

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

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**COMMUNITY DEVELOPMENT AUTHORITY**

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**Wednesday, July 09, 2008 @ 6:00 pm**

PLEASE TAKE NOTICE that the following meeting has been called by the Community Development Authority of the Village of Fontana and will meet on Wednesday, July 09, 2008 beginning @ 6:00 pm, at the Fontana Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**“AMENDED” AGENDA  
(Item #11F | Added: 07.08.2008)**

- 1) Call Meeting to Order @ 6:00 pm – Executive Director McHugh
- 2) Roll Call - CDA Board
  - a. Elect Chairperson Pro-Tem
- 3) Visitors Heard

**THE FOLLOWING AGENDA ITEMS MAY BE CONSIDERED FOR  
DISCUSSION, CONSIDERATION AND ACTION**

- 4) Announcements
  - a. **Thursday, July 10<sup>th</sup> @ 2 pm** – Tour Duck Pond with Terry Guen
  - b. **Monday, July 14<sup>th</sup> @ 5 to 7 pm** – Public Open House for the Third Avenue, Kinzie Avenue, Utility Burial, Indian Hills, Timber Trail and Harvard Avenue Construction Projects.
  - c. **Saturday, July 19<sup>th</sup> @ 9 am** - Parks/Trout Unlimited - Van Slyke Creek Work Day
  - d. **Thursday, July 24<sup>th</sup> @ 6 to 8 pm** – Abbey Resort’s Open House for the New Avani Spa
  - e. **Saturday, July 26<sup>th</sup> @ Noon** - Big Foot Lions Club Lobster Boil/Steak Fry
  - f. **Saturday, July 26<sup>th</sup> @ 8 am to 1 pm** – Fontana Community Church Fair
  - g. **Monday, July 28<sup>th</sup> @ 5:30 pm** – Regular Monthly Plan Commission Meeting
- 5) Approve Minutes
  - a. June 04, 2008 – Regular CDA Meeting
  - b. July 07, 2008 – Special Joint Meeting of VB, CDA & Plan Commission
  - c. May 07, 2008 – Regular CDA Meeting (Final)
- 6) Approval of Current Payables
- 7) Finance Report – Treasurer Pollitt
  - a. Update / Review – Full Accounting Statement & TIF Revenue Increment Projections
- 8) **PRESENTATIONS**
  - a. **No Presentations Scheduled for this Meeting.**
- 9) TID #1 Infrastructure Projects - Public Works Director Workman
  - a. Wild Duck Road & Pedestrian Path Project – Update
    - i) Mann Brothers Pay Request No. 7 (\$48,320.84)
  - b. Porter Court Plaza Project – Update
    - i) Mann Brothers Pay Request No. 4 (\$71,678.98)

- c. Duck Pond Phase 1 Landscaping (Gateway Triangle) – Update
    - i) P.T.S. Landscaping Inc. Pay Request No. 1 (\$52,769.53)
  - d. Beach Fence Replacement Project
    - i) Century Fence Performance – Failure to Comply w/ Project Specifications
    - ii) Schmitz Fence & Gate Access Easement – Update
  - e. Walworth-Fontana Pedestrian Path – Review Alternatives Analysis
  - f. Duck Pond Ground Water Study – Drilling & Analysis Status
  - g. General Construction Updates
- 10) TID #1 Development Projects
- a. Mill Street Plaza (FairWyn, Ltd.) – Update
    - i) PIP Amendment for Signage – FYI Only
    - ii) Work Change Directive No. 1 (Concrete Stoop Installation) - Update
- 11) General Business
- a. CDA Meeting Schedule – Discuss Changing Standard Meeting Date
  - b. Path Closed - Clearing Estimate (Commissioner Wilson)
  - c. Abbey Resort & Fontana Spa | Tax Increment Financing Development Agreement
    - i) Revised Exterior Entrance Plans
    - ii) Reimbursement Draw # 2 | Project Update
    - iii) Cost Recovery Review – Legal Expenses
  - d. Utility Burial Project (East of STH 67, Bayview & Kinzie) – Cost Review & Initiation
  - e. Abbey Property’s Driveway Entrance onto STH 67 – Update
  - f. Comprehensive TID #1 Tree Enhancement Project – Funding Discussion
- 12) Village Board Report – Chairman Turner
- a. Lakefront Building Committee & RFQ Initiation
  - b. Storm Water Management Study Proposal (Ruekert Mielke) - Update
  - c. Storm Water Utility District Establishment (Ruekert Mielke) - Update
  - d. Proposed Agreement w/ Foley & Lardner for Bond Counsel Services
- 13) Lakefront & Harbor Report – Commissioner Chanson
- 14) Park Commission Report – Commissioner Hibbard | Executive Director McHugh
- a. Little Foot Playground – Equipment Replacement Project
- 15) Executive Director Report – CDA Director McHugh
- 16) Confirm Quorum for upcoming Meetings
- a. Next Regular Monthly Meeting (*Pending Results of Schedule Discussion*)
  - b. August Agenda Item Requests
- 17) Pending / Future Items
- a. Abbey Property - Pedestrian Trails Project – Review Scope & Consultant Selection
  - b. Abbey Resort Monument Signage Proposal – Façade Improvement Application
  - c. DNR Recreational Trails Program – Grant Disbursement Agreement
  - d. Environmental Master Plan – East of 67 (Storm Water Management Plan & Trails)
  - e. Mann Brothers/Prairie Tree Landscaping – Erosion Control Bill  
(Tabled by VB @ February 4<sup>th</sup> & March 3<sup>rd</sup> Meeting)
  - f. Fontana FEN – Property Line Delineation
  - g. Crispell Snyder Reimbursement Request: STH 67 Crosswalk Repair Costs

h. Program Plan: Industrialization of VOF Compost Operations (DPW Proposal)

18) Adjournment

Dated this 8<sup>th</sup> day of July, 2008.

Posted: Village Hall, Fontana Library, Post Office, Website

*Joseph A. McHugh – Executive Director*

[cdadirector@villageoffontana.com](mailto:cdadirector@villageoffontana.com)

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Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk's office between 8:00 a.m. and 4:00 p.m. at 262-275-6136 or write: P. O. Box 200, Fontana, Wisconsin 53125.

**Note:** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice and agenda.

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