

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
September 3, 2015**

The regular village board meeting was called to order at 7:00 p.m. by President Donald Dohrwardt. Present: Don Dohrwardt, Jill Bertram, Fritz Buchholtz, Lisa Dohrwardt, John Long, and Neil Wagner. Also present: Gary Gartman and Ray Haen from Quasius Construction, Chris Kunstmann, Bob Rathsack, Mark Jaeger, Mike Davel, Brian Schommer, Roger Strohm, and Sandi Tretow.

Pledge of Allegiance

All stood and recited the Pledge of Allegiance.

Consent Agenda

The minutes of the August 20, 2015 village board meeting, the General Fund, Water and Sewer bills, approve change of date for use of Fireman's Park for Fredonia Fire Department Fundraiser Rummage Sale from August 29, 2015 to September 19, 2015 were approved on a **MOTION** by Buchholtz, seconded by Lisa Dohrwardt, and carried.

Open Session for Citizen Comments and Questions

Bob Rathsack expressed concern about lack of signage indicating end of bike trail. His business, Comprehensive Contracted Services (CCS), is located right there and has had instances where bikers are in the vicinity of trucks that are backing up. Strohm will investigate signs.

Presentation from Quasius Construction regarding proposed Fire Department Addition and Renovation Project

Gary Gartman and Ray Haen from Quasius Construction have submitted a proposal for adding to and renovating the existing fire department. This solution would be a cost effective way to use existing space, add to the building that is too cramped, provide more parking spaces and store vehicles during the remodeling process. It is possible to save \$1 million dollars versus tearing down and constructing a new building. Quasius would provide plans and detailed budgetary numbers up front at no charge. Don Dohrwardt stated the village would not be able to start on a project of this magnitude until possibly 2018. Discussion followed concerning space for vehicles, tying together roofs and location of water and sewer lines located north of the building. The consensus of the village board was to send to the Public Works Committee in conjunction with members of the fire department for further review, then the Finance Committee.

Report from Village President

MUTUAL COOPERATION AGREEMENT UNDER THE NATIONAL AFFORDABLE HOUSING ACT- HOME INVESTMENT PARTNERSHIP PROGRAM: Don Dohrwardt stated the village is already a participant in the HOME Consortium which helps to make funds available to low and moderate income homebuyers, homeowners and other local groups. Waukesha County is the lead agent for all of the participating municipalities and counties. The U.S. Department of Housing and Urban Development regulations require Waukesha County to execute an updated agreement with each municipality for continuation in the program. A **MOTION** to continue the membership in the HOME Consortium by Long, seconded by Bertram, and carried.

Report from Fire Chief

Fire Chief Brian Schommer stated that pump testing was complete and all passed. DOT inspection, oil change and tire replacement were completed on the ladder truck. Training for the new air packs took place. Hose testing is to be conducted towards the end of the month.

Report from Village Marshal

The report from the Village Marshal was reviewed. Davel stated that Trick or Treat is set for Saturday, October 31 from 4-7 p.m.

Report from Director of Public Works

No written report.

Strohm stated that sidewalks, walks to homes and steps are expected to be finished next week. Paving will begin soon. There was a water main break this week by Washington Avenue and North Milwaukee Street. The water tower renovation project is expected to begin on September 14th. The tower will be drained. A pressure tank was installed at the Maple Lawn well house while the tower is out of service.

APPROVE ATTENDANCE AT LEAGUE OF WISCONSIN MUNICIPALITIES 117TH ANNUAL CONFERENCE, OCTOBER 28-30, 2015, IN MILWAUKEE, WI: A **MOTION** to approve attendance for all three days with use of village vehicle for Director of Public Works at the League of Wisconsin Municipalities 117th Annual Conference by Bertram, seconded by Buchholtz, and carried.

APPROVE PURCHASE OF KUBOTA 32HP AWD TRACTOR WITH ACCESSORIES: A quote for a Kubota 32hp AWD tractor with 68" rough cut mower, snow blower, cab enclosure, heater kit, and other accessories was submitted. This tractor would replace the New Holland tractor that the village currently owns. It is articulating and would be helpful for clearing snow off sidewalks. The rough cut mower would be used for the disc golf course and around detention ponds. Attachments may be bought later to till baseball diamonds and broom the ice rink. Strohm stated the John Deere tractor could be put up for auction. There are funds in the 2015 capital budget for this. Wagner asked if other bids were received. Strohm stated there were two other bids, but they were for more powerful tractors, and they were significantly more expensive. A **MOTION** to approve the purchase of the 32hp Kubota tractor with accessories circled on quote by Lisa Dohrwardt, seconded by Buchholtz, and carried with Wagner opposed.

Report from Wastewater Treatment Plant Operator

No written report. The wastewater treatment plant operator is on vacation. The ph meter went out today.

Report from Clerk-Treasurer

The report from the Clerk-Treasurer was reviewed.

Fredonia Avenue Update

Already included in the Director of Public Works report.

Personnel Committee – August 19, 2015 meeting

WAGE INCREASE FOR VILLAGE PRESIDENT: The personnel committee recommended a wage increase for village president from \$3,000 to \$4,500 per year. There has not been an increase for village president in 15 years, plus there has been a lot of extra time spent with the Fredonia Avenue road project. A **MOTION** to increase the village president salary by \$1500 by Buchholtz. Motion failed for lack of a second. There was discussion on what other communities pay, and if there is more of a middle ground rather than a \$1500 increase. More analysis needs to be completed. The consensus of the village board is to provide more information for the next village board meeting.

Plan Commission – August 31, 2015 meeting

The minutes from the Plan Commission were reviewed. Don Dohrwardt stated the owner of the property at 111 Fredonia Avenue had a perspective tenant who wished to put a CBRF which would require changing the zoning from B-2 business to Rs-1 single family residential. The tenant is not able to operate a CBRF at this time. The Plan Commission recommends the rezoning of the property, so that the owner can market the property either way. No action on changing the zoning is needed at this time – this will be one less step that would need to be completed in the future if needed.

The Plan Commission also discussed site plan requirements and fences in residential zoning districts.

Finance Committee – September 3, 2015 meeting

FINANCING OF FREDONIA AVENUE STREET PROJECT: The committee reviewed options for Fredonia Avenue street project financing. No specific recommendation was made, but will have for a future village board meeting.

Personnel Committee – August 27, 2015 meeting

The personnel committee met on August 27, 2015 in closed session to interview applicants for the Administrative Assistant position

Per Wisconsin Statutes 19.85(1)(c) the village board will convene into closed session to discuss employment and compensation

Per Wisconsin Statutes 19.85(1)(c) the village board convened into closed session to discuss employment and compensation on a **MOTION** by Buchholtz, seconded by Long, and carried unanimously on a roll call vote.

Adjourn closed session and reconvene into open session

A **MOTION** to adjourn closed session and reconvene into open session by Buchholtz, seconded by Lisa Dohrwardt, and carried unanimously on a roll call vote.

Administrative Assistant Position

A **MOTION** was made by Buchholtz, seconded by Wagner, to move forward with the hiring of an Administrative Assistant as discussed in closed session. Motion carried.

Items for Future Consideration by village board

ORDINANCE 2015-02 Amending Section 13 Chapter 1 of the Village Code of Ordinances pertaining to requirements of site plan submittal.

Adjournment

The meeting adjourned at 8:33 p.m. on a **MOTION** by Lisa Dohrwardt, seconded by Bertram, and carried.

Respectfully Submitted:

Sandi Tretow
Clerk-Treasurer