

**VILLAGE OF THIENSVILLE
COMBINED COMMITTEE OF THE WHOLE AND BOARD OF TRUSTEES
MINUTES**

DATE: Monday, July 19, 2021

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	Rob Holyoke
	Angelina Apostolos	Ken Kucharski
	Kristina Eckert	David Lange (excused)
Administrator:	Colleen Landisch-Hansen	
Attorney:	Tim Schoonenberg	
Staff:	Assistant Fire Chief Joel Deutsch	
	Police Chief Curt Kleppin	
	Director of Community Services/Public Works Andy LaFond	
	Village Clerk/Deputy Treasurer Amy Langlois	

III. PLEDGE OF ALLEGIANCE

Trustee Kucharski led the recitation of the Pledge of Allegiance.

IV. CITIZENS TO BE HEARD

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.

Deborah Michalski – 111 Ellenbecker Road – Ms. Michalski addressed the Board expressing concern regarding the condition of Ellenbecker Road stating the road is in very poor condition due to recent construction. Ms. Michalski noted that the Committee of the Whole minutes from November, 2020 state that Ellenbecker Road is in need of repair due to the recent construction and will most likely be a mill and overlay to fix next year. Pictures from Ms. Michalski of the condition of the road were shared with the Board.

Also, Ms. Michalski asked for a No Thru Street sign on Ellenbecker Road. During the parade for the 4th of July there were many cars that could not turn around on the road because there is no turnaround. The current No Thru Street sign is parallel to the road and cannot be seen until after you turn onto Ellenbecker Road. Another sign on the other side in yellow was suggested.

CONSENT AGENDA

Upon request of any Trustee, any item may be removed from the Consent Agenda for special consideration.

V. APPROVAL OF MINUTES

- A. Board of Trustees**
 - 1. June 21, 2021

VI. DEPARTMENT REPORTS (Receipt)

- A. Department Reports (Receipt)**
 - 1. Fire Department
 - a. 2nd Qtr Fire, 2021
 - 2. Police Department
 - a. June Police, 2021
 - 3. Public Works Department
 - a. June DPW, 2021

VII. COMMITTEE REPORTS

VIII. REPORTS AND COMMUNICATIONS

- A. Historic Preservation Commission**
 - 1. February 2, 2021
- B. Mequon-Thiensville Bike and Pedestrian Way Commission**
 - 1. June 3, 2021 (not available)
 - 2. July 15, 2021 (not available)
- C. Milwaukee River Advisory Committee**
 - 1. March 3, 2021 (not available)
- D. Plan Commission**
 - 1. June 8, 2021
- E. Capital Expenditures**

Administrator Landisch-Hansen noted the following capital expenditure requests: \$9,650.00 for garbage cans for Village Park, \$10,000.00 for a stump grinder for Village Park, \$14,000.00 for Village Park lights and \$5,800.00 for DPW yard remediation. The cost for the garbage cans is over the amount in reserves due to the increased cost of steel.

MOTION by Trustee Eckert, **SECONDED** by Trustee Abraham to approve the Consent Agenda Including the Capital Expenditure Requests of \$9,650.00 for garbage cans for Village Park, \$10,000.00 for a stump grinder for Village Park, \$14,000.00 for Village Park lights and \$5,800.00 for DPW yard remediation. **MOTION CARRIED UNANIMOUSLY.**

BUSINESS AGENDA

IX. FINANCIAL REPORTS AND ACCOUNTS PAYABLE

- A. Accounts Payable for All Funds**
 - 1. Accounts Payable**
 - a. June 21, 2021 through July 16, 2021

Administrator Landisch-Hansen noted the \$120,509.19 payment to Lakeside Development and \$56,411.15 to MMSD for 2nd quarter operation and maintenance.

MOTION by Trustee Abraham, **SECONDED** by Trustee Apostolos to approve the June 21, 2021 through July 16, 2021 Accounts Payable in the Amount of \$515,146.22. **MOTION CARRIED UNANIMOUSLY.**

- 2. Financial Report (Receipt)**
 - a. June, 2021

The June Financial Report was received.

X. PRESIDENT'S REPORT

- A. Appointments**
 - 1. Fire Department Members**
 - a. Maria L. Lucio
 - b. Laquehia L. McDowell
 - c. Rick T. Yang

MOTION by Trustee Holyoke, **SECONDED** by Trustee Eckert to approve the Appointment of Maria L. Lucio, Laquehia L. McDowell and Rick T. Yang as New Fire Department Members. **MOTION CARRIED UNANIMOUSLY.**

- B. Temporary Class B Beer and Class B Wine**
 - 1. Amended Temporary Class B Beer and Class B Wine License for Thiensville Fire Department to include Fiddleheads 25th Anniversary Event, August 8, 2021, Village Park, 251 Elm Street, 12:00 PM to 8:00 PM**

MOTION by Trustee Holyoke, **SECONDED** by Trustee Abraham to approve the Amended Temporary Class B Beer and Class B Wine License for Thiensville Fire Department to Include Fiddleheads 25th Anniversary Event, August 8 , 2021, Village Park, 251 Elm Street, 12:00 PM to 8:00 PM. **MOTION CARRIED UNANIMOUSLY.**

- C. Operator's Licenses – Renew**
 - 1. Skippy's Burger Bar**
 - Jake Andrew Tarantino

MOTION by Trustee Eckert, **SECONDED** by Trustee Apostolos to approve Operator's License – Renewal for Skippy's Burger Bar: Jake Andrew Tarantino.

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

Naes: None

Abstain: Trustee Kucharski

MOTION CARRIED.

- D. Operator's License – New**
 - 1. Walgreens**
Keela Kay Bryant

MOTION by Trustee Kucharski, **SECONDED** by Trustee Abraham to approve Operator's License – New for Walgreens: Keela Kay Bryant. **MOTION CARRIED UNANIMOUSLY.**

President Mobley shared that on June 28, 2021 a meeting was held with Ozaukee County Chief Elected Officials regarding the fire department. The general discussion suggested that some of the Fire Chiefs were willing and eager to play a leadership role. President Mobley remains in contact with the area Chief Elected Officials.

XI. ADMINISTRATOR'S REPORT

- A. Department Reports**
 - 1. Administrator's Report**

The first tranche in the amount of \$163,544.62 for the American Rescue Plan Act has been received. The Fire Department does have a few requests for equipment that would be eligible expenditures. Requests will be presented at the August Committee of the Whole meeting for discussion.

The Ozaukee County Administrators, Fire Chiefs and Chief Elected Officials met on June 28, 2021. The Administrators and Fire Chiefs will meet again on Thursday, July 22, 2021.

Incoming revenues include: \$16,084.00 from the LWMMI for 2020 Dividend, \$15,976.75 from the State of Wisconsin for 2021 Fire Insurance Dues, \$52,768.18 from the WI DOT for Quarterly General Transportation Aide and \$163,544.62 from the WI DOR for the American Rescue Plan Act (1st Tranche).

- 2. Building Inspection Department (Receipt)**
 - a. June, 2021 Report**

The June Building Inspection Department Report was received.

XII. ATTORNEY'S REPORT

No Attorney's Report.

XIII. COMMITTEE REPORTS

- A. Review and action regarding the Sanitary Sewer Capacity, Management, Operations and Maintenance (CMOM) Program 2020 Annual Report**

Director of Community Services/Public Works Andy LaFond reported that the state of the sewer system is good.

In December 2005, the Village of Thiensville, along with other MMSD satellites, entered into a stipulation with the WDNR that committed the Village to develop and implement a CMOM Program.

Committee of the Whole and Board of Trustees Minutes
July 19, 2021
Page five of eight

The CMOM concept was set forth in a U.S. Environmental Protection Agency (USEPA) rule that addresses sanitary sewer overflow (SSO) control.

In 2020 the Village and the City of Mequon designed, bid and awarded the lining of 2,500 feet of a shared 36 inch diameter interceptor sewer. Major lift station upgrades were made with rehabilitation pumps, installation of a flush system and a new pumping scheme, additional computerized control modifications were made as well as updates to the user interface and mobile applications and upgrades to the GIS sanitary sewer applications were made. In 2019 the Village televised the entire sanitary sewer system. In 2020 the Village's consultant engineer analyzed all of the televising data and developed a new innovative GIS application to visually show defects.

MOTION by Trustee Apostolos, **SECONDED** by Trustee Abraham to accept the Sanitary Sewer Capacity, Management, Operations and Maintenance (CMOM) Program 2020 Annual Report. **MOTION CARRIED UNANIMOUSLY.**

- B.** Discussion, review and action regarding Ordinance No. 2021-03 Amending Section 2-351 Regarding Municipal Judges

MOTION by Trustee Holyoke, **SECONDED** by Trustee Abraham to approve Ordinance No. 2021-03 Amending Section 2-351 Regarding Municipal Judges. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and discuss Ordinance No. 2021-07 Amending the B-1 Central Business District Text to Allow Limited Residential Use of the Ground Floor Space of Building – Public Hearing to be Scheduled

Director LaFond shared that this proposed Ordinance will require a Public Hearing. The amendment came about as a result of requests from exiting property owners as well as staff discussion as to how to come up with creative uses to keep buildings full and occupied and maintained within the B-1 District. The current B-1 zoning requires 100% of the first floor to be commercial.

There are nine properties in the B-1 District that have always been residential (they were probably residential before zoning was applied). There are also mixed properties – these most closely conform to the 100% commercial on the first floor and with the allowable residential on the second floor. About half of these properties are probably a bit residential on the first floor. There are others that are owner occupied with businesses but likely some of the first floor is being used as residential. Also, there are 100% commercial properties in the District.

The intent of the Ordinance is to allow up to 70% of the first floor to be used as residential as an alternative use, however, the entire frontage would have to be business.

This proposed Ordinance was recommended by the Plan Commission.

- D.** Review and discuss Ordinance No. 2021-08 Amending Section 17.0802 D. (1) of the Zoning Ordinance of the Village of Thiensville, Wisconsin Regarding Nonconforming Lots of Structures – Public Hearing to be Scheduled

Director LaFond noted that when the Zoning Code was introduced, zoning districts were applied to areas with the intent that they would become something someday i.e. on Riverview between Green Bay Road and Main Street there are three single-family homes that are zoned commercial. The thought was probably that these properties would someday be converted to commercial properties.

The existing zoning is restrictive on the owners of those types of properties in that they could not make any significant improvements. Changing this allows for the owner to enjoy full enjoyment of the property while all fitting in the Zoning Code. The existing Code would prevent major rehabilitation or additions to nonconforming structures.

E. Discussion regarding Village Park Improvements

President Mobley opened up discussion among the Board regarding future Village Park improvements.

Director LaFond gave a brief update regarding the splash pad, the pavilion/ice rink, parking and the music park in Village Park.

The splash pad was the next scheduled improvement phase in the Park. The design is complete with renderings for review. Estimated costs as of one and half years ago was about \$250,000 to construct. This space is multiuse and the water can be turned on or off.

An ice skating trail was considered for the park, however, after researching this further, this is very costly. The idea of an ice skating pavilion was introduced. Having the ice rink under a pavilion would help keep the ice cool and keep costs down. If the ice is cooled, there could be up to five months of skating otherwise we are at the mercy of the weather. Working with a landscape architect, a half sheet of ice came out as the best option in terms of it fitting where the existing pavilion is. A full sheet of ice is 200 x 80 and a half sheet is 100 x 80. If considering a full sheet, there are ramifications with the floodplain, parking if there are tournaments, space in the Park (a full sheet may eliminate one ball diamond and cause the two remaining to be reconstructed) and adding a road. The next major step would be to hire an architect to get renderings and construction estimates. The estimate now for a half sheet is about \$750,000 with a full sheet about \$2-\$3 million. At this point the Village would have to raise between \$400-\$450,000 for the half sheet and \$1.5-\$2 million for a full sheet.

Director LaFond noted that if the splash pad, ice rink and parking were to all happen at the same time this would disrupt the Park once instead of having multiple years of disruption and lost park rentals.

A possible layout for the parking lot expansion in Village Park allows for between 35-40 extra parking spots. The plan allows for as much green space as possible while adding these spaces.

Regarding the music in the Park, intent is still to visit a nearby park that has a music park installed to look into noise and layout.

Trustee Abraham inquired if other sites for the ice rink were researched outside of Village Park. Beyond the Park, there is not a lot of available land. The intent of the ice rink would be to build it with clear garage doors that can be open or closed.

Trustee Holyoke does not support a full ice rink in the Park because of the loss of green space and noted that he would support a half rink. In regards to the parking, Trustee Holyoke does not believe that adding parking in Village Park will help area businesses. In regards to the water feature, Trustee Holyoke supports this in the Park, however, expressed concern regarding the barrier wall and kids jumping on it and then slipping and falling. Director LaFond shared that this wall is needed due to the grade of the ground. Also, Trustee Holyoke would like to see better/nicer garbage and recycling bins in the Park.

Trustee Kucharski is in favor of a full sheet ice rink noting it would be an attraction as well as a revenue stream and suggested putting it where the third ball diamond is with its own parking. Trustee Kucharski does not support the splash pad noting the ongoing operational and maintenance costs. In regards to the parking lot in Village Park, Trustee Kucharski does not believe that enough parking spots would be gained and does not want to lose green space.

Committee of the Whole and Board of Trustees Minutes
July 19, 2021
Page seven of eight

Trustee Eckert is undecided on the ice rink at this time. Regarding the splash pad, fund raising has been ongoing with the intention of putting a splash pad in which includes three Park Gala's. Trustee Eckert supports the splash pad. Also, expressed was that the parking is needed and believes that people will walk to area businesses from the Park and trusts that Director LaFond will keep the park as green as possible.

Trustee Abraham supports the splash pad noting people are expecting it. Concern was expressed if installing a full sheet for hockey that there will be more tournaments and is concerned about the long-term expense. Trustee Abraham supports a half sheet ice rink and supports adding more parking.

Trustee Apostolos agreed that parking is needed. Regarding the ice rink, Trustee Apostolos noted that figure skating should be considered as well as possible uses for the rink. The full sheet may have the same effect as the baseball tournaments with parking. In regards to the rental of the pavilion, the cost now is reasonable for families and hopes that if a new pavilion is constructed that the cost remain affordable. Trustee Apostolos supports the splash pad and shared concerns regarding safety and kids falling as well as the extra use of the bathrooms. Signage for required footwear was suggested.

Trustee Holyoke noted that the local pool is open about 10 weeks in the year and a splash pad could be used for six months.

Administrator Landisch-Hansen noted that there are some civic groups interested in supporting the Park that a can be contacted and options will be shared during the budget work shop in October.

NEXT RESOLUTION NUMBER:	2021-06
NEXT ORDINANCE NUMBER:	2021-09

XIV. REPORTS AND COMMUNICATIONS

XV. UNFINISHED BUSINESS

XVI. ANY OTHER MISCELLANEOUS BUSINESS BY THE TRUSTEES AS MAY BE BROUGHT BEFORE THE BOARD, OR CARRIED OVER FROM THE JUNE 21, 2021 VILLAGE BOARD MEETING

- A.** Acceptance/Report of Gifts Received:
 - 1. \$100.00 to Village Park Reimagined from Craig R. Gallen
 - 2. \$200.00 to Thiensville Volunteer Fire Dept. Co. from T-M Lions Club, Inc.
 - 3. \$500.00 to Thiensville Police Department – Auxiliary from T-M Lions Club, Inc.
 - 4. \$150.00 to Thiensville Fire Department from Ryan and Stacey Steilen
- B.** Review next month's meeting date schedule:
 - August 2, 2021 Committee of the Whole at 6:00 PM
 - August 16, 2021 Board of Trustees at 6:00 PM

Trustee Holyoke asked for Ellenbecker Road and the ad hoc committee be placed on the August Committee of the Whole agenda. Director LaFond suggested discussing Ellenbecker Road after the PASER report is issued in September.

MOTION by Trustee Eckert, **SECONDED** by Trustee Abraham to accept with Much Gratitude the Following Gifts: \$100.00 to Village Park Reimagined from Craig R. Gallen, \$200.00 to Thiensville Volunteer Fire Dept. Co. from T-M Lions Club, Inc., \$500.00 to Thiensville Police Department – Auxiliary from T-M Lions Club, Inc. and \$150.00 to Thiensville Fire Department from Ryan and Stacey Steilen. **MOTION CARRIED UNANIMOUSLY.**

XVII. MOTION TO ADJOURN TO CLOSED SESSION

MOTION by Trustee Kucharski, **SECONDED** by Trustee Holyoke to adjourn to Closed Session at 6:55 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 and President Mobley.

Naes: None

MOTION CARRIED.

MOTION TO RECONVENE IN OPEN SESSION

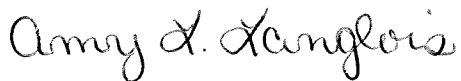
1. Vote of Board to reconvene to Open Session
2. Review and possible action regarding Closed Session topic

MOTION by Trustee Holyoke, **SECONDED** by Trustee Abraham to reconvene into Open Session at 7:12 PM. **MOTION CARRIED UNANIMOUSLY.**

XVIII. ADJOURNMENT

MOTION by Trustee Abraham, **SECONDED** by Trustee Apostolos to adjourn the Meeting at 7:13 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk