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Office of the City Clerk
Taped and Televised

COMMITTEE OF THE WHOLE
Regular Meeting
Tuesday, January 13, 2026 - 6:15 PM
Christine Nuernberg Hall

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Mayor Nerbun at 6:26 p.m.

Present:

Mayor Nerbun, Alderman Strzelczyk, Alderman Tolocko (arrived at 6:33 p.m), Alderman Mayr, Alderman Hansher, Alderman Bach, Alderman Parrish, Alderman Gebhardt

Excused:

Alderman Bratt

Also present: City Administrator Jones, Assistant City Administrator Wolff, City Clerk Fochs, Community Development Director Tollefson, Community Development Assistant Director Zader, Finance Director Arnett, Executive Assistant Kong, City Attorney Sajdak, and interested public.

2) Approval of Meeting Minutes

MOTION:	Meeting minutes of December 9, 2025
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	Alderman Kelly Tolocko, Alderman Peter Bratt (Deemed No)
RESULT:	Approved by Voice Acclamation

- a) Meeting Minutes of December 9, 2025

3) Discussion Items

a) Mequon Commons Master Plan

Director Tollefson accompanied by The Lakota Group representatives Kevin Clark, Lexi Paus, and Morgan Chapman, reviewed the process of the forthcoming project. Director Tollefson requested guidance from the Committee to allow The Lakota Group to further refine their concept. Ms. Chapman explained that additional studies have shown that a baseball field cannot be accommodated in the existing space for safety reasons. She provided an in-depth overview of the three finalist designs based on previous Committee feedback as well as input from the Park and Open Space Board and Bike and Pedestrian Way Commission. Mr. Clark covered the layouts in detail and expressed a focus on flexibility to make the most of the space.

Committee dialogue focused primarily on pavilion location and size, pool size, elements, and amenities, private funding opportunities, maximizing open/green space, and focusing on elements that encourage year-round usage of the property.

Mayor Nerbun called for a straw poll of the three concepts, resulting in three votes in favor of Concept #2, and five votes for Concept #3.

b) REVPAR Inc. Hotel Room Tax Policy Analysis

Director Tollefson introduced the topic, reminding the Committee that the analysis has technically concluded, but as requested, there is an opportunity for an additional tax revenue analysis available in 5 weeks for an estimated \$6,900. Committee discussion included concerns about occupancy and the effect on existing businesses, revolving loans to encourage reinvestment, suspending the project and investing into alternate City needs, and inflation and overall financial planning for the City's future expenses.

The Mayor called for a straw poll, resulting in favor of the 5-week study: 5 votes to, 3 opposed.

4) Informational Items

a) Committee of the Whole Planning Calendar

5) Adjourn

MOTION:	Motion to Adjourn at 7:58 PM
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Jeffrey Hansher
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	Alderman Peter Bratt (Deemed No)
RESULT:	Approved by Voice Acclamation

Respectfully Submitted,
Janet Meyer
Deputy Clerk