



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2914
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Clerk
Taped & Televised

COMMITTEE OF THE WHOLE

Tuesday, January 14, 2025

7:15 PM

Christine Nuernberg Hall

Agenda

1. Call to Order, Roll Call
2. Approval of Meeting Minutes
 - a. December 10, 2024
3. Discussion
 - a. Policy Discussion Regarding Operation of the Mequon Community Pool in 2025
4. Resolution
 - a. **RESOLUTION 4169** A Resolution Awarding a Contract for the Upgrade of the City of Mequon Community Pool Gutter System Badger Pools of Prairie du Sac, Wisconsin, in an Amount Not-to-Exceed \$142,365
5. Informational Item
 - a. Committee of the Whole Planning Calendar
6. Adjourn

Dated: January 14, 2025

/s/ Andrew Nerbun, Mayor

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Administrator's Office at 262-236-2941, Monday through Friday, 8:00 AM – 4:30 PM.



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COMMITTEE OF THE WHOLE
Tuesday, December 10, 2024
6:30 PM
Christine Nuernberg Hall

Minutes

1. Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 6:33 PM.

Present:

Mayor Andrew Nerbun
Alderman Kelly Tolocko
Alderman Dale Mayr
Alderman Jeffrey Hansher
Alderman Gregg Bach
Alderman Brian Parrish
Alderman Peter Bratt
Alderman William Gebhardt
Alderman Robert Strzelczyk -- **Excused**

Also present: City Administrator Jones, Assistant City Administrator Schoenemann, City Attorney Sajdak, City Clerk Fochs, Finance Director Arnett, Director of Public Works/City Engineering Lundeen, Director of Community Development Tollefson, Assistant City Engineer McCraw, Parks and Forestry Superintendent Gies, Human Resources Coordinator Perszyk, Accounting Specialist Jester, Administrative Assistant Schlereth, Managerial Fellow Randall, press and interested public

2. Approval of Meeting Minutes

a. October 30, 2024

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Gebhardt
SECONDED BY: Alderman Bach

Attachment: 12.10.24 (9971 : cotw minutes 12/10)

AYES: Nerbun, Tolocko, Mayr, Hansher, Bach, Parrish, Bratt, Gebhardt
DEEMED NO: Strzelczyk

b. November 12, 2024

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Gebhardt
SECONDED BY: Alderman Bach

AYES: Nerbun, Tolocko, Mayr, Hansher, Bach, Parrish, Bratt, Gebhardt
DEEMED NO: Strzelczyk

3. Discussion

a. Overview of Draft Updates to the Mequon-Thiensville Bike & Pedestrian Way Plan

Discussion commenced with public comment. Alan Siggelkow of Thiensville is in support of the proposed updates with the suggestion of temporary sign usage for pedestrian and bicyclist safety on Buntrock Road.

Assistant Engineer McCraw introduced the active urban planner on the project, Craig Huebner from Graef. Mr. Huebner provided an overview of the draft including existing conditions, recommended bicycle and pedestrian networks, policies, programs, and implementation. The greatest concerns recorded from the online community survey were unsafe crossings and intersections and Mequon Road navigation.

Opportunities and recommendations from the study prioritize connections to high demand destinations such as schools, employers, and recreation. The goal would be to separate walkers and riders for safety, when possible. It was noted that bicyclists are allowed on city sidewalks.

The Committee expressed their desire to produce timely results to the public. While WisDOT limits the City's actions on Mequon Road, providing more signage could provide a temporary solution for safety concerns. The Committee inquired on the necessary maintenance for the current facilities and the proposed plans and associated costs. There was a reiteration of prioritizing routes to schools and a request to increase visibility in high pedestrian areas in the evening hours.

b. Overview of Draft Updates to the City's Park and Open Space Plan

Parks and Forestry Superintendent Gies gave a brief background and then introduced Morgan Shapiro of MSA Professional Services, Inc. Ms. Shapiro explained the analysis process, essential goals, fiscal impacts, and recommendations. While some of Mequon's park acreage is high, it remains concentrated and underdeveloped. She further clarified that Mequon's park amenities have exceeded their life span. Maintenance and funding for improvements such as planned pickle ball courts, increased safety measures, and playground assessments should be prioritized.

Attachment: 12.10.24 (9971 : cotw minutes 12/10)

Committee discussion focused on budget and funding partnerships, maintenance, and the possibility of forming a dedicated committee to oversee ongoing projects.

4. Informational Items

a. Committee of the Whole Planning Calendar

5. Adjourn

Motion to Adjourn at 7:30 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Alderman Bach

SECONDED BY: Alderman Parrish

AYES: Nerbun, Tolocko, Mayr, Hansher, Bach, Parrish, Bratt, Gebhardt

DEEMED NO: Strzelczyk

Respectfully Submitted,

Janet Meyer
Deputy Clerk

Attachment: 12.10.24 (9971 : cotw minutes 12/10)



11333 N. Cedarburg Road
 Mequon, WI 53092-1930
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Office of Public Works

TO: Committee of the Whole
FROM: Justin Bodoh, Building Superintendent
DATE: December 23, 2024
SUBJECT: Policy Discussion Regarding Operation of the Mequon Community Pool in 2025

Background

The City of Mequon had its original pool built in 1933. Since that time the pool had one renovation in 1984, installing a new pool vessel inside of the original vessel. A municipal pool has a life span of approximately 20-30 years in the state of Wisconsin. Once a new pool is installed, ongoing yearly funding should be contributed to a fund to build the next new facility.

As the 2025 season approaches, the Mequon Community pool has a list of needs that are required to keep it not only safe for our patrons, but also operational as well. Buildings Division Staff spoke with pool experts from Badger Pool, Carrico Aquatics and Neuman Pools about ongoing issues and options to keep it open in the 2025 season. The pool deck is shifting with freezing and thawing, putting excessive pressure on the gutter system. The result is causing cracking, pool surface tiles to be shattering and popping off, as well as minor leaking of the pool vessel through the gutter system. While the Buildings Division has attempted multiple times to fix these problems it keeps getting worse from year to year.

At the very least, the C807 tiles in the gutter system need to be removed and replaced with a PVC overlay. This will stop patrons from getting injured on the broken or missing tile. Even with the repair, any current leaking in the gutter system will remain active. Complete replacement of gutter system would cost nearly \$500,000, while the temporary overlay is estimated at \$126,000.

The risk of closure still exists even with the temporary gutter system fixed. Other issues that would result in closure include (estimated cost in parenthesis):

- Failure of asbestos piping and other plumbing under pool deck. (\$238,800)
- Vessel heaving due to water build up over the years, hydrostat valve failure. (Unfixable)
- Electrical Issues and safety concerns throughout the Bath and Filter House. (\$43,925)
- Failure of filter house plumbing including surge and filter pits due to age of components. (\$125,000+)
- Possible pool house shower area wall collapse. (\$35,000)

If the pool were to operate beyond the 2025 season, additional work may be required. However, given the age of the facility and the City's intent to pursue a new aquatic facility, below is a list of issues not worth addressing if the pool is not operated long term (estimated cost in parenthesis):

- Pool deck replacement (\$208,800+)
- Lifeguards stand replacements (\$12,000)
- Diving board base replacements (\$22,000)
- Water lateral replacement (\$34,000)
- Epoxy coating pool vessel (\$250,000)
- Bathhouse renovation (\$75,000)
- Installation of Sand filtration system (\$215,000+)
- New pool gutter system (\$455,000)
- Filter house catwalk and ship ladder replacement (\$28,000)
- New roof/gutters on bathhouse (\$29,884)
- Rail and ladder replacement for pool vessel (\$25,000)
- Upgrading pool exterior lighting (\$16,000)
- ADA chair replacement (not needed for zero depth entry) (\$15,000)

Analysis

To be able to open the Mequon Community Pool for the 2025 season, a contract for the removal of the C807 gutter tile and the installation of a PVC overlay must be awarded, even as it is only a temporary fix. Other issues as listed above with a pool of this age failing could cause closure of the pool, if they occur beyond minor repair.

The Buildings Division spends approximately 1,053 labor hours on startup, operation, and shutdown of the Mequon Community Pool. For adequate staffing with Certified Pool Operators, the currently vacant Buildings Maintenance Worker position would have to be filled prior to the start of the pool season.

From June 1st thru September 1st for the 2024 season, pool staff worked approximately 6,006 total man hours operating the Mequon Community pool with total salaries of \$93,354. The buildings division and pool staff worked 7,059 hours together as a team ensuring the 2024 pool season was a success. The Mequon Community Pool has served the community well over the last 40 years, getting 10-20 more years out of a municipal pool than the national average, but with a pool of this age failure of major components becomes more likely with each passing season.

A summary of the 2024 pool operations is attached for reference.

Fiscal Impact

The operational cost for the Mequon Community Pool in 2025 is estimated at \$142,000 and the contract for the PVC overlay for the gutter system is estimated at \$126,000.

The Mequon Community Pool operational costs for 2024 were \$142,985.49 (see attached). The total net sales of pool passes were \$98,112.43, meaning that the pool's operating net loss was \$44,873.06 in 2024. A copy of the historic seasonal losses for the pool operation is attached to this memo.

Recommendation

If the Common Council proceeds to open the pool for the 2025 season, the approval of the contract upgrading the gutter system with a PVC overlay must also be secured. Receiving only

one bid is a result of the proximity of the timeline for the repair to the start of the pool season and a delay in award would not allow the pool to operate in 2025.

Conversely, should council decide to close the pool, the resolution for this contract must be denied. It is important to note that this approval pertains solely to the 2025 season; any additional financial or capital decisions will be necessary to ensure the operation of the pool beyond 2025.

Attachments:

2024 Pool Budget (PDF)

City of Mequon Community Pool Stats 2024(DOCX)

Swimming Pool Data 2007-2024 (PDF)

POOL -

POOL -								Spending Plan						
#	Account #	Name	Original Budget	Already Spent	Remaining to Spend	% Used	Detailed Budget Entry	Description	Amount	Still Remaining	Rollup Group	Remaining		
1	670101	Salaries	\$86,000	\$93,354.54	-\$7,355	109%				-\$7,354.54	27270	-\$7,354.54		
6	675101	Uniforms & Clothing	\$1,000	\$1,000.00	\$0	100%				\$0.00	27273	\$0.00		
7	680301	Work Supp - Admin	\$10,000	\$7,128.76	\$2,871	71%				\$2,871.24	27280	\$2,940.27		
8	680401	Equip/Small Tools	\$250	\$180.97	\$69	72%				\$69.03				
12	683201	Contracted Services - General	\$11,725	\$15,192.48	-\$3,467	130%	\$12,640.00	Pool Maintenance Contract - Carrico		-\$3,467.48	27283	-\$3,967.48		
							\$2,340.41	Payment Processing - Square						
							\$0.00							
							-\$2,675.89	Amount Underfunded						
							\$12,304.52							
14	683501	Training/Conferences	\$500	\$500.00	\$0	100%		Training Board	\$500.00	-\$500.00				
15	686150	Electric	\$9,402	\$10,358.72	-\$957	110%				-\$956.72	27286	-\$1,043.74		
16	686250	Gas	\$3,000	\$2,379.93	\$620	79%				\$620.07				
17	686305	Sewer	\$283	\$551.53	-\$269	195%				-\$268.53				
18	686405	Water - Pool	\$7,900	\$8,999.27	-\$1,099	114%				-\$1,099.27				
19	686550	M&R	\$4,000	\$3,339.29	\$661	83%				\$660.71				
Totals:			\$134,060	\$142,985.49	-\$8,925				\$500.00	-\$9,425.49		-\$9,425.49		
				107%								-7%		

Attachment: 2024 Pool Budget (9962 : Discussion Regarding Operating Mequon Community Pool in 2025)



City of Mequon Community Pool Stats 2024

Total Attendance: 15,357 (2023 - 13,453)

Total Family Passes: 328

Total Net Sales 2024: \$106,116.00 (\$98,112.43)

Total Pool Rentals: 21 (\$5,785)

Total Net Sales 2023: \$91,637.00 (\$87,749.23)

Total Super Passes: 343

Ozaukee Super Pass Invoice: \$5,451.09

Total Patron Count Passes: 8,888

Square Payment: \$2,552.48

Pool Dates: June 1st – September 1st

Passes Sold: 499 Total (2023= 676 Total)

Mequon

Mequon Family Pass: 43

Mequon Individual Adult Pass: 25 Daily Mequon Individual Adult: 1,272

Mequon Individual 3-12 Pass: 2 Daily Mequon Individual 3-12: 958

Mequon Family Super Pass: 236 Daily Mequon Individual 65+: 286

Mequon Individual Super Pass: 40

Thiensville

Thiensville Family Pass: 50 Daily Thiensville Individual Adult: 201

Thiensville Adult Pass: 3 Daily Thiensville Individual 3-12: 97

Thiensville Family Super Pass: 36 Daily Thiensville Individual 65+: 15

Thiensville Individual Super: 3

Non-Resident

NR Family Pass: 21 Daily NR Individual: 1,577

NR Individual Pass: 0 Daily NR 3-12: 1,048

NR Family Super Pass: 12 Daily NR 65+: 199

Nanny Pass: 28 Daily Nanny: 48

City of Mequon
Pool Attendance/Profit/Loss

<u>Year</u>	<u>Attendance</u>	<u>Pass Revenue</u>	<u>Expenses</u>	<u>Net</u>
2007	20,101	\$ 58,458	\$ 96,898	\$ (38,440)
2008	21,509	\$ 57,193	\$ 127,989	\$ (70,796)
2009	19,184	\$ 61,090	\$ 112,995	\$ (51,905)
2010	22,068	\$ 70,939	\$ 117,862	\$ (46,923)
2011	19,188	\$ 63,016	\$ 106,114	\$ (43,098)
2012	21,482	\$ 70,485	\$ 118,895	\$ (48,410)
2013	13,071	\$ 51,822	\$ 115,649	\$ (63,827)
2014	11,374	\$ 43,522	\$ 117,537	\$ (74,015)
2015	10,701	\$ 63,037	\$ 105,028	\$ (41,991)
2016	12,943	\$ 71,373	\$ 104,750	\$ (33,377)
2017	9,735	\$ 67,777	\$ 113,476	\$ (45,699)
2018	10,928	\$ 66,401	\$ 118,137	\$ (51,736)
2019	9,051	\$ 59,447	\$ 99,266	\$ (39,819)
2020	8,081	\$ 25,285	\$ 107,163	\$ (81,878)
2021	8,769	\$ 68,552	\$ 110,361	\$ (41,809)
2022	10,491	\$ 71,728	\$ 140,380	\$ (68,652)
2023	13,453	\$ 83,619	\$ 156,938	\$ (73,319)
2024	15,357	\$ 98,112	\$ 142,985	\$ (44,873)



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Office of Public Works

TO: Committee of the Whole
FROM: Justin Bodoh, Building Superintendent
DATE: January 14, 2025
SUBJECT: RESOLUTION 4169 A Resolution Awarding a Contract for the Upgrade of the City of Mequon Community Pool Gutter System Badger Pools of Prairie du Sac, Wisconsin, in an Amount Not-to-Exceed \$142,365

Background

As noted in the Committee of the Whole agenda item regarding the Mequon Community Pool, operating the pool for the 2025 season requires replacement of the C807 tiles in the gutter system with a PVC overlay. This will prevent injuries to patrons caused by broken or missing tiles, although any current leaks in the gutter system will persist.

A complete replacement of the gutter system is projected to cost nearly \$500,000, therefore Staff is recommending the described repair instead, given the Council's desire to build a new aquatic facility in the future.

Analysis

On December 19, 2024, building staff put out a notice to bidders for PVC overlay of the existing gutter system. While not an ideal time to bid on a project, bidding now was the only way to ensure that the pool could open for the 2025 season.

Only one bid was received from Badger Pools. The scope of work limits the qualified contractors to complete the work and of three qualified contractors, two indicated they did not have time to complete the work prior to the start of the season.

The main pool vessel is approximately 408 linear feet, while the kiddie pool measures approximately 30 linear feet. The gutter system of the main pool vessel shows a majority of the damage, whereas the kiddie pool could remain functional for another couple of years.

This project entails:

- Removal of the C807 tile.
- Leveling gutter system substrate.
- Installing a PVC handhold with gutter grating over the existing gutter system.

The contractor will be able to connect the new system to the original gutter system, thus avoiding disturbance to the original asbestos gutter system and plumbing located under the pool deck.

In contrast, a full gutter system replacement would necessitate the following:

- Removal of 75% of the existing pool deck.
- Removal of asbestos plumbing.
- Cutting into the pool for a complete gutter system replacement.

As previously identified, a full gutter system replacement would result in a project cost of over \$500,000.

Fiscal Impact

The building division pool capital account was funded with \$125,000 for the 2025 season. The main pool vessel gutter system should be replaced at the bid amount of \$129,425. As is standard practice for capital projects, Staff recommends award with a 10% contingency project cost for a total of \$142,365.

Replacement of the kiddie pool gutter system was also bid at \$23,100. The gutter system at the kiddie pool is in a better condition than that of the main pool. Staff is not recommending award of that portion of the project and would recommend simply closing the kiddie pool if the gutter system fails.

Recommendation

A recommendation is forthcoming from the Committee of the Whole on January 14, 2025.

Attachments:

DuraTech Bullnose Handhold(PDF)

DuraTech Gutters (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4169

A Resolution Awarding a Contract for the Upgrade of the City of Mequon Community Pool
Gutter System Badger Pools of Prairie du Sac, Wisconsin, in an Amount Not-to-Exceed
\$142,365

RECITALS

A. The Buildings Division of the Department of Public Works has received bids for City of Mequon Community Pool Gutter System Upgrade.

B. The bids were reviewed by staff for compliance with the required specifications.

C. Adequate funds will be available supplemented by a borrowing in addition to the Swimming Pool Equipment / Bldg/Imprv. - Pool Improvement account (410798 730011 10037).

D. The Committee of a Whole, at its meeting on January 14, 2025, approved recommendation.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin, that:

1. Staff is authorized to award the bid for the gutter system upgrade of the main pool vessel in the amount of \$129,425, plus a 10% contingency.

2. The Agreement for Community Pool Gutter System Upgrade, as let for bid, is approved and awarded to Badger Pools of Prairie du Sac, Wisconsin, in an amount not to exceed \$142,365, subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.

3. Upon approval of the contracts by the City Attorney, the Mayor and City Clerk are authorized and directed to execute and deliver the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: January 14, 2025

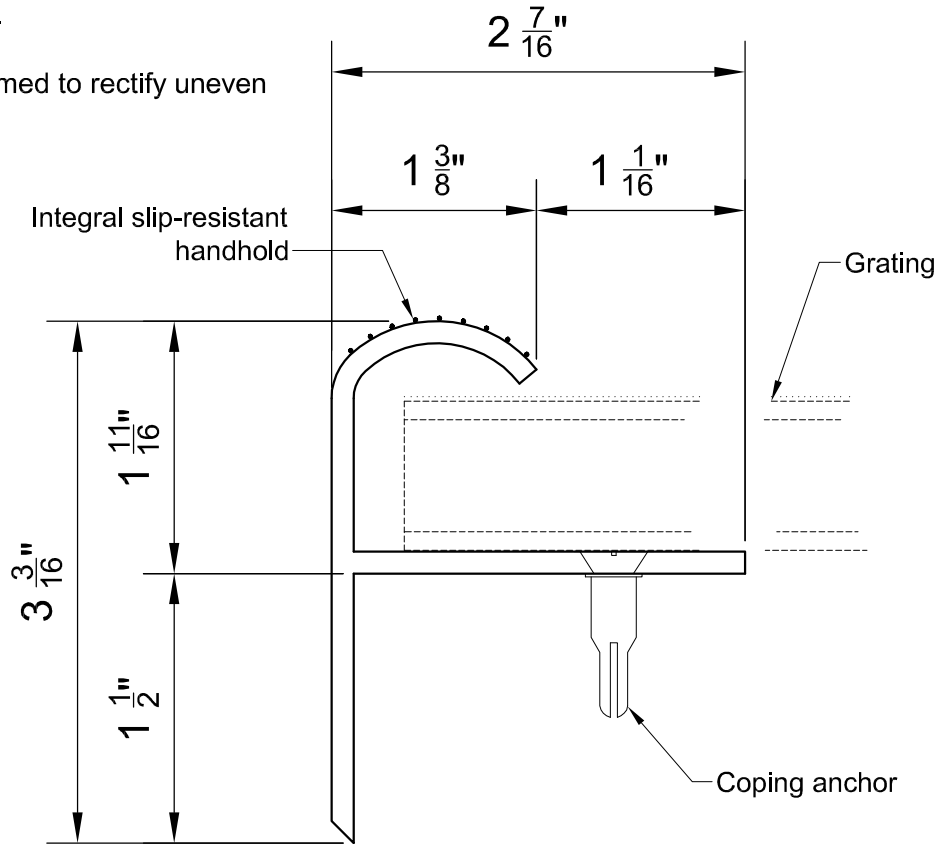
I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on January 14, 2025.

Caroline Fochs, City Clerk

Design & Product Information:

DuraTech PVC coping is formulated with maximum U.V. inhibitors added to 100% virgin exterior grade impact resistant PVC resin. Integral slip-resistance is embossed into the coping handhold as a safety feature. White only available.

Coping can be shimmed to rectify uneven applications.



X

Authorization to Fabricate:

Date:

DuraTechTM Coping

PVC Grating U.V.

poolequip.com

2825 East 55th Place
Indianapolis, IN 46220
Phone: 317-251-0207
Fax: 317-251-0360

Project: For Sales Purposes Only

Date: 07/25/16

Drawn by: TJS

Appr'd by:

DWG #:

Scale: N/A

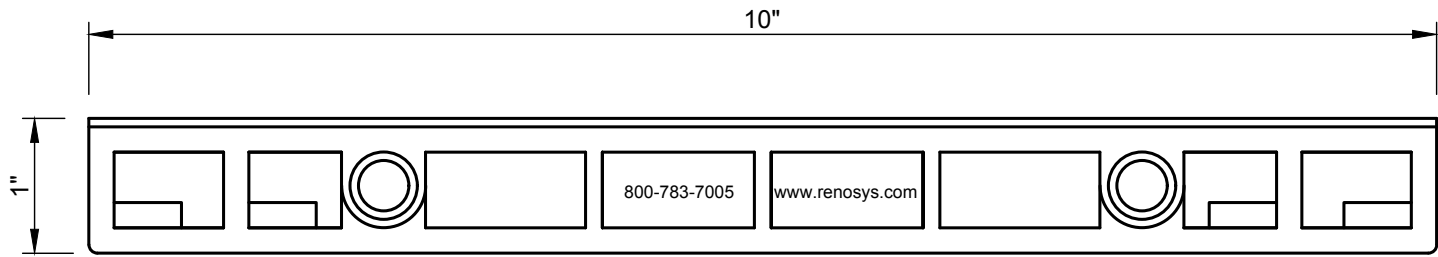
Issue Date:

Item #:

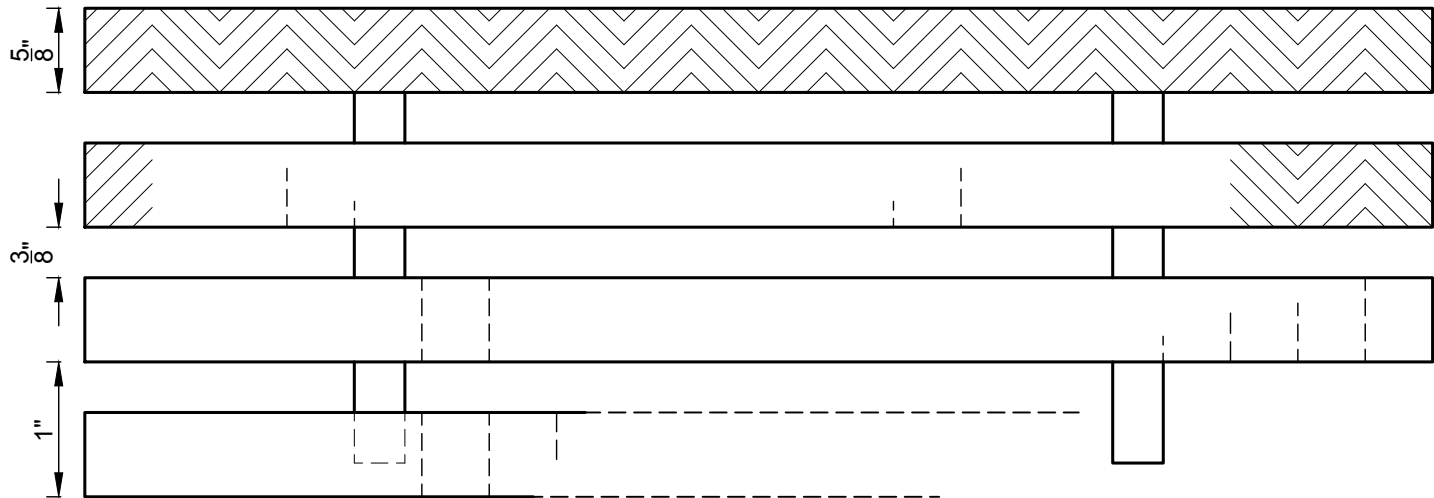
1 of 1

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Packet Pg. 15



Side View



Top View

Technical Data:

- Width of Bar top 5/8" wide
- Gap between bars 3/8" wide (Max)
- Open area/sq. ft. 37.5%
- Grating Height 1"
- Deflection at 300 lbs per ASTM D790-10 3/16"
- Surface Texture Slip-resistant
- Warranty 10 Years

Note:

Purchaser / Owner is to verify the grating is compatible for their application.
PoolEquip will have no responsibility for the swimming pool flow requirements

X

Authorization to Fabricate:

Date:

Design & Product Information:

DuraTech Inter-Locking PVC grating is formulated with maximum U.V. inhibitors added to 100% virgin exterior grade impact resistant PVC resin. Integral slip-resistance is embossed into the grating top surface as a standard safety feature. Custom configurations, radius, bends and various designs are available. Standard white color, custom colors available upon request.

Installation:

To be supported at all grating ends and corners. Anchor assemblies should be installed every 15" on center, staggering from one side of grating to the other. It is necessary to support all grating ends for proper safety requirements.

DuraTech™ Inter-Lock

PVC Grating U.V.

poolequip.com

Phone: 800-287-1588
www.poolequip.com

Project: For Sales Purposes Only
Part# GRT 10-WH
10" DuraTech PVC Interlock, White

DWG #:

Issue Date:

Scale: N/A

Item #:

Date:

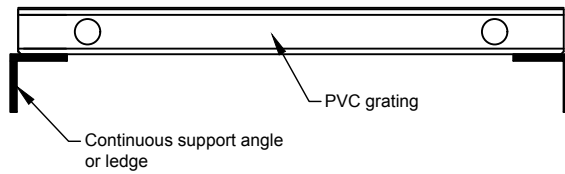
Drawn by: EFB

Appr'd by:

1 of 2

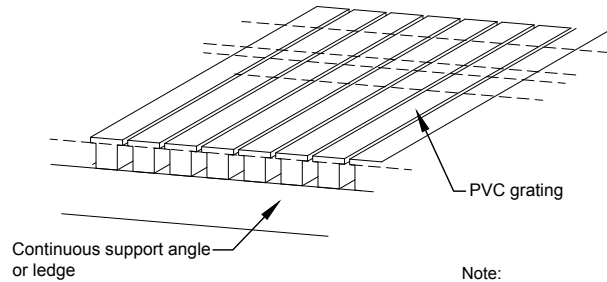
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Installation Instructions



(Diagram A)

Note:
Support grating
continuously on
all grating ends.



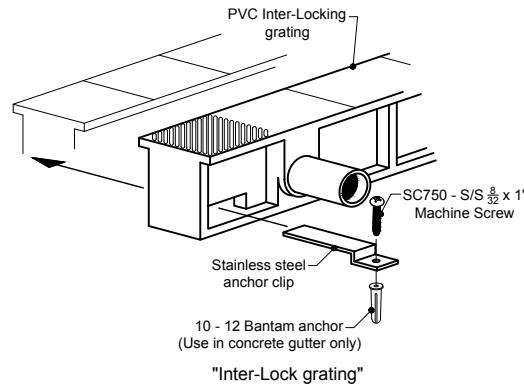
(Diagram B)

Note:
Support grating
continuously on
all grating ends.

Installation
Locate grating on support ledge, slide the stainless steel anchor clip into place as shown. Anchor assemblies should be installed max 15" on center, staggering from one side of grating to the other. It is necessary to support all grating ends for proper safety requirements.

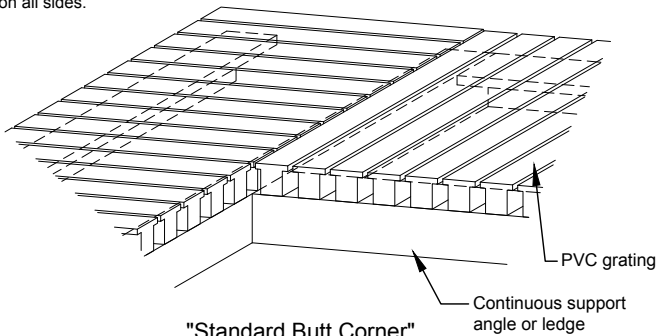
Concrete Gutter - Mark hole location and drill a 1/4" Dia. hole. Insert bantam sleeve into hole, replace anchor clip and fasten through the anchor clip and secure into the bantam anchor.

S/S Gutter - Mark hole location and drill a 9/64" Dia. hole into support angle and tap using #8/32. Replace anchor clip and fasten through the anchor clip and secure into the support angle. Do not over tighten.

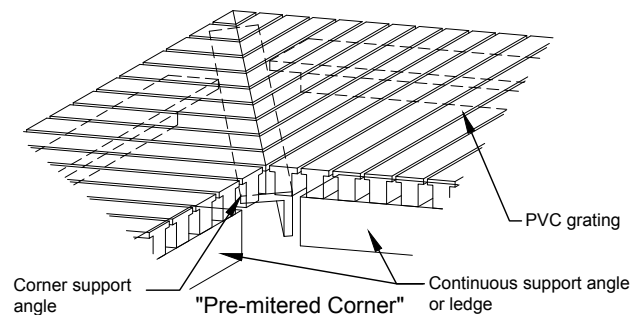


(Diagram E)

Note:
Make certain that corner
grates are fully supported
on all sides.



(Diagram C)



(Diagram D)

Note:
Make certain that corner
grates are fully supported
on all sides.

poolequip.com

Phone: 800-287-1588
www.poolequip.com

Project: For Sales Purposes Only
Part# GRT 10-WH
10" DuraTech PVC Interlock, White

DWG #:

Issue Date:

Scale: N/A

Item #:

Date:

Drawn by: EFB

Appr'd by:

2 of 2

All designs and data included and implied, within the contents of the submitted designs are proprietary. All submitted designs and data are subject to verification from the purchaser/owner. Poolequip will not be held liable based upon inaccurate information and unknown conditions. We reserve the right to modify details without notice where conditions require. No documents shall be modified, copied or reproduced without express written consent of Poolequip. 2008-2017 Poolequip LLC, All Rights Reserved

COMMITTEE OF THE WHOLE PLANNING CALENDAR - 2025

ITEM	PRINCIPAL	TIME
January 13		
Community Pool Discussion	Lundeen	15
February 10		
Community Survey Discussion	Schoenemann	45
March 10		
Floodplain Modeling Review Presentation	Zader	60
April 14		
May 12		
June 9		
SOFD Update	Bialk	30
July 14		
ITEM	PRINCIPAL	TIME

Attachment: COTW PLANNING CALENDAR (9990 : cotw calendar)

COMMITTEE OF THE WHOLE PLANNING CALENDAR - 2025

August 11		
2026 Budget Workshop (Early Start)	Jones	90
September 8		
October 13		
November 10		
December 8		
Future/Other Policy Items for Discussion/Consideration/Analysis		
Employee Handbook; Fleet Study Update, 5-Year CIP; SW Industrial; I-43 Update; Specimen Trees; Opitz Cemetery, Facilities Study Update; Long-Range Financial Plan		

Attachment: COTW PLANNING CALENDAR (9990 : cotw calendar)