

January 13, 2026

A meeting of the Finance Committee of the City of Eagle River was called to order at 5:15PM by Mayor Deb Brown.

Roll Call: Dan Dumas, Kim Schaffer, and Vic Washelesky. Burkett arrived at 5:25PM. Also in attendance: Robin Ginner, Cory Hoffmann and Becky Bolte.

Treasurer confirmation that all bank accounts are reconciled: Hoffmann reported that accounts are balanced through December 2025.

Treasurer report of any and all late payments and penalties. Hoffmann confirmed none.

Treasurers monthly update: Busy with tax collection and end of year duties.

December 2025 Financial Review: Hoffmann provided City and Golf Course account balances, budget report for the Golf Course through 12-31-25, and budget status report for the City of Eagle River as of 12-31-2025.

2022 W2 Corrections: Hoffmann presented that an error was discovered with the 2022 W2's and Clifton Larson Allen has been hired to correct and produce corrected form W2's.

Review and approval of Accounts Payable for City and Golf Course: *Motion by Burkett, 2<sup>nd</sup> by Dumas, to recommend payment of presented City and Golf Course payables to City Council. Carried on a roll call vote, all.*

*Motion by Burkett, 2<sup>nd</sup> by Schaffer to adjourn at 5:40PM. Carried, all.*

Becky Bolte - Clerk

January 13, 2026

A meeting of the Common Council of the City of Eagle River was called to order at 6:00PM by Mayor Deb Brown.

The Pledge of Allegiance was led by Phil Kriesel and was recited by all present.

Roll Call: Jerry Burkett, Vic Washelesky, Kim Schaffer and Dan Dumas. Also in attendance: Robin Ginner, Becky Bolte, and Mike Sanborn. Tyler Salvinski was available via Zoom.

*Motion by Burkett, 2<sup>nd</sup> by Washelesky to approve the agenda in any order. Carried, all.*

*Motion by Burkett, 2<sup>nd</sup> by Schaffer to approve the minutes of 12-9-2025 Finance Committee and Common Council meetings. Carried, all.*

a) MSA Monthly Updates: Phil Kriesel presented a written update including 2026 Streets Project. John Premier is working on the design of some of the street projects. Updates provided on Silver Lake Road Project, GIS Update of the move from ESRI software, General Wastewater Assistance update, and ITA filing for Clean Water Fund and Safe Drinking Water Loan Program for Spruce and Third.

2026 Non TID Services Agreement: *Motion by Schaffer, 2<sup>nd</sup> by Dumas to approve MSA 2026 Non TID Services agreement as presented. Carried on a roll call vote, all.*

b) Eagle River Light & Water: Ginner presented bid document to be used for Sanitary Sewer Televising, Cleaning and Repair Services. The intention is to put the service out to bid for cost effectiveness and bring back bids to Council in March for motion to act. *Motion by Dumas, 2<sup>nd</sup> by Schaffer to approve bid document as presented for Sanitary Sewer Cleaning and Televising services. Carried on a roll call vote, all.*

c) Planning Commission:

i. Lions Club request for approval to build municipal bathrooms at Gremban Park in 2026. Eagle River

Lions Club representative Mike Sanborn presented the plan for building bathrooms at Gremban Park behind City Hall in 2026. Sanborn presented that the Lions Club would like permission to build two unisex bathrooms, one if costs prohibit two. Residents living on 3<sup>rd</sup> Street have been approached and received an overwhelming response in favor of the bathroom addition. Sanborn provided Council with a potential building plan and map of requested utility routes. Sanborn requested water and electric be run directly from City Hall to avoid additional meters and cost associated with those meters. The building would be erected close to 3<sup>rd</sup> Street for ease and cost effectiveness of connecting into the existing sewer line/depth. Burkett requested bathroom to have doors facing 3<sup>rd</sup> street for visibility purposes and requested cameras be erected on the outside of building to have ability to see who went in and out. Sanborn confirmed that timers would be installed to control the automatic locking of doors overnight. Sanborn addressed the maintenance expense by suggesting the current porta potty expense of \$370/month during the summer season be considered and move that amount into the new bathroom maintenance fund. Schaffer reported on the Planning Commission recommendation of the build, stating it was good idea, and continues the vision of Gremban Park. *Motion by Burkett, 2<sup>nd</sup> by Dumas to accept the Planning Commission recommendation and grant Eagle River Lions Club permission and encourage the Lions Club to build unisex bathroom(s) at Gremban Park in 2026 as discussed/presented. Motion carried on a roll call vote, all.*

*ii) Motion by Burkett, 2<sup>nd</sup> by Schaffer to accept the Planning Commission recommendation to reappoint Mary Horant to the Planning Commission for a three-year term ending April 2028. Carried, all.*

*iii) Riverside Development – approval of preliminary plat application to subdivide Parcel 221-188, Riverside Park, and change the zoning district from Park/Recreation to Single-Two Family Residential. The parcel is described as Part of Government Lot 1, Section 32, and Government Lot 8, Section 29, Township 40 North, Range 10 East.*

Burkett abstained from discussion as a City of Eagle River member of the Common Council but was present as the Vilas County Representative for the petitioner (Vilas County). Darcy Smith, Vilas County Finance Director, was also present.

Mayor Brown read a statement that included meeting etiquette, that there will be a 2-minute time limit for each person who wishes to comment and that the petitioner, Vilas County – represented by Jerry Burkett, would be given additional time over the 2-minute limit to respond. Burkett would not be voting as a member of the City of Eagle River Council on Riverside agenda items. Brown stated that the park area that was being discussed was Riverside behind the fairgrounds, not Riverview by the bridge, that the City of Eagle River does not own the park, Vilas County does and the City cannot dictate whether or not Vilas County sells the property.

Mayor Brown stated that Dale Ayers of the Vilas County Fair Board presented a petition at the 1-8-2026 Planning Commission meeting that contained 577 signatures. The petition heading was: “We the undersigned support the stoppage of the partitioning off of the fairground land. This property is zoned park and recreation. Let’s keep it that way”. The petition does not include physical addresses, but Ayers reported to Planning Commission the signers were from Eagle River Proper. Mayor Brown disclosed familial connections to Ayers and possibly Deana Lindbom who was in attendance.

The sign-in sheet for the Riverside Park discussion was presented to Mayor Brown with 35 attendee signatures, 11 were City of Eagle River residents. Not all reported FAVOR/OPPOSED stance but of those who did, and did not also provide written comments, 1 favored, 29 opposed rezone and preliminary plat approval.

Ginner provided attendees with a handout with the purpose of helping attendees understand what is and what is not being considered by the Eagle River City Council at the meeting. Ginner read aloud the handout in full.

Written public comments received as of 1-8-2026 presented to Planning Commission at Public Hearing, with copies provided to Council:

Susan Murphy, 132 S Aquila Ct, wants Riverside to remain a public park.

Michael Kunstman, 3667 Kropetz Ln, Town of Washington, strongly opposed the rezoning of the public park for residential development.

Martha Von Kluck, 1746 W Bass Lake Rd, Town of Washington, opposed the rezoning and potential sale.

Debra and Kurt Rekau, Duck Lake, Town of Lincoln, opposed, wants lands that include Riverside Park and the Fairgrounds to continue to be greenspace without buildings.

Steve Favorite, Town of Cloverland, owns home at 107 Silver Lake Rd, requesting that in development of the river front property, consideration for River Trail Commissions plan for an off-road bicycle/pedestrian route. Favorite requests that River Trail Commission preliminary engineering drawings that map the location of the route be entered into the record for public comment.

Warren Kmiec, 4861 Sherburn Rd, Town of Lincoln, not in favor of the change of zoning designation.

Nan Andrews, Town of Lincoln, opposes the rezoning of Riverside Park to Single-Two Family Residential.

Ginner read aloud public comments received after Planning Commission 1-8-2026 public hearing. Council received copies of written comments.

Bill Strasser, 1756 Meta Lake Rd, Town of Three Lakes, phoned Mayor Brown with request to turn the property into something good and incorporate the outlots into a bike trail, with the trail to become part of the street.

Deanna Lindbom, 6138 River Road, Town of Lincoln, phoned Mayor Brown expressing opposition to the sale of Riverside Park.

Annette Numrich, Town of Washington, urges Council to vote no on Ordinance 601 and Resolution 1072, consider other options for increasing the use of the space and other options to generate income.

Jeanne Ness, Otter Lake, address not provided, Otter Lake addresses located in Town of Lincoln, Town of Washington. Asks Council to say no to the proposal.

Phoebe Spier, 108 S 3<sup>rd</sup>, Eagle River, urging Council to vote against approval of the preliminary plant and zoning change, or table until comprehensive impact assessment is completed.

Linda Thill, address not provided, could not find in search, family owns property on Chain of Lakes since 1955, summer resident, concerns of adding to the congestion on the river, asking for alternative means to generate revenue without destroying the area.

Kari Kirschbaum, 241 N 3<sup>rd</sup> and 311 E Spruce St, Eagle River, encouraging Council to vote NO, or postpone, the proposal to subdivide and re-zone Riverside Park.

Tom Timm, 1062 Everett Rd, Town of Washington, requests Council votes no on rezoning and sale for a short-term revenue gain.

Kira Oas, 1508 Sandstone Circle, Town of Lincoln, asks that Council does not approve the application to change Riverside Park zoning to Single-Two family residential lots.

Dan O'Neil, address not provided, could not find in search, maintained a Northwoods home for more than 60 years, strong opposition to the proposed zoning changes Riverside Park. Asks City of Eagle River to say no to unrestrained development and protect green space.

Deborah Magee, 537 N Bond St, Eagle River, asks the Council to vote NO or postpone the vote to change the zoning of Riverside Park.

Janet Eckstein, 11126 Birch Point Lane, Boulder Junction, opposed to the sale and subdivision of Riverside Park.

Martha Von Kluck, 1746 W Bass Lake Rd, Town of Washington, urged Council to vote against approval of plat application and rezone. Asks for an impact assessment to be done, revisit potential uses of property, work with Vilas County Economic Development Corporation to address not only Riverside Park, but additional means to generate income.

Carol Marshall, 1033 Circle Drive, Town of Lincoln. Opposed to rezoning and sale for budget relief. Provided a copy of a letter submitted to the VCNR. Letter urges a comprehensive impact study, environmental in particular, before any development. Suggesting that improvements be made at Riverside Park to increase the use.

Nan Andrews, Town of Lincoln, opposed the rezoning of Riverside Park, citing concerns of irreversible loss of public waterfront, concerns over infrastructure and density, conflicts of interest with Burkett holding dual leadership roles at Vilas County and City of Eagle River, and inappropriate use of zoning power. Urged commission to deny the preliminary plat and maintain current Park/Recreation zoning. Andrew provided a document titled "Executive Summary: Revenue Alternatives to the Sale of Riverside Park Land".

Mayor Brown allowed for public comments with a two-minute limit per person with a 30-minute total comment time allotment.

Kathryn Craffey, 202 N 3<sup>rd</sup> St, City of Eagle River. Expressed concern that due diligence has not been done to show the proposed is in the best interest of the community. Requests City of Eagle River net financial gain/loss of the project and overall impact, including environmental factors to the area. Raised concerns on financial status of the City and financial management.

Jim Meiers, 4921 Sundstein Rd, Town of Lincoln, asked how the Planning Commission recommended approval with so many people not in favor. Expressed opposition to rezoning.

Ann Carlson, 330 Squash Lake Rd, Town of Lincoln. Eagle River is the gatekeeper to protect the park. Asks Council to consider the long-term impact. Impact study should be done. Short term solution to long term issue and agrees city should take a look at finances. Citizen Advisory Board should be created.

Bill Marshall, 1033 Circle Dr, Town of Lincoln, stated that City and County are stewards of assets and land. Wants to see rezone to residential tabled. If City proceeds, hold off at least until State of Wisconsin approves plat and wants rezone structured to happen after/if sale is finalized.

Annette Numrich, 1533 E Dollar Lake Rd, Town of Lincoln, questioned why the change of zoning was being done in advance of the potential sale. Concerns that the rezone prevents public use.

Joe Panci, 1176 Fire Tree Ln, Town of Lincoln. Green space is a wonderful capital asset, concerns of poor financial management, asks that due diligence is done to make this decision.

Kira Oas, 1508 Sandstone Circle, Town of Lincoln, written comment already read by Ginner, enjoys the park, green space is a limited natural resource in the City of Eagle River and wants a land use assessment be done. The sale of riverfront property does not address affordable housing need.

Vilas County Petitioner Representative, Jerry Burkett – Vilas County Chair was given the opportunity to speak.

Burkett stated that Vilas County has 41,000 acres of public land. Vilas County is struggling to pay the bills and County/City cannot raise taxes to pay to run the government and offer services. Examples of costs incurred to run the government given. Vilas County is the 3<sup>rd</sup> lowest taxed County in Wisconsin, and Burkett reported 50% of the City of Eagle River is tax exempt. If the property is sold by Vilas County, it would be sold on WI Surplus Auction, open to all, and no realtor would be receiving commission. Vilas County Board would need a 2/3 vote to sell property. Burkett encouraged those in attendance run for public office, and to contact their State officials to encourage the State to lessen the levy limit constraints. Burkett thanked the audience, appreciated audience concerns, and stated this is a heavy burden for public officials. Stated his wife and children are off-limits in the verbal attacks and stated that he does not do things for his financial gain and asked audience to assist in finding solutions to the financial burden.

Discussion turned to Council members.

Vic Washelesky: He voted no to previously approved Resolution 1052 expressing support of sale of property at Riverside Park and believes there are commonalities in Ordinance 601 and Resolution 1072. Does not believe the zoning amendment is consistent with comprehensive plan as comprehensive plan lists it as a park and does not believe it is compatible with surrounding land uses.

Kim Schaffer: Reported discussion at the Planning Commission regarding the zoning change, stating the residential lot continuation of adjacent Bridges Landing supported compatible use. Stated Vilas County could have proposed 60' lots and that proposal was responsible because it limited the number of lots and provided for an outlot to remain public at each end of the lots. Comprehensive plan also dictates growth. Stated there is less impact on the environment due to being on City sewer and water over septic. The single and two-family residential zoning designation prevents land from being exploited with condos or apartments. Schaffer invited Planning Commission member Adam Grassl to speak to the motions made at the 1-8-2026 Planning Commission meeting. Grassl made the motion to approve at the Planning Commission meeting.

Adam Grassl: His assessment of the proposed rezone was that it was consistent with surrounding zoning. Agreed with Schaffer that the use of city sewer was a positive on the impact on the environment concern, appreciated the larger lot sizes of the 10 lots.

Kim Schaffer spoke on the financial tax benefit for all jurisdictions. Stated there was another 950' park on the river, Riverview, close to this park.

Dan Dumas: Felt the updated park of Riverview, 500 yards away, offered green space and updated services. Riverside is underutilized. Doesn't want to let go of green space but reiterated the need to build on the tax base to cover services in the "Biggest little Town in Vilas County".

Mayor Brown: Stated that she would like to see an impact study be done, including environmental impact. Mayor expressed concerns on storm water, road - W Division St, bathroom at Riverside, and event parking. Reported 50% of the property in the 1.25 square mile that makes up the City of Eagle River is tax exempt. We have five parks and a beach in the city. Levy limits put the city in a chokehold and it's becoming increasingly more difficult to operate, keep services, and keep staff. Council represents the residents of the City of Eagle River.

Vic Washelesky: Asked if we have progressed with developers agreement, suggesting holding zoning change as leverage to negotiate with the developer. Concerns over road damage and who would pay to repair and

how it would be incorporated into developers agreement. MSA confirmed the road is not a part of the current MSA plan.

Jerry Burkett – Vilas County Chair: Reminded that he came to Council with the suggestion to implement an impact fee or agreement with each sale that a portion would go back to the city for road repair. This could be determined with Vilas County Board decision.

*Motion by Schaffer, 2<sup>nd</sup> by Dumas to approve Ordinance #601 – Amending The Zoning District Classification From Park/ Recreation (PR) To Single & Two-Family Residential (R-2) at Riverside Park as presented. Carried on a roll call vote. Ayes: Schaffer, Dumas Nays: Washelesky Burkett abstained*

*Motion by Schaffer, 2<sup>nd</sup> by Dumas to approve Resolution 1072, a Resolution approving a preliminary plat for 10 lots at Riverside Park with 2 outlots as presented. Carried on a roll call vote. Ayes: Schaffer, Dumas Nays: Washelesky Burkett abstained*

Mayor Brown implemented a five minute recess.

d) Eagle River Revitalization: Approval to dispose of cabinets and shelves from Revitalization Office.

*Motion by Burkett, 2<sup>nd</sup> by Washelesky to authorize disposal of the following City owned property: two white cabinets, a particle board shelving unit, and a smaller desk with no legs and a drawer. Carried, all.*

e) Approval of easement agreement between Holperin Property Management LLC and the City of Eagle River for the strip of property between Holperin building at 221 W. Wall Street and 229 W. Wall Street, known as

Rotary Square: Ginner presented the easement drafted by Attorney Garbowicz. Holperin offered appreciation and reminder that the City of Eagle River *acquired* the land at the park known as the Square for public benefit.

*Motion by Burkett, 2<sup>nd</sup> by Dumas to approve presented easement agreement between the City of Eagle River and Holperin Property Management LLC as presented. Carried on a roll call vote, all.*

f) Street Closing/display of goods/event food trucks/temporary sign/amplification permits:

*Motion by Schaffer, 2<sup>nd</sup> by Dumas to approve Temporary Sign permit to Dynamic Innovations, for the 4th Annual Recycling Extravaganza August 22, 2026, 9:00AM – 1:00PM, Eagle River Elementary School, Temp Signs on Pleasure Island Road at Hwy 45, and at Pleasure Island Road and School Parking lot. Bob Blaus. Carried, all.*

Eagle River Revitalization - Eagle River Farmers Market:

*Motion by Burkett, 2<sup>nd</sup> by Washelesky to approve Display of Goods/Amplifying Device/Temporary Signs/Food Trucks permit for the Eagle River Farmers Market, Wed May 6 – Oct 7, 2026 and Sundays May 24 – October 4, 2026, 8:30AM – 1:00PM, exemption from Direct Sellers Permits, Porta Potty to be contracted, paid, placed behind market sign and cleaned weekly and unlocked during market hours by ERRP, weekly entertainer using small amplifier to provide music during market hours (may be busking). Carried, all.*

g) Operators Licenses: *Motion by Dumas, 2<sup>nd</sup> by Washelesky to approve Regular Operators Licenses to: Rachel Beyersdorf, Brooke Grabowski, Madison Nyman. Carried, all.*

h) 2026 Capital Improvement Loan Payment - Debt Service Fund: The 2026 Capital Improvement loan taken out with Incredible Bank came back with 2026 principal and interest payments not supported by levy. Mayor and staff conferred with CLA and 2026 principal and interest payment will be made using available Debt Service funds totaling \$87,877. Mayor provided the solution that four sets of eyes review the budget. *Motion by Schaffer, 2<sup>nd</sup> by Washelesky to approve using \$87,877 in available Debt Service Fund balance to make 2026 principal and interest payments on the 2026 Capital Improvement Loan with Incredible Bank. Carried on a roll call vote, all.*

i) *Motion by Dumas, 2<sup>nd</sup> by Burkett to approve payment of the bills for the city and the golf course recommended by the Finance Committee. Carried on a roll call vote, all.*

j) Presentation and approval of corrected 2026 Budget Summary: Ginner presented error on published 2026 Budget Summary. The 2026 budget summary had 2025 budget expense line items not being presented accurately as spreadsheet formulas were corrupted due to 2026 zero dollar line items being inadvertently deleted. Ginner recreated the budget summary for posting on the city website with 2025 corrections. Bottom line figures have not changed, and total amounts approved were not changed. *Motion by Burkett, 2<sup>nd</sup> by Schaffer to approve corrected 2026 Budget Summary for posting as presented. Carried on a roll call vote, all.*

k) Police Department: Police Chief Tyler Salvinski prepared a monthly update on current departmental activities. Chief Salvinski was available via Zoom and stated the new squad is almost ready for pickup. Salvinski presented the inclusion of PoliceOne Academy under the PD training availabilities for 2026.

Salvinski reported a need to hire a new patrol officer as there is an officer leaving in June. There is a 2026 Police Grant covering \$125,000 in salary for three years if the PD were to get it. *Motion by Burkett, 2<sup>nd</sup> by Washelesky to instruct Chief Salvinski to pursue the hiring of a new patrol officer. Carried on a roll call vote, all.*

l) Administrator's monthly update on activities of all departments: Ginner provided a written update including a marketing report for the golf course.

Ginner presented RFP document for Municipal Janitorial and Cleaning Services. No action taken.

*Motion by Schaffer, 2<sup>nd</sup> by Washelesky to adjourn at 7:55PM. Carried, all.*

Becky J Bolte - Clerk