

City of Oconomowoc
Committee-Of-The-Whole Meeting Minutes
October 03, 2023 - 6:30 PM



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

Also Present: Robert Magnus, Erik Boettcher, Diane Coenen, Robert Duffy, Jason Gallo, Jason Herzog, James Pfister, Laurie Sullivan-Murray, Ivan Lam, Stan Riffle

Mayor Magnus called the Committee-Of-The-Whole Meeting to order at 6:30 PM.

Committee Business

a. Discuss Ordinance 23-O1053 to Create Section 1.70 of the City of Oconomowoc Municipal Code Regarding Flag Display

Schellpeper explained why he requested the creation of an ordinance on flag display and read a quote from a letter written in 1861 by a WI soldier stating the significance of his regiment returning a tattered and torn flag to the State. This ordinance codifies the City's practice of flying flags and will provide clarity and consistency. He also stated staff will make a change to the ordinance to clarify the display of flags on flagpoles when it is brought forward to Council for adoption. C-O-T-W felt this ordinance should not have taken two years to draft; suggested removing "regularly flown" to just say "flown" in section 1.7(1)(2); and supports bringing the ordinance forward on Oct 17th.

b. Oconomowoc Rotary Splashpad Project Update

Boettcher distributed a letter of support from Erin Guenterberg dated 10/3/23 and gave a history of the Splashpad project. The Rotary has raised \$275K including \$5K from the City and has raised in-kind donations of \$109K. The project total is over \$500K and Phase 1 will be \$479,472 to complete. This leaves a deficit of \$89K right now. Phase 2 would add additional components totaling \$101K, however the components are not needed to have a functional Splashpad. Lou Kowieski stated the Rotary is committed to the project and is looking for Council approval on Oct 17th to allow the in-kind donation of \$50K for site work to occur this fall and the ability to purchase the fixtures that they have cash in-hand for before price increases. The Rotary is asking the City for an additional \$75K in 2023 because the project requires moving the trail and water line necessitating the purchase of additional materials which increase the original projection of \$425K for the project. C-O-T-W supports moving this forward on Oct 17th with a budget amendment in 2023 for \$75K. Kowieski also stated they are looking at adding a QR code for user fees to help keep the operation viable. Boettcher was directed to gather information on the cost to operate the Splashpad. Mike Herro, speaking on behalf of the Rotary, stated they are working hard to fundraise. C-O-T-W stated the City contribution should be capped at \$80K.

c. Discuss Revised Rockwell Condominium Project

Jeff Scrima, Rockwell Partners reported on their new Rockwell Condominium Project. They have reduced the building height to three stories, parking will be in the interior of the first floor, it includes the public restrooms and boardwalk, keeps the historic architecture, enhances Village Green, there is no underground parking, they need flexibility in the setback requirements, they have the Lange parcel under contract and will bring their TIF request information in two weeks to Council. They are not asking for additional land from Village Green and the restrooms will remain the same size as originally proposed. The C-O-T-W feels without TIF numbers it is hard to discuss the project

concept and understand what they are asking of the City. Scrima stated the financial information was provided to staff on September 28th and he has copies of Rockwell's letter to the City and the estimated financing plan that he can provide. Target completion of the project is in 2025. Gallo stated our code requires a building step-back of a minimum of 5 ft for a building 30 ft or higher and because this is a new project, it would need to go through all the steps: staff review, public hearing, Plan Commission, Architectural Commission and Council. In response to questions Scrima stated the project does not need the Lange property.

Adjourn

Motion to adjourn made by Schellpeper and seconded by Aultman Kloth.

Motion carried 8-0-0.

The meeting adjourned at 7:23 PM.

NOTE: *After the meeting adjourned Scrima distributed to the C-O-T-W Rockwell's letter dated September 28, 2023 and the Tax Increment District #8 Estimated Financing Plan for their new project.*

Minutes taken by Diane Coenen, City Clerk