

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
February 20, 2014**

The regular village board meeting was called to order at 7:00 p.m. by President Lapicola. Present: Chuck Lapicola, Jill Bertram, Fritz Buchholtz, Donald Dohrwardt, Lisa Dohrwardt, Scott Ehaney and John Long. Also present: Adam Sweet, Tom Sweet, Tom Paulus, Roman Uhlig, Mark Jaeger, Mike Davel, Brian Schommer, Roger Strohm and Sandi Tretow.

Pledge of Allegiance

All stood and recited the Pledge of Allegiance.

Consent Agenda

Minutes of the February 6, 2014 village board meeting, the General Fund, Water and Sewer bills with the additional list, the January Treasurer and Utility reports were approved on a **MOTION** by Don Dohrwardt, seconded by Ehaney, and carried.

Open Session for Citizen Comments and Questions

None.

Fire Department Modernization Committee

The report from the Fire Department Modernization Committee was reviewed.

AWARD CONTRACT FOR UPDATING FACILITY NEEDS STUDY FOR FIRE DEPARTMENT: Proposals were received from Kueny Architects, Strand Associates and Brookwater Group. Based on qualifications, the Fire Department Modernization Committee recommends Strand Associates to the Village Board for approval. After discussion, the contract for updating facility needs study for fire department was awarded to Strand Associates, and allow using impact fees to pay for the study on a **MOTION** by Long, seconded by Ehaney, and carried.

Request by St. John's Church, 824 Fredonia Avenue for additional driveway onto Edmaro Street

Tom Paulus submitted plans to install a second driveway to church property onto Edmaro Street, widen west exit from daycare area to 25 feet, add two parking stalls in unused space by church offices and remove part of curb island ends and replace with bullnose type. Discussion followed. Approval was granted to install a second driveway onto Edmaro Street, curb cut, widen driveway to 25' on west exit of daycare and two parking stalls on a **MOTION** by Don Dohrwardt, seconded by Bertram, and carried with Lapicola abstaining.

Proposal from Horizon Construction and Exploration to purchase 2.894 acre lot in the Industrial Park

Adam Sweet expressed an interest in purchasing an approximate 3 acre parcel in the Industrial Park that borders South Milwaukee Street. His company, Horizon Construction and Exploration is interested in constructing a 6,000-7,500 square foot slab on grade building to house his environmental drilling and construction equipment. He is unsure at this point whether he would build on the north or south side of the lot because the parcel is 50-60% wetland. There was discussion about price of the lot because so much of the lot is undevelopable. A **MOTION** by Long to accept the proposal from Horizon Construction and Exploration for the purchase price of \$15,000 (not including fees), seconded by Bertram, and carried.

Report from Village President on Operations of Village

Lapicola distributed information that he had received from Department of Workforce Development and the Wisconsin League of Municipalities concerning the use of volunteers. The information had conflicting data and was confusing. Lapicola stated that he would like to have the village attorney review. He would also like to contact the village attorney concerning a volunteer agreement, letter from 2007 regarding return of developer's fees, and procedure used for paying fire fighters. There were two other items

that Lapicola wished to discuss with the village attorney, but could not recall what they were at this time. The consensus of the board was to wait to contact the village attorney until after all topics were presented.

After balancing the 2014 budget, the general fund has a \$5,689.23 unassigned amount at year end. A **MOTION** to assign the \$5,689.23 to the capital equipment account was made by Ehaney, seconded by Don Dohrwardt, and carried.

Lapicola had discussion with property owners to possibly grant an easement to the village for the proposed bike trail. So far, no easements have been granted; therefore, an exact location for the bike trail is not set. The consensus of the board was to refer the bike trail location back to the Parks Committee and Public Works Committee.

Report from Fire Chief on Operations of Village

Chief Brian Schommer gave a recap from the last meeting pertaining to the request to change the name of the ambulance department. Since the accounting and operations of the ambulance and fire department are combined already, changing the name would make everything more streamline. A **MOTION** to change the name of the Northern Ozaukee Ambulance to *Fredonia Fire Department Ambulance* was made by Long, seconded by Ehaney, and carried. Schommer investigated the letter regarding ambulance fees and found there was a billing error. LifeQuest will send a corrected bill.

Report from Village Marshal on Operations of Village

The report from the Village Marshal was reviewed as well as the Village Marshal's annual report. Davel stated the new squad is due to arrive next week and set up in early March.

Report from Director of Public Works on Operations of Village

The report from the Director of Public Works was reviewed. Strohm stated that he will send a letter to the property owner at 755 Tower Drive to clean up the outside storage. It was suggested to give a deadline of May 1st.

Report from Wastewater Treatment Plant Manager

The report from the Wastewater Treatment Plant Manager was reviewed.

Report from Clerk-Treasurer on Operations of Village

The report from the Clerk-Treasurer was reviewed.

Assign year end amounts as of December 31, 2013

After review, the following amounts were assigned as of December 31, 2013:

Capital Equipment	\$ 101,200.23
Buildings & Grounds	40,285.00
Economic Development	10,561.00
Fire Department LOSA	11,660.71
Fredonia Government Center	2,844.00
Parks	41,955.63
Contingency & Loan Account	400,000.00
Roads & Streets	106,624.00
Shared Hall Donations	0.00
Stormwater	47,099.26
Industrial Park Land Acquisition	119,277.39

These assignments were approved on a **MOTION** by Ehaney, seconded by Buchholtz and carried. The capital equipment balance includes the \$5,689.23 general fund surplus that was the unassigned amount from the motion under the village president report listed above.

Parks Committee – January 30, 2014 Meeting

The report from the Parks Committee was reviewed at the February 6, 2014 village board meeting.

Personnel Committee – February 13, 2014 meeting

The personnel committee met individually with each employee to discuss wages and benefits in closed session.

Public Works Committee – February 13, 2014 meeting

The minutes of the public works committee was reviewed.

LAWN MOWER REPLACEMENT: The committee was reviewing options between the ExMark and Ferris zero turn lawn mowers. Strohm found that the Ferris has two fuel tanks versus one on the ExMark. The Ferris has a Briggs v-twin, 32hp motor. It also features a full suspension compared to purchasing a special seat with the ExMark. Approval was given to purchase the Ferris Lawn Mower for \$12,750 on a **MOTION** by Don Dohrwardt, seconded by Ehaney, and carried.

FREDONIA AVENUE PROJECT:

(1) and (2) Sanitary Sewer Laterals and Water Service: A **MOTION** by Don Dohrwardt for the Village to pay the cost of replacing sanitary sewer and water from the main to right of way on sanitary sewer, and to the curb stop for water service. Discussion followed concerning financial responsibility for the water service – whether the location should be the curb stop or right of way. Dohrwardt withdrew his motion. After further discussion, a **MOTION** by Lapicola, that the village will pay for replacing sanitary sewer laterals and water service from the main to the right of way. The financial responsibility for the property owner will be from the right of way to the home. Lead services will need to be replaced at the property owner's expense. Motion was seconded by Ehaney, and carried.

(3) and (4) Sidewalk and Curb and gutter assessments: After discussion of who would be responsible for any sidewalk replacements and curb and gutter, the Village will pay for the costs of curb & gutter and sidewalks at no assessment to the property owner on a **MOTION** by Don Dohrwardt, seconded by Lapicola, and carried. It was noted that this would add to the beautification of the project and all will benefit.

(5) Storm sewer laterals: The Village will be responsible for the cost of installing the storm sewer laterals from the main to the right of way, the property owner will be responsible for the cost from the right of way to the home, on a **MOTION** by Don Dohrwardt, seconded by Lapicola, and carried.

(6) Financing for property owners: There was discussion about how property owners would be able to pay for lateral replacements and installation. Options would include paying at the time the work is performed, or financing with payments over 3-5 years at the interest rate that the Village would be charged. There was discussion about hardship cases – if one could prove hardship, the amount could be paid at the time ownership is transferred. A **MOTION** by Don Dohrwardt to approve financing for sewer and water lateral replacement and storm sewer installation to property owners at an interest rate equal the village's, seconded by Buchholtz, and carried. Long asked about the electric utility costs. This topic will be forwarded to Public Works Committee for options.

(7) Meetings with Property Owners and Business owners on Fredonia Avenue. Strohm is proposing a Public meeting for property owners on Thursday, March 6th before the village board meeting. The length of time needed was discussed. The consensus of the board was to start the meeting at 5:30 p.m. to allow enough time for citizen questions and comments. Strohm stated that he would like to have a separate meeting for businesses on Fredonia Avenue on Monday, March 17th during the day. After discussion, the consensus of the board was to conduct this meeting at the Fredonia Government Center board room from 11:30 a.m. – 1:00 p.m. and serve a light lunch.

FLOOD CONTROL GRANT (70% grant, 30% village expense): The village will need to pay for appraisals at both properties at a cost of \$2,100 each. If the grant is approved, the village will need to pay for structure removal and relocation of the property owners in addition to all of the other expenses involved. The deadline to file the grant application is

March 10th. There was discussion about other grant sources, so the village would not have to pay 30%. Fritz Buchholtz stated that at the time he purchased his property, it was not considered to be in a floodplain, but now it is. Each year, he has to pay \$800 for flood insurance, and it does not cover any flood damage. The flooding problem is very serious, and he would like some assistance in this matter from the village. There was much discussion about costs versus the benefits if a grant was obtained. A **MOTION** by Don Dohrwardt to send this to public works committee for further investigation, seconded by Bertram, and carried with Buchholtz abstaining.

BULKY ITEM COLLECTION: The public works committee recommended that the village should conduct a bulky item collection in the spring and fall of each year. There was discussion about where and when to have it as well as whether a fee should be charged. A **MOTION** by Don Dohrwardt to hold a bulky item collection twice per year – the spring and fall on the same Saturday as the school has their metal recycling day. It would be a free service to village residents. This would be reassessed after this year to see if any changes need to be made. Dumpster location will be determined later. The motion was seconded by Buchholtz, and carried.

DESIGN MANUAL: Strohm will work on creating a design manual. He will present chapters to the public works committee as they are completed for review and recommendation to the village board.

Items for Future Consideration

Lapicola stated that *The Municipality* has suggestions on how we can exercise control over the use of bows and arrows in the village with our ordinance. Buchholtz offered to review our ordinance and make changes. Lapicola received a letter from state assembly representative Duey Stroebel about the village's concerns regarding not being able to raise taxes even though our costs keep increasing. Stroebel's suggestions were referendum and borrowing funds. Lisa Dohrwardt stated that she will be attending the Mid-Moraine business meeting on March 12th and the dinner meeting later in March.

Adjournment

The meeting adjourned at 9:14 p.m. on a **MOTION** by Buchholtz, seconded by Bertram, and carried.

Respectfully submitted:

Sandi Tretow
Deputy Clerk-Treasurer