

The meeting was called to order at 7:06 PM by Mayor Rob Boelk with the following roll call:

Attendee Name	Title	Status	Arrived
Dale Toellner	Council President	Present	
Rachel Forster	Aldersperson	Present	
Gene Frings	Aldersperson	Present	
Molly Henkel	Aldersperson	Present	
Kim Olson	Aldersperson	Present	
Bob Smith	Aldersperson	Present	
Rob Boelk	Mayor	Present	

Others present: Chief Ketchem, Tom Jaquot, Nathan Kempke, Kevin, Dittmar, Carla Dunn, Jake Margelofsky, Don Neitzel, Rick Fink, Jim Franke, Jeff Trott, Paul Clark, Lt. Toellner, Greg Zipfel, Sara Decker

### PLEDGE OF ALLEGIANCE TO THE FLAG

### PUBLIC HEARING – PUBLIC COMMENTS ON THE REZONE REQUEST FROM DITTMAR REALTY INC. AS AGENT FOR THE OWNER PAMELA GROSS FOR PARCEL #251-1216-2231-002 A-1 AGRICULTURAL HOLDING PARTIALLY TO B-2 OUTLYING BUSINESS AND RM MULTIPLE FAMILY

Jim Franke-N8027 Schwarze Rd owns the adjacent properties to this parcel. He had questions about the project. It was explained that the property being developed is currently in the City and owned by the Gross family. The plan is for it to be condo buildings and storage units. Jim had concerns about what it will do to his property values. Jim noted that there are buildings in town that should be developed; Shopko, EVS. The Mayor said that the city can't dictate what is done with these buildings. The property owners would have to want to sell the buildings. Jim was concerned that he'd find trash in his fields and has concerns about the runoff. It was noted that the runoff will be addressed in the plans. Don Neitzel from Kuenkel noted that the developers are required to do a storm water management plan. This property is in a TIF district. Don said there will be plans for site grading, parking lots, yards, roofs. The DNR reviews the plans as well as the Planning Commission. If there is a garbage issue, he would be able to file a complaint.

### ADJOURNMENT OF PUBLIC HEARING

Motion by Ald. Toellner, second by Ald. Frings to adjourn the Public Hearing. Motion carried 6-0.

### CITIZEN COMMENTS

None.

### CONSENT AGENDA

#### Approve the Minutes of the January 14, 2019 and January 28, 2019 Meetings

Motion by Ald. Toellner, second by Ald. Henkel to approve the minutes of the January 14, 2019 and January 28, 2019 meetings. Motion carried unanimously.

### REPORT OF OFFICERS

**Mayor**  
**Monthly Report**

Mayor Boelk read his report.

**Resolution 5384-2019 (Approve Snow Emergency Declaration)**

The Mayor noted that he did some research and that if the governing body can't gather to issue an emergency, the administrator should make the determination and the Council should approve it.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Smith, Alderperson
<b>SECONDER:</b>	Gene Frings, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5374-2019 (Dedication of May 11, 2019 as International Migratory Bird Day)**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Molly Henkel, Alderperson
<b>SECONDER:</b>	Gene Frings, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5368-2019 (Approve Appointment to Emergency Management Government)**

It was noted that Christine stepped down as she has a fulltime position.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Smith, Alderperson
<b>SECONDER:</b>	Dale Toellner, Council President
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5369-2019 (Appointment to Revolving Loan Fund Committee)**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dale Toellner, Council President
<b>SECONDER:</b>	Gene Frings, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5379-2019 (Approve Informational Landfill Expansion Mailers to Mayville Residents)**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Molly Henkel, Alderperson
<b>SECONDER:</b>	Bob Smith, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Discussion of Offer from Management Properties to Purchase Mayville Golf Course**

The Mayor noted that they had interest from MGT to purchase the golf course so it is on the agenda to get thoughts and go through the next steps. It was noted that the Park Board would first need to declare it excess. The survey also would need to be completed as there are some parts of the parks that are included with the golf course. If the sale is below \$1million the council can go through with taking bids. If it would be over \$1million then there would need to be a public referendum. There is a property disposal ordinance. Don noted that the courthouse research is done for the survey and they are waiting for the ground to be unfrozen to complete

the field work. Ald. Frings noted he'd be in favor of offering it for sale as long as they are following the correct procedure. The Mayor noted that they could impose a minimum bid. They also could indicate that it must remain a golf course and if not, the city could purchase it back at the purchase price. That money could be put in an escrow account and improve the parks department. The lessee currently has a 3 year contract. They have the right of first refusal if it is offered for sale and can match the offer or purchase it. Ald. Smith noted that they should have the attorney look at it to determine if it can be declared unnecessary if someone is already leasing it.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Smith, Alderperson
<b>SECONDER:</b>	Gene Frings, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

### **Clerk Report**

#### **Pet License Reminder**

Sara gave report.

#### **Spring Election Updates**

##### **Deputy Clerk Update**

**Approve Operator's Licenses: Casey Moehr, Horicon, WI; Courtney Foust, Horicon, WI; Miranda Stocke, Germantown, WI; Michaela Guenther, Juneau, WI; Tanya Kuehn, Mayville, WI**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dale Toellner, Council President
<b>SECONDER:</b>	Bob Smith, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

## **COMMITTEES, COMMISSIONS AND BOARDS**

### **Water/Wastewater Commission**

#### **Alderperson's Update on Water/Wastewater Commission Meeting**

Ald. Smith noted they discussed the problem with the fat/oil/grease that is in the manhole that services Kekoskee/Leroy. The pump was having difficulty so it was adjusted and there is no longer a problem. Manhole inspections are going on. The lead water assessments are still in the process. Nathan noted that the year-end numbers were discussed. Ald. Smith said that the sewer increase wasn't as necessary as they thought, but may be necessary for next year. The books are on target. The excess water is still at 1 million gallons which is normally around 600,000.

Date and Time of Next Meeting, Tuesday, March 5, 2019 at 6:00 p.m.

### **Library Board**

#### **Monthly Report**

Sara read Alixe's report.

#### **Alderperson's Update on Library Committee Meeting**

Ald. Olson said that they are checking on more information for the new library. Not much as changed.

Date and Time of Next Meeting, Thursday, February 14, 2019 at 6:00 p.m.

**Library Exploratory Advisory**

**Aldersperson's Update on Library Exploratory Advisory Meeting**

Ald. Frings said they met on January 16th and met with Kory Krieser and Tom Bade from Integris. They discussed working with them to help design, get quotes and engineering/project management for the new library. They will be discussing approval at the next meeting. It will be helpful to have professionals. They also discussed bookshelves with a resident.

Date and Time of Next Meeting to be determined

**Public Works Committee**

Date and Time of Next Meeting, Monday, February 25, 2019 immediately following the Finance Committee Meeting

**Personnel Committee**

**Resolution 5376-2019 (Approve Amendments to Non-Union Employee Handbook Regarding Pending Charges or Convictions)**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Molly Henkel, Aldersperson
<b>SECONDER:</b>	Dale Toellner, Council President
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5375-2019 (Resolution to Hire Candidate for Deputy Clerk Position)**

The Mayor welcomed Jill Liegl.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Molly Henkel, Aldersperson
<b>SECONDER:</b>	Kim Olson, Aldersperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

Date and Time of Next Meeting, Monday, February 25, 2019 at 6:00 p.m.

**Public Safety Committee**

**Resolution 5383-2019 (Approve Law Enforcement Service Contract (Mutual Aid Agreement); Horicon, Hustisford, Iron Ridge)**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Smith, Aldersperson
<b>SECONDER:</b>	Dale Toellner, Council President
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Adopt 1104-2018 (An Ordinance Amending Section 397-13 Snowmobiles and All-Terrain Vehicles of the Municipal Code of the City of Mayville)**

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>SECONDER:</b>	Gene Frings, Bob Smith
<b>AYES:</b>	Forster, Frings, Henkel, Olson, Smith
<b>NAYS:</b>	Toellner

Date and Time of Next Meeting, Monday, February 25, 2019 immediately followign the Personnel Committee Meeting

**Finance Committee**

**Payment of the Bills for January**

Greg noted that the list is in the packet. There is nothing extraordinary. They are standard bills.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Dale Toellner, Council President  
**SECONDER:** Kim Olson, Alderperson  
**AYES:** Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5373-2019 (Approve Pit-Stop Contract for July 3, 2019 Rock N Boom)**

The contract is the same as last year.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Molly Henkel, Alderperson  
**SECONDER:** Kim Olson, Alderperson  
**AYES:** Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5372-2019 (Approve Spectrum Pyrotechnics, Inc. Fireworks Contract)**

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Molly Henkel, Alderperson  
**SECONDER:** Bob Smith, Alderperson  
**AYES:** Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5378-2019 (Award Bid for Industrial Park Land Lease)**

The Mayor noted that Nathan looking into the land and it is 45 acres.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Bob Smith, Alderperson  
**SECONDER:** Dale Toellner, Council President  
**AYES:** Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5377-2019 (Award Bid for TAG Center Land Lease)**

It was questioned if sludge could be used to fertilize the soil. It was noted that it would need to be processed first and that is not part of our plants process. There are permits that need to be done for that.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Bob Smith, Alderperson  
**SECONDER:** Dale Toellner, Council President  
**AYES:** Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5380-2019 (Approve Establishment of a Paypal Account)**

Greg noted that it would be available for all departments that are willing to accept the fees. The user wouldn't pay the fees, it would be the city.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Bob Smith, Alderperson  
**SECONDER:** Kim Olson, Alderperson  
**AYES:** Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5381-2019 (Award Bid Contract for Park Pavilion Window Replacement)**

Ald. Toellner noted it is important to get more bids.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Molly Henkel, Alderperson
<b>SECONDER:</b>	Kim Olson, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

**Resolution 5382-2019 (Award Bid Contract for Park Pavilion Roof Replacement)**

Ald. Olson questioned how many layers on the roof right now. Stripping the roof is part of the quote.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Molly Henkel, Alderperson
<b>SECONDER:</b>	Bob Smith, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

Date and Time of Next Meeting, Monday, February 25, 2019 immediately following the Public Safety Committee Meeting

**Park Board**

**Alderperson's Update on Park Board Meeting**

Ald. Forster noted that there are no new updates because the last meeting was in November.

Date and Time of Next Meeting, Wednesday, February 27, 2019 at 6:00 p.m.

**Golf Course Advisory Commission**

**Alderperson's Update on Golf Course Committee Meeting**

Ald. Frings noted that they haven't had a meeting in quite awhile. There is not a meeting scheduled at this time.

**Discuss with Possible Action Purchase of New Golf Course Equipment**

Jeff Trott and Paul Clark discussed purchasing a piece of equipment. It was noted that the contract only allows for the \$150,000 to be spent on maintenance/repair of equipment. They have the potential to get a piece of used equipment. They have been using the rough mower which is more for open areas, but this would be for bunkers/tees on hills around the greens. This would have the golf course looking in better shape. It is a 2012 Torro for \$13,500. The rent of the course was discussed. It hasn't been paid yet and they are wondering if it could be paid quarterly. Motion by Ald. Frings, second by Ald. Henkel to discuss the possible action on the equipment. Ald. Frings noted that he would normally agree if it was for maintenance. The equipment is for the good of the golf course. Ald. Olson questioned if there are other options. Paul noted that the other option is to continue using the larger cutter. It took Paul 2 1/2 yrs to find this machine. It would be \$45,000 if it was new. If it is not going to the \$150,000 they would look at a purchase option anyway. Ald. Toellner and Ald. Olson have no issues with it. Motion by Ald. Frings, second by Ald. Olson to approve the \$13,500 to come out of the \$150,000 improvement fund and it will become part of the City inventory list. Motion carried 6-0.

Ald. Smith noted that ordinarily the Bachhuber Foundation would purchase the equipment, but this is now a private enterprise. Ald. Frings noted that this adds value to the golf course. It was noted that per the contract after \$150,000, anything over \$1,000 the city will pay. The Mayor noted that this is part of the city property and this doesn't set a precedence.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Frings, Alderperson
<b>SECONDER:</b>	Kim Olson, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

Date and Time of Next Meeting to be determined

### **Planning Commission**

#### **Alderperson's Update on Planning Commission Meeting**

Ald. Smith said that they discussed the rezoning and additions to the TID with possibly giving incentives for filling the TID. The project that Don discussed early was approved.

#### **Resolution 5370-2019 (Re-Zoning Dittmar Realty Inc. as Agent for the Owner Pamela Gross Parcel #251-1216-2231-002 A-1 A-1 Agricultural Holding Partially to B-2 Outlying Business and RM Multiple Family)**

Ald. Smith questioned if there are amendments to this. It was noted that the CSM is making amendments. B-2 was discussed at the Planning Commission. Kevin Dittmar gave a brief description of the project. The area being developed is TW and Bird Rd. They have been discussing this for awhile, but then the issue with Kekoskee/Williamstown changed things. The plan is for multi-family and self-storage. There hasn't been new multi-family in quite awhile. He discussed the target population of people transitioning from houses into condos and want to rent by choice and the trends of this population. They will have more upscale amenities than other multifamily housing. Dittmar has done similar projects in Menomonee Falls, Jackson, Hartford and Slinger. So far those have been well received and they have 99% occupancy. He noted in Slinger the median family income is \$52,000, but among their tenants it's \$74,000. Ald. Toellner question the storage units next to a high end multi-family development. Mr. Dittmar explained how they are complementary as people will have extra items to store if they are downsizing. The rent was also questioned. It hasn't officially been decided yet, but likely will be >\$1,000/month for a 2-bedroom unit. They will have high-end finished; stainless, granite, plank floors. The units will not have basements, but will have attached garages and walk-in closets. The storage units will also be higher-end. They will have different sized units and the building will be attractive with masonry and shutters. He noted they are looking into investing millions of dollars and wouldn't do it if they didn't think it was a good idea. The rent on the storage units was also discussed. They plan on doing the project in stages as they fill up units. The property hasn't been sold yet as the sale is contingent on the rezoning. It was noted that storage units aren't listed in B-2. They are working on amending code to have storage units as a conditional use. Therefore storage units would be allowed by a variance. The Mayor noted he has been working with Don and the developers and he is very impressed by Dittmar. He believes this is a positive thing for the City. There was discussion on tabling the B-2, but Don noted that the conditional use will come back next month, so no need to table it.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Bob Smith, Alderperson
<b>SECONDER:</b>	Molly Henkel, Alderperson
<b>AYES:</b>	Forster, Frings, Henkel, Olson, Smith
<b>NAYS:</b>	Toellner

#### **Resolution 5371-2019 (Approve Certified Survey Map for Parcel #251-1216-2231-002 CTH TW & Bird Road)**

It was noted that both maps are in the packet-there is an original and a revised. It was noted that it was slightly changed by 40 feet. The intent is still the same and the lots are still the same. The Planning Commission will be updated next month.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Bob Smith, Alderperson
<b>SECONDER:</b>	Molly Henkel, Alderperson
<b>AYES:</b>	Forster, Frings, Henkel, Olson, Smith
<b>NAYS:</b>	Toellner

Date and Time of Next Meeting, Wednesday, February 27, 2019 at 5:00 p.m.

### **TAG Center Advisory Commission**

#### **Alderperson's Update on TAG Center Advisory Meeting**

Ald. Forster noted that they met on 1/16. Nick Lodahl was appointed as the new chairperson. She noted there will be a member survey on Facebook for likes and dislikes. They are discussing marketing ideas. She also noted that the Advisory Committee voted to offer memberships to all TAG employees and it will be on the next Finance agenda, however she voted no.

Date and Time of Next Meeting, Wednesday, February 20, 2019 at 6:30 p.m.

### **Community Development Authority**

#### **Alderperson's Update on Community Development Authority Meeting**

Ald. Henkel noted the new development was discussed and approved in the TID.

Date and Time of Next Meeting, Wednesday, February 27, 2019 at 6:00 p.m.

### **CONVENE INTO CLOSED SESSION PURSUANT TO SECTION 19.85 (1) (G) CONFERRING WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED**

Motion by Ald. Henkel, second by Ald. Olson to convene into closed session at 8:38 p.m.  
Motion carried 6-0.

#### **Discuss with Possible Action Landfill Siting Committee Litigation Review Reconvene into Open Session with Possible Action**

Reconvene into open session at 9:06 p.m.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dale Toellner, Council President
<b>SECONDER:</b>	Molly Henkel, Alderperson
<b>AYES:</b>	Toellner, Forster, Frings, Henkel, Olson, Smith

### **ADJOURNMENT**

Motion by Ald. Toellner, second by Ald. Henkel to adjourn at 9:06 p.m. Motion carried unanimously.

Sara Decker, City Clerk