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Office of the City Clerk

COMMITTEE OF THE WHOLE
Strategic Planning Workshop
Thursday, May 2, 2024
Ozaukee Country Club, 10823 N. River Road
8:30 A.M.

Minutes

1) Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 8:30 AM.

Present:

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

Also present: City Administrator Jones, Assistant City Administrator/HR Director Schoenemann, City Clerk Fochs, City Engineer/Public Works Director Lundeen, Community Development Director Tollefson, Assistant Director of Community Development Zader, Finance Director Engroff, Assistant Finance Director Keyser, SOFD Chief Bialk, Police Chief Pryor, Captain Riley, Deputy Director of Public Works Weyker, Building Superintendent Budoh, Executive Assistant Enea, and interested public.

2) Introduction; Workshop Overview

Administrator Jones stated that the first Strategic Planning Workshop was held in 2021 and this is a follow-up meeting to demonstrate what progress has been made and to discuss several items that have yet to be accomplished. The Strategic Plan suggests meeting annually for this type of update.

3) 2022-2025 Strategic Plan Update

Accomplishments for the City thus far include Police Accreditation, consolidation of the Mequon and Thiensville Fire Departments, consolidation of dispatch services, and development of an IT Strategic Plan, among others.

Projects in the works include Capital Planning for the Sewer Utility, MUNIS implementation, traffic light pre-emption and the reconstruction of I-43.

In the future staff plans to address brush site automation, the implementation of a Land Management System, updating the Parks Master Plan, and revising the Library funding formula.

4) Community Pool Discussion

a) Civic Campus Master Plan

Director Lundeen led the discussion on the City pool and civic campus. The pool was originally built in 1934 and is nearing the end of its useful life. Presented to the Committee were five options:

1. Close the pool
2. Modify the Superpass agreement
3. Lease/purchase an existing pool
4. Hybrid options that could include elements of the preceding options
5. Construct a new city pool

The Committee discussed full closure, the best location for a new pool, funding options, the life of the pool, short and long-term solutions, and the importance of public input. The Committee agreed that lease or purchase of an existing pool was the desired outcome for the City at this point. This solution could be temporary if the Council chooses to build a new pool, or a permanent solution as it could become the new City pool.

b) Public Safety Facility Space Needs Planning

Police Chief Pryor and Fire Chief Bialk presented an overview of the condition of the facilities as they exist today and shared examples from other recently or newly constructed facilities within the Milwaukee area. Brian Wright, Andrew Mayo and Christopher Kehde were present from FGM Architects to discuss options and answer questions. The Committee discussed separate and consolidated facilities, location, equipment, storage and personnel needs as well as facility options to be considered for the future. The majority of the Committee favored a joint Public Safety Building, housing both the Police Department and the main Fire Station.

c) Lunch

d) Mequon Town Center Presentation

Assistant Director Zader presented a visual history of the pre and post redevelopment of the Town Center.

e) Long-Term Capital Funding Discussion

Phillip Cosson and Brian Roemer from Ehlers began the discussion of long-term capital funding by showing the Committee where the City is today. Mr. Cosson then explained growth assumptions which were termed conservative in its approach. Accounting for existing and new debt, the Committee was walked through an exercise of displaying what borrowing would mean to the average tax-paying citizen over the next twenty years should the Council approve future borrowing.

f) Sewer Utility Rate Modeling

Brian Roemer explained there are two ways to budget for the sewer utility, on a cash basis or on a utility basis. He provided a five-year look-back and comparison. The goal in the future is to increase unrestricted cash from 10-12% to 25%. This will be done incrementally. The proposed ten-year plan identifies appropriate cash balances by the end of planning period, with future debt issues needed to fund the Capital Improvement Plan.

g) Alternative Revenue Sources Presentation

Presented to the Committee were six alternative revenue sources identified for them to consider: Impact fees, a wheel tax, special assessments, a stormwater utility, a potential street light utility and consideration of a room tax. The Committee discussed the possibility of additional impact fees and a wheel tax.

h) Other Matters; Workshop Wrap-Up

The Committee made suggestions to the Committee of the Whole calendar that included discussion of the new FEMA maps and the Water Utility Agreements.

i) Adjourn

Motion to adjourn at 3:55 PM.

RESULT:	Approved by Voice Acclamation [Unanimous]
MOVED BY:	Alderman Strzelczyk
SECONDED BY:	Alderman Hansher

AYES:	Strzelczyk, Tolocko, Mayr, Hansher, Bach, Parrish, Bratt, Gebhardt, Nerbun
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