

VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
February 1, 2007

The regular village board meeting was called to order at 7:00 p.m. by President Hamm. Board members present: Bill Hamm, Don Dohrwardt, Chris Kunstmann, Larry Palm, Joe Short, and Larry Waskiewicz. Arriving later: Bruce Laabs. Others present: Allen Neumann, Eric Leet, Mark Jaeger and Jo Ann Wagner. Arriving later: Fire Chief Brian Schommer.

Approve Minutes

Kunstmann noted that he recused himself from voting on the payment of bills. With this change a **MOTION** was made by Kunstmann, seconded by Short, to approve the minutes of the January 18, 2007, village board minutes. Motion carried.

Payment of Bills

With the additional list presented, the General Fund, Water and Sewer bills were approved for payment on a **MOTION** by Waskiewicz, seconded by Short, and carried with Dohrwardt abstaining. (Schommer and Laabs arrived)

Operator License

An operator's license for Laura Pantle was approved on a **MOTION** by Kunstmann, seconded by Waskiewicz, and carried unanimously.

Funding for Pipe Bursting

A **MOTION** was made by Dohrwardt, seconded by Short, to move this to agenda item 12 (Report from Director of Public Works). Motion carried.

Rifle Purchase

The memo from Village Marshal Mike Davel regarding the purchase of a rifle was reviewed. Leet commented that it is one of those items that you hope to never use but if it is needed there is no effective substitute. The 2007 budget included \$900 in a reserve account for a rifle purchase. After further review a **MOTION** was made by Waskiewicz, seconded by Dohrwardt, to approve the purchase of a rifle at a cost not to exceed \$900 with the funds coming from the reserve account. Motion carried with Kunstmann abstaining.

2006 Year End Report – Fire Department

The 2006 Year End Report submitted by the Fire Chief was reviewed. The Fire Department received a FEMA grant of just over \$56,000 for a vehicle exhaust system in the station and individual SCBA face pieces for all firefighters. The Fire Department has a committee working with two or three different companies on the exhaust system for the station. Two fire fighters attended water rescue training on Saturday. This included about four hours of classroom training and then some "hands on" training. Although the Fredonia Fire Department does not have the equipment for water rescue, it is important to have the knowledge, including how to help the dive team. There are currently thirty to thirty-five active firefighters and EMTs. The Fire Department also responded to a "snowmobile going through the ice" call. Although the department usually does not help with equipment retrieval, in this case they felt the driver would go back onto the river to try to retrieve his equipment. Because of this safety concern the department decided to participate in the recovery of the equipment. Discussion followed on possibly charging for this type of call.

NIMS Training

Kunstmann recused himself for this issue. Speaking from the floor, Kunstmann stated that the village adopted a resolution designating NIMS as the basis for incident management in the village. This requires four levels of training for some. The Level 3 training is two days and Level 4 training is three days. This will require some firefighters to take off work to attend the training. Kunstmann questioned if they will be compensated for this. A total of six and one half days is required to complete the four levels. Kunstmann noted that at a minimum the village president, village marshal, Fire

Chief, and assistant Fire Chief should be at Level 4. Five Fire Department officers should be at Level 3. The NIMS program was referred to the Public Safety Committee to evaluate, identify needs, and create an action plan on a **MOTION** by Waskiewicz, seconded by Palm and carried.

LOSA Reserve Account

Kunstmann recused himself for this issue. Speaking from the floor, Kunstmann reviewed the LOSA reserve account balance. The balance in the LOSA reserve account was \$4,577.06 on December 31, 2005. The 2005 budget included \$10,000, of which \$9,052.89 was used for the 2005 LOSA contribution. The motion approving the LOSA contribution did not include adding the \$974.11 to the LOSA reserve account. The 2006 budget then used LOSA reserve funds of \$3,347.28 to balance the budget, and the 2007 budget used LOSA reserve funds of \$1,229.78 to balance the budget. Kunstmann felt the intent of the board in the past has been to keep the LOSA reserve balance for years when additional amounts may be needed to fund LOSA. He requested that \$4,577.08 be returned to the LOSA reserve account and that \$974.11 be added to it. This would bring the total LOSA reserve account to \$10,459.92. The LOSA reserve account balance will be discussed again at budget time. In the past the village board has also discussed the possibility of “buying back” years of service, or changing to a different plan. Discontinuing the current plan would result in a loss of 50% of the value immediately. After further discussion a **MOTION** was made by Short, seconded by Hamm, to have the Personnel Committee review the LOSA program. Motion carried.

Joint Building Committee – January 29, 2007 Meeting

Minutes from the meeting were reviewed. The name of the Joint Building Committee was changed to Fredonia Shared Hall Committee on a **MOTION** by Waskiewicz, seconded by Dohrwardt, and carried. The building agreement was then reviewed. Short summarized the agreement, noting that an attorney was present to address the committee’s concerns. The committee felt it was in the best interest of the whole project to re-title the property in both names, although the land would revert to the village at no cost if at some time in the future the town decides to sell. A commission would be created to govern the building. The commission would meet at least two times each year.

Comments from board members include:

- No. 4. Ownership: The village attorney needs to review this carefully (Dohrwardt). The village should not incur any cost regarding the title change (Kunstmann). Ownership of the land will revert to the village if the town decides to sell their portion of the building. Kunstmann stated that he is not in favor of conveying ownership of the land.
- No. 5. A. Operating Expenses: Should common areas be shared 50/50? (Dohrwardt)
- No. 6. Expansion of Building; Modification of Agreement: It needs to be clear that the agreement can be changed with agreement of both boards. Require a super majority to change the agreement? (Hamm)
- No. 7. Creation of Fredonia Government Center Commission: The fifth person appointed to the committee shall serve for the term for which appointed – not the calendar year as committee changes will probably be made in May (Dohrwardt).
- No. 10. Meetings of Commission: Clarify that the commission meets during the first two weeks of May and September, instead of during the first weeks of May and September (Dohrwardt).
- No. 12. C. Operating Budget: Should the operating budget be split 50/50? (Dohrwardt) Operating budget will cover expenses of the building including maintenance on the buildings and grounds.
- No. 12. D. Maintenance of Checking Account. Two signatures should be required on the checks (Dohrwardt). Village ordinance will need to be reviewed to see if any changes are needed (Hamm). A report of paid expenses should be sent to each town/village board for review (Short).
- No. 14. Sale of Interest: First allow a sale in ten to twenty years. Perhaps tied to the length of mortgage? (Dohrwardt, Short) Add a provision for a possible merging of the municipalities (Waskiewicz).
- No. 14. B. Determination of Price if Sold to Other Party: Clarify that price is less property value and perhaps exclusive of any easements (Dohrwardt).

- No. 14. D. Sale to Third Party: May not want to bind ourselves to “highest bona fide offer that is greater than the appraised value” (Dohrwardt, Waskiewicz). The party who originates the sale should pay all selling costs (Kunstmann). Concern expressed that it gives the power to the entity that wants to sell (Kunstmann).

The town board will be reviewing the document next Thursday. The Shared Hall Committee will then meet February 12, 2007, to review the comments and discuss any changes needed. When a “final” agreement is reached, each community will send it to their own attorney for review and possible modification.

Priority List of Projects for Village Green and Cobblestone Village

The priority list of projects for Village Green and Cobblestone village was reviewed. Regarding the pipe bursting project, per the memo from the village attorney the village can use 100% of the funds to pay for the project, but the village is bound by their agreement with Mastercraft. The subsequent developer will be billed their portion when their development is approved. If development does not occur, not all the projects will be needed. The McMahon Associates letter stated that we can phase the projects according to our funding scenario. Neumann noted that when the first four projects are complete, our infrastructure can accommodate an additional 100 houses. The next four projects will need to be constructed before the next 100 houses are built. Each phase of development will address infrastructure concerns at that time. JBJ Development had questioned the possibility of a tax incremental district for Cobblestone Village. At this time, the village cannot create another tax incremental district until our current district is dissolved. A **MOTION** was made by Hamm, seconded by Dohrwardt, to fund the pipe bursting project 100% from the Mastercraft/Village Green phase one development costs. Motion carried with Waskiewicz voting nay and Kunstmann abstaining.

Report from Director of Public Works

Kunstmann noted that he asked the Director of Public Works to have the large trucks and semi’s using North Milwaukee Street to come down Martin Drive instead of trying to make the corner on Fredonia Avenue onto North Milwaukee Street. The second salter is now in service. The Fire Department thanked the Director of Public Works for the water system map. Waskiewicz asked if the two yard dumpster on Wisconsin Street is actually being dumped each week. Neumann stated that he can’t verify it for the last week, but before that it was being dumped each week on Tuesday or Friday. Waskiewicz commented that it should have had a sunset date for completion. Waskiewicz also questioned if Neumann has been involved in the planning for modification of the fire station. Neumann has not been involved. Waskiewicz noted that the Public Works Committee should review the plans.

Purchase of Orion Meter Reading System

The 2007 budget included \$11,000 for the automatic meter read system. The proposal received is \$9,700 and includes one handheld data collector and two days of on-site training. Our current Workhorse Software Utility billing software will work with this system. Current meter inventory would be sold to another municipality. The entire system should be changed out in seven to eight years. A **MOTION** was made by Waskiewicz, seconded by Short, to approve the purchase of the Orion hand held meter reading system including receiver, software, training and transmitters, at a cost not to exceed \$9,700 (per quote). Motion carried with Laabs abstaining.

Report from Clerk-Treasurer

The report from the Clerk-Treasurer was reviewed.

Correspondence

Correspondence received and reviewed include

- Letter from SEWRPC on Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*.
- Grota Appraisals January 2007 Newsletter.
- Newburg Plan Commission meeting – February 1, 2007.
- United Wisconsin change to Anthem Blue Cross Blue Shield.
- Congressman Sensenbrenner office hours – February 2 at 2:15 p.m.

- Thank you from 4th grade class at Rosemary School.

Closed Session

Per Wisconsin Statutes 19.85 (1)(e) the board convened into closed session to discuss possible purchase of land on a **MOTION** by Palm, seconded by Waskiewicz, and carried unanimously on a roll call vote.

Adjourn Closed Session and Reconvene Into Open Session

A **MOTION** was made by Short, seconded by Laabs, to adjourn closed session and reconvene into open session. Motion carried unanimously with a roll call vote.

Purchase of Land

A **MOTION** was made by Hamm, seconded by Dohrwardt, to instruct the Director of Public Works to proceed as discussed in closed session. Motion carried.

Items for Future Consideration

Dohrwardt noted that he included a letter regarding issues before the county board and how he will be voting on the issues.

The meeting adjourned at 9:15 p.m. on a **MOTION** by Waskiewicz, seconded by Kunstmann, and carried.