

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

AD HOC COMMITTEE for NEW VILLAGE PIER
Thursday, May 28, 2015

Village Administrator Dennis Martin called the initial meeting of the Village of Fontana Ad Hoc Committee for the New Village Pier to order at 1:00 pm in the Village Hall Conference Room, 175 Valley View Drive, Fontana, Wisconsin.

Committee members present: Trustees Rick Pappas, Dave Prudden, Tom Howell
Also present: Administrator Dennis Martin, Village Attorney Dale Thorpe

Elect Chairman

Trustee Pappas/Trustee Howell 2nd made a MOTION to elect Trustee Prudden to serve as the chairman of the Ad Hoc Committee, and the MOTION carried without negative vote.

Business

Discuss Contracting Process for Pier Construction Services

Village Attorney Dale Thorpe stated that since the Village owned piers are removable property they can be legally defined as special equipment, which is not subject to the statutory bid process. Thorpe stated that the Village Board may put the contract for constructing and installing the new Village pier out for bids if desired; however, it is not required. Pappas stated that he just wanted to make sure the Village Board could legally contract directly with Austin Pier Services, the Village longtime pier services provider, because he had been asked if the construction contract was going to be put out for bids. Howell stated that his recommendation would be to not put it out for bids as Darrell Frederick and Austin Pier Service has been providing quality services to the Village for many years. Howell stated that the Village also had a bad experience going with the low bidder several years ago when some of the other municipal piers were constructed and installed for the first season. Howell stated that the project costs and timeframe both could be run up, as they were in the past, if the proposal is put out for bids. Prudden stated that he agrees with Howell and it would open up the potential for more problems and costs. Prudden stated that the pier companies that work on Geneva Lake are also experts in their own areas of the lake, and there may be no interest from other local companies. Pappas stated that he agrees with the points made by Howell and Prudden, and he just wanted to be sure the Village Board was legally covered to contract directly with Austin Pier Service. Thorpe stated that he is confident in his opinion that the construction and installation contract for the new village pier being installed for the 2016 season is not subject to the state bidding statutes.

Trustee Howell/Trustee Prudden 2nd made a MOTION to recommend that the Village Board approve the \$115,953 proposal as submitted by Austin Pier Service, Inc., Walworth, to construct and install a 200-foot pier with 22 slips, and the MOTION carried without negative vote.

Discuss Process to Fill New Pier Slips

Because the new pier plan calls for the removal of one of the Lake Geneva Marine piers being leased from the Village by Kevin Kirkland, two of the 22 new slips will be assigned for his lease. The Village will have 20 new pier slips to fill, and 20 of the current 27 mooring buoys will be removed for the 2016 season. Pappas stated that prior to discussing the recommendation for the process to lease the new slip spaces, he wanted to make sure the Village was not missing an opportunity to reconstruct and realign all the Village piers so that the piers would run north to south and the slips would run from east to west. Following a brief discussion on the orientation of the Village piers and slips, the committee moved on with the agenda item. Pappas suggested and Howell and Prudden agreed that the recommendation for filling the new slips should be to start with the current pier slip lease holders

and offer them an opportunity to lease one of the new, slightly larger slips on the new pier. The current pier slip holders will be contacted in order of seniority and given the opportunity to select one of the new slip spaces. The current buoy lease holders will then be contacted in order of seniority and offered an open pier slip – either one of the current slips that have been vacated by the current lease holder to take one of the new slips; or one of the slips on the new pier. If there are still pier slips remaining to be leased after the current slip and buoy holders are contacted, the remaining slips will be filled by the existing Pier Slip Waiting List, according to the current priority rules. The committee members also reached the consensus that it should not be an option for the new pier slip lease holders to use a “float lift,” and the new pier slips will require the lease holder to have an appropriate lift installed by Austin Pier. There also will be some slip spaces at the end of the new pier that will require the lease holders to purchase deep water racks in addition to the hydraulic boat lift and Frederick will be asked to identify those slip spaces so that the potential lease holders can be advised of the requirement for the additional rack. The committee members reached the consensus that a recommendation on establishing the annual lease rate for the new pier slips should be considered by the Lakefront and Harbor Committee when it makes a recommendation for all the 2016 mooring lease rates; however, the cost for leasing the larger new slip spaces should be about five percent greater than the fee for the existing slips. The committee members also asked Martin to check with Frederick on the off-season storage plan and the possibility of reducing the total area of the municipal beach where the piers, slips and cribs are stored during the winter months by stacking them up higher and creating more rows. The committee also decided to schedule one more meeting on Wednesday, June 10, 2015 at 1:00 pm to discuss the final recommendation on the annual lease rate for the new pier slip spaces, to recommend some text amendments to the current village mooring lease contract, and to address other issues that may come up with the new lifts.

Trustee Prudden/Trustee Whowell 2nd made a MOTION to recommend that the potential lease holders for the new pier slip spaces be contacted by village staff in the following order: 1. Current Pier Slip Lease holders; 2. Current Buoy Lease holders; 3. Current Pier Slip Waiting List members. The MOTION carried without negative vote.

Adjournment

Trustee Prudden/Trustee Whowell 2nd made a MOTION to adjourn the committee meeting at 2:00 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, Village 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.