

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

Official Minutes

SPECIAL VILLAGE BOARD
And PLAN COMMISSION MEETING

Monday, July 8, 2002 @ 5:45 p.m

Date: Monday, July 8, 2002

Time: 5:50 p.m.

Place: Village Hall, 175 Valley View Drive, Fontana, Wisconsin

Trustees Present: Bromfield, Geye, Petersen, Spadoni, Turner, President Howell

Trustee Absent: Cole

Plan Commissioners Present: Geye, Poivey, Rauland, Spadoni, Treptow, President Howell
Workman (arrived @ 5:40 p.m.)

Also Present: Administrator Hayden, Village Clerk Smith, Attorney Thorpe (left meeting
@ 6:30 p.m.)

Not Present: Rex Henke

President Howell called the meeting to order (reconvened from closed session).

Land Purchase – 138 Third Avenue, Fontana, Wisconsin SOP 00023

Seller: William D. Ball Jr.

Buyer: Village of Fontana

Plan Commission Recommendation on Land Purchase

President Howell asked for a MOTION from Plan Commission to approve the purchase of this land and the borrowing of the funds from Walworth State Bank. Purchase Price: \$110,000.00

Spadoni/2nd Poivey. MOTION was made to purchase the Ball property and borrow the funds.

MOTION carried without negative vote.

Village Board Vote on Land Purchase

Trustee Petersen/2nd Spadoni. MOTION was made to purchase this land for \$110,000.00 plus costs as set forth in the offer to purchase dated July 3, 2002. MOTION carried with Roll Call Voice Vote taken:

Trustee Bromfield – yes

Trustee Geye – yes

Trustee Petersen – yes

Trustee Spadoni – yes

Trustee Turner – yes

President Howell – yes

Bank Resolution 7-8-02-1 with Walworth State Bank

Trustee Petersen/2nd Trustee Bromfield. MOTION was made to approve borrowing \$115,000.00 to complete the purchase of \$110,000.00 plus costs. MOTION carried with Roll Call Voice

Vote taken:

Trustee Geye – yes
Trustee Petersen – yes
Trustee Spadoni – yes
Trustee Turner – yes
Trustee Bromfield – yes
President Whowell – yes

Walworth County Cell Tower and Local Equipment Concerns

Lt. Jay Maritz and Sheriff Graves were present.

- Spadoni reported that Plan Commission approved the Conditional Use Permit at their June 24th meeting and Attorney Thorpe was going to write SBC concerning the lease.
- Turner would like the letter going to SBC to say in the interest of public safety the VOF should own the tower and does not want to continue with the lease.
- Turner reported that CDA is thinking about amending the TIF #1 District to include the quarry area across from Village Hall and also the old settling ponds, the old dump site, the old garage site and the tower. CDA funds would be used for projects up there.

Trustee Spadoni reported that Walworth County Chiefs believe cell towers are better than land lines for public safety communication.

Lt. Maritz explained this equipment and tower are not for 911 calls, but rather for police, fire and rescue communication.

Also, Maritz reported that Walworth County could not afford to delay this microwave project any longer. The current microwave dish on Brookwood water tower needs to be taken down so the project can move forward with the new microwave dish. Martiz stated that the County has paint sprayed the area, indicating where the tripod structure and 8x10 shed in the fenced area will be located. No digging has been done.

President Whowell asked: if the VOF bought the tower, spent the money to re-fit the tower for the County's equipment, would the County use their monies to rehab the existing tower instead of a new tower?

The Village Board directed Attorney Thorpe to work with President Whowell and continue working on a lease with Walworth County. Attorney Thorpe was also directed to review the contract with Ameritech/SBC and to keep trying to contact and work with SBC directly.

Lastly, President Whowell directed Attorney Thorpe to report his results to the Village Board and a special meeting will be scheduled if necessary.

No action taken.

Impact Fee Study

Ehlers & Assoc. submitted a proposal to Administrator Hayden. Hayden reported that all neighboring communities have an impact fee except Fontana. The impact fee structure is for every new issuance of a building permit, new construction in our area, as well as new

subdivision development. Hayden added impact fee is not the same as a connection fee to water and sewer.

Straw Poll taken:

Geye – in favor of a reasonable impact fee with flexibility for negotiating a win/win situation

Spadoni – against the term ‘impact’

Petersen – in favor

Bromfield – time as come for impact fee

Turner – in favor

Trustee Geye/2nd Petersen. MOTION was made to approve the Ehlers proposal as written to do the impact fee study. MOTION carried with 3 ayes and 2 nays made by Bromfield and Spadoni.

Cost Sharing with Land Use Planner and Site Designer, Randall Arendt

A ‘Growing Greener’ Workshop on Conservation Subdivision Design will take place on July 24th from 4-9 p.m., at the Fontana Grade School. This workshop is being sponsored by the Geneva Lake Conservancy.

Trustee Turner reported that Walworth County is using Arendt to bring in the concept of conservancy easements in subdivision developments.

Developer John Tracy and his Attorney, Tim Swatek were present.

In addition, Developer John Tracy agreed to cost share with VOF for Randall Arendt to walk his property and make recommendations for his project only. Arendt would be a resource for Tracy as well as the community. Tracy asked that a member of Plan Commission, CDA and Plan Commission walk the property with them.

Trustee Turner/2nd Trustee Bromfield. MOTION was made to cost share up to \$1,000.00 with John Tracy to pay Randall Arendt to review and make recommendations for his development in cooperation with Vandewalle & Associates. MOTION carried without negative vote.

President Whowell will ask Vandewalle & Associates to walk the property with them.

Tropic Tanning Contest @ Gordy’s Boat House

President Whowell reported that Gordy’s proposal and amendment to their existing liquor license was turned down and tabled. Originally, the contest was proposed to be held outside of Gordy’s Boat House on Lake Street. Trustee Spadoni reported that the original proposal has been withdrawn.

Fontana citizen, Diana Anderson submitted a 6-page petition rejecting application for the tropic tanning contest.

No action taken.

Sale of Dive Boat (Village property)

Selling Price: \$10,000.00

Administrator Hayden reported the Board needs to approve the sale of the boat, which was donated to the Village by Mike Quinlan. Richard Morris will be buying the dive boat.

President Whowell reported that the Rescue Squad is trying to raise money to buy a bigger rescue boat to use year round for dive purposes.

Trustee Geye/2nd Spadoni. MOTION was made to accept the offer from Richard Morris to buy the rescue squad boat for \$10,000.00. MOTION carried without negative vote.

Adjournment

Trustee Spadoni/2nd Bromfield. MOTION was made to close. MOTION carried without negative vote.

Time: 7:10 p.m.

Minutes prepared by:

Sallye Smith

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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: _____