

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

AD HOC COMMITTEE for NEW VILLAGE PIER
Wednesday, June 10, 2015

Chairman Dave Prudden called the meeting of the Ad Hoc Committee to order at 1:02 pm in the Village Hall Conference Room, 175 Valley View Drive, Fontana, Wisconsin.

Committee members present: Trustee Prudden, Trustee Rick Pappas, Trustee Tom Howell
Also present: Darrell Frederick, Administrator Dennis Martin

Business

Discuss Lease Rate for New Pier Slips

Following discussion, the committee reached the consensus that the current \$2,484 lease rate for the existing 24-foot slip spaces should be increased by about 3 percent to \$2,550 in 2016; and based on the new slips being two feet longer, the lease rate for 26-foot slip spaces on the new pier should be about 8 percent more expensive and rounded off to \$2,760. The committee members also recommended that the Lakefront and Harbor Committee make a recommendation at its next monthly meeting on the 2016 mooring lease rates for the six or seven remaining buoys and for the ramp spaces.

Trustee Prudden/Trustee Pappas 2nd made a MOTION to recommend that the lease rate for the new pier slips should be \$2,760; that the 2016 rate for the existing pier slip spaces be increased to \$2,550; and that the Lakefront and Harbor Committee make a recommendation on the 2016 rates for the buoys and ramp spaces. The MOTION carried without negative vote.

Discuss Text Amendments for Village Mooring Lease Agreements

Following discussion, the committee reached the consensus that lease agreements for the new pier slips will require the addition of language that states the required hydraulic boat lifts and the initial placement of the lifts will have to be reviewed and approved by Darrell Frederick of Austin Pier Service, the village's contracted service provider. Although the new pier slip lease holders will not be required to purchase their \$10,000 to \$15,000 hydraulic lifts through Austin Pier, Frederick will still have to make sure the lifts are adequate, especially if they are not purchased new. Language also will have to be added to the first-year lease agreements to outline the provision for 14 of the 20 new slip spaces that will require deep-water racks. Frederick stated that the additional cost to construct the deep-water racks will be about \$1,200 to \$1,400, and the committee members agreed that the one-time expense will have to be paid by the slip lease holders, who will own the lifts and the deep-water racks, which will have to be custom made depending on the manufacturer of the lift station.

Discuss Other Issues That May Arise with New Pier and Slips

Frederick stated that the boat slip spaces on the new pier will each require one corner or angled piece be installed on one side of the slip space, and the committee members reached the consensus that the additional \$100 cost per corner piece should be added to the village expenses for constructing and installing the new pier and slips. With all the upfront expenses being paid by the Village, Pappas suggested that a \$500 deposit be required from the new lease holders prior to the pier slip space being selected and Village staff supplying the initial lease agreement for execution. The initial costs as well as the deposit requirements will be outlined in letters to be mailed to the current pier slip lease holders, then to the current buoy lease holders, and then to the Wait List members. Information on the cost and the specifications for the required hydraulic boat lifts also will be included with the letters. The letters also will encourage the new lease holders to consider purchasing Shore Master lift stations, but they will not be required and they can be purchased from any source desired by the lease

holder. Frederick stated that if enough lifts are purchased through Austin Pier, he will be able to purchase them from the supplier for a cheaper price. Following discussion, the committee members reached the consensus that the \$500 deposit will be required by August 15, 2015 from current pier slip holders to secure a new slip, and \$1,000 more will be required by January 15, 2016; and the time period for the letters to be sent out to the current pier slip holders will be from July (following Village Board authorization) to August 1, 2015. Current buoy holders will then be mailed the solicitation letters and information from August 1, 2015 through August 15, 2015; with the initial \$500 deposit due by August 15, 2015, and \$1,000 more by January 15, 2016. The letters and information will be mailed to the current Wait List members beginning on August 15, 2015 and the \$500 deposit will be due in order to receive the initial lease agreement, with the additional \$1,000 deposit due by January 15, 2016. The committee directed staff to have a chart with the new pier and slip spaces created by Austin Pier and displayed at the Village Hall so the new pier spaces can be publicized and marked off as they are selected by the new lease holders. The Ad Hoc Committee recommendations will be presented to the Lakefront and Harbor Committee and then to the Village Board for final approval.

Trustee Pappas/Trustee Prudden 2nd made a MOTION to recommend approval of the timeline and deposit structure as presented, and the MOTION carried without negative vote.

Adjournment

Trustee Prudden/Trustee Pappas 2nd made a MOTION to adjourn the meeting at 1:49 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis Martin, Administrator

Note: These minutes are subject to further editing. Once approved by the Ad Hoc Committee, the official minutes will be on file at the Village Hall.

APPROVED: _____