

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
TUESDAY, DECEMBER 28, 2021 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.

Alderpersion Fesenmaier led the Council in the Pledge of Allegiance.

Roll Call

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

Absent: Hedlund

Awards, Presentations, Proclamations, and Announcements

Clerk Kropf noted that candidacy paperwork is due back to the City Clerk's office by 5:00 p.m. on January 4, 2022. Packets can be picked up at City Hall or found online.

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

None

Acknowledgement of Correspondence

None

Approve the Regular Council Minutes of December 13, 2021 and the Special Council Minutes of December 21, 2021 as prepared and distributed

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

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on December 21, 2021. 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

Discussion/Action regarding Downtown Business Improvement District Forensic Audit Proposals (Agenda Item request by Alderpersion Dunn and Alderpersion Fesenmaier; Finance, Licensing, and Regulation Committee referred this item to the Downtown Business Improvement District Board for selection and to identify a funding source, on November 16, 2021)

City Administrator Nord stated that a decision has not yet been made by the BID.

Motion by Fesenmaier to continue until the January 10, 2022 Common Council meeting, second by Dunn. No discussion. Motion carried 7-0.

Discussion/Action regarding Resolution 21-R84 a resolution authorizing May 19, 2022 as World Migratory Bird Day in the City of Lake Geneva

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

Discussion/Action regarding **Resolution 21-R85** a resolution appointing City of Lake Geneva Election Inspectors for the Election Term of 2022-2023

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 6-1, with Fesenmaier voting no.

Recommendation of the Finance, Licensing, and Regulation Committee of December 21, 2021- Ald. Howell

Discussion/Action regarding **Resolution 21-R80** a resolution adopting a 2021 budget amendment authorizing the re-allocation of funds in the 2021 capital projects budget for 2022 expenditures completed in 2021

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

Discussion/Action regarding **Resolution 21-R82** a resolution authorizing the 2022 Pay Scale Grades and Pay Scale for Part-Time Non-Represented Employees

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

Discussion/Action regarding **Resolution 21-R83** a resolution authorizing the 2022 Pay Scale Grades and Pay Scale for Full-Time Non-Represented Employees

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

Discussion/Action regarding Change Order # 3 filed by Selzer-Ornst for the Library Restoration Project in an amount not to exceed \$4,700.00

Motion by Howell to approve, second by Halverson. Flower explained that some of the wires were cut during the asbestos abatement project, but that those losses will be re-couped. Council discussion included that this was approved at the special council meeting. Motion and second was withdrawn. No action taken.

Discussion/Action regarding purchase of chiller and two chilled water pumps for City Hall Air Conditioner, from Mared Mechanical in an amount not to exceed \$74,639.00 (*Finance, Licensing, and Regulation Committee approved at \$68,225.00; vendor sent new quote on December 22, 2021 with new price*)

Motion by Howell to refer to the Public Works Committee, second by Flower. Motion carried 7-0.

Discussion/Action regarding approval of contract with CivicPlus for purchase of CivicEngage for a website upgrade/redesign and of CivicClerk for an Agenda/Minute Management software in an amount not to exceed \$19,999.00

Motion by Howell to approve, second by Yunker. Flower expressed concerns with the timeline of which this proposal was received and if it had been vetted by the technology committee. Clerk Kropf stated that every member of the technology committee was sent the proposal, with a tight timeline, for any feedback. Kropf added that all members were invited to attend the CivicEngage Demo on December 2, 2021. Flower questioned if the vendor would be willing to hold the price until the end of January 2022. Clerk Kropf added that she could definitely ask, but that the price might change if it is not approved before the end of the year.

Motion to amend by Flower to direct the staff ask that the contract price could be held over until January 2022 and to allow staff input, second by Fesenmaier. Motion to amend failed 3-4, with Howell, Dunn, Yunker, and Straube voting no.

Original motion carried 7-0 on a roll call vote.

Discussion/Acceptance of December 21, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

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

Recommendation of the Planning Commission of December 20, 2021- Ald. Dunn

Discussion/Action regarding a proposed Certified Survey Map (CSM) for Basso Builders Inc., 405 Skyline Dr., to create 3 buildable single family parcels at the intersection of Sage St. and Sheridan Springs Rd. as identified on the certified survey project no 21.903 dated 10/26/21 for Tax Key Nos. ZGC00011 & ZGC00015 (Council referred this item to the Plan Commission for further review on November 22, 2021)

Motion by Dunn to approve, second by Fesenmaier. Dunn stated that there was a question of the state of the alley at the last Council meeting and noted that this alley is in a better state than most. Motion carried 7-0.

Discussion/Action regarding **Resolution 21-R86** a resolution authorizing the issuance of a Conditional Use Permit filed by T. C. Productions LLC., for a request that would allow for an addition and renovation of the property located at 100 N. Edwards Blvd. in the Planned Business (PB) zoning district, Tax Key No. ZA196100004

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

Discussion/Action regarding **Resolution 21-R87** a resolution authorizing the request to amend the existing General Development Plan (GDP) for The Vistas Group, 526 E 114th Place, Chicago, IL. For the 27-acre property located at the northwest corner of Townline Rd and Edwards Blvd. for a proposed residential subdivision, Tax Key No. ZYUP00198

Motion by Dunn to approve, second by Flower. Fesenmaier noted the access on Townline Road; which would be a right-in and right-out only. Fesenmaier stated that she would like the access situation to be addressed by the Engineer and to possibly have a full traffic study completed.

Motion by Fesenmaier to amend to refer to the Plan Commission to discover potential access solutions, second by Flower.

Motion by Howell to allow Ted Johnson to address the Council, second by Yunker. Motion carried 7-0. He explained that the amendment that was before the Plan Commission was to move the access further south, per the recommendation of their traffic impact study. He added that this plan, included the access in question, was approved by the Council back in July 2021.

Motion by Dunn to allow Gary Dunham to address the Council, second by Yunker. Dunham noted that this could be addressed with the final traffic study and that those could be implemented during the PIP process.

Motion to amend failed 0-7 on a roll call vote.

Fesenmaier stated that the representatives bring forward options for the access and asked that more than one be presented. She would like to see a sidewalk presented on the PIP on the west side point to the end of the current sidewalk.

Flower added that the sidewalk should be along the entirety of Edwards Blvd. She added that traffic needs also be reviewed by the WI DOT, moving forward. Motion carried 7-0 on a roll call vote.

Discussion/Action regarding **Resolution 21-R88** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by S & L Properties Lake Geneva LLC. d.b.a. Culvers, 2651 Kirkling Ct., Portage WI 53901, for a CUP to allow for the installation of a 2nd drive-thru lane at 151 Well St. in the General Business (CB) zoning district, Tax Key No. ZA365000002

Motion by Dunn to approve, second by Yunker. Flower questioned if the problems they currently have, were discussed at the Plan Commission, with the parking and drive thru lanes. Flower also expressed concerns with the backups that currently occur at the Culver's.

Motion by Flower to allow Emily Bublitz- McCon Building Corp, second by Yunker. Motion carried 7-0.

Bublitz noted that this has been the trend for other Culver's throughout the region. The plan only removed one parking stall for the second drive thru. Motion carried 7-0.

Discussion/Action regarding **Resolution 21-R89** a resolution authorizing the issuance of a “**Limited**” Conditional Use Permit filed by Indelible Homes LLC. 4707 S. 47th St., Greenfield, WI, 53220, for a request to allow Commercial Indoor Lodging at 415 Cass St. in the General Business (GB) zoning district Tax Key No. ZNB00001
Motion by Dunn to approve, second by Yunker. Fesenmaier stated that they will have to obtain their own garbage services and inquired if the landscaping plan had been discussed. She added that there shouldn't be any outdoor storage of recreational items and that they need to apply for several licenses with the City.
It was confirmed that a manager or owner does not have to live on the premises, but that someone needs to be available within a thirty-mile radius of the property. Motion carried 7-0.

Discussion/Action regarding **Resolution 21-R90** a resolution authorizing the issuance of a “**Limited**” Conditional Use Permit filed by Lake Lodging Investments, LLC. 3 Grant Square #173, Hinsdale, IL, 60521, for a request to allow Commercial Indoor Lodging at 504 Wells St. in the Planned Business (PB) zoning district Tax Key No. ZOP00400
Motion by Dunn to approve, second by Yunker. No discussion. Motion carried 7-0.

Discussion/Action regarding **Resolution 21-R91** a resolution authorizing the issuance of a Conditional Use Permit filed by Michael & Katherine Lynch, 1084 LaGrange Dr., Lake Geneva, for a request that would allow using Single Family - 4 zoning setbacks in the Estate Residential - 1(ER-1) zoning district Tax Key No. ZLE00003
Motion by Dunn to approve, second by Yunker. No discussion. Motion carried 7-0.

Adjournment

Motion by Flower to adjourn, second by Dunn. Motion carried 7-0. The meeting adjourned at 7:04 p.m.