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Office of the City Clerk

COMMITTEE OF THE WHOLE
Wednesday, July 23, 2025
8:30 AM
Pieper Power Education Center
8200 W. County Line Road

Minutes

1. Call to order, Roll Call

Mayor Nerbun called the meeting to order at 8:38 AM.

Present:

Mayor Andrew Nerbun
Alderman Kelly Tolocko
Alderman Dale Mayr – **Arrived at 11:45 AM**
Alderman Jeffrey Hansher
Alderman Gregg Bach
Alderman Brian Parrish
Alderman William Gebhardt
Alderman Robert Strzelczyk -- **Absent**
Alderman Peter Bratt -- **Absent**

Also present: City Administrator Jones, City Clerk Fochs, Finance Director Arnett, Assistant Finance Director Keyser, Fire Chief Bialk, Deputy Fire Chief Boehlke, Director of Public Works/City Engineer Lundeen, Director of Community Development Tollefson, Assistant Director of Community Development Zader, Police Chief Riley, Police Captain Heinen, and IT Specialist Sauerland.

2. Introduction; Workshop Overview

a. Long-Term Financial Planning Workshop - July 23, 2025

City Administrator Jones welcomed attendees, provided introductions, and a brief overview of the agenda. He stressed the importance of this type of planning and it is anticipated that this will be the first of several workshops to develop a long-range financial plan for the City.

3. 2025 Organizational Commitments Update

Administrator Jones provided an update on organizational commitments, including capital projects that have been completed, and those that are scheduled for completion in 2026.

4. Long-Term Financial Planning

Brian Roemer and Phil Cosson from Ehlers Public Finance Advisors were introduced and presented a thorough synopsis of developing a long-term financial plan to sustain existing services and additional operational and capital needs. Mr. Cosson explained that the City is embarking on an internal policy for five-year financial preparation. This process will include reviewing past performance, prioritizing future activities and projects, developing various financial scenarios to understand potential pitfalls, providing a financial road map, and fostering interdepartmental collaboration, which dovetails with budgeting process. The goal of meeting today is to obtain Committee feedback to pinpoint topics for future discussion.

He further explained that the City's current financial position and related governing limitations must be clearly understood and clarified. Capital and operational needs must be defined by City staff, which will allow Ehlers to investigate specifics and present the results to the Council. Once a direction is determined, the focus can then be on prioritizing projects and refining policies.

Mr. Cosson stated that potential upcoming projects include the community pool, safety building(s), roads, etc., which will increase the tax burden for residents. The lifetime estimate of debt would be approximately \$9,000 over a 20-year period, which would total under \$1 per \$1,000 of additional taxes.

Historically, the City's net new construction (NNC) and equalized value have produced a 4-year average of 1.7% in allowable revenue increase. At present, levy limits, borrowing capacity, and future reserves are constrained. Future projections for 2026-2029, include the total levy need growing faster than the allowable levy. Mr. Roemer conceded that there is an operating concern with an imbalance that will extend beyond 2029.

Mr. Roemer summarized the financial challenges the City will encounter such as levy limits and NNC, general obligation (GO) borrowing capacity, and future increase of reserves (for credit enhancement).

Mr. Roemer concluded the presentation with the outlook to discuss 10-year utility recommendations for water and sewer at the next workshop and opened the floor to discussion. Committee and City staff provided suggestions for the next meeting, which included:

- A request for a separate discussion specifically for the Public Safety Building project(s).
- A straw poll from the Committee members was held for potential revenue topics to be investigated for future discussion: a wheel tax with 4 votes, room tax with 5 votes, and impact fees with 5 votes.
- It was mentioned that neighboring communities have recently gone to operating referenda for EMS & Fire Services and a reminder of Mequon's low tax rate in comparison to other Ozaukee County communities.

5. 2026 Budget Development

The Committee agreed to forgo a budget development workshop and to next convene in early October for an Appropriations Committee meeting.

6. Other Matters; Workshop Wrap-Up

Administrator Jones concluded the workshop noting that two policies will be discussed at an upcoming Finance and Personnel Committee meeting.

7. Adjourn

Motion to adjourn at 12:04 PM.

RESULT: Approved by Voice Acclamation [7:2]
MOVED BY: Alderman Hansher
SECONDED BY: Alderman Bach

AYES: Nerbun, Tolocko, Mayr, Hansher, Bach, Parrish, Bratt, Gebhardt DEEMED NO: Strzelczyk, Bratt

Respectfully Submitted,

Janet Meyer
Deputy Clerk
Approved 9/9/2025