

**FREDONIA VILLAGE BOARD MEETING**  
**November 8, 2007**

The regular village board meeting was called to order at 7:30 p.m. by President Short. Present: Joe Short, Jill Bertram, Fritz Buchholtz, Don Dohrwardt, Bruce Laabs, Larry Palm, and Larry Waskiewicz. Also present: Edward Oehme, Bill Hamm, Allen Neumann, and Jo Ann Wagner. Arriving later: Kevin Parker and Robert Parker.

**Pledge of Allegiance**

All stood and recited the Pledge of Allegiance.

**Approve Minutes**

Minutes of the November 1, 2007, village board meeting were approved as presented on a **MOTION** by Dohrwardt, seconded by Buchholtz, and carried with Palm abstaining.

**Payment of Bills**

With the additional list presented, payment of the General Fund, Water, and Sewer bills was approved on a **MOTION** by Dohrwardt, seconded by Palm, and carried.

**Citizen Comments and Questions**

Ed Oehme questioned the energy efficiency of the proposed town/village hall. He stated that the plans do not show any drain tile around the basement, no sump pump, no stone against the wall, no foam around the basement walls, nothing. He stated that this will result in a very high humidity basement. Short stated that the basement will be used as the mechanical room and does not include any storage. The basement is not under the total building. Oehme stated that there is no foam insulation under the concrete floor to cut the ground temperature and no vents between the rafters. He asked what type of roof vents was being used. Waskiewicz stated that the building has been designed by a licensed architect and reviewed and approved by the Architectural Control Board and the state. Oehme commented that architects can make mistakes. Waskiewicz stated that although he appreciates the comments from Oehme, the building has been designed and approved and the project is moving forward. Oehme questioned if the atrium could be redesigned as he feels this is a waste of money and asked why construction is being done during the winter months. Hamm commented that some contractors cut prices in winter to keep their crews working. Oehme again asked that the building be made energy efficient and demanded a blower test showing how many air exchanges per hour. Dohrwardt stated that the town needed to vacate their current premises thereby creating a need to build in a timely manner. Also building at this time could result in lower costs from the contractor. Dohrwardt stated that they could look at adding foam on the side of the basement and under the floor. He stated that both communities want a building they can be proud of. Oehme also questioned the metal roof and if this is cost effective. (Parker arrived.) Waskiewicz stated that the Shared Building Committee is recommending approval of the contract tonight.

### **Donation from Waubedonia Soccer Club**

Kevin and Robert Parker presented the Village of Fredonia with a check from the Waubedonia Soccer Club in the amount of \$15,000. This money is to help with the cost of the Marie Kraus soccer fields. Most of this money was raised by the club from indoor soccer tournaments. A ceremony will be held in late January or early February with the indoor soccer club.

### **Award Contract for Shared Hall Project**

The Shared Building Committee reviewed the bids received and the recommendation from the architect. One addition to the building plans will be the exit from the board room will be changed to a ramp with a sidewalk around the building. This will increase the project cost by \$1,500. The low bidder, Mike Koenig Construction, will also change the percent for change orders to 10%. A **MOTION** was made by Waskiewicz, seconded by Dohrwardt, to award the Shared Hall project to Mike Koenig Construction at a cost of \$779,238 including the alternates chosen plus \$1,500 for the change to the ramp and additional sidewalk. Waskiewicz extended a thank you to Bob Lederer, Bruce Pappé, Lance Leider, Jim Stemper, Dave Gorton and Janis Stemper from the Town of Fredonia and Larry Palm, Joe Short, Don Dohrwardt, Allen Neumann and Jo Ann Wagner from the Village of Fredonia and a special thank you to Town Chairman Rich Mueller and past Village President Bill Hamm for getting this project started and completed. Short thanked Waskiewicz for his help. Motion carried.

### **Shared Hall Project - Authorization to Make Final Decisions on Interior and Exterior Finishes / Colors**

Bertram asked if anyone has background in design as students are sometimes looking for projects. Waskiewicz stated that the color schemes have been decided and samples of stone are available at the architect's office. Palm stated that the architect has interior designers working for them. Bertram stated that the tile, carpet, and furniture should match. She wants the building coordinated. Waskiewicz stated that the architect has designers on staff and will assist in picking out colors. A **MOTION** was made by Dohrwardt, seconded by Waskiewicz, to give authorization to the Shared Building Committee to make final decisions on interior and exterior finishes and colors.

### **Shared Hall Project – Change Orders**

Waskiewicz explained that rather than add a three to five percent contingency on the project, the Shared Hall Committee recommended that change orders be approved by the Co-Chairs of the Shared Hall Committee, the Town Chairman and the Village President. Dohrwardt asked if the committee can investigate using a temperature barrier between the ground and the floor and what it would cost. Waskiewicz stated that this can be sent to the architect for review for a possible change order. A **MOTION** was made by Palm, seconded by Dohrwardt, to authorize the Co-Chairs of the Shared Hall Committee, the Town Chairman and the Village President to approve change orders for the Shared Hall project with all four signing off on any change order. Motion carried.

### **Shared Hall Project Management**

Day to day project management of the site was assigned to the Shared Hall Committee co-chairs Lance Leider and Larry Waskiewicz on a **MOTION** by Dohrwardt, seconded by Palm, and carried. Any questions about the project will be referred to this team.

### **Financing for Shared Hall Project**

Port Washington State Bank will be utilized for the construction loan for the Shared Hall project. A nine month construction loan will be obtained at 4.85%. A **MOTION** was made by Buchholtz, seconded by Palm, to approve the use of Port Washington State Bank for the construction loan. Motion carried.

### **Processing of Payments**

The use of a title company to review and approve payment requests and lien waivers was discussed. A **MOTION** was made by Dohrwardt, seconded by Palm, to have payment of bills approved by the two Shared Hall Committee co-chairs, the town chairman and the village president. Motion carried.

### **Ground Breaking Ceremony**

The ground breaking ceremony for the Shared Hall project was tentatively scheduled for November 15, 2007, at 3:00 p.m. (Note: It was later changed to November 16, 2007 at 4:00 p.m.)

### **Public Works Committee – Purchase of Mower**

Minutes from the November 5, 2007, Public Works Committee meeting were reviewed. Purchase of a John Deere X728 mower from Mid-States at a cost of \$15,900 less trade-in of \$3,800, for a cost of \$12,100, plus a three point hitch for \$550, a tine harrow for use on the ball diamonds for \$1,100 and counter weights for \$185 was recommended by the Public Works Committee. A **MOTION** was made by Dohrwardt, seconded by Waskiewicz, to approve the purchase of the John Deere mower with accessories not to exceed \$14,000. Motion carried.

### **Public Works Committee**

Neumann reported that the village is leasing a leaf vac from Bruce Municipal. He noted that the Village of Adell would be interested in purchasing this piece of equipment with the Village of Fredonia. The purchase price is less than the amount the Village has budgeted for lease of equipment this year. The amount paid for the lease can be applied to the purchase price.

The contract for trash and recycling with Veolia will expire July 31, 2008. Veolia has purposed a fuel surcharge when fuel is over \$3.25 per gallon. The new contract will no longer provide for pickup from business, industrial or multi-family units. Currently the village bills these customers for this service. The committee will discuss at their next meeting if they want to solicit bids for trash and recycling.

### **Parks Committee – November 5, 2007 Meeting**

Palm reported that donations have been received for the tree lighting ceremony that will be held on November 25, 2007 at 6:00 p.m. Some smaller trees have been added to the gazebo lot for decorating. Ideas are being solicited for 2008 Celebrate Fredonia.

### **Report from Director of Public Works**

Neumann reported that the winter street banners are up; six trees have been planted at the gazebo lot, four oak trees at Stoney Creek Park, and some evergreen trees along the bike path. The bench donated by the Women's Group has been installed and the street light on the north end of Stoney Creek Lane will be installed within the next month. The manhole cover in the soccer field has been adjusted and some catch basin repairs have been made. Waskiewicz added that Neumann has also been working on some items for the Shared Building Committee.

### **Report from Clerk-Treasurer**

The report from the Clerk-Treasurer was reviewed. Cindy Guzikowski's attorney has reported that an appraisal has been sent to the mortgage company and the closing on the property should be scheduled soon. A New Hire report is required for any employee that will receive compensation but has not received any in the past 90 days. Therefore, a report is required for each fire fighter / ambulance personnel that will receive a check in December.

### **December Village Board Meeting**

A **MOTION** was made by Palm, seconded by Dohrwardt, to have only one board meeting in December on the 6<sup>th</sup> at 7:00 p.m. Motion carried.

### **Correspondence**

Correspondence received was notification from the department of Revenue regarding the village's assessed value. Also, Dohrwardt presented an advance copy of an agreement for dispatch service with the county.

The meeting adjourned at 8:50 p.m. on a **MOTION** by Palm, seconded by Bertram, and carried.