

REGULAR VILLAGE OF FONTANA BOARD OF TRUSTEES MEETING

Monday, March 2, 2004

President Whowell noted at 6:02 pm that the Board was already in session from a prior open meeting.

Trustees Present: Cole, Geye, O'Connell, Petersen, Turner, and President Whowell

Trustees Absent: Bromfield

Also Present: Bliss, Skip, Bridwell, Mike-Village Engineer, Feeney, Jim-Finance Committee, Gages, Tricia – Village Clerk, Laird, Bernie-Associated Appraisal Consultants, Larsen, Lori, Pollitt, Peg – Village Treasurer, Pollitt, Ron – Finance Committee, Nyman, Ron – BZA, Mann, Jim-Ehlers & Associates, McHugh, Joe-BZA, Murphy, Genie, Sandy, Bob, Thorpe, Dale – Village Attorney, Wilson, Cindy-CDA

Open Public Hearing on Impact Fees

Jim Mann, of Ehlers and Associates gave an explanation of the calculations for impact fees utilizing East and West impact fee zones. Based on Fontana's Master Plan, 656 more units were planned for the next 20 years, especially in the Westerly part of the Village.

Trustee Turner: Impact fee don't work for Fontana because

- Assumes that growth will be there.
- Utility system is not designed to go westerly
- Impact fees will not cover the actual cost (ie Tracy Project)
- Chapter 17 of the Municipal Code meets the village's needs

Attorney Thorpe: Can impact fees be used for specific uses? Yes, said Mann, one can pick and choose which project utilizes impact fee funding.

Skip Bliss: Impact Fees would not work for the Village and did not desire to speed up growth. Bliss said cost should be borne by developer for growth.

Trustee Petersen: What are the alternatives? 57 wells and 57 septic for Tracy

Jim Feeney: The Finance Committee's view was that there was going to be growth in Fontana.

Trustee Turner: 435 planned units and the cost of building Westerly caught everyone's attention when a closer look at the study was made.

Trustee Petersen: If we are not involved, other communities will.

Trustee Turner: Village should issue a bond and have it gradually paid back by property owners.

Bob Chanson: Chapter 17 is a great tool and is able to utilize control.

Jim Mann: Suggested not putting in a water tower until usage will make it necessary.

Trustee Geye: Would the Village be able to piecemeal impact fees in as the development evolved to greater dimensions? Yes, Attorney Thorpe said.

Trustee Geye: Should a Master Plan be made on the westerly area of Fontana?

President Whowell: Properties will change. It is more of a question of what shape the Village will be in order to maintain its character.

Public Hearing Closed.

Trustee Cole – It appeared unanimous that impact fees should not be adopted. Instead, use the benefits of Chapter 17 of the Municipal Code.

President Whowell: Not the right time for impact fee implementation.

Jim Mann: Special Assessment authority can be used.

Jim Mann: Agrees that Turner is right; impact fees are not best avenue for communities that do not want a lot of growth.

President Whowell: Impact Fee investigation has been a due diligence effort.

Attorney Thorpe: Acknowledged that there was not a motion on impact fees. Matter failed for a

lack of a motion and was put off the table.

No action taken

Plan Commission – President Whowell

Tracy Development Update

President Whowell briefed the Board on the Tracy presentation made at the Plan Commission Meeting of February 16, 2004. Discussion at length consisted of the following:

- Walworth Township wanted to know what Village of Fontana will do.
- Finance Committee questioned how to collect on water and sewer infrastructure costs
- Should Fontana issue a bond and have property owners pay for infrastructure over 20 years
- Prompt action is needed in possible renegotiations between the Village of Fontana and Tracy
- Rural septic well system shortfalls
- Walworth/Fontana water and septic needs
- Speculation as to why John Tracy withdrew the Highlands Project

Flagship project efforts to work with Tracy would consist of Geye, Mike Bridwell, Craig Workman, and Dale Thorpe. Trustee Geye instructed to give John Tracy a call on this matter.

Jerry Coplien/Bernie Laird – Proposal to Complete Property Assessment Revaluation

Tax Assessor Jerry Coplien will retire in Aug 2004; however he will assist in the tax re-evaluation which is due for completion by August of 2005. Highlights of his suggested action plan were:

- ✓ Records updated on computer by 8/05
- ✓ Hire Bernie Laird. Bernie started in the late 1960's in Fontana and is very familiar with the Village. Bernie will be doing Lake Geneva's and Linn's revaluations
- ✓ Assessor Coplien completed a portion of the re-evaluations and will remain on staff until it is done
- ✓ Village of Fontana Board will decide on the re-evaluation percentage.
- ✓ Finance will give recommendation at the April 2004 Board meeting
- ✓ Once the new system is completed, property tax information will be available on the Web

Announcements

Newsletter to be published on April 1st

Approval of Minutes

- ✓ February 2, 2004 Village Board Meeting
- ✓ January 7, 2004 Special Board Meeting

Trustee Geye/Trustee Cole 2nd made a MOTION to approve minutes for February 2, 2004 and January 7, 2004, and the MOTION carried without negative vote.

Village Treasurer Report

Approval of Village and Utility Payables

Music in the Park- 1,500 . it is in the budget.

Trustee O'Connell/Trustee Petersen 2nd made a MOTION to approve payables including the Music in the Park payment of \$1,500.00, and the MOTION carried without negative vote.

General Business – President Whowell

Jevardian Raze Order (229 First Avenue)

Ron Nyman, BZA inspector, reported the some work had been done, but not completed yet. Following discussion, the Board asked Inspector Nyman and Attorney Thorpe to brainstorm a plan to issue citations and fines for uncompleted repairs.

Trustee Geye/Trustee Petersen 2nd made a MOTION to table the raze/repair order for 229 First Avenue to the April 2004 meeting so that Ron Nyman and Dale Thorpe can work out a plan process

for citations and fines, and the MOTION carried without negative vote.

2004 Building Inspection Contract

Trustee Geye/Trustee Petersen 2nd made a MOTION to table the Building Inspection Contract to the April 2004 Board Meeting, and the MOTION carried without negative vote

Appointment of 2nd Alternate for Board of Appeals Committee

President Whowell will appoint a 2nd Alternate.

Appointment of Municipal Court Clerk

Trustee Turner/Trustee O'Connell 2nd made a MOTION to appoint Jan Armondo as Interim Municipal Court Clerk for a 2 month probationary period, and the MOTION carried without negative vote.

Bank Resolution on Signatures

Trustee Petersen/Trustee Cole 2nd made a MOTION to establish two (2) signatures on the Municipal Court checks which are signed by the Municipal Judge and the Village Treasurer, and the MOTION carried without negative vote.

Proposed April 2004 Town Hall Meeting

Trustees plan to have the next meeting in the summertime, when summer residents would be able to attend. Topic will be future growth.

No action taken

Administrative Report / Finance Committee – Administrator Hayden-Staggs and Trustee Cole

Trustee Cole /Trustee Turner 2nd made a MOTION to Table a decision on the 2004 pay periods until the April 2004 Board Meeting, and the MOTION carried without negative vote

CDA - Trustee Turner

Chairman Turner briefed the Board on the following:

- Lakefront Plan presented at the Town Meeting of February 7, 2004
- CDA will approve Lakefront Plan and send it to the Plan Commission and Board for approval
- Efforts to derive the best financial plan and present to the Plan Commission and Board

Lakefront and Harbor - Trustee Bromfield

Trustee Cole /Trustee O'Connell 2nd made a MOTION to Table an Ordinance revising Chapter 54 of the Municipal Code pertaining to In/Out Launch Charging to the April 2004 Board Meeting, and the MOTION carried without negative vote

Protection Committee - Chief Olson

Monthly Update

Trustee O'Connell asked Chief Olson about police assistance reciprocity with the Walworth Police Department. Chief Olson reported that it was mostly equal between the two communities.

Ballistic Vest Grant Request

Trustee Petersen/Trustee Geye 2nd made a MOTION to Table the ballistic Vest Grant Request to the April 2004 Board Meeting so that Administrator Hayden-Staggs and President Whowell could review it, and the MOTION carried without negative vote.

Operator's License – Tennille Lee-Rollette Oil/Citgo

Trustee Petersen/Trustee O'Connell 2nd made a MOTION to approve Tennille Lee's Operator License, and the MOTION carried without negative vote.

Fontana Boulevard Warning Signs for Fire and EMS Departments

Trustee Cole/Trustee Petersen 2nd made a MOTION to approve Fontana Boulevard Warning Signs

for Fire and EMS Departments, and the MOTION carried without negative vote

Public Works - Trustee Petersen and Public Works Director Workman

Monthly Update

- Wells 2 and 4 were put online February 11, 2004
- Fontana/Walworth Water Connection – make a connection with the Village of Walworth for emergency situations

2004 Utility Budget and 5 year plan

Trustee O'Connell /Trustee Petersen 2nd made a MOTION to Table 2004 Utility Budget and 5 year plan to the April 2004 Board Meeting, and the MOTION carried without negative vote

F/W WPCC-Trustee Petersen

No action taken

Park Commission - Trustee Geye

1. Monthly Update

- HWY 67- pick out lighting with Don Dewey.
- Hildebrand property – Stream restoration study will cost around \$1,000. Trustee provided a general consensus to go forward.

Adjourn Open Meeting at 8:26 pm.

Trustee Cole/2nd Petersen made a MOTION to go into close session at 8:26 pm in accordance with Wisconsin State Statute 19.85(1) (e) 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 the roll call followed:

Aye: Cole, Geye, O'Connell, Petersen, Turner, and President Whowell

Nye: None

Trustees Absent: Bromfield

Motion carried (6-0)

Minutes prepared by:

Tricia Gages, Village Clerk

villageclerk@villageoffontana.com

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

APPROVED: April 5, 2004

Closed session minutes are kept separately