

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, MARCH 28, 2022- 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson, Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

Mayor Klein called the meeting to order at 6:00 p.m.

Aldersperson Howell led the Council in the Pledge of Allegiance.

Roll Call

Present: Dunn, Fesenmaier, Flower, Hedlund, Howell, Straube, and Yunker

Absent: Halverson

Awards, Presentations, Proclamations, and Announcements

Clerk Kropf announced that the Spring Election will be held Tuesday, April 5, 2022. The sole polling location for the City is location at City Hall in the Council Chambers and the polls are open 7:00 a.m. to 8:00 p.m. She also noted that voters can cast an in-person absentee ballot at City Hall, through April 1, 2022.

Aldersperson Flower announced that there are several major roads that will be under construction, including Highway 50 and Highway 12. The bridge on Sheridan Springs Road is also closed.

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

Rick Zirk, 875 Townline Rd; Spoke in regards to the Symphony Bay PIP and would be available for questions.

Acknowledgement of Correspondence

None

Approve the Regular Council Minutes of March 14, 2022 as prepared and distributed
Motion by Hedlund to approve, second by Straube. No discussion. Motion carried 7-0.

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on March 15, 2022. 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.

NONE

Items removed from the Consent Agenda

None

First Reading of Ordinance 22-03 an ordinance repealing and recreating the Floodplain Zoning Ordinance Section 98-503 in accordance with WI DNR standards and guidelines

Mayor Klein offered Ordinance 22-03 as a first reading.

Motion by Flower to move to a second reading, second by Hedlund. Motion carried 7-0.

Mayor Klein offered Ordinance 22-03 as a second reading.

Motion by Flower to approve Ordinance 22-03, second by Hedlund. No discussion. Motion carried 7-0.

Discussion/Action regarding agreement with Geneva Lakes Family YMCA for use of funds provided by the Geneva Lakes Family YMCA to make improvements at baseball fields at Veterans Park
Motion by Hedlund to approve, second by Fesenmaier. City Attorney Draper explained that this project will be paid for by Tourism Commission Grant funds, applied for by the YMCA. This type of work is allowable under the room tax statute. Motion carried 7-0.

Discussion/Action regarding a contract with Kujawa Enterprises for work to be completed on the Veterans Park Baseball Fields to be paid for by the Geneva Lake YMCA (contingent upon execution by the YMCA of the agreement set forth in item 12.)

Motion by Hedlund to approve contingent upon the YMCA approving the Memorandum of Understanding as mentioned above, second by Fesenmaier. Motion carried 7-0.

Discussion/Action regarding Amendment #1 to the Memorandum of Understanding with the Lake Geneva-Genoa City Union High School District and Lake Geneva Joint #1 School District related to the traffic signal engineering and installation at Bloomfield Road and Edwards Blvd

City Attorney Draper stated that this would still need to be approved by the school board.

Motion by Howell to approve, second by Yunker. Attorney Draper clarified that the amendment will not change the City's monetary obligation to this project. Motion carried 7-0.

Recommendation of the Finance, Licensing, and Regulation Committee of March 15, 2022- Ald.

Howell

Discussion/Action regarding an Original Application for a Reserve "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverage License files by Zaab Corner Bistro Inc d/b/a Zaab Corner Bistro, 501 Broad St, Dawn Monroe, Agent

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 7-0.

Discussion/Action regarding **Resolution 22-R20** a resolution authorizing carryover of General Fund - Other Professional Services budget for the McGrath wage study to be completed in 2022 in the amount of \$35,000

Motion by Howell to approve, second by Hedlund. Finance Director Hall stated that the firm is currently working on the market analysis of the positions. Motion carried on a roll call 6-1, with Fesenmaier voting no.

Discussion/Action regarding revisions to the City of Lake Geneva Snow Removal Policy

Motion by Howell to approve, second by Flower. No discussion. Motion carried 7-0.

Discussion/Action regarding bid award for the signal for Bloomfield Rd and Edwards Blvd to LaLonde Contractors in an amount not to exceed \$527,728.72; (contingent upon execution of the agreement in item 14 by the Lake Geneva School Districts)

Motion by Howell to approve contingent upon on school board approval, second by Hedlund. Fesenmaier stated that the project will begin April 15, 2022 and a detour map will be provided to the City Clerk. Flower noted that there were increases for the project oversight and engineering, which increased the overall project cost.

Halverson joined the meeting at 6:16 p.m.

Motion carried on a roll call vote 7-0, with Halverson abstaining.

Discussion/Action regarding the purchase of a 2022 Ford 1-ton dump truck and snow plow in an amount not to exceed \$64,309, with funds from the Cemetery Equipment Replacement Fund

Motion by Howell to approve, second by Yunker. Motion carried on a roll call vote 8-0.

Discussion/Action regarding the West End Pier Fund and use of funds for "major" repairs

Motion by Flower to allow the Harbormaster to speak, second by Howell. Motion carried 8-0.

Harbormaster Russell reviewed the needed repairs to be made to the West End Pier.

Motion by Howell to approve, second by Yunker. Motion carried 8-0.

Discussion/Action regarding agreement between the City of Lake Geneva and the Geneva Lakes Family YMCA for the use and management of the fields at Veterans Park

Motion by Howell to approve, second by Fesenmaier. Flower questioned the highlighted areas within the agreement presented. Howell stated that the Park Board had indicated that the YMCA needs to send the City written financial reports. Motion carried 8-0.

Discussion/Action regarding an Emergency Services Agreement with the Town of Geneva

Motion by Howell to approve, second by Yunker. Attorney Draper stated that the City is still working on this agreement with the Town. The Town would need to possibly raise their levy limit, and would recommend that it be continued to the next meeting.

Motion by Flower to continue this item, second by Fesenmaier. Motion carried 8-0.

Discussion/Action regarding an Emergency Services Agreement with the Town of Linn

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Action regarding Change Order #5 filed by Selzer-Ornst Construction Co for the Library Renovation project in an amount not to exceed \$3,229.00

Motion by Halverson to approve, second by Howell. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Acceptance of March 15, 2022 Finance, Licensing, and Regulation Committee Payment Approval Reports

Motion Howell to accept, second by Yunker. No discussion. Motion carried 8-0.

Recommendation of the Plan Commission of March 21, 2022- Ald. Dunn

Discussion/Action regarding **Resolution 22-R21** a resolution authorizing the issuance of a Limited Conditional Use Permit (CUP) filed by Justin W. Lanasa, 723 Williams St., Lake Geneva for a request to utilize the property for Commercial Indoor Lodging and Group Development at 723 Williams St. in the Central Business (CB) zoning district. Tax Key No. ZF00028

Motion by Dunn to approve, second by Howell. No discussion. Motion carried 8-0.

Discussion/Action regarding **Resolution 22-R22** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Leigh Gignilliat, 3 N. Walworth Ave. Williams Bay, WI 53191 for a request to construct a pier at 978 N. Knoll Ln. in the Estate Residential – 1 (ER-1) zoning district. Tax Key No. ZYUP00106J

Motion by Dunn to approve, second by Howell. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding **Resolution 22-R23** a resolution authorizing the issuance of a Precise Implementation Plan (PIP) filed by Fairwyn SB, Inc. 875 Townline Rd., Suite 103 Lake Geneva, for a request to construct the Clubhouse at 301 Harmony Dr. in the Planned Development (PD) zoning district. Tax Key No. ZSB00334

Motion by Dunn to approve, second by Flower. Fesenmaier stated that the Plan Commission had approved a pedestrian path to be connected to the City's path. She asked that this connection be done

Motion to amend by Fesenmaier that the developer bear the cost of the curb cut extending the pedestrian and bike path on their property and the north side as well, second by Dunn.

Motion by Howell to allow Rick Zirk to speak, second by Yunker.

Rick Zirk agreed with the amendment that was made.

Motion to amend carried on a roll call vote 8-0.

Fesenmaier expressed concerns with the parking lot not being sufficient. She would like that if the City deems it

necessary to expand the parking lot, that the existing pickleball court and landscaping not be compromised.

Motion to amend by Fesenmaier that the City may require the parking to be installed regardless of any courts or landscaping, second by Flower. Zirk stated that the General Development Plan does allow for a provision for additional parking if deemed necessary and the space is available. The Plan Commission did discuss this and the applicant has made provisions as to not burden the home owner's association. Fesenmaier stated that the map in the packet materials does not show the additional parking and wanted the minutes to reflect that the Council supports that.

Motion to amend carried on a roll call vote 8-0.

Original motion as amended carried on a roll call vote 8-0.

Adjournment

Motion by Howell to adjourn, second by Flower. Motion carried 8-0. The meeting adjourned at 6:43 p.m.