

Minutes of the Land Use, Parks and Environment (LUPE) Committee

Tuesday, October 15, 2019

Chair Zimmermann called the meeting to order at 8:30 a.m.

Present: Supervisors Dave Zimmermann, Keith Hammitt, Steve Whittow, Kathleen Cummings, Bill Mitchell, and Chuck Wood. **Absent:** Tom Schellinger.

Also Present: Legislative Policy Advisor Sarah Spaeth, Chief of Staff Mark Mader, County Board Chair Paul Decker, Planning and Zoning Manager Jason Fruth, Parks & Land Use Director Dale Shaver, Budget Manager Linda Witkowski, Parks System Manager Steve Brunner, Senior Financial Analyst Steve Trimborn, Business Manager Peter Mudek, Workforce Development Board Director Laura Catherman; County Board Supervisors Tim Dondlinger, Darlene Johnson, and Jim Heinrich; and Citizens Joe Vachuska, Ron Buettner, William Kerr, and Ron Sonntag.

Approve Minutes – October 1, 2019

MOTION: Mitchell moved, second by Wood to approve the minutes of October 1. Motion carried 6-0.

Executive Committee Report – October 14, 2019

Zimmermann advised the committee approved an ordinance amending the Code and they heard standing committee reports and the Chair's report on economic development and transportation issues.

Public Comment

Vachuska thanked Dondlinger, Cummings, and Walz for putting together amendments and said the Save Wanaki group prefers the Cummings/Walz amendment but would be fine with any of the proposed amendments.

Future Agenda Items

- Expo Center (Mitchell)
- Enterprise Funds (Mitchell)

Future Meeting Dates

- November 19, 2019
- December 10, 2019

Discuss and Consider Ordinance 174-O-056: Amend The District Zoning Map Of The Town Of Genesee Zoning Code By Conditionally Rezoning Certain Lands Located In Part Of The NE ¼ Of Section 3, T6N, R18E, Town Of Genesee, Waukesha County, Wisconsin, From The A-5 Mini Farm District To The R-1 Residential District (RZ46)

Fruth discussed this ordinance to rezone property located at W304 S1806 Brandybrook Road from the A-5 Mini Farm District to the R-1 Residential District to allow an eleven-lot residential development in the Town of Genesee. A public hearing was held and the subject matter of this ordinance was approved by the Genesee Town Board on August 12, 2019. The matter was referred to and considered by the Waukesha County Park and Planning Commission which has recommended approval.

MOTION: Wood moved, second by Whittow to approve Ordinance 174-O-056. Motion carried 6-0.

Discuss and Consider Amendments to the 2020 Parks and Land Use Budget

Dondlinger presented Supervisor Amendments 3 and 4:

Department: Parks and Land Use
Fund: Golf Course Fund

Supervisor Amendment 3: Dondlinger

I move to amend the 2020 Parks and Land Use Golf Course Fund Wanaki Program budget as follows:

Appropriate \$65,000 of Tarmann Fund Balance. Appropriated Fund balance from non-golf operations provides one-time resources to reduce the risk of golf operations ending 2020 with negative fund balance.

Increase personnel costs by \$30,930, operating expenses by \$21,415, and interdepartmental charges by \$12,655.

Amendment provides the minimum level of course maintenance to allow the course to open if leased or sold. Minimal maintenance levels do not provide for clubhouse operations or grounds keeping at a level to support play.

Amendment directs Parks and Land Use staff to either lease for golf course operations or sell Wanaki Golf Course as detailed below:

1. Decision to lease shall be made no later than February 15, 2020.
Any lease agreement executed shall be competitively bid to allow for the most favorable revenue share with the County.

Any lease agreement shall place no net expense burden on the County including the cost of lease management, clubhouse operations, course maintenance, and capital improvements.
2. If no lease offers meet minimum requirements, pursue sale for golf operations via deed restriction at no less than 80% of highest and best use value by March 31, 2020.
3. If no viable sale bid for golf use is received proceed with sale for outdoor recreation purposes at no less than 80% of highest and best use value by June 30, 2020.
4. If no viable sale bid is received for outdoor recreation purposes proceed with sale for highest and best use.

Golf Course Fund-Wanaki	County Executive	Proposed Amendment Amt. Increase	County Board
Wanaki Expenditures			
Personnel Costs	\$25,000	\$30,930	\$55,930
Operating Expenses	\$20,500	\$21,415	\$41,915
Depreciation	\$0	\$0	\$0
Interdepartmental Charges	<u>\$22,983</u>	<u>\$12,655</u>	<u>\$35,638</u>
Total Expenditures	\$68,483	\$65,000	\$133,483
Wanaki Revenues			
Charges for Services	\$0	\$0	\$0
Other revenue	\$0	\$0	\$0
Tax Levy	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0
Gain (loss)	(\$68,483)	(\$65,000)	(\$133,483)
Cash Flow	(\$68,483)	(\$65,000)	(\$133,483)
Transfer In of Fund Balance	\$0	\$65,000	\$65,000
Fund Balance Impact	(\$68,483)	\$0	(\$68,483)

Department: Parks and Land Use
 Fund: Golf Course Fund

Supervisor Amendment 4: Dondlinger

I move to amend the 2020 Parks and Land Use Golf Course Fund Wanaki Program budget as follows:

Appropriate \$135,000 of Tarmann Fund Balance. Appropriated Fund balance from non-golf operations provides one-time resources to reduce the risk of golf operations ending 2020 with negative fund balance.

Increase personnel costs by \$529,860, operating expenses by \$410,807 (including \$73,331 in depreciation expenses), and \$345,093 in interdepartmental charges.

Increase charges for service revenues by \$1,188,600.

Unless an agreement to lease Wanaki for golf course operations is accepted by the County on or before February 15, 2020, this Amendment provides for county run golf course operation until November 1, 2020.

Amendment adds the following program text to the 2020 Wanaki Program budget:

Budgeted expense, revenue and appropriated fund balance provide for the operation of Wanaki in 2020. Wanaki will cease operations as a course operated by County personnel no later than November 1, 2020.

<u>Golf Course Fund-Wanaki</u>	<u>County Executive</u>	<u>Proposed Amendment</u>	
		<u>Amt. Increase</u>	<u>County Board</u>
<u>Wanaki Expenditures</u>			
Personnel Costs	\$25,000	\$529,860	\$554,860
Operating Expenses	\$20,500	\$337,476	\$357,976
Depreciation	\$0	\$73,331	\$73,331
Interdepartmental Charges	<u>\$22,983</u>	<u>\$345,093</u>	<u>\$368,076</u>
Total Expenditures	\$68,483	\$1,285,760	\$1,354,243
<u>Wanaki Revenues</u>			
Charges for Services	\$0	\$1,188,600	\$1,188,600
Other revenue	\$0	\$0	
Tax Levy	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Revenues	\$0	\$1,188,600	\$1,188,600
Gain (loss)	(\$68,483)	(\$97,160)	(\$165,643)
Cash Flow	(\$68,483)	(\$23,829)	(\$92,312)
Transfer In of Fund Balance	\$0	\$135,000	\$135,000
Fund Balance Impact	(\$68,483)	\$111,171	\$42,688

Dondlinger said it is his goal to keep Wanaki a golf course and to do so in a fiscally prudent manner. Dondlinger said he does believe Administration has done everything in their power to operate the courses effectively. He does not believe the County should operate the courses in the future with levy support and pointed out he has a privately run course in his district that pays \$40,000 annually in taxes.

To answer Zimmermann’s question, Shaver said it is realistic to have a lease in place by February 15, 2020. Wood suggested the committee add in a date for the RFP to be released. Shaver asked the committee for trust to follow their intent. Whittow said he wants to make sure the RFP will meet the intent of the board and provide a fair shot to find a lessee.

Cummings presented Supervisor Amendment 5:

Department: Parks and Land Use
 Fund: Golf Course Fund

Supervisor Amendment 5: Kathleen Cummings and Jeremy Walz

I move to amend the 2020 Budget as follows:

WANAKI GOLF COURSE

Increase personnel costs by \$560,790, operating expenses by \$432,222 (including \$73,331 in depreciation expenses), and interdepartmental charges by \$357,748 in the Wanaki Golf Course budget to operate the golf course in 2020, with no closure date.

Increase charges for service revenues \$1,188,600 in the Wanaki Golf Course budget for golf course fees, and fund balance appropriations by \$461,609. The \$461,609 satisfies the ice arena’s debt to the Parks and Land Use – Golf Course Fund established as part of the Naga-Waukee Ice Arena construction as part of enrolled ordinance 149-134.

Amendment establishes a loan from the Tarmann Fund to the Parks and Land Use – Ice Arena Fund at no interest, payable at such time that the Ice Arena’s General Fund loan has been paid in full, and projections indicate that five years of principal payments can be made without exhausting Ice Arena Fund cash reserves.

Golf Course Fund Wanaki	County Executive	Proposed Amendment Amt. Increase	County Board
Wanaki Expenditures			
Personnel Costs	\$25,000	\$560,790	\$585,790
Operating Expenses	\$20,500	\$358,891	\$379,391
Depreciation	\$0	\$73,331	\$73,331
Interdepartmental Charges	<u>\$22,983</u>	<u>\$357,748</u>	<u>\$380,731</u>
Total Expenditures	\$68,483	\$1,350,760	\$1,419,243
Wanaki Revenues			
Charges for Services	\$0	\$1,188,600	\$1,188,600
Other revenue	\$0	\$0	
Tax Levy	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Revenues	\$0	\$1,188,600	\$1,188,600
Gain (loss)	(\$68,483)	(\$162,160)	(\$230,643)
Cash Flow	(\$68,483)	(\$88,829)	(\$157,312)
Transfer In of Fund Balance	\$0	\$461,609	\$461,609
Fund Balance Impact	(\$68,483)	\$372,780	\$304,297

COUNTY BOARD

Establish a committee, appointed by the County Board Chair with County Board approval that has the purpose of enhancing and leveraging marketing and volunteer groups and any non-profits that may be established to assist the golf course to make Wanaki Golf Course profitable and sustainable. In addition to marketing, the committee, volunteers and groups will further leverage marketing through golf shows, celebrating the 50th Anniversary of Wanaki, marketing events, further enhancing its reputation as a community asset, establishing cooperative ventures and fundraising. Said group may also address any other issues addressing sustained financial viability of Wanaki Golf Course.

The seven member committee shall be submitted for appointment as soon as possible for a two year term and shall include:

- One citizen member with a business marketing background
- One Waukesha County Board Supervisor
- One member from the administration
- One staff member from Wanaki Golf Course
- Three members with demonstrated interest in saving Wanaki Golf Course, preferably at least one of whom represents a Wanaki women’s league, and one of whom represents a men’s league.

Cummings likened Wanaki Golf Course to a County park and pointed out that parks do not support themselves. Cummings said if the board feels we shouldn’t be in the golf course business then all

courses should be up for lease or sale. Cummings asked that the board have this policy discussion over five years. Cummings said the goal of her amendment is to make Wanaki profitable and sustainable.

Wood said he is most concerned about having an exit strategy to get out of the golf business. Whittow said we've known for some time we were going to have this discussion and he does not think the County should be in the golf business. Zimmermann said for him, it comes down to long term viability of the course. He does not believe the course is viable as a County-run course but would like to see it run by the private sector.

To answer Cummings' question, Mitchell said Supervisor Amendment 5 could be stronger if there was an added objective saying Wanaki must have positive cash flow in two years' time.

MOTION: Mitchell moved, second by Cummings to amend Supervisor Amendment 5 by deleting the words "with no closure date" and adding "with closure date of November 15, 2021 unless the course is cash flow positive by at least one dollar for the 2021 season." Motion defeated 3-3. Zimmermann, Whittow, and Hammitt voted no.

MOTION: Hammitt moved, second by Mitchell to approve Supervisor Amendment 3. Motion carried 5-1. Cummings voted no.

MOTION: Whittow moved, second by Wood to approve Supervisor Amendment 4. Motion carried 5-1. Cummings voted no.

MOTION: Mitchell moved, second by Cummings to approve Supervisor Amendment 5 as originally written. Motion defeated 3-3. Zimmermann, Whittow, and Hammitt voted no.

Legislative Update

Spaeth updated the committee on bills related to biennial budgets, election reimbursement costs, and sexually violent persons.

MOTION: Mitchell moved, second by Hammitt to adjourn at 10:41 a.m. Motion carried 6-0.

Respectfully submitted,

Steve Whittow

Steve Whittow
Secretary