



President's Report: Change In Command

"Democracy is the process by which the people are free to choose the man who will get the blame."

~ Laurance J. Peter

As my sixth year as president winds down, I'm a little sentimental about the conclusion of this chapter of my life. It's been a big challenge as well as a very rewarding experience and I believe that we have accomplished a lot.

I'm very proud of the elected team that I've served with over the past

few years and also the myriad of volunteers who have enhanced and enriched the committees that serve the community. I also cannot say enough about the quality of our professional staff; they made every day a pleasure to be president because of their knowledge, skill and enthusiasm.

There are a number of things that I am especially proud of. Let me share a few of them with you.

On a small scale:

- Initiating the Pledge of Allegiance before board meetings.
- Decorating the Village Hall and rearranging the furniture to give you a warm reception and adding the gardens to enhance the environmental ambience.



We've introduced the position of intern to meet and greet and support the full-time staff

- Preserving the history of Fontana on the walls of the Village Hall, including a fabulous picture of the 1924 Village Board
- Initiating the President's Annual Breakfast with the heads of the 24 subdivisions to discuss individual local issues. As president, I also appreciated the invitations to the annual subdivision meetings to directly discuss Village issues with the property owners.

- Overhauling the Village stationery and adding the Village motto, (which is as true today as it was in 2001).

On a slightly larger scale:

- Purchasing the VanDiggelen property, (the headwaters of the Van Slyke creek) to support the Master Plan, green space goals and protect the lake.
- Purchasing two properties directly east of the Village Hall, one on Kinzie and one on Second Avenue, to allow for future expansion of the Village Hall, library or both.
- Instituting the quarterly Village Newsletter to inform the residents and property owners of ongoing

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Administrator's Report: Sales Leading to Revaluation

By **Kelly E. Hayden-Staggs**
Village Administrator

An investment in Fontana property is still proving to be an incredibly sound investment, and perhaps the fastest growing asset in anyone's portfolio. Why? Real estate sales are booming and the sale prices are far exceeding our assessed values, again. The Village is quickly approaching the need to complete another revaluation, and as a quick refresher, a

revaluation is a process intended to insure that all properties within a community are assessed on a fair and equitable basis.

It is hard to believe that just two years ago we successfully completed a revaluation that generated a community wide assessed value 5 percent greater than the State equalized (or full market) value. Annually the State reviews real estate transactions from our community, and uses the data to determine a new equalized value.

Fontana continues to recognize real estate sales in excess of their current assessed values. In 2006 the Village's equalized value increased by 26 percent, which was the highest countywide increase and generated a new value of \$1,078,550,900 for the community. This increase successfully knocked us out of compliance with the State's regulation that the equalized to assessed value ratio stay above 90 percent.

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COMMUNITY DEVELOPMENT AUTHORITY

TID #1 | Public Improvement Projects



"TID #1 is good deal for taxpayers."

By Joseph A. McHugh
CDA Executive Director

"I'm proud to be paying taxes in the United States. The only thing is -- I could be just as proud for half the money."

Arthur Godfrey

When the State of Wisconsin enacted its TIF law in 1975, it was based on the argument that all taxing jurisdictions benefiting from urban redevelopment should share in its cost. When a municipality constructs public improvements (such as streets, sewers, and lighting systems), the improvements typically result in an expanded tax base. In the past, these improvements were financed entirely out of municipal revenue. Because county, school and technical college districts also benefited from an expanded tax base, Tax Increment Financing had the effect of allowing the overlying taxing jurisdictions to share in the project's costs.

To confirm that Fontana's TID #1 was performing as expected and reducing the financial burden on local property owners, the Community Development Authority hired Ehlers & Associates, Inc. to perform a financial analysis of the district. The findings were impressive.

Per the Ehlers report, "The Village's TID #1 was created in 2001 to promote redevelopment in the Village. The base value of the district was approximately \$30 million. Since the creation of the district, the district's



The recently completed STH 67 Improvement Project was financed entirely with tax increment revenue generated by TID #1, along with State & Federal Funds.

value (through January 1, 2006) has increased by approximately \$64 million, an over 200% increase."

As a result of the increased value, Ehlers found that TID #1 has allowed the Village of Fontana to undertake several exciting public-infrastructure and redevelopment projects (such as the complete reconstruction of State Highway 67), while generating a forecasted reduction in the average municipal tax rate of \$0.42 per \$1,000 of equalized value. This calculates to a total savings to the taxpayers of \$900 per \$100,000 of equalized value over the life of the tax increment district. Now \$900 may not sound like something to shout from the rooftop, but when you consider that the Village of

Fontana had a total equalized value of just over \$1 billion, as of January 1st, 2006 (Source: Wisconsin Department of Revenue), and is forecasted by Ehlers to grow to approximately \$2.5 billion by the close of the district, the total savings for village taxpayers for the life of TID #1 is projected to be over \$15 million dollars.

The popular radio and television broadcaster and entertainer, Arthur Godfrey, claimed he would be just as proud of paying his taxes for half the money. I would be willing to bet that most property owners here in Fontana feel the same way. We can certainly be proud of spectacular projects like the new and improved STH 67, and we can be just as proud while saving \$15 million.

As always, the CDA wishes to thank all of the dedicated employees, committee members, citizens and residents that have worked so hard to make TID #1 a success.

"...Since the creation of the district, the district's value (through January 1, 2006) has increased by approximately \$64 million, an over 200% increase..."

*TID #1 Financial Analysis
Ehlers & Associates, Inc.
January 31, 2007*

An 'Inside Look' Back at a Project Filled Year

By Craig Workman
Director of Public Works

Although I have never been a Buddhist, a college elective on world religions taught me that when the Buddha spoke, it was definitely worth listening. One of the Buddha's teachings is a simple rule that, "For any answer, one must look to the inside."

With the new Main Lift Station finally operational, I thought this would be a good time to reflect back on some of the monumental changes that Fontana has seen in the past year. Although I'm sure you're well aware of what these projects look like on the outside, perhaps you are unfamiliar with what they look like inside. So, here is a quick rundown on the "inner soul" of the projects we have recently completed:

The Main Lift Station - Ten Thousand Leagues Under the Park ...

Believe it or not, what began as an enormous crater in Reid Park, has turned into a technological milestone in Fontana's infrastructure. One of the features that sets our new lift station apart from the rest is the "variable frequency drive," or VFD, it has been equipped with. Although it sounds really fancy, the VFD simply allows the pumps to run at varying speeds depending on the station's influent flow rates. This technology is an enormous

improvement over the standard "on/off" pumps which were utilized at the old lift station. Here are a couple of reasons why:

1. The VFD allows the pumps to use less power than standard on/off technology, which means they cost less to operate.

2. By their very nature, pumps are designed to run. Therefore, by reducing the number of on/off cycles, pumps are allowed to run longer, resulting in less wear and tear on individual pump components. This is likened to a car, where highway miles are better than city miles.

3. In addition to longer pump life, the VFD also will increase the life expectancy of the system that the pumps discharge into. By slowly "ramping" the pump up to its operating speed, and back down to its idle condition, the VFD maintains a constant pressure condition in the forcemain.

In addition to the revolutionary VFD, the new lift station is equipped with an Odor Control System, which utilizes a 2,500 gallon activated char-



coal filter to mitigate unpleasant odors that may want to emanate from the structure. This new station has also been constructed with several hundred thousand gallons of overflow protection which will provide me and my staff additional time to respond to any potential problems in the system.

Highway 67 Reconstruction Project - Not Your Average Styrofoam Project ...

With the exception of the landscaping, which will be installed this spring, the Highway 67 Reconstruction project is complete. This newly reconstructed highway boasts numerous stormwater management features, ultimately designed to improve the quality of water making its way to Geneva Lake. One of the most important aspects of the project was our ability to divert a large volume of water from the northwest corner of the Village into the Highway 67 storm sewer system. Previously, the water flowed into the Buena Vista Creek, where heavy precipitation often caused the creek to overflow, flooding homes and discharging heavy sediment loads into Geneva Lake. In addition to stormwater management, the new roadway also helps manage and protect pedestrians. The soon to be landscaped medians and



FOUNDATION work was well underway at the site of the new Main Lift Station in March 2006.



From the Cop Shop... Officer Skinner receives promotion

By Chief Steven Olson

The Village Board approved transferring part time Officer Aaron Skinner to full-time status effective February 5, 2007. Officer Skinner has been with the department for three years. He holds an Associate's Degree in Criminal Justice and has had a wide variety of continuing training in law enforcement subjects. This puts our staffing level back at six full-time officers and three part-time officers.

In 2006 the Department handled a total of 2,508 calls for service, compared with 1,991 calls in 2005. A call for service is anytime a police officer takes official action such as, but not limited to, emergencies, issuing traffic or municipal citations, criminal arrests/investigations and non-emergencies like ordinance violations.

With the coming of spring please

pay extra attention for bicyclists and pedestrians while driving. The new child seat law is in effect -- go to our website for all the details.

Would you like an officer to speak at your association's annual meeting to answer questions or hear any concerns you may have? Please call and we will be more than happy to arrange for an officer to attend.

We have had another mail scam recently reported where a citizen received a check in the mail and was convinced by the sender to cash the check and send it back for an even bigger cash prize. However, the mailed check was cancelled by the sender when they received the actual funds (\$5,000) from the victim who was then left paying back to their bank the money they got for the bad check they cashed. These scams are common and come in many forms. If you receive such a check or

offer by mail or email please report it to us immediately so we can forward it on to federal officials.

The chances of getting any of your money back in these cases are extremely unlikely since the funds are automatically transferred overseas, which in this case first went to Canada then Africa.

The PD is continuing to meet with Fontana Elementary School officials to develop a new counter drug/alcohol curriculum that will begin in the fall of 2007.

For all the latest in law enforcement related information concerning Fontana visit our website at www.fontanawipolice.com.

Fontana Police Department

Telephone: (262) 275-2275

Non-Emergency Dispatch:

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Police.Dept@Villageoffontana.com

Plan Commission Considering Fence Ordinance Amendment

The Fontana Plan Commission scheduled a public hearing for Monday, April 30, 2007, beginning at 5:30 pm for a Village of Fontana Petition to Amend the Zoning Ordinance (Section 18-27 (f)(1), Fences and decorative posts).

The public hearing notice and proposed zoning amendment are available at Village Hall and are also posted on the Village website.

Projects

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brick crosswalks are intended to slow vehicles down, while the sidewalk and bike path gives walkers and bicyclists an avenue to travel.

The Beach House - The Summer Winds, Came Blowin' In, From Across the ...

Although that one's Sinatra, as opposed to the Buddha, they both loved the beach! So they would surely appreciate one of the key elements to the

construction of Fontana's new beach house, which gave us more beach. By constructing the new building, we were able to move the structure back from Geneva Lake. This not only brought us into compliance with our own setback ordinance, it gave us more beach. Doing so also improved sightlines looking south down Lake Street, by opening up the view across the beach all the way to Glenwood Springs. In addition to expanding the beach, the well designed control area allows for

quick and easy admittance and the concession area provides an area for beachgoers to pickup some beach gear or keep up with the latest trends in FontanaWear.

There's no denying the fact that 2006 was busy year, and Fontana saw a lot of changes.

I am hopeful that you agree that the progress we have shown in the last year is proof that we are on the right track. After all, success is a journey, not a destination.

Revaluation

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A community is allowed to be below 90 percent for a period of 4 years before the State mandates a revaluation; however, with the rate of Fontana's value growth it is best to conduct this process sooner rather than later.

The pending 2008 revaluation is

set to be structured a little differently from the one in 2005. The assessors will not have to schedule appointments to view each tax parcel in the Village. Instead they will utilize the data collected during their 2005 visit and current sales figures to determine the new assessed values. This method of revaluation will take less time and is less expensive for the community, and is

frequently utilized when the property record cards are well maintained.

The Village intends to continue communicating with the residents and further the education required to understand the revaluation process.

Please look for additional Town Hall meetings, articles, and postings on the Village website at www.villageoffontana.com.

Accomplishments

(continued from page 1)

projects, committee plans, calendars of events, library news, police bulletins and other valuable Village information. Especially informative are the Administrator's Report from Kelly, the DPW Report from Craig and the CDA Report from Joe McHugh

- Creating our own Building and Zoning Department with Ron Nyman and Bridget McCarthy.

- Expanding the committees to allow non-resident property owners to serve Fontana, thereby gaining more knowledge and experience from a broader base.

On an even greater scale:

- We've hired a terrific staff, including Kelly, Craig, Peg and Dennis, all of whom are first class additions to the Village.

- We've completely overhauled Highway 67 and turned it into a beautiful, well-lit boulevard.

- We've rebuilt the lift station relocating it underground with variable speed pumps which will give us 50

more years of service.

- We've constructed a beautiful, new, contemporary building housing the park bathrooms.

- We've replaced the beach house, which despite some controversy, will over time become accepted as a welcome architectural addition to the Fontana lakefront.

- We've revamped the assessor's position and hired Accurate Appraisal which has done a wonderful job revaluing the Village. In the past six years the equity in your home has doubled, while your taxes have only gone up approximately 10 percent (not bad for six years). After last year's reevaluation, 43 percent of you either had your taxes stay the same or go down.

- We've overhauled the Recreation Department and added a full-time director, Keith Graunke, who has done an outstanding job managing over 100 separate programs for adults and kids.

- We've established the Village website which is updated regularly with minutes from Village meetings, calendars of events and pictures in order to keep all residents informed on Village

matters.

- We're continuing our efforts to bury the power lines in an ongoing attempt to reduce the utilitarian look of the Village.

- The Village is now run in a business-like and professional manner.

I'm optimistic about the future and would hope that the business structure we've created and personnel that we've hired would remain in place well into the future as an example of how a successful government can be run. (Very few of you know it, but a year ago we applied for the community of the year at the League of Municipalities level. We didn't win but were considered, which was a huge accomplishment in five years.)

A special thank you to all of you who have worked with me over the past six years. I can't truly express how grateful I am.

In closing, as it was in 2001, it is in 2007:

"We all do better when we work together."

All the best,
Tom W. Howell

Library Notes from Nancy: Spring Programs Set

By Library Director Nancy Krei

Are you ready for spring? I certainly am! And April is a great time to get "Spring Fever" and visit the Public Library.

The grass is turning green, and it is time to think about a landscaping project, or a special garden. Do you have a home improvement project planned or is there too much "stuff" in the garage or other rooms? The library has a vast collection of books on landscaping, gardening, and home improvement projects, as well as books on home organization and storage.

April also is National Poetry Month and the Fontana Library will be sponsoring a Poetry Contest for children and adults. Contestants should write an original poem of at least four lines long that contains a riddle and its answer. The answer will be in the last line. Please stop into the Library for an entry form that includes examples and further information. In addition, the library's poetry collection can provide inspiration. The entries must be submitted by April 27.

National Library Week is April 15 to 21. The theme is "Come Together @ Your Library." The theme reminds us that the library is a place for all ages to come together, either in person or online, and offers something for everyone. The Fontana Library will be serving coffee and refreshments throughout the week. A Used Book Sale also will be held that week. Come in for book bargains! In addition, other events are being planned for April.

Toddler Time for the month of April will be held on

Thursday April 5, 12, 19 and 26, beginning at 10:30 am. Toddler Time introduces children to the library experience through socialization. Although Toddler Time is geared to children ages 18 months to 3 years old, other children are always welcome.

On January 10, our library became part of the SHARE network. SHARE is an online catalog that allows patrons to view and request library materials from 43 libraries in Walworth, Racine, Dodge, Jefferson, and Washington counties. You can also access this catalog from your home computer at www.sharelibraries.info.

A top priority for this spring will be to finalize plans for a memorial for Inger Fischer. Inger was a dedicated and hard-working member of the Library Board for many years. Gardens and flowers were some of her favorite things, so we would like to have her memorial reflect those interests.

It's not too early to be thinking about summer. The theme of the 2007 Summer Reading Program will be "Get a Clue @ Your Library!" The Fontana Library and the Lakeshores Library System will once again be presenting four StoryWagon programs. Performances will be held on Tuesdays at 10:00 am, beginning June 26.

The Fontana Public Library is here for you. We have public internet computers and wireless internet access. Stop into the library or contact us at 275-5107, for materials, information, questions about our programs, or how to use the SHARE catalog.

