

City of Oconomowoc Committee-Of-The-Whole Meeting Minutes June 07, 2022 - 6:30 PM



Aldermen Present: Charles Schellpeper, Chris Douglas, Matt Rosek, Jennifer Aultman Kloth, Kevin Ellis, Karen Spiegelberg, Matt Mulder

Alderman Absent: Lou Kowieski

Also Present: Robert Magnus, Lucas Caine, Diane Coenen, Robert Duffy, Kevin Freber, Mark Frye, Jason Gallo, James Pfister, Joe Pickart, Ivan Lam

Mayor Magnus called the Committee-Of-The-Whole Meeting to order at 6:45 PM.

Call to order and confirmation of appropriate meeting notification

Committee Business

a. Consider/recommend Placement of Ordinance 22-O1035 on the June 21, 2022 Council Agenda Creating Section 2.01(9) Council Agendas Related to Alderman Requests to Place Items on a Council Agenda

The Committee discussed simplifying the ordinance by rewording it and removing the first sentence "The Mayor, in consultation with the Administrator, and in consideration of suggestions received of any Alderman, shall set the agenda for all meetings of the Council." Rosek offered to redraft the ordinance and work with Frye to bring it forward on June 21st.

Motion to recommend Placement of Ordinance 22-O1035 on the June 21, 2022 Council Agenda Creating Section 2.01(9) Council Agendas Related to Alderman Requests to Place Items on a Council Agenda made by Spiegelberg and seconded by Ellis.
Motion carried 7-0-0.

b. Rockwell Partners, LLC N. Main St. Project Update

Jeff Scrima provided updated information including feedback received at the Public Info Mtg. (PIM) on June 1st for their Rockwell Project. He noted bathrooms are a top priority and they would provide temporary bathrooms next summer during construction. Approx. 90 people attended the PIM and they also met with the German X-Mas Market (GXM) Board on May 23rd. They will fully cooperate with the GXM this year by holding off on some of their work for the project, noting that the improvements to the Village Green will make things better for the GXM. Dirk Debbink gave an update on the TIF request/financials for the project. They submitted a revised TID schedule which shows Village Green costs increased to \$650K and a \$250K contingency addition. The TID payback may extend to 18 years. Scrima stated the parking lot would be expanded 18 ft. and they would remove redundant sidewalk on the Village Green which equates to no reduction of green space. It was noted that the Fire District will be practicing on the buildings currently on the development site. Council noted that height may be an issue and asked what would they do without the 5th story. Scrima stated the building's top floor is valued highest and without it, he estimated the value would go from a \$30M project to \$20M. Also, the building was designed to achieve 5 items Council wanted, and without the requested size there would be less money for exterior and public improvements. Council commented that if height is lowered and public improvements remain, the TIF payback would take longer, not being in favor of changing zoning, a top level at 48 ft would still

have views and value, any height above 50 ft would impact the site lines of properties across the street and asked if the project would work without the additional 18 ft of parking from Village Green land. Debbink noted that they still would have underground parking, however the 10 additional stalls are important. A final question from Council was if the City owns the bathrooms and community room would the City have 2 underground parking stalls designated to us.

c. Closed Session - Convene in Conference Room 3

Motion to convene into Closed Session per Wis State Stat 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 regarding Public/Private Partnership for Rockwell Partners, LLC Redevelopment Project TIF Request made by Mulder and seconded by Schellpeper.

Motion carried 7-0-0. Closed Session convened at 7:20 PM and moved into Conference Room 3.

Adjourn

Motion to adjourn made by Mulder and seconded by Spiegelberg.

Motion carried 7-0-0.

The meeting adjourned at 8:05 PM.

Minutes taken by Diane Coenen, City Clerk