

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
June 7, 2012**

The regular village board meeting was called to order at 7:00 p.m. by President Lapicola. Present: Chuck Lapicola, Jill Bertram, Fritz Buchholtz, Lisa Dohrwardt, Mark Edbauer, Sr., and Scott Ehaney. Also present: Carla and Kendal Thistle, Joe Short, Mark Jaeger, Mike Davel, Roger Strohm, and Jo Ann Wagner. Arriving later: Don Dohrwardt, Al Bruhn, and State Representative Duey Stroebel.

Pledge of Allegiance

All stood and recited the Pledge of Allegiance.

Approve Minutes

Minutes of the May 17, 2012 village board meeting were approved as presented on a **MOTION** by Edbauer, seconded by Ehaney, and carried.

Approve Payment of Bills

The General Fund, Water and Sewer bills were approved for payment on a **MOTION** by Bertram, seconded by Lisa Dohrwardt, and carried.

Approve Liquor Licenses

Class A beer and liquor licenses for Rogels, Inc. d/b/a Village Market, and Stadko, Inc., d/b/a Fredonia Mobil; Class B beer and liquor licenses for Fredonia Family Restaurant, Jose Camacho, agent; and Tom and Jodi's Fredonia Inn, Jodi Gamerdinger, agent; and operator licenses for Jessica Stadler, Lance Berndt, Thomas Buskuski, David Davis, Shawn Hoffman, Eric Liniewski, Helen Mueller, Laura Pantle, Patricia Roggenbuck, Mary Sommer, and Elizabeth Wedereit, were approved on a **MOTION** by Edbauer, seconded by Ehaney, and carried with Buchholtz abstaining. (Stroebel arrived)

Open Session for Citizen Comments and Questions

Kendall Thistle thanked the village president for the time spent viewing the area of storm water concern. He realizes that not all development has been approved at this time.

Short stated that he has been following the village board minutes and had some concerns about items the board may have overlooked. Areas of concerns included the division of the land of Cobblestone Village where a future village well site exists, the storm water detention pond in Village Green, how the proposed land division may affect responsibilities of the homeowners association, if the remaining parcel will be able to attract developers, and if chickens are allowed in the village he would like pot bellied pigs and miniature goats included. Waste removal was also a concern. Short presented a handout to each board member and requested that it become part of the official minutes.

Representative Duey Stroebel introduced himself stating that with the re-districting the Village of Fredonia is now part of his district. He stated he was born and raised in the Town of Cedarburg. He started a business in Cedarburg in 1987 and has been very active in the community. He has been in office since May 17, 2011. He is involved with the Town Plan Commission, 4-H, and coaching sports. He is a fiscal conservative and believes in customer service.

Unfinished Business

RESOLUTION NO. 2012-B ORDERING REPAIR OF SIDEWALK: After discussion Resolution No. 2012-B ordering the repair of sidewalk was adopted on a **MOTION** by Edbauer, seconded by Ehaney, and carried.

VILLAGE GREEN STORM WATER AGREEMENT: Strohm stated that the developer has made the requested changes to the Storm Water Agreement. This agreement insures that the village will not be responsible for maintaining the system, but has the ability to assess the cost to the property owners if it is not maintained and the village has to maintain. A **MOTION** was made by Ehaney, seconded by Buchholtz, to approve the Storm Water Management Practices Maintenance Agreement for the development known as Village Green. Motion carried.

ORDINANCE NO. 2012-04 REZONING LOT 1 OF VILLAGE GREEN CSM DATE MARCH 12, 2012 AND REVISED MAY 2, 2012 TO AGRICULTURAL: Strohm stated that the Village Green Subdivision is part of a TND. It was recommended that the zoning be changed to match the land use. However, the comprehensive plan should be changed before the re-zoning is approved. Lapicola noted that the developer is not in a rush to have the property re-zoned. Strohm commented that if the sale of land to the farmer doesn't happen, the CSM will not be recorded.

Report from Village President on Operations of Village

Lapicola stated that the Fire Department Meeting room is used for the senior meal site and is not air conditioned. This room gets very hot during the summer. He suggested the purchase of a portable air conditioning unit. This could be used to cool the meeting room for the meal site and also moved to cool the office area. A 12,000 BTU unit will cool about 500 square feet and costs around \$400. The site is used each week for about 25 to 30 seniors. The Fire Department has about 49 members. Ehaney stated that this needs to be used in the calculations to determine size. It was questioned if larger units are available. Ehaney will do calculations to determine the correct size of an air conditioning unit for the area.

Report from Fire Chief on Operations of Village

The report from the Fire Chief was reviewed. The contract for purchase of the tanker truck has been signed and the check delivered to Pierce Manufacturing.

Report from Village Marshal on Operations of Village

The report from the Village Marshal was reviewed. Davel noted that arrests and citations are down slightly but complaints are up. This is mainly because of the new system that captures everything. Court revenue is up, but that is because it was down last year. (Davel left)

Report from Director of Public Works on Operations of Village

The report from the Director of Public Works was reviewed.

MANHOLE REPAIRS: Three manhole repairs are needed on Fredonia Avenue. One is more urgent. The county has filled it with hot patch as they received numerous complaints. The repair in front of St. John's Church is a full depth repair and will be bid out. The two others will have the cones on top replaced by the village crew. Strohm will present numbers for the repair at the next meeting.

CERTIFICATION – WAGE INCREASE: Wade Auer passed one Wastewater exam and Strohm passed two exams. A **MOTION** was made by Ehaney, seconded by Buchholtz, to approve a wage increase of 15 cents per hour for each exam passed (15 cents for Auer, 30 cents for Strohm). Motion carried.

COBBLESTONE VILLAGE LAND DIVISION: The land owned by JBJ Company, known as Cobblestone Village, was divided into two parcels with a warranty deed and recorded with the Register of Deeds. This was not approved by the village board as required by village ordinance. Approval was given to supply the village attorney with information regarding this matter and have a letter sent to the property owner on a **MOTION** by Edbauer, seconded by Ehaney, and carried. Strohm stated that he spoke with the county and they do not enforce village ordinance, however, he would like an understanding with them that they would refer this back to the village.

STREET MAINTENANCE PROJECTS: Strohm presented estimated costs for the proposed street maintenance projects. A full depth removal which gives the road a thicker base course and stronger road is estimated at \$172,983 which well exceeds the budget. A wedge grind and overlay would cost about \$80,542. If the bids are advertised on Monday and published for two weeks, with two weeks to submit a bid, and two weeks to handle contracts, the project would start in early August. Strohm stated he would like to see the project finished before school starts. Some sewer work needs to be done along with some curb and gutter repair. A **MOTION** was made by Edbauer, seconded by Ehaney, to proceed with the bid process for the wedge grind and overlay. Motion carried. Strohm stated that N. Milwaukee Street and Fillmore Street will still be an alternative bid. Vandalism at Stoney Creek Park was discussed. The purchase of surveillance cameras as a deterrent to vandalism was discussed. This was sent to the Public Safety Committee.

Report from Wastewater Treatment Plant Manager

The report from the Wastewater Treatment Plant manager was reviewed. Strohm stated the plant is running well and with Auer becoming fully certified it give the village three qualified plant operators. A 40 foot stretch of sewer main on Martin needs to be repaired along with a broken area on Edmaro Street that could be lined. This could be added to the Fredonia Avenue contract for re-lining sewer main from Fillmore Street to Edmaro Street. It was also noted that lots of roots were in the sewer main on Edmaro and Fillmore Street.

RESOLUTION NO. 2012-C APPROVING CMAR: Resolution No. 2012-C reviewing the approving the 2011 CMAR was adopted on a **MOTION** by Ehaney, seconded by Edbauer, and carried unanimously.

Report from Clerk-Treasurer and Operations of Village

The report from the Clerk-Treasurer was reviewed. Tuesday's election had 1115 voters, a 76% turnout.

WMCA CONFERENCE: Approval was given for the Clerk-Treasurer to attend the 2012 WMCA Conference with registration, lodging, and mileage or use of the pool car on a **MOTION** by Edbauer, seconded by Ehaney, and carried. (Stroebel left)

July Village Board Meetings

Most board members stated that they could make the July 5 board meeting, so no changes were made to the July village board meeting schedule.

Fredonia Government Center Commission – June 4, 2012 Meeting

Buchholtz reported that Dave Gorton is the new president of the commission. The FGCC agreed to the town and village placing Tree City flags above each window in the lobby. The mulch around the building will be refreshed, the parking lot will be crack sealed, and mats will be purchased for the lobby. Storm water drainage will be addressed with the Fredonia Avenue project. Purchase of sound deadening panels was postponed. Bids are still being accepted for the roof over the sign by the street.

Update on County Issues

BUS ROUTE: Lapicola noted that he would like to see the bus coming back into Fredonia. He will contact the County Clerk to see when the next meeting is scheduled as he would like to attend.

PROPERTY AT 600 S. MILWAUKEE STREET: Lapicola questioned the status of the property at 600 S. Milwaukee Street and if the village could obtain ownership. Strohm stated that he believes the soil is good but it does need to be monitored for one year before any closure. Short stated that there was a plume of contamination that extended beyond the property. He questioned if this caused the odor from the pond on the west side of S. Milwaukee Street. Strohm stated that the DNR has looked at the pond and is forcing Guy and O'Neill to do monitoring of their storm water. (Don Dohrwardt arrived). Don Dohrwardt stated that he has discussed the property with Tom Meaux,

county administrator, about the county's plans for the property. They would not release the property until the DNR has signed off on the clean up.

REGISTERING OF WARRANTY DEEDS: The warranty deed dividing the Cobblestone Village land was recorded by the Register of Deeds although village ordinance requires a CSM. Discussion followed on the possibility of having the Register of Deeds contact the village when changes are made. Dohrwardt will see what county policy is, although they do not want to police the whole county.

Per Wisconsin Statutes 19.85(1)(f) the Village Board Will Convene into Closed Session to Consider a Specific Personnel Issue

On a **MOTION** by Don Dohrwardt, seconded by Edbauer, and carried unanimously on a roll call vote, the village board convened into closed session to consider a specific personnel issue.

Adjourn Closed Session and Reconvene into Open Session

MOTION by Edbauer, seconded by Don Dohrwardt, to adjourn closed session and reconvene into open session. Motion carried unanimously on a roll call vote.

Items for Future Consideration by Village Board

None

Adjournment

A **MOTION** to adjourn at 8:25 p.m. was made by Edbauer, seconded by Ehaney, and carried.

Respectfully Submitted:

Jo Ann Wagner
Clerk-Treasurer