

**REGULAR CITY COUNCIL MEETING  
MONDAY, FEBRUARY 27, 2017 – 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

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

The Pledge of Allegiance was led by Alderman Flower

**Roll Call.** Present: Mayor Kupsik, Aldermen Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell. Absent (excused): Ald. Horne. Also Present: City Attorney Draper, City Administrator Oborn and City Clerk Waswo.

**Awards, Presentations, and Proclamations.**

Mayor Kupsik noted March 1<sup>st</sup> starts metered parking.

**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 to be limited to 5 minutes.**

Darien Schaefer, VISIT Lake Geneva, 527 Center St., is in favor of the Visitor Center's public bathroom renovations. He attended the last FLR and commented on all the positive changes made to the ordinance to simplify the language so that it honors the purpose of the statute and provides flexibility for the City Council in future years. In order to avoid any conflict of interest issues now or in the future, he encouraged the council return to the original language which avoids identifying any specific organizational representation within the ordinance.

Kevin Flemming, 1032 Wisconsin St., spoke on 11.b. and thanked the council and FLR committee for coming up with new language for ordinance 17-03. He expressed his support and the support of the Business Improvement District Board of Directors.

**Acknowledgement of Correspondence.**

The City of Lake Geneva received correspondence from the Business Improvement District and VISIT Lake Geneva providing suggestions to the Tourism Commission ordinance, an email from Ruth Hackman opposing the Geneva Inn annexation and requesting the Street Department open bathrooms, a letter from Maureen Marks opposing any form of real estate annexation from Linn Township property, and an email from Dick Malmin providing information he received from the Utility Commission regarding the city sewer connection to Geneva Inn.

**Approval of Minutes.** Kordus/Skates motion to approve the Regular City Council Meeting minutes of February 13, 2017, as prepared and distributed. Motion carried 7 to 0.

**Consent Agenda**

- a. Original 2016-2017 Operator's (Bartender) License applications filed by Marilyn Bellafaire, Latrese Bishop, Elizabeth Czadzeck, Maxwell Hall, Lina Kruger, Karen Kube, Laura Lopresto, Brandon Mayer, Elisabeth Michaels, Abigail Steadman, Jeremiah VanDan *(Recommended by Finance, License and Regulation Committee on Feb. 21, 2017)*

Howell/Kordus motion to approve.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting "yes." Motion carried 7 to 0.

**Items removed from the Consent Agenda.** None.

**Finance, License and Regulation Committee Recommendations – Alderman Kordus**

**Discussion/Action on proposal from McCormack & Etten for architectural and engineering services for additions and alterations to the existing public restrooms in the Visitor's Center building located in Flat Iron Park not to**

**exceed \$11,000 from Capital Projects** *(Recommended by the Public Works Committee & Finance, License and Regulation Committee on Feb. 21, 2017)*

Kordus/Gelting motion to approve not to exceed \$10,000.

They will provide a checklist of items that the council can adjust. One item is some type of electronic baseboard or space heat for the restrooms. There is an issue with pipes freezing when the temperature goes below 20 degrees. The bathrooms at Flat Iron Park will include a full size handicapped stall in both the men's and women's bathrooms.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting "yes." Motion carried 7 to 0.

**First reading of Ordinance 17-03 creating a City Tourism Commission** *(Recommended by the Finance, License and Regulation Committee on Feb. 21, 2017)*

**First reading of Ordinance 17-04 amending Chapter 78 Utilities** *(Discussed by the Utility Commission on Feb. 15, 2017)*

#### **Plan Commission Recommendations – Alderman Skates**

**Discussion/Action on a General Development Plan (GDP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years for a Zoning Map Amendment to Planned Development zoning for a proposed senior housing project on the north side of North Bloomfield Road – about 500 feet east of Edwards Boulevard/Wis 120, Tax Key Nos. ZSF00074 & ZSF00085 including all fact finding & staff recommendations, 1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA), 2. One factor has arisen: a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan; 3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.** *(Recommended by Plan Committee on Feb. 20, 2017)*

Skates/Kordus motion to approve the General Development Plan (GDP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years for a Zoning Map Amendment to Planned Development zoning for a proposed senior housing project on the north side of North Bloomfield Road – about 500 feet east of Edwards Boulevard/Wis 120, Tax Key Nos. ZSF00074 & ZSF00085 including all fact finding & staff recommendations; and as part of the flexibilities that were granted, the maximum height of the west end of the independent living portion of the building will be 54 feet – due to the access to the under-building parking area; compared to the 35 foot maximum height limit in the PO zoning district; The maximum height of the maintenance building will be 20 feet, to accommodate the project's outing bus; compared to the 15 foot maximum height limit in the PO zoning district; The project is proposing to provide a total of 134 parking stalls; compared to a general requirement of 169 parking stalls for standard senior housing development.

The PIP will be going to April's Plan Commission meeting. The Fire Department has provided input on the height and accessibility.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting "yes." Motion carried 7 to 0.

#### **Presentation of Accounts – Alderman Kordus**

**Purchase Orders.** None.

**Kordus/Gelting motion to approve Prepaid Bills in the amount of \$11,927.58** *(Recommended by the Finance, License and Regulation Committee on Feb. 21, 2017)*

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting "yes." Motion carried 7 to 0.

**Kordus/Gelting motion to approve Regular Bills in the amount of \$130,856.78** *(Recommended by the Finance, License and Regulation Committee on Feb. 21, 2017)*

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting "yes." Motion carried 7 to 0.

**Kordus/Gelting motion to approve Prepaid Bills in the amount of \$5,071.02**

Due to the new schedule changes, these bills have not been approved by FLR. The new schedule has a 3 week lag. To pay bills timely, they are appearing on the council agenda.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting “yes.” Motion carried 7 to 0.

**Kordus/Hedlund motion to approve Regular Bills in the amount of \$90,303.47**

City Administrator Oborn explained the over \$5,000 invoices. The VISIT Lake Geneva invoice is the 25% above \$450,000. Last year we were almost \$657,000 and the year before was \$600,000. The idea is if we go up, they get a share of that. Normally we give them \$100,000 a year, which they have already received. This is an additional \$52,390.42 based upon the new 2016 formula.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting “yes.” Motion carried 7 to 0.

**Mayoral Appointments.** None.

**Closed Session**

- a. **Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding employee contracts, pay, and benefits for:**
  - 1. **Assistant Police Chief Reuss**
  - 2. **Lieutenant Way**
  
- b. **Motion to go in to Closed Session pursuant to Wis. Stat. 19.85(1)(e) for purposes of conducting other specified public business, whenever competitive bargaining reasons require a closed session for Library Park Concession Stand**

Kordus/Chappell motion to go into Closed Session including City Administrator, City Attorney, Assistant Police Chief Reuss, Lieutenant Way and Police Chief Rasmussen.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting “yes.” Motion carried 7 to 0.

Council entered into closed session at 6:36pm.

**Open Session**

**Hedlund/Kordus motion to return to open session pursuant to Wisconsin Statutes 19.85(2) and take action on any items discussed in closed session**

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting “yes.” Motion carried 7 to 0.

Council returned to open session at 7:48pm.

11.a. Kordus/Gelting motion to proceed on Assistant Police Chief Reuss and Lt. Way as discussed in closed session regarding compensation.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting “yes.” Motion carried 7 to 0.

11.b. Kordus/Gelting motion to proceed with concession stand negotiations as discussed in closed session.

Roll Call: Chappell, Skates, Kordus, Flower, Gelting, Hedlund, Howell voting “yes.” Motion carried 7 to 0.

**Adjournment.** Kordus/Gelting motion to adjourn at 7:51pm. Motion carried 7 to 0.

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/s/ Sabrina Waswo, City Clerk

**THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL**