

**VILLAGE OF FONTANA ON GENEVA LAKE**  
**WALWORTH COUNTY, WISCONSIN**  
(Official Minutes)

SPECIAL JOINT SESSION of the VILLAGE BOARD OF TRUSTEES  
with the CDA BOARD OF DIRECTORS  
**Thursday, May 19, 2005**

President Whowell called the Village Board Meeting to order at 4:07 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Trustees present:** Roll call vote: Larson, Pollitt, O'Connell, Bromfield, President Whowell, Petersen

**Trustee late:** Turner

**Also present:** Village Administrator Kelly Hayden-Staggs, Village Clerk Dennis Martin, Village Attorney Dale Thorpe

**Announcement for Board of Trustees to Consider Going Into Closed Session** - President Whowell

Trustee Petersen/Trustee Bromfield 2<sup>nd</sup> made a MOTION for the Village Board to go into closed session pursuant to Chapter 19.85 (1) (c) Wis. Stats. for the purpose of "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and Chapter 19.85 (1) (g) Wis. Stats., for the purpose of "conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved," and the roll call vote followed:

Pollitt – Yes

O'Connell – Yes

Bromfield – Yes

President Whowell – Yes

Petersen – Yes

Larson – Yes

**Adjournment of Closed Session**

Trustee Bromfield/Trustee Petersen 2<sup>nd</sup> made a MOTION to adjourn the closed session of the Village Board at 4:52 pm and to reconvene in open session after a short recess, and the MOTION carried without negative vote.

Trustee Turner arrived at the meeting at 4:55 pm.

President Whowell announced at 5:02 pm that the Village Board was in Open Session.

**Also present:** Librarian Nancy Krei, reporter Jordan Madrosky, Jim Mann, Treasurer Peg Pollitt, Bob Sandy, CDA Director Cindy Wilson

**Approval of Village Board Minutes**

Trustee O'Connell/Trustee Bromfield 2<sup>nd</sup> made a MOTION to approve the minutes for the April 30, 2005 Special Village Board meeting, and the May 2, 2005 Closed Session and Joint Session Village Board meetings, and the MOTION carried without negative vote.

**General Business – President Whowell**

### **Fran Hill Reappointment to Library Board**

President Whowell stated Fran Hill's reappointment to the Library Board was inadvertently not acted on at the annual organizational meeting.

Trustee Petersen/Trustee Bromfield 2<sup>nd</sup> made a MOTION to approve the reappointment of Fran Hill to the Library Board, and the MOTION carried without negative vote.

### **Correction of Rick Rosenow Appointment to Public Works Committee and Lakefront and Harbor Committee**

President Whowell stated that Rick Rosenow's appointment status had to be changed on the Public Works and Lakefront and Harbor committees because Rosenow is a property owner in Fontana, not a resident. Rosenow had to be taken off the Public Works Committee, and replaced with a resident member; and changed from a resident member to a property owner representative on the Lakefront and Harbor Committee.

Trustee Turner/Trustee Bromfield 2<sup>nd</sup> made a MOTION to approve the removal of Rosenow as a resident member of the Public Works Committee, and the change of his designation on the Lakefront and Harbor Committee from a resident member to a property owner representative, and the MOTION carried without negative vote.

### **ETZ Committee Appointment Amendment**

President Whowell stated that Trustee O'Connell requested that she be replaced on the Joint ETZ Committee because of her busy schedule. Plan Commissioner George Spadoni offered to take O'Connell's place on the ETZ Committee.

Trustee Bromfield/Trustee Larson 2<sup>nd</sup> made a MOTION to approve the replacement of O'Connell on the Joint ETZ Committee with Spadoni, effective May 20, 2005, and the MOTION carried without negative vote.

### **Unofficial Appointment of Don Roberts, Village Photographer**

President Whowell stated that Village Historian Sue Koepsel requested the unofficial appointment of Don Roberts as the Village Photographer. Roberts will assist Koepsel in recording photographs and other information on historic properties in the Village of Fontana.

Trustee Bromfield/Trustee Turner 2<sup>nd</sup> made a MOTION to approve the unofficial appointment of Don Roberts as the Village Photographer, and the MOTION carried without negative vote.

### **Approve IGA with Village of Walworth for Building Inspection Services**

Hayden-Staggs stated that the Village of Walworth Board of Trustees voted to approve the Intergovernmental Agreement for building inspection services with the Village of Fontana with a few changes that were discussed and authorized in closed session.

Trustee Turner/Trustee Petersen 2<sup>nd</sup> made a MOTION to approve the Intergovernmental Agreement with the Village of Walworth for building inspection services, and the MOTION carried without negative vote. Trustee Bromfield abstained.

### **Approve WPPA Union Contract**

Hayden-Staggs stated that a mediator came up with an agreement that was accepted by the Village's negotiation team and the WPPA.

Trustee Pollitt/Trustee Turner 2<sup>nd</sup> made a MOTION to approve the three-year contract with the WPPA, subject to a final review of the contract language by the village's attorney, and the MOTION carried without negative vote.

### **GLLEA Auditor Proposal**

President Whowell stated that although the other three municipalities that comprise the Geneva Lake Law Enforcement Agency do not want to fund an audit of the organization, he offered that the Village of Fontana would fund an audit of the GLLEA back to 2002. Besides the plethora of

operational issues that have affected the agency in recent years, the GLLEA has never had an audit conducted or an annual budget published and approved.

Trustee Bromfield/Trustee Larson 2<sup>nd</sup> made a MOTION to direct Village Administrator Hayden-Staggs to put out RFPs for an audit of the GLLEA, and the MOTION carried without negative vote.

#### **Lakefront Decision Regarding Marina, Beach House and Public Facility**

Trustee Turner stated that during a recent beach house design planning meeting with PDI, the CDA was asked for a final decision with regard to the future of the Village's current marina building on the lakefront. If the beach house is going to be enlarged from its current footprint, the building will have to be moved back 50 feet from the lakefront. If there is a consensus reached, the beach house could be combined with the current marina building; but the future plans for the marina building have to be finalized. Turner requested that the issue be discussed at meetings of the CDA, Plan Commission, Park Commission, Lakefront and Harbor Committee and Finance Committee. A joint workshop will be scheduled after the initial discussions are held by the various committees.

#### **Adoption of Resolution 051905-01 Determining Scope of Projects for Purpose of Ordinance 040604-01 (Tabled May 2, 2005)**

Hayden-Staggs stated that the Resolution is no longer needed.

#### **Adoption of Resolution 051905-02 Authorizing Ehlers and Associates, Inc. to Provide Certain Financial Advisory Services In Conjunction With General Obligation Village Project Financing in the Village of Fontana on Geneva Lake, Wisconsin (Tabled April 4, 2005 and May 2, 2005)**

Hayden-Staggs stated that the Resolution is no longer needed.

#### **Lakefront Parcel Landscaping and Safety (Bush vs. Mirror)**

Trustee O'Connell stated that the Lakefront and Harbor Committee voted to have the large bush removed from the launch area because it is causing a safety issue. The harbormaster and other officials have requested that the bush be removed and replaced with other landscaping. President Whowell stated that he would like to see the bush saved. President Whowell stated that the Village of Fontana has earned Tree City USA recognition, and cutting down the bush would be contrary to the goals of the program. President Whowell stated that the landscaping of the entire lakefront area should be planned out before the bush is cut down. Trustee Turner stated that he will have PDI take a look at the landscaping plan for the lakefront. Trustee Bromfield stated that he agrees with O'Connell and the bush should be cut down because it blocks the view of the boat launch employees.

Trustee O'Connell/Trustee Bromfield 2<sup>nd</sup> made a MOTION to have the bush removed, and the MOTION carried on a 6-1 vote, with President Whowell voting "no."

#### **Beach Pass Clarification**

Hayden-Staggs stated that the Lakefront and Harbor Committee voted to recommend that the Village Board authorize the availability of resident beach passes to the new owners of the Abbey Resort's condo/hotel units. Hayden-Staggs stated that if the Village Board approves an amendment to the Ordinance to allow for the proposal, the Village Hall staff could find a way to make record keeping feasible. President Whowell took a straw vote, and the Village Board was in unanimous consensus that the Ordinance should not be amended at this time.

CDA Chairman Turner called the CDA to order at 5:35 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**CDA Commissioners present:** Roll call vote: Chairman Turner, Petersen, Chanson, Bliss

CDA Commissioners absent: Koepsel, McHugh

**Approval of CDA Minutes**

CDA Commissioner Chanson/Commissioner Petersen 2<sup>nd</sup> made a MOTION to approve the minutes for the May 2, 2005 Special Joint Meeting, and the MOTION carried without negative vote.

**General Business**

**CDA Approval of Resolution Authorizing the Sale and Issuance of Redevelopment Lease Revenue Bonds, Series 2005, the Approval and Execution of Related Documents, and Other Details**

Ehlers and Associates Vice President/Financial Advisor James A. Mann presented the proposal for \$5,090,000 in Redevelopment Lease Revenue Bonds. The proposed borrowing is for less money than initially anticipated, and at a better interest rate. The plan is to close on the bonds on June 7, 2005. The bonds will mature in 2025; however, there is a plan contingency that would allow the Village to pay off the bonds in 2014 if it desires. The revenue bonds plan will result in the CDA having available cash that could be invested.

CDA Commissioner Petersen/Commissioner Chanson 2<sup>nd</sup> made a MOTION to approve CDA Resolution 051905-01, and the MOTION carried without negative vote.

CDA Chairman Turner/Commissioner Petersen 2<sup>nd</sup> made a MOTION to direct Ehlers to help the Village prepare the figures to help with the CDA investment, and the MOTION carried without negative vote.

**Village Board Approval of Resolution Providing for the Sale and Issuance of Redevelopment Revenue Obligation, Series 2005, the Payment of said Revenue Obligation, and Other Related Details and Covenants**

Trustee Petersen/Trustee Bromfield 2<sup>nd</sup> made a MOTION to approve Resolution 051905-01, and the MOTION carried without negative vote.

**Adjournment**

CDA Chairman Turner/Commissioner Petersen 2<sup>nd</sup> made a MOTION to adjourn the CDA meeting at 5:46 pm, and the MOTION carried without negative vote.

Trustee Turner/Trustee O'Connell 2<sup>nd</sup> made a MOTION to adjourn the Village Board meeting at 5:58 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, village clerk

Note: These minutes are subject to further editing. Once approved by the Village Board and CDA, the official minutes will be on file at the Village Hall.

APPROVED: CDA – 06/01/2005  
VB – 06/06/2005