

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, JANUARY 22, 2024 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Charlene Klein, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Tim Dunn, Peg Esposito, Linda Frame, Ken Howell, Shari Straube, and Joan Yunker

Mayor Klein call the meeting to order
Mayor Klein called the meeting to order at 6:00 pm.

Pledge of Allegiance – Alderperson Yunker
Alderperson Yunker led the Council in the Pledge of Allegiance.

Roll Call
Present: Yunker, Fesenmaier, Dunn, Yager, Straube, Frame, Esposito, Howell
Absent:

Awards, Presentations, Proclamations, and Announcements
None

Re-consider business from previous meeting

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

Bill Henry, Kehoe Henry & Associates; spoke to item 12, in support of a center turn lane.

Sherri Ames, 603 Center St; spoke to item 13 and the bonding resolutions.

Mike Kramp, 203 S Wells St, YMCA; spoke in support of the YMCA's letter of intent, asking the Council to accept the letter.

Cathy Stoodley, 919 Carey St, YMCA; spoke to item 13, in support of the YMCA's letter of intent.

Ann Fulmer 203 S Wells, YMCA; 3488 Countryview Dr, Delavan; spoke to item 13, in support of the YMCA's letter of intent.

Paula Porubcan, 223 Sky Ln, spoke to item 13, reading a letter on behalf of the Hillmoor Ad Hoc Committee, urging the Council to refrain from considering the sale or lease of any portion of the Hillmoor property until the Committee has finished its work.

Maureen Marks, 834 Dodge St; spoke to item 13, in opposition to the YMCA's letter of intent.

Henry Sibbing, 1725 Hillcrest Dr, Hillmoor Ad Hoc Committee; spoke to item 13, in opposition to the YMCA's letter of intent, urging the Council to wait until the Committee presents their vision plan.

Ross Magnusson, 450 Country Club Trl; spoke to item 13, in opposition to the YMCA's letter of intent.

Fred Gahl, 661 S Lakeshore Dr, Hillmoor Ad Hoc Committee; spoke to item 13, in opposition to the YMCA's letter of intent.

Steve Lois, 546 Pheasant Ridge, Fontana, YMCA; spoke to item 13 in support of the YMCA's letter of intent.

Acknowledgement of Correspondence

Correspondence was received of Cheri Borowiec, member of the Hillmoor Ad Hoc Committee, Mayor Charlene Klein, chair of the Hillmoor Ad Hoc Committee, and Sonya Dailey all pertaining to agenda item 13. All were forwarded to the Council members.

Approve the Regular Council Minutes of January 8, 2024, as prepared and distributed

Motion by Yunker to approve, second by Strabue.

No discussion. Motion carried 8-0.

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.

Tier 2 Event Permit filed by the Geneva Lake Arts Foundation for the Event of Art in the Park to take place from August 9, 2024, to August 11, 2024, located in Flat Iron Park

Tier 2 Event Permit application filed by the Lake Geneva Jaycees for the event of Venetian Fest 2024 to take place from August 12, 2024, to August 19, 2024, located in Flat Iron Park, Library Park, and Seminary Park

Temporary Class "B" / "Class B" Retailer's License filed by the Lake Geneva Jaycees for the event of Venetian Fest to take place from August 12, 2024, to August 19, 2024, located at the Flat Iron Park Parking Lot, 100 Block of Center St

Motion by Howell to approved, second by Yunker.

No discussion. Motion carried 8-0.

Items removed from the Consent Agenda

None.

Discussion/Action regarding the Public works Committee Emergency Resolution for Replacement of Boilers at City Hall

Straube offered an explanation that this item was just passed at the Public Works Committee.

Motion by Straube to replace the boilers, second by Howell.

Fesenmaier and Esposito requested specifics from the Public Works Director.

Public Works Director Earle offered clarification.

Motion carried 8-0.

Discussion/Action regarding WisDOT Proposal for Center Turn Lane on Main St Between Edwards and Curtis Street (continued from the December 11, 2023, Common Council meeting)

Public Works Director requested the Council suspend the rules to allow Mr Jason Dahlgren from the DOT to speak.

Motion by Espositio to suspend the rules and allow Mr Dahlgren from the DOT to speak, second by Yunker.

No discussion. Motion carried 8-0.

Mr Dahlgren offered background details on the project, emphasized urgency regarding a decision, and fielded various questions from the Council members.

Council members requested that the traffic analysis that was completed be provided prior to the next meeting.

Motion by Frame to continue to the Council meeting on February 12, 2024, second by Fesenmaier.

Motion passed 7-1 with Yunker voting no.

Discussion/Action regarding YMCA Letter of Intent to purchase a portion of the Hillmoor Property (continued from the December 11, 2023, Common Council meeting)

Clarification requested of Attorney Draper regarding the non-binding nature of the letter.

Attorney Draper offered clarification on specific terms and language contained within the letter.

Motion by Howell to postpone until at least February 12, 2024, contingent upon receiving a final report from the Hillmoor Ad Hoc Committee, motion dies for lack of a second.

Discussion followed concerning having the attorney speak with the YMCA regarding restructuring the letter while the Hillmoor Ad Hoc Committee works on their report, public input regarding the Hillmoor Property, the general progress of the Ad Hoc Committee, and the YMCA's progress and presentations with the Ad Hoc Committee.

Alderperson Esposito requested that the YMCA be allowed to speak with staff in order to establish an idea of costs involved with their proposal.

Motion by Straube to instruct the City Attorney to work with the YMCA on the letter until it is able to be brought back for a vote, second by Yager.

Discussion followed regarding the Ad Hoc Committee's working groups.

Motion by Howell to call the question and end debate.

Motion to close debate passes 5-4 on a roll call vote with Fesenmaier, Frame, Yager, and Esposito voting no and Mayor Klein voting yes to break the tie.

Original motion was reread and passed 7-1 on a roll call vote with Yunker voting no.

Discussion/Action regarding **Resolution 24-R02** an Initial Resolution Authorizing \$4,360,000 General Obligation Bonds for Street Improvement Projects

Motion by Howell to approve, second by Yunker.

Motion by Esposito suspend rules and allow Jon Cameron from Ehlers to speak, second by Straube.

No Discussion. Motion carried 8-0.

Jon Cameron, Ehlers, gave an overview of the financing, notes, bonds, and various resolutions before the Council.

Discussion followed between Mr Cameron and the Council regarding the specifics of the sales including a timeline.

Original Motion to approve passes 8-0 on a roll call vote.

Discussion/Action regarding **Resolution 24-R03** an Initial Resolution Authorizing \$115,000 General Obligation Bonds for Parking Lots or Other Parking Facilities

Motion by Yunker to approve, second by Straube.

No discussion. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding **Resolution 24-R04** an Initial Resolution Authorizing \$1,700,000 General Obligation Bonds for Parks and Public Grounds Projects

Motion by Howell to approve, second by Yunker.

Alderperson Frame asked if this is for the Park Department plans for the future.

Comptroller Pisarcik clarified that this does pertain to the department's plans for the next three years.

Motion carried 8-0 on a roll call vote.

Discussion/Action regarding **Resolution 24-R05** an Initial Resolution Authorizing \$835,000 General Obligation Bonds for Library Projects

Motion to approve by Yunker, second by Straube.

Yager asked if the east parking lot is included in the Capital Projects.

Comptroller Pisarcik clarified that it is, but would still come to Council for approval first.

Motion carried 8-0 on a roll call vote.

Discussion/Action regarding **Resolution 24-R06** an Initial Resolution Authorizing \$220,000 General Obligation Bonds for Equipment of the Fire Department

Motion to approve by Yunker, second by Fesenmaier.

No discussion. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding **Resolution 24-R07** a Resolution Directing Publication of Notice to Electors Relating to Bond Issues

Motion to approve by Yunker, second by Straube.

No discussion. Motion carried 8-0.

Discussion/Action regarding **Resolution 24-R08** a Resolution Providing for the Sale of Not to Exceed \$7,230,000 General Obligation Corporate Purpose Bonds, Series 2024A

Motion to approve by Yunker, second by Yager.

No discussion. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding **Resolution 24-R09** a Resolution Providing for the Sale of Approximately \$2,060,000 General Obligation Promissory Notes, Series 2024B

Motion to approve by Yunker, second by Yager.

No discussion. Motion carried 8-0 on a roll call vote.

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

Original Class "B" Fermented Malt Beverage and "Class C" Wine License Application filed by MC Property Management Inc D/B/A Mill Creek Hotel, Paul Kositzky, Agent, located at 123 Center St, Lake Geneva, WI
Motion by Howell to approve, second by Esposito.

No discussion. Motion carried 8-0.

Original Class "B" Fermented Malt Beverage and "Class C" Wine License Application filed by Buona Beef, LLC D/B/A Buona Beef, Joseph Breskovich, Agent, located at 393 Edwards Blvd, Lake Geneva, WI 53147

Motion by Howell to approve, second by Yager.

No discussion. Motion carried 8-0.

Discussion/Action regarding a proposed Business Improvement District budget amendment

Motion by Howell to approve, second by Straube.

No discussion. Motion carried 8-0.

Discussion/Acceptance of the pre-paid and regular check reports approved by the Finance, Licensing, and Regulation Committee on January 16, 2024

Motion by Howell to accept, second by Yunker.

No discussion. Motion carried 8-0.

Adjournment

Motion by Howell to adjourn, second by Straube.

No discussion. Motion carried 8-0.

The Council adjourned at 7:57pm.

These minutes are unofficial until approved by the Council.

Vanessa Jahns
Deputy Clerk