

**VILLAGE OF THIENSVILLE
COMMITTEE OF THE WHOLE
MINUTES**

DATE: Monday, October 1, 2012

**LOCATION: 250 Elm Street
Thiensville, WI**

**TIME: Immediately following Two Public Hearings
Scheduled at 6:00 PM**

I. CALL TO ORDER

President Mobley called the meeting to order at 6:16 PM.

II. ROLL CALL

President:	Van Mobley	
Trustees:	Kim Beck	Kenneth Kucharski
	Ronald Heinritz	David Lange (excused)
	Rob Holyoke	John Treffert
Administrator:	Dianne Robertson	
Staff:	Director of Public Works Andy LaFond	

III. BUSINESS

- A.** Review and recommendation regarding Ordinance No. 2012-02 Amending the Conditional Uses in the B-4 Highway Business District to include Mini-Warehousing

MOTION by Trustee Treffert, **SECONDED** by Trustee Heinritz to recommend to the Board approving Ordinance No. 2012-02 Amending the Conditional Uses in the B-4 Highway Business District to include Mini-Warehousing. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and recommendation regarding Ordinance No. 2012-03 Amending the Zoning Map to rezone 150 Green Bay Road and 219 Elm Street from R-2 Single Family Residential District to B-1 Central Business District as requested by Scott & Beth Shully

This will amend the Comprehensive Plan, also known as the Smart Growth Plan.

MOTION by Trustee Treffert, **SECONDED** by Trustee Heinritz to recommend to the Board approving Ordinance No. 2012-03 Amending the Zoning Map to rezone 150 Green Bay Road and 219 Elm Street from R-2 Single Family Residential District to B-1 Central Business District as requested by Scott & Beth Shully and also amending the Comprehensive Plan changing the use from residential to commercial. **MOTION CARRIED UNANIMOUSLY.**

- C.** Hear Edward Huck, Political Consultant, regarding Fair Share for Local Roads

Edward Huck was in attendance and reported on the inequity of fair sharing for local roads. Mr. Huck feels that all entities should be treated fairly. Towns are not sharing in the budget process. The State Transportation fund is shrinking because roughly 30% of its funding comes from gasoline taxes and the high cost of gasoline has motorists driving less, driving more fuel efficient cars, buying fewer gallons of gasoline and paying less in gasoline taxes. Mr. Huck is recommending an amendment to the State of Wisconsin constitution that would require that one half of all revenues in the State Transportation Fund be distributed to local governments in the State of Wisconsin.

President Mobley commented that this is a big concern and that this is a problem of judgment. President Mobley is not in favor of changing the constitution or amending it at this time until he knows more about it but he might be in favor of this at a later time. President Mobley will talk to the local legislators regarding this.

D. Review and recommendation regarding Resolution No. 2012-27 Support of a Constitutional Amendment for Fair Share for Local Roads

The Board would like to lay this over for more information.

E. Hear Rhainey Watts-Cunningham and Alex Hartwell of Vielibra, LLC regarding a Proposal to assist with the design of Main Street Rehabilitation

Ms. Cunningham and Mr. Hartwell were in attendance to talk about their Feng Shui principles to the Village of Thiensville and the Main Street Project. Ms. Cunningham explained that Feng Shui applied to a site brings balance, creates harmony and energizes plans and goals. When the energy is balanced and flowing evenly, it benefits every part of the community.

A Feng Shui consultation will produce a set of recommendations generated from the goals of the Village. These recommendations are directed specifically to increase the likelihood of accomplishing those goals and removing obstacles to reaching them. Some examples of Village goals might be increasing profitability for local businesses, attracting new businesses and visitors to the community, improving or modifying ambiance, residential satisfaction, or Village identity. Recommendations may include the placement or adjustment of items such as lighting, signage, plantings, trees and other structural elements.

President Mobley asked about other entities such as engineering and how much could be done. Ms. Cunningham stated that it would depend on the Village as to how much they would be allowed to do. Trustees Beck and Treffert were concerned on the look of the Main Street and how it would compare to adjacent road improvements in Mequon.

F. Review Capital Expenditures List

The item is a repair to the gas tank and reader system for \$19,000 at the Department of Public Works. The current reader does not have a printer, the numbers have to be manually written down. There are leaks in the top of the concrete tank and there are cracks in the pumps. The pumps leak onto the ground. Trustee Treffert asked why doesn't the staff just buy fuel from the Mobil Station? Administrator Robertson responded that there is a problem with the turnaround radius like the ladder truck and the height of some of the vehicles. The fuel is currently purchased from Herbst Oil who also owns Village BP. Trustee Treffert talked about the spending of many dollars on cleaning up spilled fuel in the DPW area in the past. Trustee Treffert does not think the Village should be in the fuel business. Trustee Kucharski asked what other options are there or what do other communities do. Director LaFond responded that Cedarburg has their own fuel system, Mequon has the same system as the Village but it is a much larger tank so they solicit bids for their fuel. Port Washington uses Ozaukee County fuel system. The only option for the Village is to use Village BP. Could the Village buy from Mequon? The Board discussed that the smaller vehicles could go to Village BP but the larger trucks could go to Mequon. If the Village buys wholesale there is no tax. The pumps and the tank are somewhat of an emergency situation and the other portion of the problem is the management system.

Trustee Holyoke stated that the Post Office uses fleet cards. Trustee Beck like the idea of using Thiensville BP for the smaller vehicles and using Mequon fuel for the larger vehicles. Trustee Treffert does not like the exposure to environmental issues and would like to explore getting the Village out of the gasoline storage business. Director LaFond will provide some sample reports for the next Board meeting. This topic was explored in 2005. Trustee Holyoke asked if the Village does use gas stations how would the tax get rebated back to the Village. Administrator Robertson will provide the minutes from 2005 at the next meeting. The repair to the tank and pumps would take a couple of weeks if that route was decided.

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G. Review of the 2012 Fund Balance and Capital Project Reserve Report

and set date for 2013 Budget review

Administrator Robertson explained the 2012 Fund Balance and capital project reserve report in detail and described the process in which budgeted items are accrued. The Budget review meeting will be Monday, October 8, 2012 at 5:30 PM.

- H.** Review and recommendation regarding Resolution No. 2012-26 Write-Off Delinquent Personal Property Taxes

MOTION by Trustee Treffert, **SECONDED** by Trustee Holyoke to recommend to the Board approving Resolution No. 2012-26 Write-Off Delinquent Personal Property Taxes. **MOTION CARRIED UNANIMOUSLY.**

- I.** Review and recommendation regarding appointment of Fallon A. Bubacy, 701 Grand Avenue to the Thiensville Business Renaissance Commission

MOTION by Trustee Holyoke, **SECONDED** by Trustee Heinritz to recommend to the Board approving the appointment of Fallon A. Bubacy, 701 Grand Avenue to the Thiensville Business Renaissance Commission. **MOTION CARRIED UNANIMOUSLY.**

- J.** Receive the results of the 2012 population challenge

Administrator Robertson reported that the Wisconsin Department of Administration denied the Village's appeal to the 2012 population estimate. In addition to the detailed examples of homes that were sold by single people and purchased by families, the department also wanted to know the death census.

- K.** Review and recommendation regarding the amended Administrator's Final Special Assessment Report for Century Estates Water Co-Op #3, Resolution No. 2012-18

MOTION by Trustee Treffert, **SECONDED** by Trustee Beck to recommend to the Board approving the amended Administrator's Final Special Assessment Report for Century Estates Water Co-Op #3, Resolution No. 2012-18. **MOTION CARRIED UNANIMOUSLY.**

- L.** Review and recommendation regarding authorization for the Village Administrator to proceed with the demolition of 108 N. Main Street and 118 N. Main Street (Bid opening for the project is October 2, 2012/final completion required by Contractor is November 1, 2012)

MOTION by Trustee Treffert, **SECONDED** by Trustee Holyoke to recommend to the Board authorizing the Village Administrator to proceed with the demolition of 108 N. Main Street and 118 N. Main Street. **MOTION CARRIED UNANIMOUSLY.**

NEXT RESOLUTION NUMBER:	2012-28
NEXT ORDINANCE NUMBER:	2012-04

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IV. BUSINESS FROM THE FLOOR

- A.** Citizens to be Heard

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

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

- A.** Inter-Governmental Committee with Mequon
- B.** Use of 101 Green Bay Road, Old Village Hall & Fire Station
- C.** Acceptance/Report of Gifts Received
- D.** Dialog with Mequon regarding water utility service
- E.** Review next month's meeting date schedule
- F.** Update on D & D & Riemer's properties

Trustee Beck expressed his concern on the frequency and length of the Intergovernmental meetings with the City of Mequon and the Mequon-Thiensville School District. He desires quarterly or bi-annual meetings.

Trustee Treffert asked for regular updates on the Main Street properties that the Village recently purchased.

VI. ADJOURNMENT

MOTION by Trustee Treffert, **SECONDED** by Trustee Holyoke to adjourn the meeting at 8:38PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway
Administrative Assistant

Dianne S. Robertson
Village Clerk