

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

REGULAR MEETING MINUTES OF THE BOARD OF TRUSTEES

Weston Municipal Center Board Room
5500 Schofield Avenue, Weston, WI 54476

Monday, January 18, 2021, at 6:00 p.m.

- 1. Board of Trustees Meeting called to order by President Maloney**
Maloney called the meeting to order at 6:01 p.m.
2. Pledge Allegiance to the Flag
3. Roll Call by Clerk for Board of Trustees

Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES (came late 6:03)
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

PUBLIC COMMENTS

There were no public comments

PUBLIC HEARING

There was no Public Hearing

MINUTES FROM PREVIOUS MEETINGS.

4. 12/21/2020 Board of Trustees
5. 1/11/2021 Joint Board of Trustees, Plan Commission, and Public Works

Motion by Fiene second by Ermeling to approve the meeting minutes.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

REPORTS/MINUTES FROM BOARDS, COMMITTEES, COMMISSIONS

6. Building Committee
7. Community Development Authority
8. Everest Metro Police Commission

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

- 9. Extraterritorial Zoning
- 10. Finance
- 11. Human Resources
- 12. Joint Review Board
- 13. Parks & Recreation
- 14. Plan Commission
- 15. Public Works
- 16. SAFER
- 17. Tourism
- 18. Zoning Board of Appeals

Motion by White second by Fiene to acknowledge items #10 and #14.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

REPORTS FROM DEPARTMENTS

19. Administrator

Donner stated that the driver was found who took out the bollards and stop light on the corner of Birch Street and Schofield Avenue. Donner talked to Jon Wallenkamp from Kueny Architects regarding Bid Openings and plans for the new Municipal Center. He stated plans were submitted to the State for their review and the first ad for bids is February 16th, the second ad is February 23rd. The anticipated bid opening is March 23rd with plans to go to the Board of Trustees for approval April 5th.

20. Clerks

Hodell stated that the Village should be receiving the absentee ballots soon and will then be mailing them out to voters who have requested them. In-Person Absentee voting will begin Tuesday, February 2nd and go through Friday, February 12th (not including weekends). She also stated W2's have been mailed.

21. Finance

Trautman stated that the assessor's contract is coming up and the Village needs to decide if they should go out for an RFP.

22. Fire/EMS – Presentation by Chief and Deputy Chief

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Maloney started discussion with the concerns the Village Board originally had with SAFER, and what SAFER has done to address and correct those concerns. This would include how the budget is presented, the process on bidding equipment, how management and reporting is done, commission appointments, and attorney RFP's. There was also discussion about a new formula for determining how communities get charged for services and how the costs are more evened out, how meetings will now be at alternating locations, and that Finance Directors from both Rib Mt. and the Village will be involved in the meetings depending where the meeting is.

Discussion was also had on possibly increasing the number of directors, so a single director can't veto a purchase along with having input and participation from the non-voting Municipalities. It was also mentioned that getting Kronenwetter under contract was a big deal.

23. Parks & Recreation

No Comments

24. Plan/Dev

No Comments

25. Police

Schulz stated in the month of December they had 1682 calls for service with 1267 being in the Village. He also stated Captain Heilman retired in January and Sergeant Rusinek was promoted. He also stated that there are currently two openings that they are hiring for, but there will be more openings as Officer Pellowski will be retiring in February and another possible one in spring. There are also two officers on quarantine and one on medical leave.

Schulz also discussed the increasing drug problem in the area and the number of overdoses resulting in death. He stated Fentanyl, Meth, and Heroin are a huge problem and are starting to come more from out of state. He went on to say that prostitution in the hotels, the human trafficking and internet crimes against children are also a big problem and they wish they could be more proactive rather than reactive

26. Public Works

Wodalski stated that they have been going through the status of their Capital Improvement Projects. He also stated that the lack of snow has been helpful in getting the street crew caught up.

27. Technology

No comments

Motion by Xiong second by Ziegler to acknowledge the Department reports provided to the Board.

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

WORK PRODUCT TRANSMITTALS

- 28. December Building Permits
- 29. December Preliminary Budget Status

Motion by Fiene second by Meinel to acknowledge the December Building Permits and the December Preliminary Budget Status.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

CONSENT AGENDA

- 30. Requests to pull items out of consent consideration
- 31. Vouchers – 53838, 53861-53924, 53935-54017, 90039-90042, and manual payroll checks 53839-53860 and 53925-53934.
- 32. Purchase of Replacement Utility Van
- 33. Action on consent agenda items

Motion by White second by Fiene to acknowledge Consent items #31 and #32.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Xiong, Yee	YES
Ziegler, Jon	YES

ORDINANCES

- 34. Ordinance No. 21-001: An Ordinance to Amend Section 94.10.03(7) Approved Materials and (8) Materials – Use of Metal and Other Non-Decorative Materials**

Fiene questioned what made the Plan Commission decide to bring this up now. Maloney stated the Plan Commission has been working on this for the past 18 months and that they had approved changes to the roofing requirements and now needed to approve the new requirements for the walls.

Motion by Fiene second by Meinel to approve Ordinance No. 21-001: An Ordinance to amend Section 94.10.03(7) Approved Materials and (8) Materials – Use of Metal and Other Non-Decorative Materials. Q/ Ermeling stated that she felt as if the Village was going backwards, that requiring less elevated materials would not give it the style the Village had originally intended. Maloney stated that the new PGA building (on the Zinser Street side) has the new metal material (which doesn't look like metal) and the building looks great.

Yes Vote: 5 No Votes:2 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	NO
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	NO
Xiong, Yee	YES
Ziegler, Jon	YES

RESOLUTIONS

There were no resolutions

UNFINISHED BUSINESS

- 35. Report on status of discussions about options for tourism entity – new contract with Convention and Visitors Bureau or different organization.**

Maloney stated Village staff has received correspondence from the CVB and that they are going to be keeping the Board updated. He also stated there is a mediation meeting with various entities on February 4 that him and Trautman will be attending.

Discussion was also had on getting a report as to what the CVB is using the Village's portion of the money on, and to have more transparency.

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

NEW BUSINESS

36. Purchase of Replacement Quad Axle Dump Truck and possible agreement for Quad Axle Dump Truck Replacement Program

Wodalski stated that in the Village's Capital Improvement Plan the purchase of a replacement Quad Axle Dump Truck was included within the 2020/2021 borrowing. Specifications were sent to various truck dealers as well as equipment builders. Quotes were received back from 4 different truck vendors and 3 truck body builders.

It is staff's recommendation to move forward with the Freightliner 122 SD which was the 2nd lowest bid. This is a step up from the lowest bid as it has better electrical wiring, the battery is enclosed in the cab vs outside the truck, the cab is more rugged to last longer and the hood opens up further making maintenance on the truck easier.

Discussion was had about staff contacting other municipalities in regards to what type of vehicles they have purchased, and Wodalski stated they have done their due diligence and reached out to the other municipalities. There was also discussion on the dump truck body build and a Quad Axle Truck Replacement Program.

Motion by Xiong second by Fiene to approve the purchase of the Freightliner 122SD Chassis from Truck Country for \$133,209 and have Truck Equipment build the dump box for \$38,517 for a total truck cost of \$171,176.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

37. Weston School Neighborhood East Change Order #3

Wodalski stated the reason for Change Order #3 was to primarily address the issue of buried utility lines that were in direct conflict with the storm water underdrain installation, as well as water and sewer lateral connections. These conflicts caused the contractor to spend more time on the drainage inlet installations, the drainage pipe installation and lateral connections. He also stated that besides the gas mains, there were also conflicts with TDS

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

which was not on the original design plans as they hadn't been installed, along with Charter and Frontier.

Wodalski finished stating that even with the increase in cost of \$35,589 the project is still going to come in slightly under budget.

Motion by Fiene second by White to approve Change Order #3 as presented with an increase of contract price of \$35,589 for a total contract price of \$1,748,913.50.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

38. Weston Aquatic Center 2021 Season

Osterbrink talked about the 2020 season, and that even though there was some projected financial loss due to COVID-19, they didn't realize how significant the loss would be. Discussion was had on whether the Village should open the Aquatic Center for the 2021 season, and if so, what kind of parameters would be in place. Would it open at full or partial capacity, and if reservations would still be needed. Osterbrink stated that if the Aquatic Center would reopen there would still be precautions taken and extra cleaning done. He also explained that even if the pool didn't open there would still be expenses incurred.

Motion by Fiene second by Xiong to postpone the decision on the Aquatic Center for the 2021 Season to the February Village Board Meeting. Q/Maloney wanted to make sure staff was still going to move forward as planned at this time. Osterbrink stated yes.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

39. Machmueller Park Paragliding Request

Osterbrink stated that when reviewing the code Trustee White found a section in the Village's Zoning Code, under Transportation Land Use Types, that states that operation of any type of air transportation vehicle can only occur with an approved Airport or Heliport land use. With this new information, if the Village would still like to allow the use of paragliding at Machmueller Park, the ordinance would have to be changed.

Motion by Fiene second by Meinel to change the Village code to allow Machmueller Park to be used as a take-off and landing area for powered paragliding and have the user sign a waiver of liability. Q/Ermeling questioned what would happen if children were in the area or they were playing baseball. Osterbrink stated they would not be allowed when baseball is going on or when there was a park reservation. There was discussion on the overall safety of park goers and how is the paraglider going to claim his "area" of the park where he wouldn't be interfering with park goers.

Yes Vote: 1 No Votes:6 Abstain:0 Not Voting: 0 Result: Failed

Trustee	Voting
Ermeling, Barb	NO
Fiene, Nate	YES
Maloney, Mark	NO
Meinel, Steve	NO
White, Loren	NO
Xiong, Yee	NO
Ziegler, Jon	NO

40. Request by David Roth for Village to forgive lien on property at 3406 Schofield Avenue

David Roth (3406 Schofield Ave. Weston) asked the Village to withdraw the lien the Village has on his property.

Maloney stated that his case went through Circuit Court in which the Judge ruled in the Village's favor and fined Roth \$10,000. There was a stipulation that this be put on as a lien to ensure the fine would get paid. This meant that Roth would not be able to sell the property unless the fine was paid in full. Maloney also stated that Roth has until 2027 to have the \$10,000 paid. White went on to state that it would be unwise for the Village Board to go against the ruling of the Circuit Court.

Motion by Fiene second by Meinel to deny David Roth's request to forgive lien on property at 3406 Schofield Avenue.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

41. **Authorize Trustee Loren White to add citations to Chapters 1 and 2 of Village Officials Handbook as recommended by Village Attorney.**

Motion by Fiene second by Ermeling to authorize Trustee Loren White to add citations to Chapters 1 and 2 of the Village Officials Handbook as recommended by Village Attorney.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

42. **Request by PGA, Inc., for Village contribution to extension of Nick Avenue from current termination near Village boundary to CTH J.**

Gary Guerndt (the owner of PGA) is looking to purchase land off E. Nick Avenue and to open a non-metallic mine on the property in Kronenwetter and create a rural, large lot, subdivision in Weston. He is proposing to extend E. Nick to CTH J, with the hopes of the Village of Weston and the Village of Kronenwetter splitting the cost of \$100,000, and himself contributing \$90,000.

Donner stated that the project has been designed and wetland delineation has been completed. However, wetland disturbance permits and approval of structures for crossing them have not been obtained. PGA would also need to obtain a non-metallic mining permit from Kronenwetter. He also stated that he would like to see an agreement between PGA and all the communities that would be involved.

Discussion was had on the logistics of extending the road to CTH J and who would be responsible for paying for and maintaining the road including the Towns of Reid and Ringle. Guerndt stated if he had to pay for the road then the development would not move forward.

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Motion by Ziegler second by Fiene to direct Administrator Donner to have discussions with the Village of Kronenwetter, and the towns of Ringle and Reid on their position on the road extension and willingness to provide some funding.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

43. **Approve change of name for party to land purchase and development agreement for Lot 7 Business Park South from NORCON Corporation to JWP Holdings, LLC.**

Motion by Meinel second by Ermeling to approve the change of name for party to land purchase and development agreement for Lot 7 Business Park South from NORCON Corporation to JWP Holdings, LLC

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

44. **Discussion of Village Board priorities for projects and policies to facilitate development.**

Donner handed out a priority list of projects to facilitate development. He stated that there was discussion at the last Plan Commission meeting on how the Village can facilitate and encourage development and what options does the Village have. He talked about corridor plans for Schofield and Weston Avenues, along with TIF #1 and #2 being a priority. He also stated that it was brought up to have the Village's Financial Consultant meet with the Board to talk about some of these things and figure out what the Village's options are.

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

He also talked about having Public Hearings but during COVID it's been hard to find adequate space to hold them.

Chief Schulz questioned how the Village is going to police these new developments as there usually isn't money in the budget to add more officers, even though they are policing more area. Meinel stated Chief Schulz needs to be at the special meeting.

There was a consensus of the Village Board and Staff to have a working session on February 1st, with Ehler's (the Village's Financial Consultant), staff, the Board, Plan Commission and possibly Public Works, and the Police Chief to deal with a some projects

ATTORNEY REFERRALS

There were no attorney referrals

MOVE TO CLOSED SESSION PER 19.85(1)(e)

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- Negotiation strategy for purchasing property for commercial/industrial development bordering Village Business Park.
- Negotiation strategy for potential Land Sale and Development Agreement with Tommy Docks to purchase and develop land in Village Business Park.

Motion by Xiong second by Fiene to move to Closed Session at 8:54 p.m.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

RECONVENE TO OPEN SESSION

Motion by Xiong second by Ziegler to reconvene to Open Session at 9:34 p.m.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

POSSIBLE ACTION ON CLOSED SESSION ITEMS

- **Consideration of purchasing property for commercial/industrial development bordering Village Business Park**
No action taken.

- **Discussion of terms for TIF agreement with Tommy Docks to purchase and development land in Village Business Park.**
No action taken.

REMARKS FROM TRUSTEES

No remarks from Trustees.

REMARKS FROM THE PRESIDENT

No remarks from President.

FUTURE ITEMS

Next meeting date(s):

- February 15, 2021, Board of Trustees Regular Meeting at 6:00 p.m.
- March 15, 2021, Board of Trustees Regular Meeting at 6:00 p.m.

ADJOURN

Motion by Ermeling second by White to adjourn the meeting at 9:36 p.m.

Yes Vote: 7 No Votes:0 Abstain:0 Not Voting: 0 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES