

**FREDONIA VILLAGE BOARD MEETING**  
**Fredonia Government Center**  
**242 Fredonia Avenue, Fredonia, WI**  
**September 5, 2013**

The regular village board meeting was called to order at 7:00 p.m. by President Chuck Lapicola. Present: Chuck Lapicola, Jill Bertram, Fritz Buchholtz, Donald Dohrwardt, Lisa Dohrwardt and Scott Ehaney. Also present: Jason Bublitz, Jason Gutterman, Mark Owen, Andrew Struck, Mike Olesen, Mark Jaeger, John Depies, Mike Davel, Roger Strohm, and Jo Ann Wagner. Arriving later: Brian Schommer.

### **Pledge of Allegiance**

All stood and recited the Pledge of Allegiance.

### **Approve Minutes**

Minutes of the August 22, 2013 village board meeting were approved as presented on a **MOTION** by Ehaney, seconded by Lisa Dohrwardt, and carried.

### **Approve Payment of Bills**

With the additional list presented the General Fund, Water and Sewer bills were approved for payment on a **MOTION** by Don Dohrwardt, seconded by Bertram, and carried.

### **Open Session for Citizen Comments and Questions**

None

### **Request by Midwest Precision to Allow Two Principal Structures on Property Located at 627 Tower Drive**

Jason Bublitz, from Midwest Precision, requested approval for an additional principal structure on his property at 627 Tower Drive. The building would be 40' x 50' and would be within the setbacks. The exterior would match the existing building as close as possible. After discussion a **MOTION** was made by Don Dohrwardt, seconded by Buchholtz, to allow the additional principal structure at 627 Tower Drive. Motion carried.

### **Ozaukee County Hazard Mitigation Plan Presentation by Mark Owen**

Mark Owen, Ozaukee County Emergency Management, explained the *Ozaukee County Hazard Mitigation Plan* is required to maintain eligibility for several grant programs. It doesn't cost the village anything or obligate the village to anything. The plan is updated every five years. Owen met with Strohm and identified a few areas where larger culverts are needed but it does not obligate the village to do the projects. Projects not listed in the plan are still eligible for grants. Owen stated that village and cities need to adopt the plan to continue to be eligible for certain grants.

### **Resolution No. 2013-C Adopting Ozaukee County Hazard Mitigation Plan**

Resolution No. 2013-C adopting the Ozaukee County Hazard Mitigation Plan was approved on a **MOTION** by Don Dohrwardt, seconded by Bertram, and carried.

### **Request from Ozaukee County for Two Holding Tanks in Waubedonia Park**

Andrew Struck, Ozaukee County Planning and Parks, requested permits for holding tanks for the caretaker house in Waubedonia Park and for replacing the pit toilets with flush toilets. Their preference had been to hook up to the village sanitary system but a lift station would be needed. A mound site is not suitable for the site nor a conventional system. Struck presented a holding tank agreement that states all wastewater would be pumped and delivered to the Fredonia WWTP. Discussion followed on centrally locating a lift station, connecting the house when sewer would be extended in Fredonia Avenue, and looking at the whole drainage basin to see the best location for a lift station. After more information is provided the village will again review the request.

### **Proposal from Utility Services for Water Tower Maintenance**

Mike Olesen, Utility Service, presented a proposal for maintenance of the Fredonia water tower. The proposal included:

Year 1: Exterior – power wash, spot prepare, spot prime, overcoat-2 coats; Interior Wet – SP-10, apply 2 coats; Interior Dry – PW, SP, SP Overcoat; Install PAX Mixing unit, make recommended repairs.

Year 2: Engineering inspection and report

Year 3: Bio-film washout inspection and touch up exterior and interior

Year 4: Engineering inspection and report

Year 5: Bio-film washout inspection and touch up exterior and interior

Year 6: Engineering inspection and report. Year 5 or later, wash off exterior when needed; Year 11 or later, as required coating renovations.

The annual cost is \$98,257 for Year 1, 2 and 3 and \$28,066 for Year 4, 5 and 6. This covers all renovations and repairs. It does not cover the SCADA system or valves at the bottom of the tower. They assume all risk and responsibility including vandalism and graffiti. Catastrophic is not covered. Olesen recommended the addition of a mixing system, fencing, and additional area lighting. Any modifications or additions to the cell tower antennas needs to be approved by Utility Services. They would also receive 30% of any new lease. If a contract is signed with Utility Services the village would be responsible for the first three years of payments; otherwise it can be cancelled with 90 days notice with any payment due within 30 days.

### **Ordinance No. 2013-08 Repealing and Re-Creating Section 8 Chapter 3 of the Village of Fredonia Code of Ordinances Pertaining to Solid Waste Management**

Ordinance No. 2013-08 repealing and re-creating Section 8 Chapter 3 of the Village of Fredonia Code of Ordinances pertaining to solid waste management and recycling was adopted on a **MOTION** by Don Dohrwardt, seconded by Ehaney, and carried.

### **Report from Fire Chief on Operations of Village**

The report from the Fire Chief was reviewed.

### **Report from Village Marshal on Operations of Village**

The report from the Village Marshal was reviewed. Davel reported on incidents in the village in the past week. He also noted that a key component of many scams is to wire money. He recommended that if anyone has any questions about a potential scam they should contact the police department.

### **Report from Director of Public Works on Operations of Village**

The report from the Director of Public Works was reviewed.

**WATER ENVIRONMENT FEDERATION TECHNICAL EXHIBITION AND CONFERENCE:** Strohm stated he would like to attend the conference for one day. There is no registration fee. Approval was given for one day attendance at the Water Environment Federation Technical Exhibition and Conference in Chicago by the Director of Public Works and any interested board member on a **MOTION** by Don Dohrwardt, seconded by Buchholtz, and carried.

**HAND RAIL IN FRONT OF FREDONIA GOVERNMENT CENTER:** Strohm stated that he has received a quote of \$1,000 to install a handrail along the east side of the entrance to the Fredonia Government Center. Strohm will check if the railing was stainless steel or powder coated. This will be forwarded to the Fredonia Government Center Commission.

**RE-GRADING AREA EAST OF BUILDING AT FGC:** Strohm questioned if the area east of the building at 242 Fredonia Avenue should be re-graded now or if it should be done in conjunction with the Fredonia Avenue project. He would like to rent a dozer for the disc golf course area and it could also be used to re-grade the area at the FGC. He stated if you rent the dozer for more than two days, it is better to rent for a week. Discussion followed on the re-grading and possible use of the fill elsewhere. The FGCC approved the re-grading but stated it would be at village expense.

**ALLOWANCE FOR SAFETY SHOES:** The Personnel Committee recommended changing the shoe allowance to allow replacement of safety shoes at the discretion of the Director of Public Works. Area communities have safety shoe allowances of \$0 to \$150 per year. No changes were recommended to the current safety shoe allowance of \$150 per two-year period.

**HIRE RUEKERT MIELKE TO PREPARE GIS TOOL FOR WATER AND SEWER SYSTEM:** This was postponed until the next meeting at the request of Strohm.

**DISCHARGE FROM MAPLE LAWN PUMP HOUSE:** Strohm stated that at the last meeting the village board discussed changing the outflow pipe from the Maple Lawn Pump house to discharge to the front. This would be in conjunction with the Fredonia Avenue project. John Depies noted that last year he had water in his basement because the ground was frozen when the water was discharged to the side. He requested that the area be salted where the water runs if it happens again this year. He noted it does not happen too frequent but it is a problem when it happens.

### **Report from Wastewater Treatment Plant Manager**

The report from the Wastewater Treatment Plant Manager was reviewed. Strohm noted the DNR has approved the CMAR. The *Whole Effluent Toxicity Test Report Form* was also reviewed.

### **Report from Clerk-Treasurer on Operations of Village**

The report from the Clerk-Treasurer was reviewed.

**HEALTH INSURANCE RENEWAL:** The village received an increase of 39%. Applications will be submitted for additional quotes.

**DENTAL INSURANCE RENEWAL:** Dental insurance premiums increased 8%. Additional quotes will be solicited.

### **Board of Appeals Meeting – August 22, 2013**

The minutes from the Board of Appeals meeting were reviewed. Strohm stated that a representative from Badger Meter will attend the next Board of Appeals meeting to answer questions. He will also mark the area where the tower will be constructed.

### **Public Safety Committee Meeting – August 28, 2013**

The minutes from the Public Safety Committee meeting were reviewed.

Ehanev reported the Fire Department's Self-Contained Breathing Apparatus (SCBA) are not compliant but all grant applications for replacement have been denied. The air packs are rated for 30 minutes but need to be rated for 45 minutes. The shields do not meet the temperature requirements and parts are no longer available for the regulators. Replacement would cost \$86,000 with an additional \$16,500 for air bottles and \$6,800 for additional masks. Recent price increases will add to the cost. The ambulance was purchased in 2002 and is due for replacement. The ambulance replacement fund will have about \$100,000 with an additional \$10,000 from the Lion's Club and \$10,000 for trade-in. A new ambulance will cost \$175,000 to \$190,000. These budget requests will be presented to the Finance Committee. A policy for use of the command vehicle was discussed. The insurance company has been contacted. A "police blotter" will be provided to the Ozaukee Press. Surveillance cameras for the parks were discussed. A cost analysis will be completed on additional lighting versus high quality mobile surveillance cameras.

### **Assessor Contract**

Two proposals were received from Grota Appraisals. One would keep the scope of work the same; the other would include a market update and 100% valuation along with maintenance of the assessment records. Review of the proposed contracts was referred to the Finance Committee on a **MOTION** by Don Dohrwardt, seconded by Ehanev, and carried.

### **Items for Future Consideration by Village Board**

Gutermann stated that he continues to work on the disc golf course along with the Bertram boys. He questioned the use of a dozer on the course as trees will not grow where the dozer was. Strohm stated that he was hoping to use it in the open areas, making a path for village equipment to service the course. Gutermann questioned if any additional tee beds would be installed. Strohm stated not in the next month.

### **Closed Session**

Per Wisconsin Statutes 19.85 (1)(g) the village board convened into closed session to review information from the village attorney on a **MOTION** by Don Dohrwardt, seconded by Bertram, and carried unanimously on a roll call vote.

### **Adjourn Closed Session and Reconvene into Open Session**

The village board adjourned closed session and reconvened into open session on a **MOTION** by Bertram, seconded by Ehaney, and carried unanimously on a roll call vote.

### **Nextel Lease Termination Agreement**

A **MOTION** was made by Lapicola, seconded by Bertram, to contact the village attorney to re-write the Nextel Lease Termination Agreement to include removal of all equipment, to include that rent is paid until the equipment is removed to the satisfaction of the village, and to include mutual release and indemnification. Motion carried.

### **Correspondence**

Correspondence received and reviewed:

- Loss Control *Insights* from EMC Insurance.

### **Adjournment**

The meeting adjourned at 9:40 p.m. on a **MOTION** by Bertram, seconded by Buchholtz, and carried.