

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, December 03, 2008 @ 5:30 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, December 03, 2008 beginning @ 5:30 pm, at the Fontana Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CLOSED SESSION

- 1) Call Meeting to Order @ 5:30 pm – Executive Director McHugh
- 2) Roll Call - CDA Board
- 3) Elect Chairperson Pro-Tem
- 4) Closed Session
 - a. Pursuant to Chapter 19.85 (1)(e) Wis. Stats. “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session,” specifically:
138 Fontana Boulevard & 158 Fontana Boulevard.
- 5) Adjourn Closed Session
 - a. Adjourn Closed Session and Reconvene to Open Session immediately thereafter at approximately 6:00 pm. or at the next regularly scheduled Community Development Authority meeting without further notice and pursuant to any and all properly noticed agenda for the purpose of voting upon or taking action on the above said items or any other subject disclosed by the agenda for the CDA meeting.

AGENDA

- 1) Open Session @ 6:00 pm – Chairperson Pro-Tem
- 2) Roll Call - CDA Board
- 3) Visitors Heard

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

- 4) Announcements
 - a. **Monday, December 8th @ 6 pm** – Village Holiday Party @ Gordy’s
 - b. **Friday, December 12th @ 10 am to 4 pm** – Library Holiday Open House
 - c. **Wednesday, December 17th @ 6 pm** – Park Commission Meeting
 - d. **Thursday, December 18th @ 5 pm** – VOF Newsletter Article Deadline
 - e. **Wed. & Thurs, Dec. 24th & 25th** – Village Hall & Library Closed for Holiday
 - f. **Monday, December 29th @ 5:30 pm** – Monthly Plan Commission Meeting
 - g. **Wednesday, Dec. 31st @ 8 am to Noon** – Last Day to Pay Real Estate Taxes in Person
 - h. **Wednesday, December 31st** – Library Closed for Holiday

- 5) Approve Minutes
 - a. November 05, 2008 – Regular CDA Meeting
 - b. December 01, 2008 – Special Closed Session Meeting w/ Village Board
- 6) Approval of Current Payables
- 7) Finance Report – Treasurer Pollitt
- 8) **PRESENTATIONS**
 - a. **No Presentations Scheduled for this Meeting.**
- 9) TID #1 Infrastructure Projects - Public Works Director Workman
 - a. Porter Court Plaza – Update
 - i) Pay Request No. 8 – Mann Brothers (\$18,078.11)
 - ii) Fountain Changes & Spring Bulb Planting Concept
 - b. Kinzie Avenue Reconstruction project
 - i) Change Order No. 2 – Odling Construction (\$4,120 Increase)
 - ii) Pay Request No. 3 – Odling Construction (\$77,675.18)
 - c. Third Ave. Reconstruction Project (Incl. Boat Trailer Parking Lot, High St. & Reid St.)
 - i) Pay Request No. 3 – Mann Brothers (\$456,745.04)
 - d. Wild Duck Road & Pedestrian Path Project
 - i) Pay Request No. 10 – Mann Brothers (\$8,105.74)
 - e. Beach Fence Replacement Project – Schmitz License Agreement - Update
 - f. Storm Water Management Plan - Update
 - g. General Construction Updates (Utility Burial, Duck Pond Ground Water)
- 10) TID #1 Development Projects
 - a. Mill Street Plaza (FairWyn, Ltd.) – Update
- 11) General Business
 - a. “Path Closed” (Kinzie Path) – PDI/RM Proposal
 - b. Fontana Boulevard - Street Light Placement Details
 - c. STS Contract Assignment – Merger w/ AEOCOM USA, Inc.
 - d. PDI Contract Assignment – Acquisition by Graef Anhalt Schloemer & Associates
 - e. Walworth-Fontana Pedestrian Path – Cost-Share Funding Proposal
 - f. 2009 Tax Increment Calculations
 - g. Duck Pond Phase II – 25% Plans & Proposed Project Schedule
 - h. Abbey Resort & Fontana Spa | Tax Increment Financing Development Agreement
 - i) Reimbursement Draw # 5 | Project Update
 - i. 286 Valley View Drive – Façade Improvement Discussion (Canopy Renovation)
Tabled: June 2008
- 12) Village Board Report – Commissioner Petersen
 - a. Beach Fence Project - Payment Resolution w/ Century Fence
 - b. Re-Appointment of CDA Commissioner Skip Bliss
- 13) Lakefront & Harbor Report – Commissioner Chanson
- 14) Park Commission Report – Commissioner Hibbard | Executive Director McHugh
- 15) Blue Ribbon Committee for the Lakefront Building – Commissioners Wilson (Alt: Fisk)
 - a. Resolution to Renovate Marina Building & Delay Referendum Date

- 16) Executive Director Report – CDA Director McHugh
 - a. Winter 2008 - CDA Newsletter Article
 - b. 2009 CDA Budget

- 17) Confirm Quorum for upcoming Meetings
 - a. Next Regular Monthly Meeting – January 07, 2009 @ 6:00 pm (No Closed Session)
 - b. January 2009 Agenda Item Requests

- 18) Pending / Future Items
 - a. Comprehensive TID #1 Tree Enhancement Project – Funding Discussion
 - b. Abbey Property – Pedestrian Trails Project & Monument Signage Proposal

- 19) Adjournment

Dated this 2nd day of December, 2008.

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

Joseph A. McHugh – Executive Director

cdadirector@villageoffontana.com

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.
