



11333 N. Cedarburg Road  
Mequon, WI 53092-1930  
Phone: 262/242-3100

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of the City Clerk  
Taped and Televised

**COMMITTEE OF THE WHOLE**  
**Regular Meeting**  
**Tuesday, April 14, 2026 - 6:30 PM**  
**Christine Nuernberg Hall**

**Minutes**

**1) Call to Order and Roll Call**

The meeting was called to order by Mayor Nerbun at 6:30 p.m.

**Present:**

Mayor Nerbun, Alderman Strzelczyk, Alderman Tolocko (attended virtually), Alderman Mayr, Alderman Hansher, Alderman Bach, Alderman Parrish, Alderman Bratt, Alderman Gebhardt

**Also present:** City Administrator William Jones, City Clerk Caroline Fochs, City Attorney Brian Sajdak, Director of Community Development Kim Tollefson, City Engineer Kristen Lundeen, and Assistant Director of Community Development Jac Zader.

The meeting was suspended following roll call due to inclement weather alerts. The Committee reconvened at 6:47 p.m. with the all-clear.

**2) Approval of Meeting Minutes**

a) Meeting Minutes of March 10, 2026

<b>MOTION:</b>	Meeting minutes of February 10, 2026
<b>MOVER:</b>	Alderman Robert Strzelczyk
<b>SECONDER:</b>	Alderman Jeffrey Hansher
<b>AYES:</b>	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
<b>RESULT:</b>	Approved by Voice Acclamation

### 3) Resolutions

#### a) **RESOLUTION 4279** - A Resolution Adopting the Mequon Commons Master Plan

Representatives from the Lakota Group presented the modified plan as suggested at the last Committee meeting. The revisions include a versatile oval-shaped green space with band shell, an additional restroom facility on the bike path, and expanded pool elements. The group detailed the implementation procedures which are organized into three phases for cost-effectiveness and allow the ability to continue utilizing spaces near renovation areas. Phase 1, with expected completion within three years, will include construction of the pool and aquatic center, city hall entrance, and redbud plaza. Phase 2, with expected completion within six years, will include the green space lawn and stage, bike path restroom, and additional parking. Phase 3, with expected completion within eight years, will include construction of the playground and library lot upgrades. Cost estimates were discussed encouraging funding options such as grants, private and public donors, and referendums.

Committee dialogue included concerns over the lengthy timeline of the project, inflation cost factors and fiscal responsibilities of the Committee, moving the bike trail bathroom closer to the main campus, and security cameras. Overall, the Committee showed positive support for the project and look forward to implementation.

Director Tollefson reviewed the next steps of the process, citing that the community has been looking forward to this type of enhancement since 2002. She reiterated that Phase 1 will prioritize the aquatic facility. There will be a separate discussion on the future of high school baseball, but there is a commitment for regular seasons through 2027. City staff is requesting approval from the Common Council to move forward and begin the process of issuing an RFP for Phase 1 designing in advance of awarding a design consultant contract at the June meeting.

<b>MOTION:</b>	To recommend Resolution 4279 to Common Council
<b>MOVER:</b>	Alderman Robert Strzelczyk
<b>SECONDER:</b>	Alderman William Gebhardt
<b>AYES:</b>	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
<b>RESULT:</b>	Approved by Roll Call Vote

### 4) Discussion Items

#### a) FEMA Floodplain Map Amendment Update

Assistant Director Zader provided an overview of the maps adopted in 2024, explaining the issues found in the modeling and flow rate. M Squared Engineering (NKA, DB Sterling) was hired for the LOMR (Letter of Map Revision) to FEMA in Spring 2025 and has been working

alongside the DNR on revisions. Several flow rate technical issues were identified, and new maps for the Milwaukee River portion have been completed with continuing research on Trinity Creek. City staff expressed the beneficial impact this new data will provide to residents.

Following the finalization of each model, the consultant will submit the LOMR to DNR within a month, and once approved, the DNR will submit to FEMA.

**5) Informational Items**

- a) Committee of the Whole Planning Calendar

**6) Adjourn**

<b>MOTION:</b>	Adjourn at 8:12 p.m.
<b>MOVER:</b>	Alderman William Gebhardt
<b>SECONDER:</b>	Alderman Gregg Bach
<b>AYES:</b>	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
<b>RESULT:</b>	Approved by Voice Acclamation

Respectfully Submitted,  
Janet Meyer, Deputy Clerk