

PO Box 159
242 Fredonia Avenue
Fredonia, WI 53021
Phone: 262-692-9125
Fax: 262-692-2883



Administrator: Christophe Jenkins
admin@fredoniawi.gov
Clerk: Michelle T. Johnson
clerk@fredoniawi.gov
Treasurer: Melissa Depies
treasurer@fredoniawi.gov

AGENDA

FREDONIA VILLAGE BOARD MEETING **Thursday, April 18th, 2024 at 7:30 PM** Fredonia Government Center - Board Room 242 Fredonia Avenue, Fredonia, Wisconsin

THE FOLLOWING BUSINESS WILL BE BEFORE THE VILLAGE BOARD FOR INITIATION, DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order
2. Pledge of Allegiance / Roll Call
3. Public Comments
Please note public comments are limited to five minutes per person
4. Consent Agenda:
 - a) Approve Minutes of Thursday, April 4th, 2024 Village Board Meeting
 - b) Approve General Fund, Water and Sewer Invoices.
5. Report on Village Committees
 - a) 150th Anniversary Subcommittee
 - b) Planning Commission
6. Report on Operations of Village by:
 - a) Village President
 - b) Village Administrator
 - c) Village Marshal
 - d) Fire Chief
 - e) Public Works/Wastewater Treatment Plant
 - f) Clerk
 - g) Treasurer
 - h) Ozaukee County District 2 Supervisor
 - i) Mid-Moraine Municipal Association Designated Representative
7. Items for Discussion and/or Action
 - a) Resolution 2024-05 Fireworks

- b) Motion to Approve the Rezoning of a Portion of Parcel Number 090500122051 from A-1 General Agricultural/Holding District to I-1 Institutional.

Applicant: St. John's Lutheran Church

Agent: Same

8. Motion to Adjourn into Closed Session Pursuant to WI State Statute 19.85 (1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved". Concerning an Offer to Purchase a Parcel Located in TID #3.
9. Motion to Adjourn into Closed Session Pursuant to WI State Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Consideration of an Offer to Purchase a Parcel Located in TID # 3.
10. Adjourn into Open Session
11. Discussion and Possible Action on an Offer to Purchase a Parcel Located in TID # 3.
12. Correspondence
13. Items for Future Consideration by Village Board
14. Adjournment

UPCOMING MEETINGS:

Village Board – May 2nd, 2024

Planning Commission- May 6th, 2024

Board of Review Meeting to Adjourn- May 2nd, 2024

Open Book- May 15th, 2024

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the village clerk at (262) 692-9125.

VIEW/ATTEND MEETING VIA ZOOM

The Village of Fredonia will be utilizing ZOOM as a part of the Village Board meetings. All meetings will adhere to Wisconsin Open Meetings Laws and follow guidance provided by the WI Department of Justice. **The public is able to attend public meetings in person.** ZOOM is intended to provide an additional option for the public to join the meeting via computer, iPad, tablet, or telephone.

We ask that you have your microphone muted. The Village reserves the right to mute disruptive attendees.

The Village President will recognize anyone wishing to talk at the appropriate time and ask you to make your comments.

Michelle Johnson is inviting you to a scheduled Zoom meeting.

Topic: Village Board of Trustees

Time: Apr 18, 2024 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84827591168>

Meeting ID: 848 2759 1168

One tap mobile

+16469313860,,84827591168# US

+19292056099,,84827591168# US (New York)

PO Box 159
242 Fredonia Avenue
Fredonia, WI 53021
Phone: 262-692-9125
Fax: 262-692-2883



Administrator: Christophe Jenkins
admin@fredoniawi.gov
Clerk: Michelle T. Johnson
clerk@fredoniawi.gov
Treasurer: Melissa Depies
treasurer@fredoniawi.gov

FREDONIA VILLAGE BOARD MEETING MINUTES

Thursday, April 4th, 2024 at 7:00 PM

Fredonia Government Center - Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

1. President Gehrke called the meeting to order at 7:00PM, followed by the Pledge of Allegiance.
2. Trustees Present: President Gehrke, Trustee Paape, Trustee Haas, Trustee Abegglen, Trustee Bartz, Trustee Dohrwardt, Trustee Meyle.
Staff Present: Administrator Jenkins, Clerk Johnson, Marshal Davel, Marshal Leet.
Residents Present: Mya Delleree, many residents in support of Ms. Delleree, Cari Allison-owner 9 Ladies Dancing, and Carrie Siesco-President 10 Lords of Leaping.
3. Public Comments: none
4. Consent Agenda:
 - a) **Motion to Approve Minutes of March 21st, 2024 Village Board Meeting and General Fund, Water and Sewer Invoices** made by Trustee Haas.
Seconded by Trustee Meyle.
Passed by unanimous voice vote.
5. Presentations
 - a) Presentation of a Proclamation Recognizing Mya Delleree for Outstanding Citizenship. *Trustee Abegglen introduced Mya, a remarkable student athlete who has exemplified leadership and kindness. Claire, Estella and Emma, student athletes inspired by Ms. Delleree, read statements in support of her, highlighting her bravery, coaching skills, and leadership. They shared that Mya is an excellent role model of what a Warrior should be and has exemplified character and commitment. President Gehrke presented the Proclamation.*
 - b) Presentation of Oath of Office to Marshal Leet: *Clerk Johnson administered the oath of office to Marshal Leet.*
6. Items for Discussion and/or Action

- a) **Motion to Approve Resolution 2024-03, a Resolution Expressing Appreciation for Michael Davel's Years of Service** made by Trustee Dohrwardt.
Seconded by Trustee Abegglen.
President Gehrke read the resolution and thanked Marshal Davel for his years of excellent service. Marshal Davel responded that it had been an honor.
Passed by unanimous vote.
- b) **Motion to Approve the Intergovernmental Agreement for the Management of Fredonia Government Center** made by Trustee Abegglen.
Seconded by Trustee Meyle.
Clerk Johnson explained that the previous agreement had expired, and the Fredonia Government Center Commission had tasked her with creating an updated agreement that reflects the current uses of the building. She highlighted some of the changes, which include the creation of an FGC manager role (assigned to the Village Clerk), an increase in fees so as not to compete with local businesses, and clarification on parking lot rentals (to be determined on a case-by-case basis by the FGCC chair) and that rental fees would be split between the evenly between the Village and the Town. She said that the agreement combines the Rules and Regulations document and the now-expired Intergovernmental agreement.
Passed by unanimous voice vote.
- c) **Motion to Approve Updated Fees for Board Room and Committee Room Rentals** made by Trustee Dohrwardt.
Seconded by Trustee Abegglen.
Passed by unanimous voice vote.

President Gehrke recused himself from portions of the closed session discussion and passed control of the meeting to President Pro Tem Abegglen.

7. **Motion to Adjourn into Closed Session Pursuant to WI State Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Consideration of Offer to Purchase a Portion of Parcel # 090351300400, Located in TID # 3** made by Trustee Haas.
Seconded by Trustee Bartz.
Passed by 6-0 roll call vote.
Trustee Paape: Aye
Trustee Haas: Aye
Trustee Abegglen: Aye
Trustee Dohrwardt: Aye
Trustee Bartz: Aye
Trustee Meyle: Aye
8. **Motion to Adjourn into Open Session** made by Trustee Haas.
Seconded by Trustee Paape.
Passed by 6-0 roll call vote.
Trustee Paape: Aye
Trustee Haas: Aye
Trustee Abegglen: Aye

Trustee Dohrwardt: Aye
Trustee Bartz: Aye
Trustee Meyle: Aye

President Pro Tem Abegglen passed control of the meeting back to President Gehrke.

9. *Correspondence: Clerk Johnson distributed the Mid Moraine Municipal Association Legislative Committee agenda. Trustee Bartz noted that the Village was slated to host the May 22nd meeting and asked if staff was actively planning the event. Clerk Johnson said that she was working with Scott Middlestat to iron out the details and that planning was well under way.*
10. *Items for Future Consideration by Village Board: President Gehrke shared that this was the final meeting for Trustees Haas and Paape. He shared that he had invited them back to the second meeting in May to honor their service. He stated that it had been an honor to serve with both trustees and thanked them for their service to the Village. Trustee Haas said it was an honor to serve, that Fredonia would always be home, and that he has made lifelong friends. Trustee Paape said he would like to continue the work he's done in the Village at the county level as the new District 2 Supervisor. Trustee Meyle thanked both trustees.*
11. **Motion to Adjourn** made by Trustee Haas.
Seconded by Trustee Paape.
Passed by unanimous voice vote.

Meeting adjourned at 8:22PM.

4/11/2024 2:27 PM

In Progress Checks - Full Report - ALL

Page: 1

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	4/11/2024	ADELL COOPERATIVE	
		LAWN FERTILIZER	
100-00-55200-350-000		PARKS REPAIR/MAINT	405.00
		LAWN FERTILIZER	50094
		Total	405.00
	4/11/2024	AIRGAS USA, LLC	
		OXYGEN/CYLINDER RENTAL	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	138.00
		OXYGEN/CYLINDER RENTAL	5503698530
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	142.60
		OXYGEN/CYLINDER RENTAL	55066651947
		Total	280.60
	4/11/2024	ARNOLD'S ENVIRONMENTAL SERVICES, INC.	
		PORTA JOHNS	
100-00-55200-350-000		PARKS REPAIR/MAINT	280.00
		FREEDOM PARK	0000936452
100-00-55200-350-000		PARKS REPAIR/MAINT	200.00
		OAK PARK	0000936451
		Total	480.00
	4/11/2024	ASCENSION WI EMP SOLUTIONS	
		DOT DRUG TESTING	
100-00-53300-350-000		REPAIR/MAINTENANCE STREETS	472.00
		DOT DRUG TESTING	417167
		Total	472.00
	4/11/2024	BADGER METER, INC.	
		BECON HOSTING	
600-00-53700-000-682		CONTRACTUAL SERVICES	227.37
		BEACON HOSTING SERVICE	80156048
		Total	227.37
	4/11/2024	BADGER STATE WASTE LLC	
		SLUDGE HAULING	
660-00-53610-000-825		BIO-SOLIDS DISPOSAL	15,138.90
		SLUDGE HAULING	4299
		Total	15,138.90

4/11/2024

2:27 PM

In Progress Checks - Full Report - ALL

Page: 2

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	4/11/2024	BLACK DAWG DIESEL	
		TRUCK REPAIRS	
100-00-53240-350-000		REPAIR/MAINTENANCE HWY EQUIPME	2,987.95
		GMC TRUCK REPAIRS 5539	
		Total	2,987.95
	4/11/2024	BOUND TREE MEDICAL LLC	
		MEDICAL SUPPLIES	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	364.00
		MEDICAL SUPPLIES 85301105	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	1,009.20
		MEDICAL SUPPLIES 85309103	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	-14.61
		CREDIT ON ACCOUNT RGA044758-E	
		Total	1,358.59
	4/11/2024	BUBLITZ PLUMBING & HEATING, INC.	
		BROKEN PIPE REPAIRS	
100-00-55200-350-000		PARKS REPAIR/MAINT	290.73
		BROKEN PIPE REPAIRS 27223	
		Total	290.73
	4/11/2024	CATALIS LLC	
		ASSESSMENT SERVICES	
100-00-51530-210-000		ASSESSMENT/ASSESSOR CONTRACT	1,900.00
		ANNUAL CONTRACT INV308315740	
100-00-51530-210-000		ASSESSMENT/ASSESSOR CONTRACT	5,225.00
		REVALUATION SERVICES INV308315741	
100-00-51530-210-000		ASSESSMENT/ASSESSOR CONTRACT	5,225.00
		REVALUATION SERVICES INV308315742	
		Total	12,350.00
	4/11/2024	COMPARIN, CALVIN L.	
		JANITORIAL SERVICES	
100-00-51600-350-000		REPAIR/MAINTENANCE VILLAGE HAL	300.00
		CLEANING SERVICES-MARCH 728	
		Total	300.00
	4/11/2024	CORE & MAIN	
		LOCATOR/COUPLINGS	

4/11/2024 2:27 PM

In Progress Checks - Full Report - ALL

Page: 3

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
600-00-53700-000-689		MISCELLANEOUS EXPENSE	993.35
		MAGNETIC LOCATOR	U612681
600-00-53700-000-650		REPAIRS WATER	100.00
		COUPLINGS	U612885
		Total	1,093.35
<hr/>			
	4/11/2024	DE TROYE ELECTRIC SERVICE INC.	
MUA NOT RUNNING			
660-00-53610-000-833		MAINTENANCE-WWTP EQUIPMENT	118.50
		MUA NOT RUNNING	61842
		Total	118.50
<hr/>			
	4/11/2024	DEPIES, MELISSA	
COPY PAPER/TV/BRACKET			
100-00-51420-310-000		ADMIN OFFICE SUPPLIES	54.84
		COPY PAPER	
600-00-53700-000-640		SUPPLIES & EXPENSES	54.85
		COPY PAPER	
660-00-53610-000-851		OFFICE EXPENSE	54.85
		COPY PAPER	
110-00-51600-810-000		VILLAGE HALL EQUIPMENT	421.98
		TV/MOUNTING BRACKET	
		Total	586.52
<hr/>			
	4/11/2024	ELAN FINANCIAL SERVICES	
CC CHARGES ALL DEPTS			
350-00-52280-802-000		AMBULANCE EXP-OFFICE SUPPLIES	169.36
		AMAZON	3535
350-00-52280-802-000		AMBULANCE EXP-OFFICE SUPPLIES	34.23
		DOLLAR GENERAL	1890
350-00-52230-302-000		OPERATING EXPENSE-FUEL	33.05
		CASEYS	2383
350-00-52230-302-000		OPERATING EXPENSE-FUEL	14.37
		EXXON MOBIL	0821
350-00-52280-802-000		AMBULANCE EXP-OFFICE SUPPLIES	52.74
		WEBROOT ANNAUL PLAN	4248
350-00-52260-601-000		FOOD/DRINK	249.92
		MESSINA RESTAURANT	0039

ALL Checks by Payee
GENERAL CHECKING & MONEY MARKET

ACCT

Dated From:
Thru:

From Account:
Thru Account:

Voucher Nbr	Check Date	Payee	Amount
350-00-52230-302-000		OPERATING EXPENSE-FUEL	37.27
		CASEYS 5565	
350-00-52280-802-000		AMBULANCE EXP-OFFICE SUPPLIES	153.47
		OFFICE MAX 9135	
350-00-52260-601-000		FOOD/DRINK	39.87
		PIGGLY WIGGLY 7838	
350-00-52260-601-000		FOOD/DRINK	68.64
		BROADWAY POPCORN 9116	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	800.00
		DNR WS2 7009	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	20.00
		DNR WS2 6720	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	17.58
		DNR WS2 6522	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	703.00
		DNR WS2 7272	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	20.00
		DNR E PAY WATER PERMIT 7642	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	800.00
		DNR E PAY WATER PERMIT 5954D	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	-20.00
		DOUBLE PAYMENT 8860	
400-00-53300-820-000		CAPITAL IMPROVEMENTS STREETS	-800.00
		DOUBLE PAYMENT 8832	
Total			2,393.50
<hr/>			
	4/11/2024	FAST SIGNS	
		WELCOME SIGN/PARK SIGN	
110-00-51100-810-000		VILLAGE BOARD EQUIPMENT	9,939.55
		WELCOME SIGN/PARK SIGN 2444-1053	
Total			9,939.55
<hr/>			
	4/11/2024	FIVE PILLARS SUPPER CLUB	
		BANQUET	
350-00-52260-604-000		Donations	2,834.00
		BANQUET	
Total			2,834.00

4/11/2024

2:27 PM

In Progress Checks - Full Report - ALL

Page: 5

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	4/11/2024	FRIENDS OF FREDONIA PARKS & RECREATION SPLASH PAD DONATION	
100-00-55210-000-000		VILLAGE EVENTS SPLASH PAD DONATION-ANSAY & ASSOC.	500.00
		041124	
		Total	500.00
	4/11/2024	GREAT LAKES COCA-COLA DISTRIBUTION, LLC SUPPLIES SODA MACHINE	
350-00-52260-601-000		FOOD/DRINK SUPPLIES SODA MACHINE	863.75
		40556957020	
350-00-52260-601-000		FOOD/DRINK DEPOSIT ON RETURNS	-300.00
		40556957022	
		Total	563.75
	4/11/2024	Harter's Lakeside Disposal GARBAGE/RECYCLING COLLECTION	
100-00-53620-290-000		CONTRACT GARBAGE COLLECTION GARBAGE COLLECTION	7,286.25
		657832	
100-00-53621-290-000		CONTRACT - RECYCLING RECYCLE COLLECTION	2,276.50
		657832	
		Total	9,562.75
	4/11/2024	HOUSEMAN AND FEIND, LLP LEGAL SERVICES	
100-00-51300-210-000		LEGAL COUNSELING MUNICIPAL MATTERS	680.00
		85242	
		Total	680.00
	4/11/2024	JIMMY B'S FREDONIA AUTOMOTIVE TRUCK REPAIRS	
100-00-53240-350-000		REPAIR/MAINTENANCE HWY EQUIPME GRASS TRUCK REPAIRS	368.91
		Total	368.91
	4/11/2024	MIDWEST METER INC. ANNUAL MIDWEST METER TECH SUPPORT	
600-00-53700-000-640		SUPPLIES & EXPENSES ANNUAL TECH SUPPORT	1,900.00
		0165837-IN	
		Total	1,900.00

4/11/2024 2:27 PM

In Progress Checks - Full Report - ALL

Page: 6

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	4/11/2024	MONITORING SERVICES, LLC	
		FIRE ALARM/SPRINKLER MONITORING	
350-00-52220-207-000		MAINTENANCE - BUILDING	312.00
		FIRE ALARM/SPRINKLER SYSTEM 3754	
		Total	312.00
	4/11/2024	NORTHWOODS LASER & EMBROIDERY	
		TRUSTEE NAME PLATES	
100-00-51100-390-000		VILLAGE BD OTHER SUPPLIES & EX	33.00
		TRUSTEE NAME PLATES 18067	
		Total	33.00
	4/11/2024	SECURIAN FINANCIAL GROUP	
		LIFE/ACCIDENT INSURANCE	
100-00-21530-000-000		INSURANCE DEDUCTIONS PAYABLE	50.88
		ACCIDENT INSURANCE MAY24	
100-00-51940-000-000		LIFE INSURANCE	215.06
		LIFE INSURANCE MAY24	
		Total	265.94
	4/11/2024	STATE INDUSTRIAL PRODUCTS	
		ROACH/ANT KILLER	
600-00-53700-000-689		MISCELLANEOUS EXPENSE	394.95
		ANT / ROACH KILLER 903303906	
		Total	394.95
	4/11/2024	STEFFEN PLUMBING & HEATING, INC.	
		WATER HEATER RELIEF VALVE	
600-00-53700-000-650		REPAIRS WATER	56.00
		WATER HEATER RELIEF VALVE 131507	
		Total	56.00
	4/11/2024	STRYKER SALES LLC	
		COT PARTS	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	4.33
		COT PARTS	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	5.76
		COT PARTS	
		Total	10.09

ALL Checks by Payee
GENERAL CHECKING & MONEY MARKET

ACCT

Dated From: From Account:
Thru: Thru Account:

Voucher Nbr	Check Date	Payee	Amount
4/11/2024 TOTAL ENERGY SYSTEMS, LLC			
GENERATOR MAINT/REPAIRS			
350-00-52220-207-000		MAINTENANCE - BUILDING	1,401.00
		FD GENERATOR	INV116860
600-00-53700-000-689		MISCELLANEOUS EXPENSE	1,678.00
		PORTABLE GENERATOR FOR WELLS	INV116900
660-00-53610-000-831		MAINTENANCE-COLLECTION SYSTEM	1,401.00
		TREATMENT PLANT	INV116955
			Total
			4,480.00
4/11/2024 USA BLUE BOOK			
MISC SUPPLIES			
600-00-53700-000-681		OFFICE SUPPLIES	552.20
		MISC SUPPLIES	INV00316624
			Total
			552.20
4/11/2024 WE ENERGIES			
GAS/ELECTRIC			
100-00-55200-220-000		PARKS ELECTRIC	124.95
		STONE CREEK PARK	4968286135
100-00-53420-220-000		ELECTRIC STREET LIGHTING	23.85
		ENTRANCE SIGN	4969424053
100-00-55200-220-000		PARKS ELECTRIC	28.26
		OAK PARK	4968326826
100-00-53420-220-000		ELECTRIC STREET LIGHTING	4,309.75
		STREET LIGHTING	4968982194
100-00-53270-220-000		ELECTRIC BUILDINGS/GROUNDS	15.38
		420 WHEELER-LIGHTING	4968899672
100-00-53420-220-000		ELECTRIC STREET LIGHTING	14.39
		LED STREET LIGHTS	4969880998
660-00-53610-000-821		FUEL & POWER EXPENSE	32.98
		LIFT STATION	4968906855
660-00-53610-000-821		FUEL & POWER EXPENSE	3,730.54
		WWTP ENERGY ANALYSIS-ELECTRIC	4969736442
600-00-53700-000-620		POWER FOR PUMPING	918.71
		PUMP HOUSE 1	4969666323
600-00-53700-000-620		POWER FOR PUMPING	112.25
		WATER TOWER	4968525917

4/11/2024

2:27 PM

In Progress Checks - Full Report - ALL

Page: 8

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
600-00-53700-000-620		POWER FOR PUMPING	1,243.15
		PUMP HOUSE 2	
		4971347700	
Total			10,554.21
Grand Total			81,490.36

4/11/2024

2:27 PM

In Progress Checks - Full Report - ALL

Page: 9

ALL Checks by Payee

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	33,267.70
Total Expenditure from Fund # 110 - CAPITAL PROJECTS	10,361.53
Total Expenditure from Fund # 350 - FIRE DEPARTMENT	7,612.95
Total Expenditure from Fund # 400 - TID NO. 3	1,540.58
Total Expenditure from Fund # 600 - WATER UTILITY	8,230.83
Total Expenditure from Fund # 660 - SEWER UTILITY	20,476.77
Total Expenditure from all Funds	81,490.36

**From the Desk of:
Christophe E. Jenkins
Village Administrator**



April 2024 Village Administrators Report

1. Smart Residential, Industrial, and Commercial Growth

Our Village team met with Kruzcek Construction as they began their grading in the industrial park. They presented their aggressive timeline, which was in-turn shared with our developers. I also did check ins with each of our developments to gage their own timelines for submitting plans and constructing. We also reviewed the site plan submittals for PWSB's expansion that will be going before the Plan Commission in May as well.

Strand Engineering, Director Paulus, and I reviewed the final plans for Highland Reconstruction, which were then sent out to bid throughout the month of April. We plan on bringing the results of these bids to our first meeting in May.

2. Responsible Fiscal Policy

Utility billing was executed for this quarter, and this continues to be an opportunity to cross-train staff. We checked in with our auditors at BakerTilly to support them and answer questions throughout their process. We also checked in with Ehlers on properly allocating our debt proceeds and setting us up to execute payments appropriately as well.

3. Support Public Safety & Infrastructure

Director Paulus and I reviewed bids from the culvert project and discussed different options that will come before you at a future meeting. He and I also toured the WWTP together to discuss immediate and future maintenance items to ensure the success of our operations. The results of these conversations were earmarked in various budget documents and the CIP.

Our DPW crews have been taking care of park maintenance, branch chipping, and getting our recreational opportunities ready for the season.

The Village successfully changed hands between Marshal's Davel and Leet. Marshal Leet has been great to work with thus far, and look forward to future success for him and the Marshal's Office. On the Fire-side, Chief Weyker, Treasurer Depies, and I continued to work through our numbers and projections for the Paramedic program. I appreciate the collaboration amongst our department heads to flesh out this new program as we plan to meet with our other partner communities soon.

4. Encourage Open Communication & Collaboration

Our staff facilitated the conducting of the public test, and then, the April General Election. These efforts were completed smoothly and we were able to successfully hold this valuable democratic process for our residents.

We finalized our messaging and marketing with PWSB regarding their donation in anticipation of them coming to our May 2nd Board meeting. We also continued to work on other fundraising leads.

A small but significant improvement has been with our updating Village phone system. This provided not only better quality, but allowed for us to decrease monthly costs by consolidating under the Verizon umbrella.

5. Strong Sense of Community

Congrats to Jose Camacho, and his team, for Fredonia Family Restaurant being declared as our March 2024 Business of the Month. It was wonderful to learn about his immigration story and ability to work his way up through the culinary world and his perseverance with our local establishment!

I look forward to working with our new Village Trustees for a successful 2024-25 term! Overall, we continue to make significant progress in achieving the Village of Fredonia's overarching goals.

Thank you,

Christophe E. Jenkins – Village Administrator

FREDONIA VILLAGE MARSHAL
REPORT TO VILLAGE BOARD
March, 2024

SIGNIFICANT EVENTS:

UPCOMING EVENTS:

AS OF: April 3rd, 2024

HOURS:	Pending	2023 TOTAL:	3530.25
AVERAGE PER WEEK:	Pending	2023 AVERAGE:	73.5
COMPLAINTS 2024:	144	COMPLAINTS 2023:	750
ARRESTS 2024:	21	ARRESTS 2023:	96

EQUIPMENT ISSUES: None

MISCELLANEOUS: Annual training of mandatory policies has concluded. Selection process begun of hiring an additional Deputy Marshal and promoting a Deputy Marshal to Sergeant.

Final 2015 revenue:	\$1,777.71
Final 2016 revenue:	\$5559.55
Final 2017 revenue:	\$3762.85
Final 2018 revenue:	\$1190.04
Final 2019 revenue:	\$4900.00
Final 2020 revenue:	\$1094.00
Final 2021 revenue:	\$6500.00
2022 revenue:	\$2960.00
2023 revenue:	\$666
2024 revenue	
The 7 average is:	\$3540.59

Fredonia Fire Department
201 S Milwaukee Street
PO Box 159
Fredonia, WI 53021



Chief Brian Weyker
Phone: 262-692-9973
bweyker@village.fredonia.wi.us



March 2024 MONTH IN REVIEW

Training

Monthly Business Meeting

- Monthly vehicle and small equipment maintenance.
- Update membership on:
 - o Department Operations – new dispatching procedures, radio system
 - o Paramedic Program Update
 - o Incident review

EMS training –

- Medical Emergencies – Diabetes and Stroke, hands on training with equipment and medications.
- Scavenger Hunt for equipment on all vehicles

Engineer/Fire Training –

- Rural Fire set up – Ladder Truck set-up
- Discussed the Fredonia Village water system and hydrants.
- Discussed FDC's and sprinkler systems in different building of the village

Recent Membership Applications

- March 2024
 - o None

March 2024 - Call Volumes (YTD)

- Fire incidents – 11 (2023 - 17)
- Rescue Incidents – 47 (2023 - 51)
- Ambulance Incidents – 112 (2023 - 99)

Ambulance Call Volumes are increased over 2023 – Next month I will be breaking out the paramedic intercept call response number from the ambulance(transport) call volumes.

Eric Paulus
Director of Public Works



PO Box 159
242 Fredonia Ave
Fredonia, WI 53021
Phone (262) 483-0275
Fax (262) 692-2883
dpwdirector@fredoniawi.gov

Water

Started on Lead and Copper inventory, meter replacements and water equipment inventory. We were able to exchange old style (new) water meters not being used to new style meters that better serve the village. Did Nitrate testing for the year. Monthly reports to the DNR completed.

Wastewater

Nitrate testing has been working well. Monthly reports were completed and are now getting ready for the annual report due in June (CMAR). Getting numbers together for the blower that is failing. Sludge hauling was completed for Spring.

Parks

Fixed the bleachers at Fireman's Park and added picnic tables and garbage cans. Had a big rain event and have been cleaning up the debris left behind.

Streets

Dump truck overheated again during the snowstorm. Taken to Black dog Diesel and found a blown head gasket. Backhoe was taken to the company by Big Joe's and fixed the hydraulic leak, parking brake and the gear shifter. Waiting on parts for the seat and windshield wiper.

Director

Have been changing out warning lights on trucks that have been broken or not working. Had the generators annual inspections done. Bucket truck inspection done. Changed out the brooms on the street sweeper to find out there was a broken part underneath and that is why the brooms were wearing uneven.

From the Desk of
Michelle Johnson
Village Clerk

April 18th, 2024 Update to the Board

The Spring Election and Presidential Preference Election has been reconciled and there are no issues to report. We had 732 voters cast ballots, equating to a 51% turn out, and a whopping 97% absentee ballot return rate. Links to election results can be found on our website. Our team was well trained and ready to go. They are an amazing crew!

We are pushing ahead with a federally required update to our Flood Plain ordinance. The Planning Commission has set a public hearing to hear comments on and response to the draft ordinance. The Commission continues to discuss changes to our sign ordinance and directed staff to draft a new section in our existing sign ordinance that specifically addresses electronic signs. The Commission will consider that at their scheduled May 6th hearing. We expect the Planning Commission to be busy over the spring and summer months as they consider ordinance updates, development in the TID, and major construction projects in the Village.

The Village-wide revaluation is wrapping up. Notices will be mailed to all residents on April 25th. Included in that mailing will be an informational letter regarding the BOR and Open Book processes to aid residents who wish to appeal their assessment. We continued to message the reval and potential tax implications through our newsletter and eventually on social media. The BOR training is tentatively scheduled for May 1, 2024, the Open Book is scheduled for May 15, 2024, 9:00AM-4:30PM, and the BOR will be held on June 25, 2024, at 6:00PM.

I will be attending a training from the DOR on the major updates to state statute as it relates to alcohol permitting.

I am working on updating our website with our new trustees, updated contact information for staff, and refreshing our alcohol licensing page in advance of our permitting season.

April 25, 2024

Dear Property Owner:

The Revaluation of all Property in the Village of Fredonia has been completed for 2024. Enclosed you will find the Official Notice of your new assessment as prescribed by law. This new assessment is an estimate of the full (100%) market value of your property as of January 1, 2024.

At this time, it is impossible to know what impact, if any, the new assessments will have on your tax bill for 2024 because the budget process for Schools, State, County and the Village will not take place until later in the year.

My duty, and only concern, was to assign a fair value to each property that is in line with the current market and uniform with other properties. Extensive research into sales and cost approaches were used to arrive at these new assessments.

The last general revaluation of all Property in the Village of Fredonia was in 2008. Property values have risen on many properties in the years since the last revaluation.

Note: State Law regarding Use Value, the value of tillable lands used in a farming operation will be based on agricultural values recommended by the Department of Revenue. However, the value of Farm Homesites, Barn sites and buildings were increased to keep pace with the current market trends.

"Open Book Conferences"

Call or e-mail the Assessor any time before the end of the Open Book period, Email is preferred:
Eric Feavel 262-253-1142 or eric.feavel@catalisgov.com

A limited amount of in-person appointments are available on:
May 15, 2024 from 9 AM – Noon and 1:00 – 4:30 PM at the Fredonia Government Center located at 242 Fredonia Ave, no appointment is needed, but call 262-253-1142 if you would like to reserve a specific time.

Please read other side

We will make available for your inspection:

- 1) Sample assessment rolls
- 2) Homeowners Property Record Cards
- 3) Sales Data used in the valuation process

Appraisers will be available to:

- 1) Review Property Owner's Record Card
- 2) Explain Assessment Policies and Procedures
- 3) Accept any new evidence or documents that the Property Owner feels should have been considered in the valuation. Determination Notices will then be mailed by May 23, 2024.

Remember, the best evidence of value is a conventional sale of your property. The next best evidence is a conventional sale of a comparable property. If there are no sales of your property or a comparable property, you should present evidence that indicates the value of your property. This may include cost, income, recent appraisals, amount of insurance, and sales of adjacent properties.

"BOARD OF REVIEW"

On June 25, 2024 from 6:00 PM to 8:00 PM at the Fredonia Government Center located at 242 Fredonia Ave, the Village of Fredonia will hold their annual Board of Review for the purpose of hearing sworn oral testimony regarding the objection to the Assessed Value of the property. (See the notice of assessment for explanation). This meeting is by APPOINTMENT ONLY, 48-hour notice prior to the Board of Review is required. Contact the Village Clerk for a formal "Objection to Property Assessment" form, to be completed and returned prior to receiving an appointment before this Board. Clerk: Michelle Johnson 262-692-9125.

Respectfully,

Eric Feavel
Assessor Village of Fredonia

**REPORT FROM TREASURER
APRIL 18, 2024**

Summary of activities completed:

- Day to day operations of the Village
- Processing invoices for payment
- Processing payroll and all associated requirements
 - Paying garnishments
 - Federal tax payments
 - State tax payment
 - Unemployment reports
 - Quarterly 941 reports

- Bank reconciliations
- Annual Audit – continue to gather and provide information as requested by the Audit team at Baker Tilly. Auditors are still requesting bits of information – not sure this will ever end.
- Water/sewer bills were mailed out on April 2
- Receipting water/sewer bills
- Updating water/sewer accounts as residents move in/out of the Village
- Assisted with election day activities
- Working with Social Security Administration on Village information
- Reviewing and updating paramedic cost information

Side note: I am having a medical procedure April 15 – will be out of the office a minimum of 2 weeks and possible part-time hours when I return

RESOLUTION 2024-05

A RESOLUTION AUTHORIZING THE EXPENSE OF NO MORE THAN \$12,000 FROM UNDESIGNATED FUND BALANCE

WHEREAS: the Village of Fredonia 150th Anniversary Celebration is a once in a lifetime event, and

WHEREAS: Fireworks are used ceremoniously to celebrate such occasions, and are desired to be utilized at the Village of Fredonia 150th Anniversary, and

WHEREAS: the Village of Fredonia wishes to expense outside of its 2024 operating budget for the costs of such fireworks display for the cost of no more than \$12,000, and

NOW, THEREFORE BE IT RESOLVED: That the members of the Board of Trustees of the Village of Fredonia authorize the expense of no more than \$12,000 from undesignated fund balance for the purpose of conducting a fireworks display for the Village of Fredonia 150th Anniversary Celebration.

Passed and Adopted by the Village Board of the Village of Fredonia on this 18th day of April, 2024.

Daniel Gehrke, Village President

ATTEST:

Michelle T. Johnson, Village Clerk



Zoning Change Application

242 Fredonia Ave
 PO Box 159
 Fredonia, Wisconsin 53021
 (262) 692-9125
<https://www.fredoniawi.gov/>

Date Filed	2/21/2024
Fee \$200.00	403625

Owner's Information

Owner of Property	St. John's Lutheran Church
Property Address	824 Fredonia Ave. 824-836
City, State, Zip Code	Fredonia, WI 53021
Phone Number	262-692-2743 Tom Paulus 262-483-9059
Email	secretary.stjohnfredonia@gmail.com

Property Information

Present Use of Property	Agriculture
Proposed Use of Property	Cemetary
Current Zoning District	A-1 General Agriculture
Proposed Zoning District	I-1 Institutional

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1.	Matthew B Bares, 140 Edmaro St.
2.	Aaron D. Viets, 110 Edmaro St.
3.	
4.	
5.	
6.	
7.	
8.	
9.	

Signature of Owner:	<i>Flora J Paul</i> Trustee
Address of Owner (if different from above):	

Affidavit of Publication

STATE OF WISCONSIN }
Ozaukee County } SS

William F. Schanen IV, being duly sworn, says that he is the president of Port Publications, Inc., publishers of the Ozaukee Press, a public newspaper of general circulation, printed and published in the city of Port Washington and county of Ozaukee, Wisconsin; that a notice, of which the printed one hereto attached is a true copy, was published in the Ozaukee Press once each week for 1 weeks successively; that the first publication thereof was on the 14th day of MARCH A.D. 20 24, and that the last publication thereof was on the 21st day of MARCH A.D. 20 24.

(Mar. 14, 21, 2024)
**NOTICE OF
PUBLIC HEARING FOR ZONING CHANGE**
**VILLAGE OF FREDONIA
242 FREDONIA AVENUE**
MONDAY, April 8th, 2024 - 7:00PM
PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Village of Fredonia will hold a public hearing for the purpose of hearing public comment on and reaction to a proposed change in property zoning.
Property to be rezoned:
A Portion of Parcel Number 090500122051 from A-1 General Agricultural/Holding District to I-1 Institutional.
Applicant: St. John's Lutheran Church
Agent: Same
Following said hearing and after consideration of the Plan Commission recommendation, the Village Board will then take formal action on the proposed rezoning of said property on April 18th, 2024.
Interested citizens are encouraged to attend the public hearing on Monday, April 8th, 2024, at 7:00PM at the Fredonia Government Center Board Room, 242 Fredonia Avenue, Fredonia, Wisconsin. Further information about these matters may be obtained by contacting the clerk of the Village of Fredonia.
FOR: Fredonia Plan Commission
By: Michelle T. Johnson
Village Clerk
Sent To: Abutting Properties
Plan Commission
Village Administration
WNAXLP

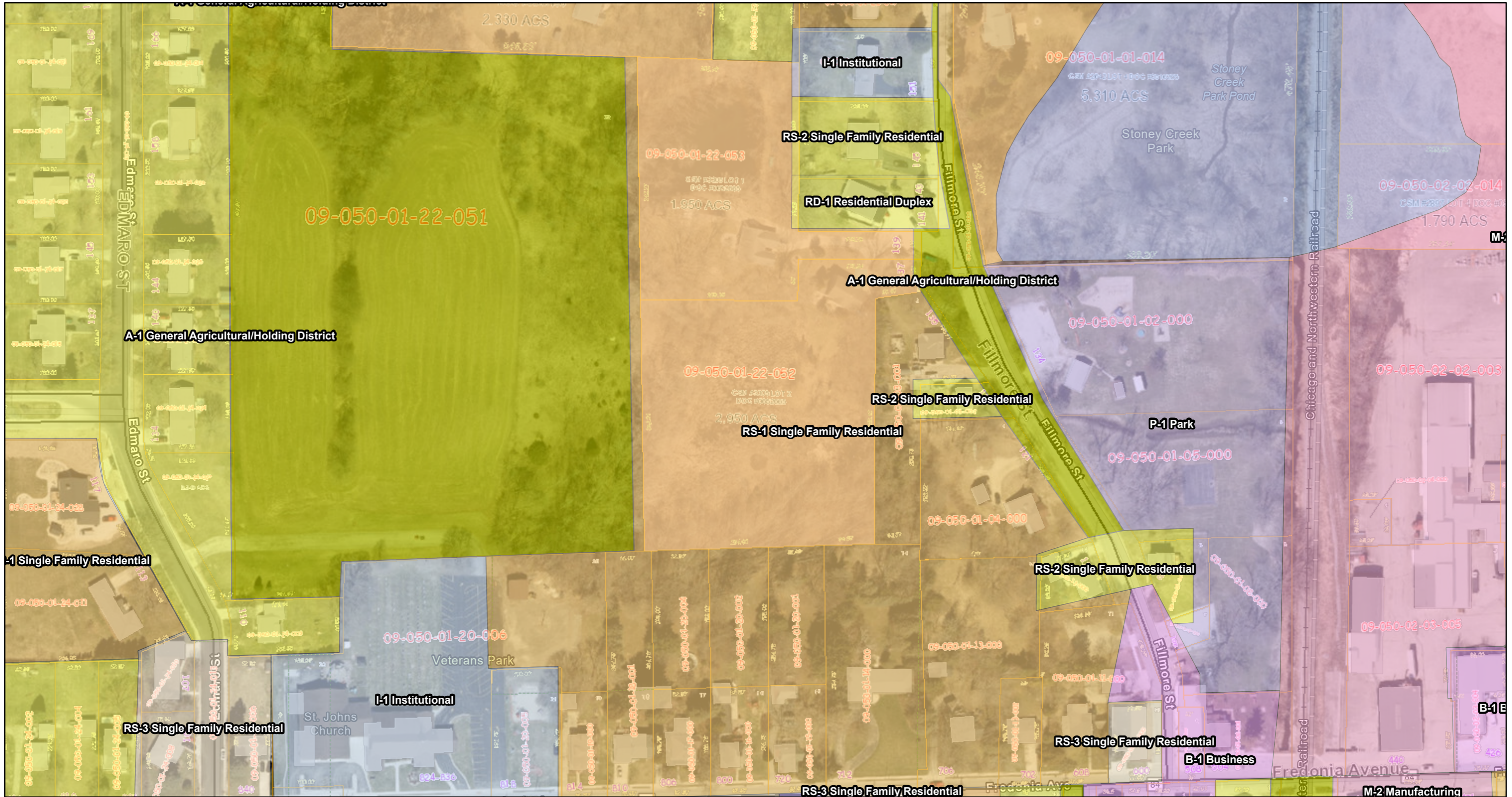
William F. Schanen IV

Subscribed and sworn to before me this 21st day of Mar A.D. 20 24.

Notary Public, Ozaukee County, Wisconsin.

My commission expires 9/18/24

Village of Fredonia Maps



2/21/2024, 3:09:52 PM

1:2,257

Zoning

- A-1-General Agricultural/Holding District
- B-1 Business
- C-1 Conservancy
- I-1 Institutional
- M-2 Manufacturing
- P-1 Park
- RD-1 Residential Duplex

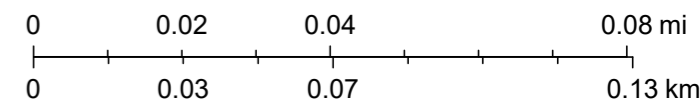
- RD-2 Residential Duplex
- RS-1 Single Family Residential
- RS-2 Single Family Residential
- RS-3 Single Family Residential
- Control Survey Diagram
- PLSS Quarter Sections
- PLSS Sections

- PLSS Townships
- CSM
- Building Footprints
- Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap

- Overlap
- Tax Parcel
- Historical Parcel Lines
- Local Roads
- Local
- Private
- Ramp
- Service Drive

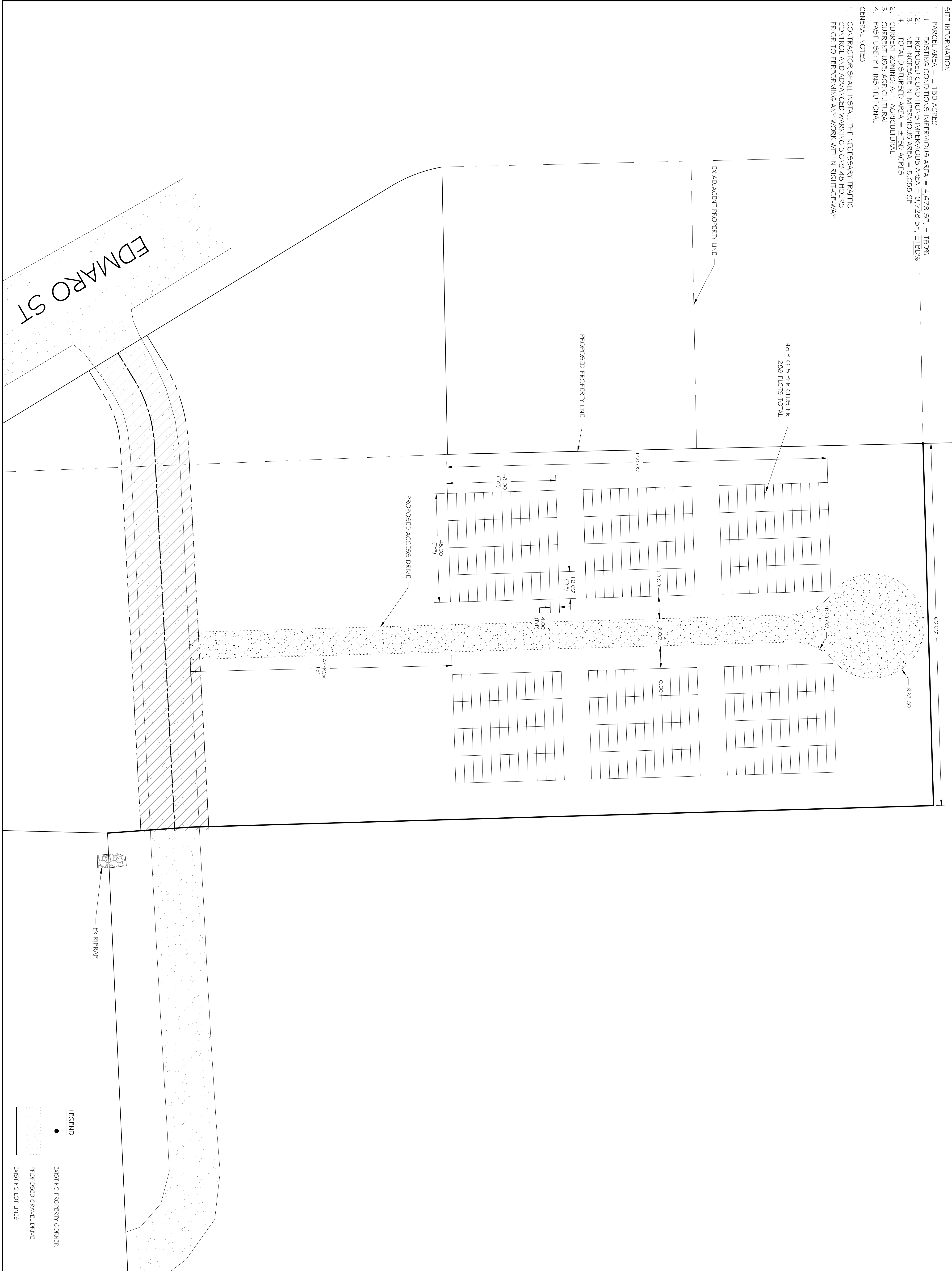
- Highways
- Interstate
- State Highway
- County Highway
- Railroad Centerline
- PLSS Corners
- Center of Section
- GPS Point

- Meander Corner
- Quarter Section Corner
- Section Corner
- Witness Corner



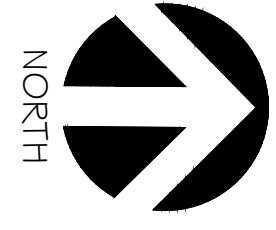
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

- SITE INFORMATION**
1. PARCEL AREA = ± TBD ACRES
 - 1.1. EXISTING CONDITIONS IMPERVIOUS AREA = 4,673 SF, ± TBD%
 - 1.2. PROPOSED CONDITIONS IMPERVIOUS AREA = 5,726 SF, ± TBD%
 - 1.3. NET INCREASE IN IMPERVIOUS AREA = 1,053 SF
 - 1.4. TOTAL DISTURBED AREA = ± TBD ACRES
 2. CURRENT ZONING: A-1: AGRICULTURAL
 3. CURRENT USE: AGRICULTURAL
 4. PAST USE: P-1: INSTITUTIONAL
- GENERAL NOTES**
1. CONTRACTOR SHALL INSTALL THE NECESSARY TRAFFIC CONTROL AND ADVANCED WARNING SIGNS 48 HOURS PRIOR TO PERFORMING ANY WORK WITHIN RIGHT-OF-WAY



LEGEND

- EXISTING PROPERTY CORNER
- ▭ PROPOSED GRAVEL DRIVE
- EXISTING LOT LINES

 NORTH	<p>PRELIMINARY FOR REVIEW PURPOSES ONLY</p>	<p>CERTIFICATION & SEAL:</p>	<p>RAMAKER ENGINEERS-ARCHITECTS (608) 643-4100 www.ramaker.com</p>	<p>PROJECT OWNER: ST JOHNS LUTHERAN CHURCH</p> <p>PROJECT LOCATION: 824 FREDONIA AVE FREDONIA, WI 53021</p> <p>SHEET TITLE: PROPOSED SITE PLAN</p>												
<p>MARK DATE DESCRIPTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>DATE ISSUED:</td> <td>02/16/2023</td> <td></td> </tr> <tr> <td>ISSUE PHASE:</td> <td>PRELIMINARY</td> <td></td> </tr> <tr> <td>PROJECT TITLE:</td> <td>ST JOHNS FREDONIA CEMETERY EXPANSION</td> <td></td> </tr> </tbody> </table>					MARK	DATE	DESCRIPTION	DATE ISSUED:	02/16/2023		ISSUE PHASE:	PRELIMINARY		PROJECT TITLE:	ST JOHNS FREDONIA CEMETERY EXPANSION	
MARK	DATE	DESCRIPTION														
DATE ISSUED:	02/16/2023															
ISSUE PHASE:	PRELIMINARY															
PROJECT TITLE:	ST JOHNS FREDONIA CEMETERY EXPANSION															
<p>LEGEND</p> <p>0 10' 20' 40'</p> <p>1" = 17' - 1" = 40' 2" = 34' - 1" = 20'</p> <p>PROJECT NUMBER: 59628 SHEET NUMBER: C200</p>																

- AREAS OF SITE
- TOTAL AREA OF SITE = 1.80 ACRES
 - TOTAL AREA DISTURBED = 1.78 ACRES
- GRADING AND STORM DRAINAGE NOTES
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE
 - CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED
 - ALL WORK HAS BEEN MADE TO INCORPORATE ANY AND ALL ADJUSTMENTS MADE TO THE CONSTRUCTION FROM THE GEOTECHNICAL REPORT ONTO THESE PLAN SHEETS HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UP-TO-DATE GEOTECHNICAL REPORT AND FAMILIARIZING THEMSELVES WITH SAID REPORT.
 - REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED. CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
 - CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING FRODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
 - CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS, AS SEDIMENT BUILDS UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
 - EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
 - CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
 - CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION OF EXISTING UTILITY LINES
 - CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES FOR ALL UTILITIES INSTALLATION. CALL ALL UTILITY COMPANIES AT BOARDWAY AND DRAINAGE SPECIFICATIONS. (LATEST REVISION TO LOCAL AGENCY SPECIFICATIONS)
 - ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDING AS SOON AS PRACTICABLE.



RAMAKER
 employee-owned
 (608) 643-4100 www.ramaker.com

Certification & Seal:

NORTH

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
ISSUED:	02/16/2023	
PHASE:	PRELIMINARY	
PROJECT TITLE:	ST JOHNS FREDONIA CEMETERY EXPANSION	
PROJECT OWNER:	ST JOHNS LUTHERAN CHURCH	
PROJECT LOCATION:	824 FREDONIA AVE FREDONIA, WI 53021	
SHEET TITLE:	STORM DRAINAGE & GRADING PLAN	
SCALE:	AS SHOWN	
PROJECT NUMBER:	59628	
SHEET NUMBER:	C300	