

**COMMITTEE OF THE WHOLE**  
**MONDAY, JANUARY 3, 2011 - 6:30PM**  
**CITY HALL BUILDING, COUNCIL CHAMBERS**

Council President Krause calls the meeting to order at 6:30pm.

Pledge of Allegiance led by Alderman Tolar.

Roll Call. Present: Aldermen Hartz, Mott, Marsala, Kehoe, Fesenmaier, Krohn, Tolar, Krause. Also present: City Administrator Jordan.

Tolar/Kehoe motion for approval of Minutes from December 6, 2010 Committee of the Whole Meeting as distributed. Unanimously carried.

Comments from the public as allowed by Wis. Stats. §19.84(2), except for public hearing items. Thomas Spellman, 270 Country Club Drive, #22, commented on the lack of minutes being posted on the website; since they are not included in the Committee of the Whole packet as they used to be, it is important to have them on the website.

Cass Kordecki, 715 North Street said she had made a presentation on regulating transient rental activity. Building Inspector Brugger and City Attorney Draper are drafting an ordinance banning all transient rental activity in any residential districts. However, she feels this ordinance as it is written will have some unintended consequences. She therefore encourages the Aldermen to read the Comprehensive Plan because that supports visitor housing. She commented that other tourism communities in Wisconsin have already dealt with this through conditional use regulations and other things. She advocates this because she renovated an old home in Lake Geneva and simply wants to put good tenants in it through colleagues and professional people. When she found out this is illegal in the City of Lake Geneva, she wondered how this could be remedied. In the County, there are probably 100 homes that are engaged in this transient rental activity that is not being taxed. She is hoping the City can partner with the County to put together a mechanism.

**Finance, License & Regulation Committee, Alderman Krause**

Alderman Krause reported that Comptroller Pollitt is already working on pre-audit material and hopes to have it done in record time this year. He also mentioned the Capital Improvements meeting and asked City Administrator Jordan to comment on where we stand on borrowing. Administrator Jordan explained he went through the comments after the meeting and made changes accordingly to the Capital Projects List. He mentioned being able to lower the amount for the Fire Department ladder truck and the DPW for a pull-behind mower. If we did the borrowing, the total for equipment replacement and capital projects, such as our street program and crack filling, would be \$3,211,684.00. He talked to some bond people. In September, rates were 2.8% for a 10-year payback; currently they are about 3.25% and he was told they would probably remain stable or drop a bit for the first few weeks of the year, then begin to rise as the year progresses. Alderman Krause asked for a straw poll to get a sense of whether the group wants to borrow. Alderman Tolar wondered what amount of money we would need to borrow; he was not in favor of borrowing the whole amount. Aldermen Hartz, Mott, Marsala and Kehoe were in favor of borrowing, but they, too, did not want to borrow the whole amount. Aldermen Fesenmaier and Krohn were not in favor of borrowing the whole amount but concurred some borrowing may be necessary. Alderman Krause said he would not borrow if we could avoid it, but agreed there are some critical things that need to be addressed. We have ignored our Street Program for a number of years and our infrastructure is in need of attention. The difficulty is to determine what is a wish list and

what is not. He feels we need to borrow but dissect these items and really justify the need. With the straw poll, it appears it is a bit of a consensus to borrow; we had five yeses and three others said no or maybe. He suggested each person should dissect this list on his or her own time and rank them in importance to each of them. He said to prioritize using a scale where a one is most urgent and a five is a wish. We can then resubmit our lists and have City Clerk Reale compile them to be considered at the January 24 Finance, License and Regulation Committee with recommendations to Council.

**Personnel Committee, Alderman Hartz**

No meeting in December.

**Public Works Committee, Alderman Tolar**

No meeting in December.

**Piers, Harbors, & Lakefront Committee, Alderman Marsala**

No meeting in December.

**Utility Commission, Aldermen Marsala & Tolar**

Alderman Tolar said most of the discussion at the last meeting was about the sludge. One of the units, an aerator, gave out and they are checking into the new technology and the cost. They gave their employees a 2% increase for next year since they did not have a raise this past year. Alderman Marsala added that our Water and Utility Department was named Utility Department of the Year for the whole state. It is a non-solicited award; the inspector said it was the first time he had been to a facility where he couldn't find anything wrong. The rates are not going up.

**Tree Board, Alderman Fesenmaier**

No report.

**Police & Fire Commission, Alderman Tolar**

Alderman Tolar reported that at the last meeting, the Fire Department accepted a donation for an American Flag from Ruth Hackman and a donation for an ice rescue sled from the Snowmobile Club. They approved the purchase of 12 defibrillators, accepted the resignation of Alice Wisnowski from the P.O.P. Program, and received a thank you letter from the Blood Center of Wisconsin.

The Police Department had a resignation from Tom Giovannoni who gave up his position as a Sergeant but will still be a policeman; they will be having interviews to fill that position. They received an equipment grant of \$4,000 from the Department of Transportation.

**Planning Commission, Alderman Hartz**

Alderman Hartz reported that they had a public hearing to consider an annexation from the Town of Linn on Wilmot Road which they are recommending to the Council; a Conditional Use application for a change in sign for the gas station at 605 Williams Street and a Conditional Use application for a new home at 1084 LaGrange Drive. There was a public hearing on a zoning text amendment to clarify the regulation of commercial indoor lodging uses; this was an effort by staff to clarify the language of transients and to make our ordinance match that of the state. The motion was to recommend the zoning change to the Council and change the language. In essence, it is talking about not allowing transient tenants in residential areas. There was a petition for discontinuance of a public way at 615 South Lakeshore Drive. They also approved a Certified Survey Map which allows the Department of Public Works to identify an easement so it can access water meters. There was a request by staff to set a public hearing for zoning map amendments on expired Planned Developments, including the

Aromi Café, Summerhaven, Conant Woods and Geneva Meadows at the January 17 meeting. Alderman Marsala commented on meeting minutes on the website; he said the City Clerk doesn't generally put them on the website until they are approved.

#### **Board of Park Commissioners, Alderman Fesenmaier**

Alderman Fesenmaier said they talked about the Bird City status which the City received and will be celebrating International Migratory Bird Day on May 14, 2011. She has requested the Mayor set up a committee so the planning could go on through the committee to have some kind of group that takes care of it for us so we aren't missing any of the things that we need to do to continue that application. They are continuing to work on a Green Grant through the Wisconsin Environmental Education Board; a rough draft will be presented to the Park Board at their January 5 meeting. They had a webinar on December 27 regarding the Skateboard Park with Spohn Ranch, the company that took over True Ride, who did the current skateboard park. Alderman Fesenmaier said it was general information including what they are capable of, remodeling and expanding. They also discussed citizen requests for a dog park. Alderman Fesenmaier explained many people do not realize we have one at Four Seasons Nature Preserve. It is cordoned off and marked as a dog park, although it is not always groomed. The animals can also go on a trail there if they are on a leash. The committee will be discussing the park fee adjustments at their next meeting. Alderman Marsala said those who had come to him about a dog park were looking for something closer. Alderman Fesenmaier explained that the Mayor had talked to the school district for permission to expand the skate board park; they are allowing us to expand to the south only, not toward the parking lot or building. We will be using TIF funding for this. She asked what the piles of dirt by the skateboard park are. The City Administrator explained there is a sewer line down more than seven feet and above it is a water line that needed repair. Discussion followed on the fences around the skate board park; why it is located where it is; dealing with some of the garbage, vandalism and other problems there; video monitoring; and self-monitoring by the participants themselves.

#### **Library Board, Alderman Krause**

Alderman Krause said he was not able to attend the last meeting but reviewed the minutes. They did meet the three mandatory standards. They received an update from Mr. Dresser regarding doing some drawings and renditions of the library. They also accepted a bid for upgrading lighting not to exceed \$11,000; however, they have not figured out their funding source. If it comes out of their reserve, that item comes out of our capital requests. Circulation continues to be up. Because of purchasing new materials to meet the standards, they are looking for places to put items and ways to rearrange things to accommodate it all. To meet the Walworth County standards, they need to add a certain number of documents over a five-year period. They were behind this year because they were unable to fund the purchasing of documents for two years so had to take it out of their reserve in order to catch up. The City received an insurance check but it did not go back to them; it stayed in the City coffers. They had a very stern discussion about earmarking from 2011 to the five-year standard so they don't get in this predicament where they don't have the money to meet the standards after five years. They are going to purchase a certain number of pieces each year.

#### **Historic Preservation, Alderman Kehoe**

Alderman Kehoe reported that 2011 will be focused on the 100<sup>th</sup> anniversary at Horticultural Hall.

#### **Cemetery, Alderman Krohn**

No meeting, no report.

**Parking Commission, Alderman Marsala**

No meeting, no report.

**Communications Committee, Alderman Fesenmaier**

Alderman Fesenmaier reported that their last meeting was in October as they meet quarterly. They are still discussing a cable ordinance and hope to have something to the Council soon. They are requesting Attorney Draper give some direction on putting disclaimers onto the website. The mayor's letter requesting having Channel 11 back in the program line-up should be on the website or will be soon.

**Ad Hoc Committee on Policy & Procedure, Aldermen Fesenmaier & Marsala**

Alderman Marsala reported they will be meeting again in January.

**Chamber of Commerce, Alderman Krause**

Alderman Krause asked George Hennerley for an update. The year went well; they have slightly over 400 members now. Winterfest preparations are under way and they are cautiously optimistic that they can maintain their market share and perhaps enhance it a little with some new marketing.

**Lake Geneva Museum, Alderman (Vacant)**

Mayor Connors reviewed the recap of the museum's newsletter, saying they had a little over 3900 visitors from 37 state and ten countries. They are proceeding with the TIF construction project which should be done before the 2011 season which starts March 4.

The mayor also asked City Administrator Jordan to comment on snow removal.

Administrator Jordan requested that if there is anyone who needs help removing snow from their property because of their health or have some reason they cannot do it, that they would contact City Hall and ask for him or request it on the website. They are working to perhaps have city staff help, volunteering on their own time, and are working with the judge to possibly arrange community service. If there is anyone in the community who would like to volunteer to help, also please contact Mr. Jordan.

**Lake Geneva Economic Development Corporation, Aldermen Mott & Hartz**

Alderman Mott reported that at the December meeting, there was an appearance by Mike VandenBosch for WCEDA to discuss activity and plans for 2011. They also discussed their Breakfast and Learn Program; he has a survey of people who have attended and what they feel about this program if any of the Council members would like to see it. They also discussed the sign they will be putting up for Fermano Park. Alderman Kehoe asked if the Breakfast and Learn Program was open to the public and what the cost is. Alderman Hartz explained it was open to the public and was free; it was run by the LGEDC, but the University Whitewater had a representative who talked about various issues such as starting new businesses, managing business in 2011 and that kind of thing. Their idea was for anyone interested in managing or expanding their own business, this might be a resource to help. It was held at various locations.

**Geneva Lake Environmental Agency, Alderman Fesenmaier**

No report.

**Geneva Lake Use Committee, Alderman Krohn**

No meeting, no report.

Alderman Krause added that there is a Primary coming up and a citizen asked him if we could look into possibly putting on the ballot whether or not the City should buy the golf course.

This has been brought up a number of times. The current asking price is five million dollars. Alderman Marsala asked if it would be a binding referendum. Administrator Jordan said this would more appropriately be an advisory referendum. Alderman Connors said it would need to be at a city-wide election. You would also need to ask about what the funding source is going to be and are you willing to borrow to pay for it. Alderman Marsala said you should also give them a plan for what to do with it and how to run it; all that would need to be out there for the public to make a good call. It is far beyond the five million dollar purchase.

Alderman Tolar said the Street Department has asked for enforcement of the regulation that homeowners cannot shovel or blow snow into the streets. It creates a big problem for the Street Department and they would like it to be addressed.

Hartz/Marsala motion to adjourn. Unanimously carried.

Transcribed from audio tape.  
/s/ Artis Roenspies, Deputy Clerk