

City of Oconomowoc
Common Council Meeting Minutes
November 16, 2021 - 7:30 PM



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

Aldermen Absent: John Zapfel and Lou Kowieski

Also Present: Robert Magnus, Lucas Caine, Diane Coenen, Kevin Freber, Mark Frye, Jason Gallo, Craig Hoepfner, Scott Osborn, James Pfister, Joey Rahn, John Schuh, Laurie Sullivan, Dan Uribe, Brad Bowen, Stan Riffle

Mayor Magnus called the Common Council Meeting to order at 7:30 PM.

Call to Order and Confirmation of Appropriate Meeting Notice

Pledge of Allegiance

Roll Call

Public Hearing

a. Public Hearing - Olympia Water Tower Rezoning

The purpose is to hear public comment on the request by the City of Oconomowoc to rezone .256 acres of land located at the NW corner of Unity Drive and Commerce Street containing the existing water tower from General Commercial Zoning District to Institutional / Public Zoning District. Parcel Tax Key Number OCOC 0614.967.

The hearing opened at 7:32 PM. Gall gave a PowerPoint presentation. No other comments were received. The hearing closed at 7:33 PM

b. Public Hearing - Text Amendments

The purpose is to hear public comment on proposed text amendments in Chapters 16, 17 & 20 of the Municipal Code pertaining to the conducting of public hearings. This text amendment would remove duplicate public hearings for the following: 17.802(6) zoning ordinance text amendments; 17.803(6) rezoning & official zoning map amendments; 17.804(6)(a) creation of Planned Developments; 16.17(2) shoreland wetland text/map amendments; & 20.80(1) floodplain text/map amendments. If approved public hearings for all the above application requests would be held only during Common Council meetings & a duplicate hearing will not be required at Plan Commission meetings.

The hearing opened at 7:34 PM. Gallo reported that this item removes duplicate public hearings which eliminates the necessity for hearings to be held at Plan Commission. No other comments were received. The hearing closed at 7:36 PM.

c. Public Hearing - Lake Country Marine CUP

The purpose is to hear public comment on the application by Scott Rosen, Lake Country Marine & Motorsports for a proposed conditional use permit at 54 Capitol Drive. The request is to allow the existing building to be used for the operation of a boat service and repair facility.

The hearing opened at 7:37 PM. Gallo gave a PowerPoint presentation. Michael Higbee, Ashippun and business owner at 1195 Summit supports the CUP. Dave Gygtx, owner of the building is looking for support from Council. Scott Rosen, owner of Lake Country Motor Sports stated the business brings a different value to customers because it refurbishes older boats. No other

comments were received. The hearing closed at 7:44 PM.

Approval of Meeting Minutes

a. Minutes of November 2, 2021

Motion to approve the Council minutes of November 2, 2021 made by Mulder and seconded by Spiegelberg.

Motion carried 6-0-0.

Comments/Suggestions from Citizens

a. Proclamation Congratulating the Oconomowoc Girls Varsity Volleyball Team on Becoming the 2021 State Champions

Postponed until December 7th.

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

a. Treasurer's Report

1. Treasurer's report - October 2021

Motion to approve the Consent Agenda made by Mulder and seconded by Spiegelberg.

Motion carried 6-0-0.

Committee Reports

a. Finance - Mulder, Chr; Rosek, Secy; Spiegelberg

1. Consider/act on Final Resolution 21-R2989 to Levy Special Assessments for the Silver Lake Street Sanitary Sewer

Motion to adopt the Final Resolution 21-R2989 to Levy Special Assessments for the Silver Lake Street Sanitary Sewer made by Rosek and seconded by Mulder.

Motion carried 6-0-0.

b. Utility - Zapfel, Chr; Ellis, Secy; Rosek

1. Consider/act on Resolution 21-R2993 Amending the Wastewater Utility Rates in 2022

Schuh gave a PowerPoint presentation on both the Wastewater rate increase and the 2022 Utility Budget.

Motion to adopt Resolution 21-R2993 amending the Wastewater Utility rates in 2022 made by Rosek and seconded by Ellis.

Motion carried 6-0-0.

2. Consider/act on Adoption of the 2022 Utility Budget *Please bring your Budget Books*****

Motion to adopt the 2022 Utility Budget including the addition of \$50K in the Wastewater Capital Contingency and adjusting the funds allocated for a Finance position that changed from full-time to part-time made by Ellis and seconded by Schellpeper.

Motion carried 6-0-0.

Plan Commission

- a. **Consider/act on Ordinance 21-O1022 to Rezone Lands IP - Institutional Public District for the Olympia Water Tower on the NW Corner of Unity Drive and Commerce Street - 1st Reading**

Motion to adopt the ordinance and waive the second reading made by Mulder and seconded by Schellpeper.

Motion carried 6-0-0.

- b. **Consider/act on Ordinance 21-O1023 for Text Amendments to Sections 17.802(6); 17.803(6); 17.804(6)(a); 16.17(2); 20.80(1) and 17.801(9) Eliminating Duplicate Public Hearings - 1st Reading**

Motion to give the ordinance its first reading made by Spiegelberg and seconded by Mulder.

Council discussed eliminating the public hearing at Plan Commission would eliminate an opportunity for the public to weigh in and also that by eliminating it, it would allow the Plan Commission to focus on the items they are charged with reviewing and not the emotion. Council also discussed adding an item to the Plan Commission agenda specifically for public comment on agenda items only. Spiegelberg and Mulder withdrew their motion/second.

Motion to adopt the ordinance, waive the second reading and add a Plan Commission agenda item to allow for public comment on agenda items only made by Spiegelberg and seconded by Mulder.

Motion tied 3-0-3. Voted no: Ellis, Schellpeper, Rosek. Magnus cast the tie breaking vote.

Motion passed 4-0-3.

- c. **Consider/act on Conditional Use Permit for Lake Country Marine and Motorsports Located at 54 Capitol Drive**

Council discussed changing our code to allow longer hours of operation in an industrial zoning area when a business is contained inside a building.

Motion to approve the CUP for Lake Country Marine and Motorsports located at 54 Capitol Dr made by Ellis and seconded by Rosek.

Motion carried 6-0-0.

- d. **Consider/act on Preliminary Plat for Arrowood Subdivision at 9740 Valley Road**

Matt Petty, Veridian Homes answered Council questions on affordable housing.

Motion to approve the Preliminary Plat for Arrowood Subdivision at 9740 Valley Rd made by Mulder and seconded by Spiegelberg.

Motion carried 6-0-0.

- e. **Consider/act on Certified Survey Map for Journey21 Located on the Southeast Corner of Old Schoolhouse Road and Hackney Way**

Motion to approve the CSM for Journey21 located on the southeast corner of Old Schoolhouse Rd and Hackney Way made by Mulder and seconded by Douglas.

Motion tied 3-0-3. Voted no: Ellis, Schellpeper, Rosek. Magnus cast the tie breaking vote.

Motion carried 4-0-3.

New Business

- a. **Consider/act on Resolution 21-R2992 Declaring Authorized Representative to Request Grant Funding from the Surface Water Planning Grant Program (DNR)**

Motion to adopt Resolution 21-R2992 declaring authorized representative to request grant funding

from the Surface Water Planning Grant Program (DNR) for Fowler Lake made by Rosek and seconded by Ellis.
Motion carried 6-0-0.

b. Consider/act on 2022 Western Lakes Fire District Operational and Capital Budgets

Motion to approve the 2022 Western Lakes Fire District Operational and Capital budgets made by Mulder and seconded by Schellpeper.
Motion carried 6-0-0.

c. Consider/act on Approval for Western Lakes Fire District to Enter into an Agreement with Mueller Communications for Communications and Education Consulting Services for Fire/EMS

Bowen reported WLFD is looking at the long-term sustainability of Fire/EMS services relating to education, communication and funding of those services. An RFP was requested and two were received.

Motion to approve Western Lakes Fire District to enter into an agreement with Mueller Communications for communications and education consulting services made by Schellpeper and seconded by Rosek.
Motion carried 6-0-0.

Reports and Comments from the Aldermen

Rosek stated the City needs a policy on Committee-Of-The-Whole meetings regarding recording of those meetings. He feels there is a significant advantage for the community to hear discussion and as Council President he would like to have them recorded. He would also like to see the plexiglass barriers removed from Council Chambers since we are meeting in Conference Room 3 without barriers. Lastly, he feels his comments on Plan Commission were taken out of context and his point was that Plan Commission has made some mistakes.

Reports and Comments from the Mayor

Magnus commented that staff is reevaluating committee meetings and how they are conducted. He will be addressing in early 2022 the recording of meetings, committee structure and how to make them more efficient, and meeting packets and whether to copy or provide digitally. He hopes to have an announcement for a City Administrator shortly.

Adjourn

Motion to adjourn made by Mulder and seconded by Spiegelberg.
Motion carried 6-0-0.
The meeting adjourned at 8:58 PM.

Minutes taken by Diane Coenen, City Clerk