

Harbor Committee Meeting Minutes
Monday, June 22, 2009 – 8:00 A.M.

APPROVAL PENDING

Members Present: Mike Fitzgerald-Chair, Karl Klug, Bob Dunworth, Ken Mathys, Bill Cammack, Steve Smith (by Phone at 8:03 a.m.-until 8:35 a.m.), Josh Van Lieshout, Rick Konetski

Also Present: Bob Doneff, Steve Schaeffer, Jack Gray, Mike Kahr, Jim Rapp, Kelly Popp

1. Call meeting to order.

Mike Fitzgerald-Chair, called the Meeting to order at 8:04 AM.

2. Open Session (Limited To Ten Minutes).

Schaefer asked if his e-mail was received by committee members. He stated it is a revised draft referendum by the citizens group. Schaefer passed revised draft copies out of the referendum language. Fitzgerald mentioned that there will be letters received shortly from the Waterway Commission and the DNR on the ability to switch the grant.

3. Approve Harbor Committee Meeting Minutes of April 22, 2009

Fitzgerald asked for a motion to approve the Harbor Committee Meeting Minutes of April 22, 2009. Mathys moved to approve the Minutes of April 22, 2009, Fitzgerald seconded. Motion passed.

4. Review and recommendation of DONEFF/SCHAEFER/KAHR (DDM) marina and breakwater proposal

Fitzgerald asked for review of the proposal at this time.

Schaefer spoke and mentioned some confusion from those in the village. He stated how he felt regarding the last referendum; he felt that the majority probably did want a Marina. He stated that the citizens group came to a compromise on a mid-size marina. They have been working on costs with Kahr for the proposal: a 6 million dollar total cost cap, a cap of no more than 3 million which will be from property taxes, and the remainder will come from a revenue bond in the village, eventually paid back through slip fees, etc. He stated there would be a proposed 60 finger piers and slips. Mathys asked if user fees (operating income) would come from the Marina. Doneff stated it will force the village to use the Marina as a business revenue. If there were any shortfalls, the tax payers would have to come up with it – possibly 40%. The revenue bond and user fees would cover 60% according to their proposal. The taxpayers would have to be responsible for about 3.0 million. Schaefer affirmed that it would the costs per tax payer would be \$.41 taxed per \$1,000.00 per. Fitzgerald asked about a snag – if they had to do without the 1.2 million waterways grant. Schaefer said they would have to be a little more creative then. Schaefer stated he could send the spread sheet to committee members to review costs. Kahr stated he felt the waterway commission would give some type of grant money because he believes the Waterway Commission wants the Marina here. Klug stated that the costs have only come down \$600,000. He questioned whether it was enough of a reduction to change the original plan for the Marina and will the public understand? Schaefer stated that they would have to explain things to the public. Schaefer felt the proposed \$.42 per 1,000 per taxpayer from their plan is better than the proposed \$.51 cents per 1,000 per taxpayer. Fitzgerald asked if that was figured by using \$120 per foot. Mathys stated that the newer proposed referendum language that is now on the table is more ideal to the public. He felt the type of approach in the referendum language is better. Mathys stated that they do need to increase fees somewhat and be able to move on that. Mathys stated he is willing to pay that amount as a slip holder. Konetski stated that if the Marina is built, slip holders from recent conversations with him have stated that they are willing to pay increased fees. Cammack stated that with the issue of the referendum language stating a specific height, his concerns would be that they may have to possibly refile the referendum again. Mathys suggested discussing each referendum issue separately.

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Fitzgerald made the motion to make a recommendation to take the seat out of the JJR design and bring the height down to 7.5 feet. Fitzgerald withdrew his motion.

Fitzgerald stated that if the next referendum is voted down, the waterways grant money will be gone.

Klug left at 9:23 AM.

Fitzgerald moved to make a motion to take to the Board that the 4.4 million in new construction financing is lowered to 3.8 million and that the total construction costs estimated is lowered from 6.6 million to 6 million. Cammack seconded it. Mathys-No. Motion carried.

Gray suggested that the additional language include and state:

The new revised referendum language was agreed upon as such:

Should the Village of Egg Harbor, Wisconsin exceed the \$1,000,000.00 construction financing cap to finance the construction of a new municipal breakwater, marina facilities and upland park improvements at Harbor View and Dock Parks, located at 7815 Dock Road in the Village of Egg Harbor in an amount not to exceed \$3,800,000 in additional financing for new construction and total construction costs estimated to be \$6,000,000 inclusive of design and engineering fees to date, with 50% being funded from property taxes, and the remainder shall be repaid from user fees, and state and federal grants.

Mathys moved to make the motion to approve the referendum language as stated above, seconded by Cammack. Motion carried.

Van Lieshout stated you can amend a permit. Mathys stated it's important to go to the waterways with a passed referendum vote. He feels a design plan is not needed. But Fitzgerald stated you do have to have both the plan and passed referendum.

Mathys made the motion to recommend the revised referendum language to the Board. Fitzgerald abstained but stated he'd be happy to take it to the Board. Motion carried.

Rapp felt that we need to agree that there is no longer a repair option at all. It must be a new Marina.

Design options were discussed together by the committee members and citizens group.

Mathys left at 10:35 a.m.

5. Review and recommend harbor and marina project financial model variables

6. Review of draft referendum language for the July 28, 2009 referendum on harbor and marina related financing

7. Next meeting time and date.

The next meeting day, date and time was not set.

8. Adjournment

Fitzgerald motioned to adjourn the meeting at 10:36 a.m. Dunworth Seconded. Motion passed.

Recorded by,

Kelly A. Popp

Deputy Clerk/Administrative Assistant