



VILLAGE OF THIENSVILLE  
Committee of the Whole  
MINUTES

DATE: Monday, October 9, 2023

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<br>ANGELINA APOSTOLOS<br>JESSE DAILY<br>KRISTINA ECKERT<br>KENNETH KUCHARSKI<br>DAVID LANGE |
| ADMINISTRATOR: | COLLEEN LANDISCH-HANSEN                                                                                      |
| ATTORNEY:      | TIM SCHOONENBERG                                                                                             |
| STAFF:         | DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND<br>POLICE CHIEF CURT KLEPPIN                         |

## **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 [clandisch@village.thiensville.wi.us](mailto:clandisch@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 correspondence or citizens to be heard.

## **IV. BUSINESS**

A. Review and discussion regarding Village Road Program (Jerad Wegner, Reukert & Mielke) (att)

Village Engineer Jerad Wegner with Reukert & Mielke, presented a Village-wide pavement analysis. The overall rating for the Village was 5.3 prior to construction this year, on a scale of 1 to 10. This year's project increased the Village's rating to 5.94. The average annual funding level for road projects over the past 10 years is approximately \$200,000. Reukert & Mielke considered what the pavement condition would be at various annual funding levels. Mr. Wegner recommended an annual funding level of \$350,000.

Director LaFond noted Grafton's current average is 5.62, Cedarburg is 5.9, Mequon is 6.6 and Saukville is 6.5. Director LaFond noted it would be helpful to receive input from trustees about their goal for the roadway rating.

Trustee Lange is alright with the Village having a rating just under 6 and asked how funding would work. Administrator Landisch-Hansen shared there will be a presentation in November about funding options. Trustee Eckert noted that the condition of roads is a concern of residents. President Mobley added Director LaFond, Administrator Landisch-Hansen and Mr. Wegner deserve credit for keeping the Village's roads in good condition.

B. Frank L. Weyenberg Library Update (Rachel Muchin-Young)

Frank L. Weyenberg Library Director Rachel Muchin-Young provided an annual update on the Frank L. Weyenberg Library. Challenges for the Library include providing competitive wages and an aging infrastructure.

Trustee Lange asked about affiliation with the American Library Association. Director Muchin-Young replied the national association offers support and conducts studies. The Weyenberg Library is a member of the Wisconsin Library Association and the American Library Association. A Friends of the Library Association was recently formed. It is a group that raises funds and volunteers for events. The ALA provided resources to help establish that group.

C. Review and discussion regarding Boucher Franchise Agreement (att)

Director LaFond explained the proposed renovations for the property at 201-207 South Main Street for consideration by the Plan Commission on October 10, 2023. Trustees are being asked to consider the franchise agreement. The previous owner's use of Spring Street extended onto Village property. The franchise agreement details improvements that will be made by Boucher and allows use of parking in the Village Right-of-Way that will also be public parking. The improvements include a concrete curb and sidewalk that will match the improvements on the north side of the road adjacent to Port Washington State Bank. Director LaFond added the facade improvements will be considered by the Historic Preservation Commission.

**MOTION** by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve Boucher Franchise Agreement, 201-207 South Main Street, contingent on Plan

Commission approval. **MOTION CARRIED UNANIMOUSLY.**

D. Review and recommendation regarding Resolution 2023-15 Adopting the Southern Ozaukee Fire & EMS Department 2024 Budget (att)

Administrator Landisch-Hansen noted the 2024 Budget was approved by the Southern Ozaukee Fire & EMS Department Board in September. It includes the levy limit exemption for the Village of Thiensville and City of Mequon.

**MOTION** by Trustee Lange, **SECONDED** by Trustee Apostolos to recommend to the Village Board to approve Resolution 2023-15 Adopting the Southern Ozaukee Fire & EMS Department 2024 Budget. **MOTION CARRIED UNANIMOUSLY.**

E. Review and recommendation regarding Resolution 2023-13 Authorizing an Exception to the Levy Limits for Charges for the Southern Ozaukee Fire and Emergency Medical Services Department Pursuant to Wis. Stat. 66.0602(3)(h) for the 2024 Fiscal Year (att)

**MOTION** by Trustee Lange, **SECONDED** by Trustee Abraham to recommend to the Village Board to approve Resolution 2023-13 Authorizing an Exception to the Levy Limits for Charges for the Southern Ozaukee Fire and Emergency Medical Services Department Pursuant to Wis. State 66.0602(3)(h) for the 2024 Fiscal Year. **MOTION CARRIED UNANIMOUSLY.**

F. Review 2023 Fund Balance Report (att)

Administrator Landisch-Hansen reviewed the 2023 Fund Balance Report.

G. Review and recommendation regarding Resolution 2023-14 Approving the 2024 Village of Thiensville Fee Schedule (att)

Administrator Landisch-Hansen noted the proposed fees were used while calculating revenue for the 2024 budget. There is a proposed increase for dumpster rentals to reflect costs. The Village is currently losing money on dumpster rentals. The proposed increases are from \$125 to \$150 for general dumpster loads and \$250 to \$350 for the construction rate. Trustee Lange opposed the increase, noting it is a good service for Village residents. Director LaFond added that the general rate does not cover costs, but subsidising the cost to help keep the Village clean is worthwhile. A new fee is the ability for residents to obtain a second garbage cart or recycling cart and obtain additional service. Trustee Abraham favors charging for the additional cart, but is opposed to charging for service to collect the second cart.

**MOTION** by Trustee Eckert, **SECONDED** by Trustee Apostolos to recommend to the Village Board to approve Resolution 2023-14 Approving the 2024 Village of Thiensville Fee Schedule.

**Ayes:** Trustees Apostolos, Daily, Eckert, Kucharski and President Mobley

**Naes:** Trustees Abraham and Lange

**MOTION CARRIED.**

H. Discussion regarding Thiensville Crossing (TID #2)

President Mobley was pleased with the turnout and resident comments in the community meeting about the Thiensville Crossing TID. Using consultants might be advantageous if they are given a narrow task. Director LaFond shared consultants could be a commercial real estate broker to find opportunities or a consultant/planner that would assist on technical end such as zoning and land use plans.

There are reasons to be aggressive and attentive to opportunities, including outside competition. Trustee Apostolos favors getting assistance with the project, but not tying the Village to a single broker. It would be helpful to know what other municipalities have done.

I. Review and recommendation regarding a Professional Service Agreement for a Hotel/Lodging Study for Thiensville Crossing (TID #2), Tracy Cross & Associates (att)

Director LaFond observed there has been favorable interest in adding a hotel in Thiensville Crossing. The next step is to commission a hotel study at a cost of \$7,750. The study will determine the highest and best hotel lodging options and the viability of developing a hotel. President Mobley requested that as part of engaging Tracy Cross and Associates, that the firm be asked for recommendations for potential national consultants.

**MOTION** by Trustee Eckert, **SECONDED** by Trustee Lange to recommend to the Village Board to approve Professional Service Agreement for a Hotel/ Lodging Study for Thiensville Crossing (TID#2), Tracy Cross and Associates. **MOTION CARRIED UNANIMOUSLY.**

J. Review and recommendation regarding Acceptance and Disbursement of Community Development Investment Grant from Wisconsin Economic Development Corp. for the cheel (att)

Administrator Landisch-Hansen noted that final consideration of this item will take place at the Special Board of Trustees meeting this evening. The Village's application for the Community Development Investment Grant of up to \$250,000 for the cheel was approved by the Wisconsin Economic Development Corp. in August of 2022. Eligible expenses of \$871,101 were submitted, resulting in \$217,647 eligible for grant funding. Matthew Buerosse from the cheel expressed his gratitude for the support from the Village in applying for the grant.

**MOTION** by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board for Acceptance and Disbursement of Community Development Investment Grant from Wisconsin Economic Development Corp. for the cheel.

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

**Naes:** None

**Abstain:** Trustee Daily.

**MOTION CARRIED.**

K. Review and recommendation regarding the following Citizen Appointments:

1. Plan Commission  
Mark (Randy) Pasternak

2. Zoning Board of Appeals  
Arthur Liebau

**MOTION** by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve the following Citizen Appointments: Plan Commission, Mark (Randy) Pasternak; and Zoning Board of Appeals, Arthur Liebau. **MOTION CARRIED UNANIMOUSLY.**

L. Review and recommendation regarding the following Parade/Street Closing Application

1. Junior Woman's Club of Mequon-Thiensville, 19th Annual Turkey Trot 5K Run/Walk, Thursday, November 23, 2023, 7:00 AM to 11:00 AM (att)

**MOTION** by Trustee Daily, **SECONDED** by Trustee Apostolos to recommend to the Village Board to approve Junior Woman's Club of Mequon-Thiensville, 19th Annual Turkey Trot 5K Run/Walk Parade/Street Closing Application, Thursday, November 23, 2023, 7:00 AM to 11:00 AM. **MOTION CARRIED UNANIMOUSLY.**

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

#### **VI. ADJOURNMENT**

**MOTION** by Trustee Lange, **SECONDED** by Trustee Kucharski to adjourn the meeting at 7:37 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg  
Administrative Assistant

Signed by,

Colleen Landisch-Hansen  
Village Administrator/Interim Clerk