CITY OF LAKE GENEVA COMMON COUNCIL MINUTES
MONDAY, SEPTEMBER 8, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President Mary Jo Fesenmaier, Council Vice President Cindy Yager, Alderpersons: Sherri Ames, Linda Frame, Joel Hoiland, JaNelle Powers, Brian Smith and Cathy Stoodley

Call to Order
by Mayor Krause at 6:00 pm.

Pledge of Allegiance
by Alder Stoodley.

Roll Call
Present: Todd Krause, Sherri Ames, JaNelle Powers (via zoom), Mary Jo Fesenmaier, Linda Frame, Joel Hoiland, Brian Smith, Cynthia Yager and Cathy Stoodley. Others present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik and other interested persons.

Awards, Presentations, Proclamations, and Announcements
None.

Re-consider business from previous meeting
None.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
Karen Clip spoke about item 18, Ann Marlow spoke in favor of item 18, Troy Dyer spoke about various items on the agenda, Betty Volquardsen spoke about various items on the agenda, Tom Hartz spoke about item 18, Gary Millette spoke about city land value, Pete Peterson spoke about city land sales and item 12c, Sarah Hill spoke about item 19c and Spyro Condos spoke about items 18 & 12c .

Acknowledgement of Correspondence
Clerk Reynolds announced all communication received was forwarded to the proper recipient.

Review of the 2024 Annual Financial Report and Management Letter; Lauterbach & Amen, LLP
The City auditor reviewed the 2024 audit. Finance Director Pisarcik spoke regarding the audit. Multiple alders asked questions.

City Administrator's Report
Administrator De Angelis reported he had a video conference with Spectrum regarding Channel 25 and the updates could take 6–9 months. De Angelis also reported 11 companies responded to the Strategic Plan RFP.

CONSENT AGENDA– Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
Alder Ames requested item g be removed and handled separately. Motion by Frame to approve items A-F, second by Ames. Voice vote, approved, motion carried.

Approve the Regular Council Minutes of August 25, 2025

Declaring DPW items as surplus

Approve moving capital funds from 2026 to 2025 for the museum roof replacement

Approval of Pay Application No. 5 to Wolf Paving for the 2024 Street Program for $2,964.50

Approval of Pay Application No. 2 to Wolf Paving for the 2025 Street Program for $190,451.08

Approval of Pay Application No. 1 to Cichinni Asphalt for the 2025 Basketball and Tennis Court Resurfacing for $105,829.76

Public Event Permit for Dern Bros Demo at the Lake Geneva Skate Park on September 20, 2025, from noon to 3 pm

Items removed from the Consent Agenda
Item 10g Public Event Permit for Dern Bros Demo at the Lake Geneva Skate Park on September 20, 2025, from noon to 3 pm was removed and handled separately. Discussion took place regarding the applicant not applying within the proper time frame. Motion by Hoiland to approve, second by Smith. Voice vote, approved, motion carried.

Ordinances & Resolutions

Resolution 25-R46: A resolution authorizing the increase of the Deceased Transfer fee to $250.00
Motion by Ames to approve, second by Stoodley. Voice vote, approved, motion carried.

Resolution 25-R47: A resolution authorizing the receipt of the 2024 City of Lake Geneva Annual Financial Report and Management Letter
Motion by Ames authorizing receipt, second by Stoodley. Voice vote, approved, motion carried.

Resolution 25-R48: A resolution authorizing the creation of an additional capital project to purchase a police boat
Motion by Frame to approve, second by Hoiland. Discussion took place and Chief Gritzner answered questions regarding cost. Roll call vote: Frame, yes; Hoiland, yes; Stoodley, yes; Yager, yes; Smith, yes; Fesenmaier, no; Powers, yes; Ames, no. Motion carried 6-2.

Discussion/Action regarding rejecting bids for Project 2025-08 Oak Hill Cemetery Sexton Shed
Motion by Stoodley to reject the bid, second by Frame. Voice vote, approved, motion carried.

Discussion/Action regarding approval of amended Plat of Right-of-Way Required for W. Main Street (STH 50) Construction Project and Relocation Order
Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

Discussion/Action regarding the Intergovernmental Cooperative Agreement for Phase One STH 50 Road Reconstruction
Motion by Stoodley to approve, second by Frame. Voice vote, approved, motion carried.

Discussion/Action regarding potential City-Owned Land Sale Policy
Administrator De Angelis reported he reviewed and edited the policy. Discussion took place. Motion by Hoiland to approve the policy as edited, second by Smith. Roll call vote: Hoiland, yes; Smith, yes; Frame, yes; Fesenmaier, yes; Powers, yes; Ames, yes; Yager, yes; Stoodley, yes. Motion carried.

Discussion/Action regarding the Offer to Purchase approximately 362 square feet of City owned Property by WP&L for $550.00
Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

Discussion/Action regarding the potential sale of city property located on Sheridan Springs Rd tax key parcels ZA467900001, ZA467900002, ZA468000001 & ZA468000002
Motion by Frame to approve, second by Yager. Alder Hoiland asked to implement the land sale policy for this item and discussion took place. Motion by Frame to suspend the rules so Tom Hartz can speak, second by Ames. Voice vote, approved, motion carried. Motion by Fesenmaier to amend and approve the potential sale through the course of surplus property policy just adopted, second by Hoiland. Alders Fesenmaier and Hoiland withdrew the motion and second for amending. Main motion vote: Voice vote, 0-approved, 8-opposed, motion failed.
Motion by Hoiland to instruct staff to conduct a surplus designation for this property. If it is designated surplus, to move on to evaluation of commercial appraisal, second by Smith. Alder Hoiland revised his motion to be for staff to pursue surplus designation for this property and Alder Smith agreed to the revision. Mayor Krause clarified this

item will be on the next agenda. Alder Frame asked Alder Hoiland to define surplus - not essential for city operations or future needs. Voice vote, approved, motion carried.

Hillmoor Commission *(recommended approval August 21, 2025)*

Discussion/Action regarding approval of the Hillmoor Zone 1 Conceptual Plan RFP
Motion by Stoodley to approve, second by Frame. Roll call vote: Stoodley, yes; Frame, yes; Fesenmaier, yes; Powers, yes; Ames, yes; Smith, yes; Hoiland, yes; Yager, yes. Motion carried.

Discussion/Action regarding approval of the Ecological Restoration RFP
Motion by Yager to approve, second by Frame. Roll call vote: Yager, yes; Frame, yes; Stoodley, yes; Hoiland, yes; Smith, yes; Fesenmaier, yes; Powers, yes; Ames, yes. Motion carried.

Discussion and possible action regarding possible future sale of property in Zone 5 of Hillmoor and determination of value for the purpose of sale to a non-profit organization
Discussion took place. Motion by Frame to approve possible future sale of property in Zone 5 of Hillmoor for the purpose of sale to a non-profit organization, second by Stoodley. Discussion took place regarding the land sale policy. Motion by Hoiland to amend to include following the land sale policy just approved, second by Smith. Voice vote, approved, motion carried. Main motion vote - Voice vote, approved, motion carried.

Discussion/Action on the recommendations of the Finance, Licensing, and Regulation Committee- Ald. Ames

Conditional approval of Public Event Permit Application for Dragon Days TM Fantasy Festival from October 3 to 5, 2025
Clerk Reynolds reported the updated map was received just prior to the meeting and staff have not had time to review the updates. Motion by Ames to refer the item back to FLR, second by Yager. Voice vote, approved, motion carried.

Approval of Pre-Paid Checks of $343,213.05 and Regular Checks of $128,432.36
Motion by Ames to approve, second by Yager. Voice vote, approved, motion carried.

Discussion/Action regarding Proposed Job Descriptions *(Personnel Committee recommended approval September 2, 2025)*

Assistant Administrator
Motion by Hoiland to approve, second by Smith. Discussion took place regarding creating the job description and the possibility of it not being filled if there aren't funds in the budget. Voice vote, approved, motion carried.

Short Term Rental and Code Enforcement
Motion by Hoiland to approve, second by Smith. Discussion took place regarding job duties, days/hours and funding. Voice vote, approved, motion carried.

Discussion/Action on the recommendation of the Plan Commission- Ald. Hoiland

Resolution 25-R49: A Resolution authorizing approval of an Amended Planned Development - General Development Plan and Precise Implementation Plan to allow the expansion of the building located at 148 W Main Street, Tax Key No. ZOP 00385
Motion by Hoiland to approve, second by Ames. Voice vote, approved, motion carried.

Adjournment
Motion by Ames to adjourn, second by Yager. Voice vote, approved, motion carried. Adjourned at 8:20 pm.

Lacey L. Reynolds
City Clerk

Approved September 22, 2025