
COMMON COUNCIL MEETING
January 15, 2007

CITY OF ELKHORN
9 S. BROAD ST., ELKHORN, WI 53121

Mayor John Giese called the Common Council to order at 7:00 p.m. in the Council Chambers followed by the Pledge of Allegiance, followed by Roll Call.

ROLL CALL

Present: Mayor John T. Giese; Aldermen Ronald Dunwiddie, Scott McClory, Gary Payson Sr., Howie Reynolds, Julie Taylor, Charles Van Dyke

Also present: City Administrator Sam Tapson, City Clerk Nancy Jacobson, City Attorney Ward Phillips, Police Captain Patrick Slattery,

Others present: Lucas Lauderback, Elkhorn Independent: David Cole; John B. Burrus and Tim McGuire, Americinn representatives; Kgell Kaashagen, Hampton Inn

PUBLIC HEARING

Mayor Giese called the Public Hearing for the petition to discontinue portions of Hannah Street abutting Lots 34-42 of Rendon Subdivision Addition No. 1 and Lots 42-55, Rendon Subdivision No. 2 at 7:04 p.m. Mayor Giese asked for comments and with no one present the Mayor closed the Public Hearing at 7:05 p.m.

REPORTS OF CITY OFFICERS

Mayor's Report

Motion (Van Dyke/Payson) to approve the Mayoral appointment of Maureen Frost and Julie Hoffmann as Special Registration Deputies term to expire December 31, 2008. Motion carried by the majority present.

City Administrator

Joint Plan Commission/Council Development Review – Brummel Concept Plan: City Administrator Tapson reminded Council that a Joint Plan Commission/Council Development meeting will be held February 8, 2007, to review the Brummel Concept Plan. The plan was delivered to the Plan Commission and after its review consensus was supportive with some revisions.

ShoDeen Development: City Administrator Tapson said he met with the Town of Delavan Chairman and the City of Delavan Administrator to discuss the ShoDeen Development. A revised plan was submitted to the Town of Delavan and a vote is expected at the end of the month. If the plan is approved by the Town of Delavan, it still must be approved by the County and the City of Elkhorn's Extraterritorial Plat Review. Tapson said the meeting with the administrator and chairman was focused on the effort by the Town of Delavan to incorporate.

City Hall Study: Larry Barton of Strang Inc. presented his company's study of City Hall and the possibility of renovated the building or building a new City Hall. Strang spent a day on site evaluating the present building structurally, met with departments to learn of their needs. Other areas of discussion were physical work environment, efficiency and communications. The old

City Hall lacks in these areas at present. Barton made comparisons with building a new City Hall. Energy efficiencies, room for growth, and the inability to create better connectivity among departments were among the negatives for renovation. Barton said there were many load bearing walls that prevented connectivity. Preserving the historical value of the building, initial lower cost and the downtown location were among the positives. The cost of renovations was approximately \$1,700,000 versus the \$1,900,000 for a new City Hall. Strang's recommendation was to build a new City Hall.

City Administrator Tapson said this was a study and encouraged the Council to explore the needs of the Police Department and City Hall. He asked Council to consider their priorities and if the Central Business District is highest then they should go in that direction. Council should work with Staff on what elements should be considered. The Police Department wants the right decision that is long term.

Council consensus was to hold a Special Workshop focusing only on the Police Department and City Hall.

City Clerk's Report

City Clerk Jacobson asked that the Council waive the first reading of Ordinance 07-01 allowing for the addition of Ward 16 so that the Ward will be in place by the February Primary. Jacobson said the Ward is needed because land annexed recently has a different County Board Supervisor and City Wards can not cross Supervisory lines. Jacobson said that a primary will be held February 20, 2007, for State Supreme Court Justice. The Clerk does not expect a large turnout. At the April 3, 2007, incumbents Payson and Van Dyke are running unopposed for Districts 2 and 5. Jacobson said that no one is running for District 1 due to the notice of non-candidacy submitted by Alderman Reynolds. The position will be filled either by a write-in or an appointment after the election.

ACTION TAKEN

City and utility Bills

Motion (Van Dyke/Dunwiddie) to approve the City and Utility Bills of \$4,221,143.44 (Checks # 61849 to #62488). Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

Fair Meadow Development Agreement

Action on the Fair Meadow Development Agreement was postponed.

HVAC Contract

Motion (Reynolds/Taylor) to renew the heating, ventilation and air-conditioning contract for services from January 2007 to December 2007 with WESTENN for \$8,722. Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

Foxtail Meadows Subdivision/Rezone

Motion (Reynolds/Payson) to deny the request for a rezone of Foxtail Meadows Subdivision. Motion carried by the majority present.

Elk Creek Subdivision/Preliminary Plat

Motion (Reynolds/Van Dyke) to approve the Preliminary Plat for Elk Creek Subdivision. Motion carried by the majority present.

Modifications to Section 17.6 Parking and Loading

Council directed staff to prepare the ordinance amending Section 17.6 Parking and Loading as recommended by Plan Commission.

Ordinance No. 06-30: Amend Chapter 17 Zoning Regarding Planned Unit Developments

Motion (Reynolds/Taylor) to adopt Ordinance No. 06-30 amending Chapter 17 regarding Planned Unit Developments. Motion carried by the majority present.

Ordinance No. 07-01: Amend Municipal Code at Section 1.01-4 Ward Boundaries

Motion (Payson/McClory) to waive the first reading of Ordinance No. 07-01 amending the Municipal Code at Section 1.01-4 Ward Boundaries adding Ward 16. Motion carried by the majority present. Motion (McClory/Payson) to adopt Ordinance No. 07-01. Motion carried by the majority present.

Ordinance No. 07-03: Salary Schedule for Elected Officials

The First Reading for Ordinance No. 07-03 was held. The ordinance allows for an increase in salary for Aldermen in Districts 1, 2, and 5, and the Municipal Judge. Other Aldermen and the Mayor will have a salary increase in 2008.

Resolution No. 07-01: Combining Wards for February 20, 2007 Primary

Motion (Payson/Dunwiddie) to adopt Resolution No. 07-01 combining all wards for the February 20, 2007, Primary. Motion carried by the majority present.

Resolution No. 07-02: Conditional Use Permit for Hampton Inn Hotel

Original motion by Reynolds and Payson was withdrawn due to an additional condition requested by Council.

Motion (Reynolds/Payson) to adopt Resolution No. 07-02 to allow a Conditional Use Permit for Hampton Inn with the following conditions as recommended by Council to include the modification to the permit by replacing “Hampton Inn” for “Hotel”:

1. The specific “Conditional Use” permitted is a “Hampton Inn”.
2. All exterior signage shall be reviewed and permitted pursuant to Section 17.8 (Signs) of the City Municipal Code.
3. The applicant shall provide adequate screening of the dumpster located near N. Church Street.
4. This approval is contingent upon approval of a Storm water Management & Master Grading Plan by the City Engineer.

Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, no; Van Dyke, no. Motion carried by a 4 to 2 vote.

In discussion, Tim McGuire, a representative of Three Rivers Hospitality (Americinn), told Council that the hotel is running less than 40% in occupancy. He said Alpine Valley events have decreased and other hotels in Lake Geneva, Delavan and East Troy are taking up the overflow from those cities. He stated that if the Hampton Inn comes into the City, both hotels will fail. He asked if the Hampton Inn franchise has been approved. Representatives from Hampton Inn said it was pre-approved and approval should arrive in the next couple of weeks. Alderman Reynolds said that the preliminary approval the County gave for a sports camp could improve the numbers concerning hotels.

Resolution No. 07-03: Amend PUD for Evergreen Business Park

Council postponed action until a later meeting of the Common Council.

Resolution No. 07-04: Vacate Deferred Special Assessment for Project 80-02

Motion (Reynolds/Payson) to adopt Resolution No. 07-04 to vacate the deferred special assessments for Project 80-02. Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

In discussion, the reason for deferring was that the Project included the Voss Road Substation which is no longer in use.

Police Department Squad Car

Motion (McClory/Payson) to award the bid for a 2007 Crown Victoria Squad Car to Ewald Automotive Group, Oconomowoc, for \$20,892.00. Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

Fireworks Contract: Bartolotta

Motion (Van Dyke/Taylor) to approve a deposit of \$2,500.00 for the Fourth of July Fireworks to Bartolotta Fireworks Company, Inc. Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

Police Department Radio Communications Service Contract Renewal

Motion (Taylor/Van Dyke) to approve the 2007 Police Department Radio Communications Service Contract Renewal for \$3,072.00. Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

Change Order: S. Church Street

Motion (Van Dyke/Payson) to approve a Change Order for the S. Church Street Reconstruction by Mann Bros. for \$17,326.29. Roll Call vote: Dunwiddie, yes; McClory, yes; Payson, yes; Reynolds, yes; Taylor, yes; Van Dyke, yes. Motion carried.

ADJOURNMENT

Motion (Van Dyke/McClory) to adjourn at 8:17 p.m. Motion carried by the majority present.

Nancy B. Jacobson
City Clerk