

# City of Oconomowoc Common Council Meeting Minutes November 21, 2023 - 7:30 PM



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

**Absent:** Chris Douglas

**Also Present:** Robert Magnus, Eric Boettcher, Lucas Caine, Diane Coenen, Mark Frye, Jason Gallo, Jason Herzog, James Pfister, Tony Posnik, Laurie Sullivan-Murray, Brad Timm, Ivan Lam, Stan Riffle

Mayor Magnus called the Common Council Meeting to order at 7:30 PM and appropriate meeting notice was confirmed.

## **Pledge of Allegiance**

## **Roll Call**

*Without objection Mayoral Appts were moved up before the Public Hearing.*

## **Mayoral Appointments with Council Confirmation**

Dan Rogers introduced himself and answered questions. Frye introduced Kevin Kaari the City's new Utility Manager and Kaari introduced himself and his family.

### **a. Mayoral Appointments with Council Confirmation**

Motion to approve the appointment of Daniel Rogers to the Community Development Authority made by Rosek and seconded by Ellis.

Motion carried 7-0-0.

Motion to confirm the appointment of Kevin Kaari to the position of Utility Manager made by Aultman Kloth and seconded by Mulder.

Motion carried 7-0-0.

*Without objection New Business Item 11.a. was moved up before the Public Hearing*

## **New Business**

### **a. Consider/act on Resolution 23-R3160 Authorizing the Issuance and Sale of \$6,615,000 General Obligation Promissory Notes, Series 2023A**

Coenen placed a revised resolution at Council stations and Sullivan-Murray passed out Sale Day Report from Ehlers for \$6,250,000 General Obligation Promissory Notes, Series 2023A. Phillip Cosson gave a PowerPoint presentation of the Sale Day Report and stated the new borrowing total is \$6.250M instead of the projected \$6.615M.

Motion to adopt Resolution 23-R3160 authorizing the Issuance and Sale of \$6,250,000 General Obligation Promissory Notes, Series 2023A made by Mulder and seconded by Rosek.

Motion carried 7-0-0.

## **Public Hearing**

### **a. City of Oconomowoc Comprehensive Plan 2050 Amendment:**

The purpose is to hear public comment for an amendment to Chapter 3 – Housing and Chapter 10 – Implementation in the City of Oconomowoc Comprehensive Plan 2050. The City is considering

changes to the Housing Mix Policy and Housing Goals. One of the specific policies to be reviewed is the desired housing mix of 60% owner-occupied and 40% renter-occupied ratio found on page 47 of the Comprehensive Plan.

The hearing opened at 7:58 PM. Gallo gave a PowerPoint presentation and provided the Plan Commission recommendation. No other comments were received. The hearing closed at 8:16 PM.

### **Approval of Meeting Minutes**

**a. Minutes of November 7, 2023**

Motion to approve the Council minutes of November 7, 2023 made by Spiegelberg and seconded by Mulder.

Motion carried 7-0-0.

### **Consent Agenda (Items listed under the Consent Agenda are considered in one motion - a Council member may request to remove an item):**

Motion to approve the Consent Agenda made by Rosek and seconded by Aultman Kloth.

Motion carried 7-0-0.

**a. Water Utility Easement Agreement Between City of Oconomowoc and VH Arrowood, LLC (Arrowood Subdivision Phase III)**

**b. Treasurer's Report**

**1. October 2023 Treasurers Report and Financials**

### **Committee Reports**

**a. Public Services - Mulder, Chr; Aultman-Kloth, Secy; Ellis**

**1. Consider/act on Resolution 23-R3161 Awarding Oconomowoc Parkway Sanitary Sewer Relay Construction Management Services Contract**

Motion to adopt Resolution 23-R3161 awarding Oconomowoc Parkway Sanitary Sewer Relay Construction Management Services Contract to Ruekert & Mielke in the amount of \$154,260 plus a 10% contingency made by Rosek and seconded by Aultman Kloth.

Motion carried 7-0-0.

### **Plan Commission**

**a. Consider/act on Extraterritorial Certified Survey Map to Combine Lands Located at N65 W35115 Road J, Town of Oconomowoc**

Gallo gave a PowerPoint presentation.

Motion to approve the ETZ CSM to combine lands located at N65 W35115 Road J, Town of Oconomowoc made by Mulder and seconded by Rosek.

Motion carried 7-0-0.

**b. Consider/act on Olympia Clinical Condominium Plat Creating Units 1 & 2 within the Existing Building Located at 1287 Olympia Fields Drive**

Gallo gave a PowerPoint presentation.

Motion to approve the Olympia Clinical Condominium Plat creating Units 1 & 2 within the existing building located at 1287 Olympia Fields Dr made by Rosek and seconded by Ellis.

Motion carried 7-0-0.

**c. Discussion on Ordinance 23-O1055 to Amend the City of Oconomowoc Comprehensive Plan 2050 - Housing Ratios**

Gallo gave a PowerPoint presentation using some of the slides from the Public Hearing presentation. Council asked Gallo to add condos, duplexes, and all multi-family units into the apartment numbers versus single-family and to bring this item back in January for further discussion and possible action.

**New Business**

**b. Consider/act on Resolution 23-R3159 Approving Expansion of the Northeast Regional Park Pickleball Courts, an Amended Lake Country Pickleball Club Use Agreement and Authorizing a Budget Amendment to Use Park Impact Fees for the Project**

Boettcher reported that \$200K of Park Impact Fees will be used for the ten-court expansion project and the Lake Country Pickleball Club will pay for the remainder, approx. 80%. Two of the new courts will be dedicated to the public. Chris Olson, Board member of the Club stated 25% of the members are City residents and the courts are used by a larger percentage of City residents. This will be a million-dollar complex and in 8 - 10 years resurfacing will be needed which the Club will pay for. Council noted at the bottom of the 1<sup>st</sup> page of the Use Agreement lighting was crossed off because the Club will bid that out, a path will be needed from the parking lot to the courts, add language that the agreement will not prevent the use of the courts for private time from being stopped by public time and sound barriers are needed which will be addressed with landscaping as it can lower sound by 10 decibels. Olson suggested the Club and City meet in a year to go over any issues and to take sound readings and Council agreed.

Motion to adopt Resolution 23-R3159 approving a ten-court expansion of the Northeast Regional Park Pickleball Courts, an amended Lake Country Pickleball Club Use Agreement with noted changes and authorizing a budget amendment to use Park Impact Fees for the project made by Rosek and seconded by Ellis.

Motion carried 7-0-0.

**c. Consider/act on Developer's Agreement for Arrowood Subdivision Phase III**

Motion to approve the Developer's Agreement for Arrowood Subdivision Phase III made by Aultman Kloth and seconded by Mulder.

Motion carried 7-0-0.

**d. Consider/act on Developer's Agreement for University of Wisconsin Credit Union**

Motion to approve the Developer's Agreement for University of Wisconsin Credit Union made by Mulder and seconded by Aultman Kloth.

Motion carried 7-0-0.

**e. Consider/act on Approval of an Amended Eagles Landing Parking Lot Lease**

Riffle reported in May 2017 the City entered into a lease agreement for the portion of the Eagles Landing parking lot that the City owns. Damages to the retaining walls/features in the lot were sustained and the original lease between the City and Ten Point Properties, Inc. did not specify who is responsible to repair these damages. A new lease has been drafted which legally describes the area the City is financially responsible for (parking lot surface and curb) and also 50% of the curbing around the snow storage area. The lease is in effect until June 5, 2118.

Motion to approve the amended Eagles Landing Parking Lot Lease made by Rosek and seconded by Aultman Kloth.

Motion carried 7-0-0.

**f. Consider/act on the Need for the January 2, 2024 Common Council Meeting**

Motion to approve not having a Council meeting on January 2, 2024 made by Aultman Kloth and seconded by Mulder.  
Motion carried 7-0-0.

**g. Consider/act on Repair or Raze Order for 203 S Elm Street**

Riffle reported this property has been vacant for approx. twenty years and the City has received many complaints over the years. Our City Building Inspector, Police Dept. and Riffle have exhausted every possible option to work with the property owner without success. The order will allow the City to raze the structure if the property owner fails to repair or raze it and chargeback the expense to the owner on the tax bill.

Motion to approve the Repair or Raze Order for 203 S. Elm Street made by Schellpeper and seconded by Aultman Kloth.

Motion carried 7-0-0.

**Staff Reports**

Frye commented on an earlier statement he made saying Herzog is a great Dept. Head and does a great job for the City. He wished everyone a Happy Thanksgiving!

Timm reported that the Police Dept. was made aware of a scam that individuals with active warrants are receiving demanding money immediately or they will spend Thanksgiving in jail. The Police Dept. does not operate that way. Happy Thanksgiving everyone!

**Reports and Comments from the Aldermen**

Spiegelberg stated the German Christmas Market happens this week and invited people to come and enjoy it.

**Reports and Comments from the Mayor**

Magnus wished everyone a great holiday weekend.

**Adjourn**

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

Motion carried 7-0-0.

The meeting adjourned at 9:34 PM.

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Minutes taken by Diane Coenen, City Clerk