

Special Village Board Meeting
8:30 A.M., March 27, 2008
Paul J. Bertschinger Community Center

Present: President Nancy Fisher, Bob Dickson, Herb Mueller, Mike Fitzgerald, Administrator Josh Van Lieshout, and Clerk Pat Gureski.

Also present: Todd Taves of Ehlers Associates, Inc., Jack McCoy, Matthew Peterson, Bill Bertschinger, Bill Cammack, Steve Smith, Ken Mathys, Sr., Ken Mathys, Jr. Herbert Kuchenbecker and Peter Devlin of Door County Advocate.

President Fisher called the meeting to order at 8:30 A.M. with roll call and Pledge of Allegiance to the Flag.

APPROVAL PENDING

1. **Call to Order and Adopt Agenda.** Mueller moved to adopt the agenda as posted, seconded Dickson. Motion passed unanimously.
President Fisher noted the passing of Robert Hastings, former Village President.

2. **Class B Liquor and Beer License and Tobacco License for Matthew Peterson at 7855 State Highway 42.** Peterson stated there may be some change to promote more food sales in bar area and plan to open mid-April. He will bring in a barbecue smoker pit in the back yard to include barbecue ribs and similar items on the menu.

Fisher noted that Linda Thompson has surrendered the licenses issued June of 2007 to the Village at this location. Fisher moved, Mueller seconded to approve the "Class B" liquor and Class "B" Beer licenses to Matthew Peterson at 7855 STH 42. Motion passed unanimously.

Fisher moved to approve the tobacco license to Matthew Peterson, Mueller seconded. Motion passed unanimously.

At 8:40 a.m. meeting recessed awaiting the arrival of Bruce Lunde and Christopher Bolt of JJR, LLC.

3. **Discussion and presentation with Ehlers and Associates regarding the financial plan for the Village and provide directive for the Village staff and Ehlers Associates for Session 3.**

The meeting resumed at 9:00 a.m. Fisher stated this is the second session of financial planning for this year for the Village Board. The harbor reconstruction cost estimate of 7.88 million dollars was revealed to the board. Today's focus is on the harbor reconstruction financing and welcomed harbor committee members to make input.

Todd Taves made his presentation, and stated it will include capital planning for the entire Village we have also layered in the operating functions. Taves made a review of the previous workshop, a referenced the \$7.88 million planned for the harbor reconstruction project.

Following Taves presentation, Fisher introduced Christopher Bolt of JJR, LLC for comment on the reconstruction of the Harbor.

Bolt stated that amongst the JJR estimates prepared there are six or seven scenarios that we can work with. They use a 15% contingency fund. There may be as much as a \$1 million reduction after bids are received.

You can seek bids on projects and can reject because you are seeking a "safe harbor project".

You can bid in sections such as just breakwater, docks and land improvements.

Bids can be ready by August or September and we will know the grant status as additional funding. The bidding will come in wide ranges.

The completed hydraulic modeling report will be available to us within 30 days. We can do some cost cutting. The modeling will tell us if we can have a less expensive breakwater. The next two months will tell us the picture. We won't know until the bids are received what total estimated cost will be. We're hoping for \$6 million maximum construction cost.

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Steel, Copper, and Rock rate increases are fluctuating around 14%.

In speaking of the permitting process, the applications have been submitted in February and the Coastal Management/WDNR agency will be receiving a supplementary packet with additional information to address the WDNR concerns and we can expect a public hearing in May. The modeling report will be additional information, so the Village is on course for June permitting.

Steve Smith asked Bolt to include in the report that is going to the WDNR response the enhancements that are planned for the Beach waterfront for recreational purposes as a part of our overall capital improvement project.

President Fisher stated and the Board was in consensus that the public hearing be held here in the Village.

Some of the discussion went into the construction plan alternatives for the break wall, such as making it with stone and rubble and placing the walkway only half the distance of the breakwater. This would provide for the purchase of less material. The rock could extend further into the bay and would provide for additional rental slips for transient customers. You would still maintain your harbor of safe refuge. The stone and rubble breakwater may have a longer design life than a steel breakwater.

This plan would be an approximate \$400,000 savings over the steel breakwater construction, and the public would be able to see the water beyond the breakwater versus the conceptual steel breakwater plan.

It is suggested the Harbor Committee meet again prior to the Village Board April 14th meeting to consider the revised design plans.

Fisher asked the Board if there is a consensus that we will move ahead with the full harbor reconstruction project and take scenario off the table. Dickson stated that the revenue impact would have emphasis on this scenario. Dickson stated he would like to know what the cost per foot impact would result.

Fisher stated there will be an agenda item to make decisions on the harbor reconstruction considering the 1b scenario versus the 2 scenario of reconstruction breakwater in place.

The focus of workshop No. 3 will be:

- Review final changes to model with respect to assumptions, projections and capital project costs.

- Discuss financial management policies for possible inclusion in Five-Year Financial Management Plan.

Van Lieshout and Taves concurred the third workshop could meet on April 14 within the regular monthly board meeting.

Ken Mathys asked for an impact analysis on the tax rate showing the couple of different scenarios to show the different options to the public.

Taves suggested a consensus of what scenario the Village prefers at the next meeting and then decide on the impact analysis data.

Jack McCoy presented the information of his letter for the Board, that of considering privatization of the municipal marina.

Herb Kuchenbecker spoke in behalf of the Eames Farm home owners to the fact that the homeowners are self-supporting, and have supported the Village in many ways financially and

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socially. Kuchenbecker asked the Board to consider how you can get this job done with the lowest possible cost. There are land owners in Egg Harbor that are big time money that could invest in the project. The room tax could be used toward helping this cost. The worst case scenarios was \$3.65 on the tax roll for a high value property, this should come down. And using 57% of our debt capability is too high. Kuchenbecker asked the Board to consider these issues.

4. **Adjournment.** Fisher moved to adjourn, seconded Fitzgerald.
Motion passed unanimously. Meeting adjourned at 11:17 a.m.

Recorded by,

Patricia C. Gureski,
Clerk-Treasurer