



Committee of the Whole Meeting Minutes

Tuesday, October 01, 2024 at 6:40 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

The Committee of the Whole meeting was called to order by Council President Amy Roelke at 6:47pm. The following members were present: Council President Amy Roelke, Mayor Joe Hammer, Alderperson Sarah Motiff, Alderperson Trina Reid, Alderperson Michael Lawson, Alderperson Ryan Rostad and Alderperson Molly Finkler.

Others present included Henry Elling, and Kelly Crombie.

Notice of Open Meeting

Noted as posted.

Approval of Agenda

Motion made by Alderperson Rostad, Seconded by Alderperson Motiff to approve the agenda. Voting Yea: Council President Roelke, Mayor Hammer, Alderperson Motiff, Alderperson Reid, Alderperson Lawson, Alderperson Rostad, and Alderperson Finkler. Motion carried.

Committee Minutes for File included Beautification 09/09/2024, and Library 08/20/2024.

Department Reports for file included the Treasurer's Report 08/2024.

Public Comment

Henry Elling - 650 S. Charles Street - spoke regarding the Preliminary Plat for Cardinal Heights. He has been appointed by his church council at Faith Lutheran to represent them and spoke about the proposed easement for sanitary sewer purposes which is on the church property. The church has no initial objections to this. They would like a copy of the formal document when it is available and would like the easement to be to the City of Columbus and not the developer.

Regarding the Operating Budget, the HLPC asked if "Planner: Operating Expenses" account could have a more concise titling/description rather than "operating expenses."

Kelly Crombie - 641 N. Ludington - commented on the budget and some key takeaways he agreed with such as municipal wages, and additional costs with this year's flooding issues. Requested council to continue thinking about Utilities and Stormwater expenses moving forward as a utility and spread the costs out over all the users, not just those who pay property taxes.

New Business

3. Conditional Use Permit to allow outdoor storage at 115 Commercial Drive (Lyco Manufacturing)

Mike Kornmann shared that the Plan Commission recommends approval of this Conditional Use Permit (CUP) which allows for outdoor storage with fencing that has privacy slats, fence height not to exceed eight feet, the condition that the applicant follow the submitted site plan, that the outdoor storage must stay on the paved storage area within the fenced area, and that any changes in the storage area, cement pad or fencing must get approval to amend the CUP. No one at the Public Hearing spoke against the passage of this CUP. Committee agreed to move forward to the October 15, 2024, Regular Council meeting.

4. Review of preliminary plat for Cardinal Heights (1400 Park Ave)

Kornmann stated that the preliminary plat is consistent with the development agreement previously adopted by City Council earlier this year. There are currently 17 single-family lots, and one multi-family lot included in the plan. The city engineer did provide a review letter, and the Plan Commission does recommend approval of the plat with the condition that all comments in the review letter be addressed except that Lot 2, the existing farmhouse, shall have access to Park Avenue. There is a current driveway already located there, and Plan Commission recommends that the existing driveway should stay giving the farmhouse direct access to Park Avenue. The WI DOT does have a 50-foot set back. Currently, lot #18 is affected by that. The applicant can apply for a variance. Alder Lawson asked what would happen if the variance was not approved. Kornmann replied there a couple of different ways the developer can address that situation and make an adjustment. There was committee discussion regarding the Homeowners Association documentation, and the planned stormwater pond.

5. Discussion of Capital Improvement Plan 2025 - 2029

Amundson shared a PowerPoint that covered the budget process and timeline, the proposed 2025 Budget priorities, the numbers that are impacting the revenues and expenditures in the budget, property tax breakdown by recipients, and annual property value changes since 2020. Planned Capital projects were outlined, as well as the change in the estimated tax levy, and the City's General Fund expenditures breakdown between 2023 and 2024. A tax bill history dating back to 2020 was also shared, in addition to an example of a city departmental breakdown of residents' tax dollars.

The Capital budget was shared and discussed with the committee. Ehlers, Inc. prepared a document for review. Treasurer Larson explained the process and documentation to the committee, which included covering the General Obligation debt.

Committee took a five minute break at 8:20pm, before continuing with the meeting.

6. Discussion of 2025 Operating Budget

Discussion continued as the 2025 Operating Budget was further presented by Amundson and Larson.

7. Discussion regarding the 2025 Trash/Garbage/Recycling Assessment Fees

Treasurer Larson shared that the 2025 Trash, Garbage and Recycling Fee Assessment is based on the contract with LRS. The 2024 Assessment fee was \$199.00. The 2025 Assessment fee is scheduled to be \$206.00 per user. Committee agreed to move forward to the October 15, 2024 Regular Council meeting.

Convene to Closed Session

Convene to closed session per section 19.85(1)(g), for 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 made by Alderperson Motiff, Seconded by Alderperson Lawson to convene into closed session at 9:11pm.

Voting Yea: Council President Roelke, Mayor Hammer, Alderperson Motiff, Alderperson Reid, Alderperson Lawson, Alderperson Rostad, and Alderperson Finkler. Motion carried.

Reconvene to Open Session

Motion made by Alderperson Rostad, Seconded by Alderperson Motiff to reconvene into Open Session at 9:38pm.

Voting Yea: Council President Roelke, Mayor Hammer, Alderperson Motiff, Alderperson Reid, Alderperson Lawson, Alderperson Rostad, and Alderperson Finkler. Motion carried.

Adjourn

Motion made by Alderperson Finkler, Seconded by Alderperson Rostad to adjourn at 9:38pm.
Voting Yea: Council President Roelke, Mayor Hammer, Alderperson Motiff, Alderperson Reid,
Alderperson Lawson, Alderperson Rostad, and Alderperson Finkler. Motion carried.

by Susan L. Caine, Clerk