Department, \$20,000 for Emerald Ash Borer from the Department of Public Works and \$100,000 for Village Park parking expansion. The Board agreed not to pursue the parking expansion at this time.

MOTION by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve the following Capital Expenditure Requests: \$3,000 for 1 desktop and 1 laptop from the Police Department, \$6,200 for 3 squad antennas and 5Q modems from the Police Department and \$20,000 for Emerald Ash Borer from the Department of Public Works. **MOTION CARRIED UNANIMOUSLY.**

D. Review and recommendation regarding Appointing Jeff Hershberger to the Plan Commission, to Fill the Unexpired Seat of Sarah Hughes, Term to Expire April, 2023 (att)

MOTION by Trustee Lange, **SECONDED** by Trustee Kucharski to recommend to the Village Board to approve the Appointment of Jeff Hershberger to the Plan Commission, to Fill the Unexpired Seat of Sarah Hughes, Term to Expire April, 2023. **MOTION CARRIED UNANIMOUSLY.**

E. Review and recommendation regarding:

1. Operator's Licenses - New

a. Remington's River Inn, 130 South Main Street

Jordan Allen Carlton

Raechal Ann Velazquez

MOTION by Trustee Eckert, **SECONDED** by Trustee Kucharski to recommend to the Village Board to approve the following New Operator's Licenses: Jordan Allen Carlton and Raechal Ann Valezquez, Remington's River Inn, 130 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

b. Shully Catering Inc., 146 Green Bay Road

Philip D. Stockton

MOTION by Trustee Kucharski, **SECONDED** by Trustee Abraham to recommend to the Village Board to approve the New Operator's License for Philip D. Stockton, Shully Catering, Inc., 146 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

c. Skippy's Burger Bar, 113 Green Bay Road

Lindsey Mariel Maier

MOTION by Trustee Eckert, **SECONDED** by Trustee Apostolos to recommend to the Village Board to approve the New Operator's License for Lindsey Mariel Maier, Skippy's Burger Bar, 113 Green Bay Road.

Ayes: Trustees Abraham, Apostolos, Eckert, Holyoke, Lange and President Mobley

Naes: None

Abstain: Trustee Kucharski

MOTION CARRIED.

F. Review and recommendation regarding Appointing the Following New Fire Department Members:

1. Thomas J. Azinger

2. Israel Santa Maria

MOTION by Trustee Eckert, **SECONDED** by Trustee Abraham to recommend to the Village Board to approve the Appointment of Thomas J. Azinger and Israel Santa Maria as New Fire Department Members. **MOTION CARRIED UNANIMOUSLY.**

V. MISCELLANEOUS BUSINESS BY TRUSTEES AS MAY PROPERLY BE BROUGHT BEFORE THE BOARD

A. Acceptance/Report of Gifts Received

1. \$60.00 to the Thiensville Fire Department from Gregory and Margaret Harris in Honor of Alejandro Acevedo Lopez

MOTION by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board to accept with gratitude the gift of \$60.00 to the Thiensville Fire Department from Gregory and Margaret Harris in Honor of Alejandro Acevedo Lopez. **MOTION CARRIED UNANIMOUSLY.**

B. Review Meeting Date Schedule

1. February 21, 2022 - Board of Trustees at 6:00 PM
2. March 7, 2022 - Committee of the Whole at 6:00 PM
3. March 28, 2022 - Board of Trustees at 6:00 PM

VI. MOTION TO ADJOURN TO CLOSED SESSION

A. **MOTION** by Trustee Holyoke, **SECONDED** by Trustee Kucharski to adjourn to Closed Session at 6:33 PM deliberating about the investment of public funds in future Village properties requiring a Closed Session due to the competitive nature and bargaining positions at risk if conducted in a public meeting. Such Closed Session is authorized pursuant to Wis. Stats. Article 19.85(1)(e).

1. Roll Call Vote

Ayes: Trustees Abraham, Apostolos, Eckert, Holyoke, Kucharski, Lange and President Mobley.

Naes: None

MOTION CARRIED.

2. **MOTION TO RECONVENE IN OPEN SESSION**

a. Vote of Board to reconvene in Open Session

MOTION by Trustee Lange, **SECONDED** by Trustee Eckert to reconvene into Open Session at 7:03 PM. **MOTION CARRIED UNANIMOUSLY.**

VII. ADJOURNMENT

MOTION by Trustee Eckert, **SECONDED** by Trustee Kucharski to adjourn the meeting at 7:04 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Amy L. Langlois
Village Clerk/Deputy Treasurer