

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
November 1, 2007**

Public Hearing – Rezoning of 121 Edmaro Street

The public hearing on the proposed rezoning of 121 Edmaro Street from A-1 (Agriculture) to Rs-1 (Single Family Residential) was called to order at 7:03 p.m. by President Short. No comments were received.

Public Hearing – Proposed 2008 Budget

The public hearing on the proposed 2008 budgets was called to order. No comments were received.

Close of Public Hearing and Call to Order of Regular Village Board Meeting

The public hearings were closed and the regular village board meeting was called to order by President Short. Present: Joseph Short, Jill Bertram, Fritz Buchholtz, Don Dohrwardt, Bruce Laabs, and Larry Waskiewicz. Also present: Ed Oehme, Mark Jaeger, Mary Jane Depies, John Depies, Allen Neumann, and Jo Ann Wagner. Arriving later: Bill Hamm.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approve Minutes

Minutes of the October 18, 2007, village board meeting were approved as presented on a **MOTION** by Dohrwardt, seconded by Bertram, and carried.

Approve Payment of Bills

Payment of the General Fund, Water and Sewer bills was approved on a **MOTION** by Laabs, seconded by Short, and carried.

Village Green Subdivision – Letter of Credit

The letter from the village attorney again explaining the reasons for lowering the letter of credit for the Village Green Subdivision was read aloud. A copy is included with these minutes. It also referenced the previous opinion noting that village board minutes do not need to be recorded. A copy of the letter was given to Mary Jane Depies. Waskiewicz noted that having questions answered more than once is costing the village money and he will not let this happen again.

Thistle Property – Storm Water Issue

The September 27, 2007, (revised 9/28/07) letter from Nancy Washburn to the Village of Fredonia was reviewed including the information provided by their engineer regarding the storm water issues on the Thistle property. The questions posed by Kendall Thistle

have been answered and the village should no longer be involved. A copy of this letter was provided to John Depies.

Ordinance No. 2007-10 Rezoning 121 Edmaro Street

A **MOTION** was made by Dohrwardt, seconded by Laabs, to adopt Ordinance No. 2007-10 rezoning 121 Edmaro Street from A-1 (Agriculture) to Rs-1 (Single Family Residential). It was noted that fill has been added to this lot and may require soil borings to determine load bearing capacity. The building permit process will address this. A note regarding this will be added to the property file for 121 Edmaro Street. Motion carried.

Resolution No. 2007-L Approving 2008 Budget

The proposed levy of \$694,747 is a 2.7% increase from last year. Based on current assessed value, this will result in an increase in the village portion of the tax bill of \$6.43 on a house assessed at \$150,000. If the computer tax credit is deducted from the levy amount, this would result in a 2.3% increase. The total allowed by the state is 3.86%. Waskiewicz noted that the playground equipment from the Maple Lawn property could be moved to the tot lot on Forest Glen. He also stated that some of the building numbers in the long range plan need to be reviewed. A **MOTION** was made by Dohrwardt, seconded by Waskiewicz, to adopt resolution No. 2007-L adopting the 2008 budgets with it noted that the levy amount of \$694,747 is “exclusive of computer aid from the state.” Motion carried.

Donation from Waubedonia Soccer Club

This item will be postponed until the next meeting so a representative from the soccer club can attend.

Public Works Committee – Martin Drive Bridge Contract

Neumann stated that Contec is now willing to forgo storage costs and hold the original price quoted for the bridge, if the village signs the contract now. A **MOTION** was made by Laabs, seconded by Dohrwardt, to authorize signing of the contract with Contec for the Martin Drive Bridge at a cost not to exceed \$124,400. Motion carried.

Martin Drive Project – Authorize Bidding

Authorization was given to bid the Martin Drive project with a bid opening date of November 29, 2007, on a **MOTION** by Dohrwardt, seconded by Laabs, and carried.

Shared Hall Committee – October 30, 2007

Seven bids were received for the shared hall project. Each bid included the base bid plus eleven alternates, the amount of markup, and the price per cubic yard for removal and replacement of “bad soil”. With the alternates currently approved, the apparent low bid is \$779,238 by Mike Koenig Construction. The architect is currently reviewing the bids, verifying and approving the list of subcontractors of the three lowest bids, and clarifying alternate 5 and 6 with the contractor. The committee will meet again on November 8 at 6:30 p.m. to review this information. At that time they will make a recommendation to

forward to the town and village board. The alternates approved include changing to solid countertop and sink, adding Pella slim shades to windows and changing to cut stone in lieu of cast stone. The alternates not taken include adding the west parking lot, a deduction for removal of excess soil to off-site location, deduction of the flag pole, replacement of laminated stalls with painted steel, adding a metal roof to the entire building, omitting the performance bond, omitting transient surge suppression and changing to type A3 lights in the board room. Short noted that Jack Janik has contacted him about donating a flag pole. Waskiewicz stated that the Shared Building Committee has discussed the possibility of having two flag poles, one for the United States flag and one for the Wisconsin state flag. Waskiewicz will contact Janik and stated that the donation is greatly appreciated. (Hamm arrived) Oehme questioned the atrium on the design for the shared hall. He felt the atrium drives up the cost and is less energy efficient. Oehme also questioned the warranty on the windows, the energy efficiency of the building, and the exclusion of insulation under the concrete floor. Waskiewicz stated that the Shared Hall Committee met numerous times at open meetings to discuss the design of the building. The design has also been posted on the web and is available at the village hall. To date, no one has questioned the aesthetics of the building. Pella windows were required and the energy efficiency of the building adheres to state and federal standards. Oehme stated he did a quick review of the plans and recommended that rigid foam insulation be added around the basement and under the concrete slab. He also questioned the timeline for construction, as winter construction usually costs more. Waskiewicz noted that the contractor is responsible for utilities during construction. Oehme asked if when they raise the wall if there are any sealants between the concrete and plate. Waskiewicz did not know. In reply to Oehme's question, Waskiewicz noted that he has been involved with building since he was 13 years old, including being involved in building six homes in Fredonia. Oehme noted that he has over 40 years of experience in building and has built high efficiency homes that cost only \$100 to heat per year. John Depies questioned the grading of the property and if a berm will be installed. Short replied that the water will be directed to drain to the south of the property – towards Fredonia Avenue.

Personnel Committee – November 1, 2007 Meeting

Waskiewicz stated that Jean Schroeder is resigning her position as a paid part time ambulance employee effective November 16, 2007. She has also been a volunteer for a long time and has agreed to stay on as an EMT. The committee discussed how to fill this position but does not have a recommendation at this time.

Resolution No. 2007-M Thanking Jean Schroeder for Her Years of Service

Resolution No. 2007-M expressing our appreciation to Jean Schroeder for her years of service was read aloud and then adopted on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried. (Mary Jane and John Depies left).

Report from Director of Public Works

The report from the Director of Public Works was reviewed. Neumann stated that the presentation at the county on the shared hall project went well. He has also received a

request from the Parks Committee to move some smaller trees from the tree nursery to the lot west of the post office. The Verizon cellular tower is now in service. The Public Works Committee decided to bid the Hewn block as the base bid for the retaining wall in the Martin Drive project with an alternate bid of Country Manor block. Equipment has been leased for leaf collection and will be discussed at the Public Works Committee meeting on Monday. It was noted that village ordinance requires a minimum of a three foot terrace between retaining walls. The Public Works Committee approved a four foot terrace between the two retaining walls. The manhole cover at the Marie Kraus soccer field will be adjusted.

Report from Clerk-Treasurer

The report from the Clerk-Treasurer was reviewed. Six hours of election training is now required by the state every two years for municipal clerks.

Correspondence

Correspondence reviewed include:

- Ehlers and Associates newsletter on levy limits.
- UW-Extension Sheboygan River Basins partnership program.
- County board agenda – November 5, 2007, public hearing on budget
- County board agenda – November 7, 2007.

Accept Resignation of Village Trustee Bruce Laabs

The resignation of village trustee Bruce Laabs was accepted with regret on a **MOTION** by Dohrwardt, seconded by Short, and carried with Laabs recused.

Resolution No. 2007-N Thanking Bruce Laabs for his Service as Village Trustee

Resolution No. 2007-N thanking Bruce Laabs for his years of service as village trustee was read aloud and then adopted on a **MOTION** by Waskiewicz, seconded by Dohrwardt, and carried with Laabs recused.

Next Village Board Meeting

The second village board meeting in November was moved from the 15th of November to the 8th of November on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried.

Items for Future Village Board Meetings

At the next village board meeting the Shared Building Committee will want to award the bid for the shared hall project. The soccer club donation will also be accepted at the next meeting.

Waskiewicz requested that the sale of land in the industrial park to Badger Paperboard be discussed at the next meeting along with adherence to the pavement and plantings.

Hamm requested clarification on storm water drainage for the village hall project. It was clarified that the water will be running towards the south, and that no berm is currently planned for the project. Waskiewicz stated that the plans have been created by a civil engineer, reviewed by the Plan Commission and have received state approval.

The meeting adjourned at 8:30 p.m. on a MOTION by Dohrwardt, seconded by Laabs, and carried unanimously.

Respectfully Submitted:

Jo Ann Wagner
Clerk-Treasurer