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Office of the City Clerk
Taped and Televised

COMMON COUNCIL
Regular Meeting
Tuesday, December 9, 2025 - 7:30 PM
Christine Nuernberg Hall

Minutes

1) Call to Order

The meeting was called to order by Mayor Nerbun at 7:30 p.m.

2) Pledge of Allegiance

3) Roll Call

Present: Mayor Nerbun, Alderman Strzelczyk, Alderman Tolocko, Alderman Mayr, Alderman Hansher, Alderman Bach - (Remote), Alderman Parrish, Alderman Bratt, Alderman Gebhardt

Also Present: City Administrator Jones, Assistant City Administrator Wolff, City Attorney Sajdak, City Clerk Fochs, Director of Public Works / City Engineer Lundeen, Assistant City Engineer McGraw, Police Chief Riley, Fire Chief Bialk, Finance Director Arnett, Director of Community Development Tollefson, Executive Assistant Kong, press and interested public.

4) Public Hearing(s)

- a) **ORDINANCE 2025-1686** - An Ordinance Approving the Rezoning of Properties Located at 11030, 11020 and 10950 North Buntrock Avenue, 11027 North Weston Drive and the Property Immediately to the South from Town Center (TC) to Town Center (TC) with a Planned Unit Development (PUD), in Connection with a Planned Residential Development Consisting of Fifty-Eight (58) Row House-Style Dwelling Units, a Mixed-Use Commercial Building and Associated Open Space

MOTION:	Motion to open public hearing for Ordinance 2025-1686
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt

NAYS:	None
RESULT:	Approved by Voice Acclamation

MOTION:	Motion to close public hearing for Ordinance 2025-1686
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

MOTION:	Motion to approve Ordinance 2025-1686
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- b) **ORDINANCE 2025-1687** - An Ordinance Amending Chapter 58 of the Mequon Municipal Code, Allowing Two-Family Residential Cluster Developments as a Conditional Use within the City's Neighborhood Commercial (NC) Zoning District

MOTION:	Motion to open public hearing for Ordinance 2025-1687
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

MOTION:	Motion to close public hearing for Ordinance 2025-1687
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman Peter Bratt
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

MOTION:	Motion to approve Ordinance 2025-1687
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Brian Parrish
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Alderman Gregg Bach, Alderman Peter Bratt, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	Alderman Dale Mayr (Recused)
RESULT:	Approved by Roll Call Vote

5) Personal Appearances and Public Comment:

Citizens wishing to address the Council on any matter not on the agenda may do so at this time. If you desire to be heard on agenda items, you may be heard when the item is considered on the agenda. Please speak into the microphone at the podium. The time limit is FIVE minutes. To speak or to have your opinion recorded, please complete a registration slip found on the table in the lobby and return it to the bin in the Council Chambers.

Rosemary O'Byrne of 1434 West Westport Circle petitioned the Council to allow a "creche" to be set up during the Christmas season in front of City Hall.

6) Public Officials' Reports

a) Mayor

1) Mayoral Proclamation Recognizing Tina Schwantes as Executive Director of the Mequon-Thiensville Chamber of Commerce

b) City Administrator

City Administrator Jones said that nomination papers are available for the three Aldermanic

seats that are up for re-election this year in districts 2, 3 and 5. The filing deadline is January 6, 2026. Property tax bills have been mailed out and can be paid in person and online.

7) Consent Agenda

- a) Architectural Board meeting minutes of October 13, 2025
- b) Common Council meeting minutes of November 11, 2025
- c) Festivals Committee meeting minutes of October 27, 2025
- d) Finance-Personnel Committee meeting minutes of October 14, 2025
- e) Planning Commission meeting minutes of October 27, 2025
- f) Public Safety Committee meeting minutes of September 9, 2025
- g) Public Works Committee meeting minutes of October 14, 2025
- h) **RESOLUTION 4244** - A Resolution Approving a Development Agreement Related to Necessary Infrastructure and Improvements for Riverland Meadows, a Single-Family Residential Subdivision Consisting of 12 Lots Located at 4001 W. Pioneer Road

MOTION:	Motion to approve all Consent Agenda Items
MOVER:	Alderman Dale Mayr
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

8) Ordinances: None.

9) Resolutions

- a) **RESOLUTION 4243** - A Resolution Approving the Final Plat for Swan Ridge Farms - Phase II, a Forty-Two (42) Lot Single-Family Subdivision within a Development Totaling Eighty-Three (83) Lots Located Immediately South and West of 10129 North Swan Road

Residents in the area of Swan Ridge spoke regarding water issues they have experienced in their subdivision. Jane Chevaco, Bob Quick and Tim Spears shared the flooding that has happened in their homes over the years. They asked how the City would help resolve these issues as this new

subdivision was constructed. Assistant City Engineer McGraw addressed the concerns citing some of the construction/mitigation that has already been completed as well as how the final grading of the project will also help to address those water issues. The homeowner's association also has some maintenance issues related to the retention pond that can be addressed to also help curb the issues with water. Additional vegetation will help and the water levels are monitored on a monthly basis to continue meeting the set standards available. The City is aware of a culvert that needs to be reviewed to ensure it is sized properly.

MOTION:	Motion to approve Resolution 4243
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman Kelly Tolocko
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman William Gebhardt
NAYS:	Alderman Robert Strzelczyk
RESULT:	Approved by Roll Call Vote 7:1

- b) **RESOLUTION 4245** - A Resolution Approving Three (3) Letters of Engagement for the Completion of Statutorily-Required Audits of Tax Increment Financing Districts #3, #4 & #5 with Baker Tilly US, LLP, Milwaukee, Wisconsin in a Total Amount Not-To-Exceed \$57,500

MOTION:	Motion to approve Resolution 4245
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- c) **RESOLUTION 4246** - A Resolution Approving the City of Mequon's Insurance Program for Fiscal Year 2026 with the League of Wisconsin Municipalities Mutual Insurance, in the Estimated Amount of \$311,008

MOTION:	Motion to approve Resolution 4246
MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Dale Mayr

AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- d) **RESOLUTION 4247** - A Resolution Adopting the City of Mequon's Annual Fee Schedule for Fiscal Year 2026

The Fee Schedule can be adjusted at any time and will have further consideration at the meetings on January 13, 2026.

MOTION:	Motion to approve Resolution 4247
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Brian Parrish
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

- e) **RESOLUTION 4248** - A Resolution Authorizing a Second Amendment to the State/Municipal Financial Agreement (SMFA) with the Wisconsin Department of Transportation for Mequon Road, to Include Green Crosswalk Re-Painting at the Ozaukee Interurban Trail

MOTION:	Motion to approve Resolution 4248
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Kelly Tolocko
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- f) **RESOLUTION 4249** - A Resolution Supporting the Application for a Transportation Alternatives Program (TAP) Grant through the Wisconsin Department of

Transportation (WisDOT) for Planning and Design of Sidepaths Along Portions of Donges Bay and Range Line Roads

MOTION:	Motion to approve Resolution 4249
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Peter Bratt
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- g) **RESOLUTION 4250** - A Resolution Authorizing the Acquisition of One (1) Dodge Durango Sport Utility Vehicle from Ewald Automotive Group, Hartford, Wisconsin, and the Procurement and Installation of Related Equipment from Taft Outfitting, Oshkosh, Wisconsin for a Total Cost Not to Exceed \$47,741

MOTION:	Motion to approve Resolution 4250
MOVER:	Alderman Dale Mayr
SECONDER:	Alderman Brian Parrish
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- h) **RESOLUTION 4251** - A Resolution Approving a Change to the Southern Ozaukee Fire and EMS Department's Capital Improvement Program to Authorize the Purchase of One (1) Ambulance from American Response Vehicles of Columbia, Missouri for \$333,110

MOTION:	Motion to approve Resolution 4251
MOVER:	Alderman Dale Mayr
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt

NAYS:	None
RESULT:	Approved by Roll Call Vote

10) Specified Unfinished Business from Prior Meetings

11) Specified New Business

- a) Appointment of Election Inspectors for the Period of January 1, 2026 - December 31, 2027
- b) Mid-Moraine Municipal Court Administrative Committee Representative
Appointment: Jessica Wolff

MOTION:	Motion to approve both New Business Items
MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Dale Mayr
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

12) Potential Closed Session

- a) Personnel Evaluation of City Administrator: The Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c), Wisconsin State Statutes, considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and then may reconvene into open session to take such action as deemed appropriate.

MOTION:	Motion to enter into closed session at 8:23 p.m.
MOVER:	Alderman Dale Mayr
SECONDER:	Alderman Brian Parrish
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt, Mayor Nerbun
NAYS:	None

RESULT:	Approved by Roll Call Vote
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13) Adjourn

MOTION:	Motion to adjourn at 9:20 p.m. following Closed Session
MOVER:	Alderman Dale Mayr
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Kelly Tolocko, Alderman Jeffrey Hansher, Alderman Brian Parrish, Board Member Gregg Bach, Alderman Peter Bratt, Alderman Dale Mayr, Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	None
RESULT:	Passed

Respectfully Submitted,
 Beth Kong, Executive Assistant - Communications