

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

**DATE:** Monday, June 3, 2019

**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:	Samuel Azinger	Rob Holyoke
	Kristina Eckert	Kenneth Kucharski
	Ronald Heinritz	David Lange
Attorney:	Tim Schoonenberg	
Administrator:	Colleen Landisch-Hansen	
Staff:	Fire Chief Brian Reiels	
	Police Chief Curt Kleppin	
	Director of Community Services/Public Works	Andy LaFond
	Village Clerk Amy Langlois	

**III. BUSINESS**

**A. Review Capital Expenditures List**

Administrator Landisch-Hansen shared three capital requests from the Fire Department. All three are revisions of previously approved requests due to the state pricing changing slightly. All items requested are budgeted.

The items requested are as follows: Q561 rear tires in the amount of \$3,495, A551 and A552 front tires in the amount of \$1,127 and #556 2010 Tahoe tires for \$740.35.

**B. Discussion regarding Mequon-Thiensville Historical Society Move to the Old Fire House  
(Bob Blazich)**

Director of Community Services/Public Works Andy LaFond shared with the Board estimates for the old firehouse second floor storage buildout for the M-T Historical Society. These estimates are two years old and total \$78,566 which include windows, electrical, HVAC, plumbing and carpentry. The Historical Society requested that the Village pay \$50,000 and they would contribute \$20,000. Director LaFond suggested, if going through the effort of hiring a consultant to prepare the bidding documents to upgrade the plumbing minimally because this is not particularly needed and bidding documents are costly.

A drone survey was recently done on the tower condition for future budgeting purposes. Estimates will be before the Board at budget time to repair the tower. There is some rotten wood that needs to be replaced and work to be done on the roof. There has not been any estimate completed yet for the improvements.

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Bob Blazich, 627 Lake Bluff Road, addressed the Board on behalf of the M-T Historical Society. Last summer the Historical Society came before the Board with a proposal to occupy the second floor of the old firehouse. At that point, proposed was full renovation to be used as the Historical Society office.

Mr. Sam Cutler will be opening a stamp museum at the Isham Day House which is located across from the Mequon City Hall. Mr. Cutler would like to use the old firehouse as storage in the off season. The collection will be open at the Isham Day House from May through September.

It is Mr. Blazich's understanding that the Village has committed \$30,000 for the repair of the old firehouse and the Historical Society is willing to make a commitment of \$20,000 to climate control the back room of the old firehouse. In the breakdown of costs from Director LaFond, there is about \$18,000 set aside for windows. If the plumbing and carpentry is ruled out, the total would come to about \$52,000 which includes the 15% contract administration and 10% contingency fee. The hope is to in a few years put in an elevator and a bathroom upstairs.

Mr. Blazich proposed the following lease arrangement to the Board for use of the upper floor of the old firehouse as archival storage while keeping their current office at the Thiensville Professional Park. The Historical Society would like to work with the Village to do some upgrades to the second floor of the old firehouse to be used as storage. The Historical Society is proposing:

- MTHS will pay the amount of \$1/year as payment in full for use of the upper floor
- The Village of Thiensville will grant MTHS a 10-year lease at the stated annual rate
- MTHS will have exclusive use of the upper floor space including the secured east room
- The Village of Thiensville will maintain the full building structure (brickwork, roof, tower, doors/windows, etc.) and all mechanicals including HVAC and electrical service
- MTHS will maintain the interior of the upper floor including any painting, light bulbs, etc.
- MTHS will be responsible for payment of all utility costs incurred by our use of the upper floor

Mr. Sam Cutler, 250 Green Bay Road, addressed the Board. Mr. Cutler expressed that the stamp museum is as much Thiensville's as it is Mequon's. Great support has been shown in the past for the museum. The leading member of the restoration team in 1992 was Mr. Don Molyneux. Mr. Cutler asked for the Board to take some ownership and pride in the museum and expressed the need for a place to store the stamps over the winter months in a climate controlled environment.

Mr. Cutler believes the old firehouse is on the verge of major collapse as he believes it needs a lot of work and will be an eyesore if not addressed. The Historical Society will not move forward on this project unless the entire Board is 100% committed, and will move on to another location if support is not given. The Historical Society would love to save the old firehouse.

Mr. Blazich reported that the last time he was before the Board, he was charged with three tasks: 1) to meet with the Historical Society Board and to come up with a proposed lease; 2) to approach the City of Mequon to ask for co-funding; and 3) to have Director LaFond come up with a list of possible expenses. Mr. Blazich has sent an email to City of Mequon Administrator Will Jones. Administrator Jones would like to wait until early summer to allow the new Mayor to acclimate himself into his new role.

President Mobley shared that there are two price points to consider: 1) a fundamental redo in the amount of \$100,000 and 2) the minimal upgrade in the amount of \$50,000. Director LaFond reminded the Board that the \$50,000 estimate is based on two-year old numbers.

Trustee Heinritz is pleased to see that the public sector would be involved with the old firehouse and feels that the Mequon-Thiensville Historical Society would be a great tenant.

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Trustee Azinger likes the idea of having the Historical Society in Thiensville and utilizing the old firehouse. Trustee Azinger's concerns are that more funds will need to be put into the building in the future and would like the Village to not be on the hook for the added expenses. Trustee Azinger is also concerned about added liability in regards to safety and the valuables that are stored. Trustee Azinger is in favor of moving forward.

Trustee Lange is generally favorable about moving forward with this proposal but is concerned about the 10 year exclusivity and what happens if five years down the road if a proposal is before the Board for office space with the proposed tenant willing to put in a lot of money. Trustee Lange would like some type of option that the Historical Society retains the storage with another option available. Trustee Lange also shared concerns about the proposed \$1/year payment for the upper floor.

Trustee Eckert appreciates the passion of the Historical Society on this project and believes that this is a great use for the old firehouse. The old firehouse is a very visual piece of Thiensville and believes that the Village will only benefit from any improvements made.

Trustee Kucharski shared that since the old firehouse had been donated back to the Village from Betty Johnson, nothing has been there even though there have been a few proposals and believes that it would be really nice to see the Historical Society use this space. Trustee Kucharski would like to be cautious of the money spent and expressed to the Historical Society that when restoring an old building to be mindful of using the best materials while including modern technology.

Trustee Holyoke agreed with Trustee Lange that the proposed 10-year lease is a long time and suggested that the second floor be used as the Historical Society's permanent offices instead of storage and thinks their offices there would be a cool use of the space. Mr. Blazich shared that they are currently paying \$800 in rent at the Thiensville Professional Building. Trustee Holyoke suggested using the \$800 rent to put in an elevator and move their office to the second floor.

Trustee Lange then suggested adding another \$50,000 to get a really nice space and not only use the back room of the old firehouse to only store stamps.

Trustee Kucharski inquired of Mr. Blazich if the upstairs space could house both storage and their office. Mr. Blazich indicated that they would have to look into some really good storage. The Historical Society also has items stored at another location.

President Mobley indicated that there is interest among the Board to move forward. Mr. Blazich expressed the hope to have the back storage room ready by this winter so Mr. Cutler can use it for storing the stamps this year.

Trustee Azinger is comfortable committing \$30,000 to get this proposal moving forward. Trustee Holyoke is not against the 10-year exclusivity but would like to see the Historical Society have their offices on the second floor full time and not used as only storage.

Mr. Cutler shared that this project is all about trust. The Historical Society is interested in having control of this space and believes that \$20-\$30,000 is peanuts in terms of what this project is all about. Mr. Cutler believes that with the Historical Society utilizing this space, the Village will get so much volunteer supervision of this space. Mr. Cutler asked for the Board to trust the Historical Society and to do the right thing this year, not next year.

Trustee Holyoke suggested committing the \$800 currently paid for rent to get an elevator in the old firehouse and put the Historical Society's office on the second floor. Mr. Cutler stated that the whole building would need to be renovated if an elevator is put in. Mr. Cutler inquired if the Board is ready to spend another \$200,000 to get the old firehouse working.

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The Historical Society's lease on Green Bay Road is year-to-year, renewed on June 1<sup>st</sup> with the agreement that rent will never go up which also includes utilities. Mr. Blazich will go back before the Historical Society's Board with the suggestions from the Board to move their office to the second floor of the old firehouse with the Village's contribution and getting the old firehouse renovated.

**C. Presentation and recommendation of Thiensville Fire Department Annual Report Presented by Fire Chief Brian Reiels**

The 2018 Thiensville Fire Department Annual Report from Fire Chief Reiels was presented.

**MOTION** by Trustee Lange, **SECONDED** by Trustee Azinger to recommend to the Village Board to accept the 2018 Thiensville Fire Department Annual Report. **MOTION CARRIED UNANIMOUSLY.**

**D. Presentation and recommendation of Thiensville Police Department Annual Report Presented by Police Chief Curt Kleppin**

The 2018 Thiensville Police Department Annual Report from Police Chief Curt Kleppin was presented.

**MOTION** by Trustee Holyoke, **SECONDED** by Trustee Kucharski to recommend to the Village Board to accept the 2018 Thiensville Police Department Annual Report. **MOTION CARRIED UNANIMOUSLY.**

**E. Review and recommendation regarding Ordinance 2019-03 An Ordinance Amending Section 74-61 Relating to Parking Restrictions and Prohibitions**

President Mobley reported that during last month's meeting, Trustee Azinger brought up some issues with the parking ordinance so Attorney Schoonenberg was asked to review the current ordinance in regards to parking restrictions. Attorney Schoonenberg indicated that the current ordinance is fine but could be improved.

Attorney Schoonenberg stated that in June of 2018 an amendment was made to this ordinance adding that there is no parking on any bridge. Before that, the last change was in 1996. There has been successful prosecution for over 30 years with the current ordinance but agreed that the ordinance could be clearer. What Attorney Schoonenberg did was simply reorganize the current ordinance and suggested if the Board wanted to keep the parking as is, then his ordinance is sufficient for that purpose. If there is another policy that the Board would like to look into, then the Board may want to review what Trustee Azinger is suggesting.

Trustee Azinger is looking for a way to open up overnight parking in the spring, summer and fall months. Trustee Azinger stated that many of the residents on the west side of town have single car garages, and some have widened their driveways or even park on their grass. Looking into area communities, overnight parking is allowed between April 1<sup>st</sup> and December 1<sup>st</sup>. Mequon does have a blanket prohibition on street parking which states that there is no street parking except in front of City Hall. People do prefer to park in their driveway, however, with many drivers or one spouse leaving before the other, this causes homeowners to shuffle around cars at all hours.

Trustee Azinger does not believe parking on the street will cause a problem restricting a vehicle in a single spot for a continuous period to exceed 48 hours without moving. Also, proposed was no parking an unregistered vehicle, tractor, trailer, camper, truck or vehicle weighing in excess of 9,000 pounds or exceeding 18 feet in length for more than 30 minutes between 2:00 AM and 6:00 AM, in a loading zone, in an alley in a business district, within 10 feet of a fire hydrant, unless a greater distance is indicated by an official traffic sign, within 3 feet of the entrance to an alley or private road or driveway and closer than 10 feet to the near limits of a crosswalk.

Another concern of Trustee Azinger's was concerning visitors and their lack of knowledge of no street parking overnight causing them to get a ticket. The municipal lots are posted indicating the restrictions as well as all points of access to the Village.

Trustee Azinger suggested adopting his proposed ordinance on a trial basis and reverting back to the current ordinance if there are issues.

President Mobley believes the character of the Village is unique and unlike other communities in Ozaukee County which is a plus, not a minus and has heard opposition to changing the ordinance to allow street parking. It was also suggested that there are serious safety issues generated if parking would be allowed. There are not sidewalks on all Village streets and emergency vehicle access is also a concern as well as enforcement. President Mobley speaks highly in favor of the current ordinance.

Attorney Schoonenberg asked that if the Board decides to make any motion on the 48 hour concept that any action be postponed for Attorney Schoonenberg's office to review. Attorney Schoonenberg also stated that appeals are heard for parking tickets and nobody has ever challenged the overnight parking ordinance.

Attorney Heinritz stated that all streets in Thiensville are not equal stating that some are wider than others, some have curbing and some have ditches. On some streets, if a car is parked on pavement and a car has to pull around, this car will be in the oncoming lane and the parked car may be on someone's lawn. Trustee Heinritz is in favor of retaining the current ordinance.

Trustee Eckert echoed that all streets in the Village are not created equal and has also heard from residents who strongly do not want the current ordinance changed.

Trustee Kucharski likes the existing ordinance and has not heard of any problems concerning the ordinance.

Trustee Lange understands the inconvenience with multiple cars and single car garages/driveways and supports the current ordinance.

**MOTION** by Lange, **SECONDED** by Trustee Kucharski to recommend to the Village Board to approve Ordinance 2019-03 An Ordinance Amending Section 74-61 Relating to Parking Restrictions and Prohibitions Recommended by Attorney Schoonenberg.

**Ayes:** Trustees Eckert, Heinritz, Holyoke, Kucharski, Lange and President Mobley.

**Naes:** Trustee Azinger

**MOTION CARRIED.**

- F. Review and recommendation regarding Ordinance 2019-03 An Ordinance Amending Section 74-61 Relating to Parking Restrictions and Prohibitions (Trustee Azinger)

Trustee Azinger further suggested to adopt his proposed ordinance for only curbed streets. Trustee Azinger withdrew his proposed ordinance.

**G. Operator's Licenses – Renewal**

1. Skippy's Burger Bar
  - a. Cassie Marie Haugen
  - b. Alexander John Tarantino

**MOTION** by Trustee Azinger, **SECONDED** by Trustee Lange to recommend to the Village Board to approve the following Operator's Licenses – Renewal for Skippy's Burger Bar: Cassie Marie Haugen and Alexander John Tarantino.

**Ayes:** Trustees Azinger, Eckert, Heinritz, Holyoke, Lange and President Mobley.

**Naes:** None

**Abstain:** Trustee Kucharski

**MOTION CARRIED.**

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NEXT RESOLUTION NUMBER:	2019-11
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NEXT ORDINANCE NUMBER:	2019-04
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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:
  1. \$100 to Thiensville Police Department-Bike Safety Day from Village BP, LLC
  2. \$100 to Thiensville Police Department-Bike Safety Day from Thiensville Professional Police Association
  3. \$100 to Village Park ReImagined from Chuck's Place, Inc.
- D.** Dialog with Mequon regarding water utility service
- E.** Review meeting date schedule:
  - June 17, 2019 – Village Board Meeting
  - July 1, 2019 – Committee of the Whole Meeting
  - July 15, 2019 – Village Board Meeting

The July Committee of the Whole and Village Board meeting will be combined and held on Monday, July 15, 2019.

**MOTION** by Trustee Azinger, **SECONDED** by Trustee Lange to recommend to the Village Board to accept the following gifts with much gratitude: \$100 to Thiensville Police Department-Bike Safety Day from Village BP, LLC; \$100 to Thiensville Police Department-Bike Safety Day from Thiensville Professional Police Association; and \$100 to Village Park ReImagined from Chuck's Place, Inc. **MOTION CARRIED UNANIMOUSLY.**

VI. MOTION TO ADJOURN TO CLOSED SESSION

**MOTION** by Trustee Holyoke, **SECONDED** by Trustee Heinritz to adjourn to Closed Session at 8:12 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 Azinger, Eckert, Heinritz, Holyoke, Kucharski, Lange and President Mobley.

**Naes:** None

**MOTION CARRIED.**

MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Board to reconvene
2. Review and action on Closed Session

**MOTION** by Trustee Azinger, **SECONDED** by Trustee Holyoke to Reconvene to Open Session at 8:40 PM. **MOTION CARRIED UNANIMOUSLY.**

VII. ADJOURNMENT

**MOTION** by Trustee Azinger, **SECONDED** by Trustee Lange to adjourn the meeting at 8:40 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois  
Village Clerk

Approved by,



Colleen Landisch-Hansen  
Administrator