

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, April 19, 2021, at 6:00 p.m.

- 1. Board of Trustees Meeting called to order by President Maloney**
President Maloney called the meeting to order at 6:00 p.m.
- 2. Pledge Allegiance to the Flag**
- 3. Roll Call by Clerk for Board of Trustees**

<u>Trustee</u>	<u>Present</u>
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES (by zoom audio)

PUBLIC COMMENTS

Jim Pinsonneault, 5502 Arrow St., said he agrees there are deficiencies with the proposed new building office space and public works area which need to be updated and addressed. He has concerns with the current proposal. The original contract from the architect is dated February 3, 2020 and included a 87,160 square foot facility with a price tag of not to exceed 12M. The current proposed project exceeds the square footage and budget. This project was designed before the global pandemic and cost of materials has changed significantly. Also, the world and Village staff now work differently. In the past members of the Board have met virtually and a lot of people are meeting that way. He asked if the Village needed an 87,160 square foot building. He feels some business operation can be done remotely. He feels the new numbers have not been transparently portrayed. He asked the board to consider going back to the drawing board and not approve the project in its current state.

Maloney read an email from Andy Sutton, who is in support of opening the proposed routes for ATV/UTV traffic.

Maloney read an email from Paul Schroeder, urging the Board to vote no on a new municipal center and bring to the voters in the form of a referendum.

Maloney read an email from Dino Corvino, who is in support of a new municipal center.

Maloney read an email from Gayle Marshall, who said the Board should seek the consent of the governed before approving such a large municipal center project.

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Maloney read an email from Bob and Vicki Erdmann who are not in support of a new municipal center.

Maloney read an email from Steve Roush, who feels the Weston community should have a say by means of a referendum for a new municipal center.

Maloney read an email from Jim and Cindy Russell, asking that the new municipal center be put to referendum for the taxpayers to vote on.

Maloney read an email from Josh Finke, who is in support of a new municipal center.

MINUTES FROM PREVIOUS MEETINGS.

4. **02/17/2021 Board of Trustees Special Meeting**
5. **03/08/2021 Board of Trustees Special Meeting**
6. **03/15/2021 Board of Trustees Regular Meeting**

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

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/MINUTES FROM BOARDS, COMMITTEES, COMMISSIONS

7. Building Committee
8. Community Development Authority
9. Everest Metro Police Commission
10. Extraterritorial Zoning
11. Finance
12. Human Resources
13. Joint Review Board
14. Parks & Recreation
15. Plan Commission
16. Public Works
17. SAFER
18. Tourism
19. Zoning Board of Appeals

Motion by White second by Xiong to acknowledge items 7, 15 and 16.

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

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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

20. Administrator

No comments.

21. Clerks

No comments.

22. Finance

No comments.

23. Fire/EMS

No comments.

24. Parks & Recreation

Ermeling said she had some neighbors complaining about the bike path along the river. They stopped in by her yesterday and were very pleased with the beautiful job staff did on fixing the path.

25. Plan/Dev

No comments.

26. Police

Schulz reported the department had 1,671 call for service in March. He also reported that Officer Moua has resigned from the department. There are now three openings.

27. Public Works

All the bids, listed under New Business below, came in under what the initial estimate was. He also reported that watermain flushing will begin this week.

28. Technology

No comments.

Motion by White second by Fiene to acknowledge the Department Reports.

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

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ORDINANCES

No ordinances.

RESOLUTIONS

39. Resolution No. 2021-008 for special assessments for street and utility improvements for the Ryan St/Apache Ln Utility Connection Project.

Motion by White second by Meinel to approve Resolution No. 2021-008.

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

40. Resolution No. 2021-009 to approve the Conditional Use Permit Amendment by Nicolet Lumber Company for the East Gate Apartments

Motion by Fiene second by White to approve Resolution No. 2021-009.

Q/ Xiong asked about the Plan Commission recommending denial. Assistant Planner Wheaton said the Plan Commission originally denied this and then Nicolet appealed to the Village Board. The Board then directed staff to work with them and come up with a compromise. Maloney asked if staff recommendation was to move forward with this. Wheaton said yes. Xiong asked about sending it back to Plan Commission. Director Higgins said it does not need to go back to Plan Commission because the applicant appealed to the Village Board.

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

UNFINISHED BUSINESS

No comments.

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NEW BUSINESS

41. **Discussion and Possible Action on Building Committee Recommendation on Bids for Construction of Village Municipal Facility**
Mort McBain, Chair of the Building Committee, said the recommendation from the Building Committee was to move forward with the base plan for the building, which includes future office space and the original size for the garage. The Committee also recommends taking out the salt shed, which could be bid out later. They also recommended adding in a repair crane and vehicle and mobile column lifts. They also recommended taking out the automatic wash bay equipment but leave the manual wash bays. There were two HVAC systems proposed for the building. The first is a traditional VAV system and the second is a more efficient VRF system. The VRF system is more expensive but there is potentially a pay back. He also said the committee recommended the VRF system with the caveat that the Board of Trustees review the pay back and efficiency details. Fiene asked McBain if the Committee recommended the 15.5M building. McBain said yes.

Donner reviewed the summary of bids and stated the low bidder is Miron Construction in the amount of \$14,372,787. He said the Finance Committee recommended the financing for the building at the 15M level.

The Kueny Architects team explained the difference between the HVAC systems. There was a short discussion on the VRF system. Kueny said this is a system that they could stand behind and recommend.

Maloney said the garage portion will increase from 30,395 sq. ft. to 86,707 sq. ft. He said there is no question that we need this. He reviewed the comparisons of existing space versus proposed. He then reviewed the office portion comparison. He said neither staff nor the architect said a word about the proposed smaller office space. He was led to believe that this would be talked about. He said there was nothing ever said to reduce the project cost. Jon Wallenkamp, with Kueny, said his original recommendation was the smaller office. Maloney feels like 20 percent could be added to the building and staff would not say a word. Donner said the recommendation from the Building Committee was for the bigger office but wanted the Board to know that staff could live with a smaller office space. There needs to be a better understanding of what the future needs might be. He also said the size of the office has been cut down from the original facilities evaluation. Maloney is just disappointed there was never an attempt at the smaller version. Ermeling said the difference between the smaller office and full build is very minimal. There was a short discussion on the location of the future office space. That space will not be completed. Maloney feels the Board should consider the smaller version. Fiene said he would be fine with the smaller office space. Xiong asked if the motion from the Finance Committee included the smaller office. White said that is correct. Maloney said it was for the financing of 15M instead of 15.5M. Xiong asked Administrator Donner if the Village attorney reviewed the contract. Donner said yes. There was a short discussion on the

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architect's fee. Fiene said the Board should vote on the base building and the recommendations from the Building Committee individually. Maloney said the Board should vote on the proposal with 20 feet off or the original. He also recommends the VRF HVAC system, base crane, vehicle lift, mobile column lifts, and the deduct for the wash bay. He also said the Building Committee recommended the building listed in column E on the project estimate worksheet. Mort McBain said the Building Committee met 8 or 9 times and each time there were the same discussions that the Board is having now. The recommendation was unanimous. The Committee changed course several times.

Motion by Ermeling second by Fiene to approve the Building Committee recommendation which is listed in Column E on the Project Estimate worksheet. Q/Meinel said he did not vote to approve the bigger building. He feels the building is excessive. He voted to send the item to the Board for a decision and discussion because there was no give or take at the Building Committee. He feels some things still need to be taken out. Xiong asked for clarification that the current vote is the exact recommendation from the Building Committee. Maloney said it's the larger building, a different HVAC, the deduct for the automatic wash, and the two components for the shop. Xiong asked for the total amount to be clarified. Maloney said it's \$14,372,787 and awarding to Miron Construction. Ziegler asked if the taxpayers will be sent something for their 20-year bill since the Village is not allowing them to vote on the project. Maloney said the information will be posted on the website for them to reference. Ziegler asked about allowing the taxpayers to weigh in. Donner said updated information on the impact will be put on the website. A flyer or newsletter could also be sent after the decision is made. Ermeling said it will be hard to determine what the increase might be each year because of new construction and interest rates.

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

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

42. Discussion and Possible Action on Finance Committee Recommendations Regarding Municipal Building Finances and 5-Year Capital Improvement Plan

Motion by Fiene second by White to adopt the recommendation of the Finance Committee, which is the 15M scenario.

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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. Plan Commission recommendation to deny the petition to vacate an unimproved portion of the Dominika Street right-of-way laying south of Mary Lane.

Motion by White second by Fiene to deny the petition to vacate an unimproved portion of the Dominika Street right-of-way laying south of Mary Lane, per the recommendation of the Plan Commission. Q/Ermeling asked about the outcome. Maloney said the Village plans to let the courts decide and the Village will also refund \$500.

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. Plan Commission recommendation to approve Tommy Docks Site Plan – New Building at 8608 Progress Way (Project #20210040)

Motion by White second by Fiene to approve the Tommy Docks Site Plan – New Building at 8608 Progress Way (Project #20210040), per the recommendation of the Plan Commission.

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

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White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

45. ATV/UTV Road Use Request

Maloney said Chief Schulz has no issues with this.

Motion by Fiene second by Meinel to approve opening additional roads for ATV/UTV use in the Village of Weston as shown on the proposed route map.

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

46. 2021 Crack Sealing Project

Motion by White second by Meinel to award the 2021 Crack Sealing Project Thunder Road for a total bid price not to exceed \$85,200, per the recommendation of the Plan Commission.

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

47. 2021 Chip Sealing Project

Motion by Fiene, second by Meinel to award the 2021 Chip Sealing Project to Scott Construction, Inc for a total bid price of \$42,731.00.

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

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

48. 2021 GSB-88 Sealing Project

Motion by Fiene second by Ermeling to award the 2021 GSB-88 Pavement Sealing Project to Fahrner Asphalt Sealers, LLC for a total bid price of \$35,796.60.

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

49. 2021 Asphalt Overlay Project

Motion by Fiene second by White to award the 2021 Asphalt Overlay Project to American Asphalt based on their unit prices on the revised Bid Tab for an estimated cost of \$221,065.75.

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

50. Ross Ave Bridge Deck Repair Project

Motion by Fiene second by Meinel to award the Ross Ave Bridge Deck Repair Project to Fahrner Asphalt Sealers, LLC for a total bid price of

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\$90,455. Q/Ermeling asked about this being done a few years ago. Maloney said it was just a thin layer.

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

51. Ross Ave Paving Project (CR-X to Mesker St)

Motion by Ermeling second by Fiene to award the Ross Avenue Paving Project from CR-X to Mesker St to American Asphalt for a total bid price of \$291,072.40.

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

52. Crestwood Acres Construction Bid Results and Contract Recommendation

Motion by White second by Fiene to award the Crestwood Acres Construction Contract to Switlick & Sons, Inc. for a bid price not to exceed \$2,724,950.65.

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

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White, Loren	YES
Xiong, Yee	YES
Ziegler, Jon	YES

All in favor of motion as amended.

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

ATTORNEY REFERRALS

None.

REMARKS FROM TRUSTEES

White and Ermeling send their condolences to the Diesen family.

Fiene would like to see initial discussions of what a partnership of Rothschild Police Department and Everest Metro Police Department might look like, as well as a potential partnership of SAFER and Riverside.

Xiong congratulated the new candidates and thanked Ziegler for his service.

REMARKS FROM THE PRESIDENT

55. Discussion and possible action on President's recommended appointments to SAFER Board and Commission
- Loren White, Director to SAFER Board
 - Jean Jackan, Commissioner

Motion by Xiong second by Ermeling to approve the appointments.

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

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- **At-large candidates?**
Maloney thinks they do not need one this year.

FUTURE ITEMS

Next meeting date(s):

- **May 17, 2021, Board of Trustees and Board of Review Meeting at 6:00 p.m.**
Ermeling will run the meeting
- **May 24, 2021, Board of Trustees and Plan Commission Public Hearing for the Schofield Avenue and Weston Avenue Corridor Plans at 5:00 p.m. and 7:00 p.m.**
- **June 21, 2021, Board of Trustees Regular Meeting at 6:00 p.m.**

ADJOURN

Motion by Fiene second by Xiong to adjourn the meeting at 8:50 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