

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



Administrator: Christophe Jenkins
cjenkins@village.fredonia.wi.us
Clerk: Michelle T. Johnson
mjohnson@village.fredonia.wi.us
Treasurer: Melissa Depies
mdepies@village.fredonia.wi.us

AGENDA

FREDONIA VILLAGE BOARD MEETING
Thursday, December 7th, 2023 at 7:00 PM
Fredonia Government Center - Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

***** Updated to include item 5b 12/5/2023 at 2:49PM*****

**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 November 16th, 2023 Village Board Meeting Minutes
 - b) Approve General Fund, Water and Sewer Invoices.
5. Report on Village Committees by:
 - a) Plan Commission
 - b) Fredonia Government Center Commission
6. Items for Discussion and/or Action
 - a) Motion to Approve Resolution 2023-O: A Resolution Appointing Election Inspectors For The 2024-2025 Election Cycle.
 - b) Motion to Approve Director Paulus's and Operator Laabs's Attendance to Midwest Water and Waste Water Expo.
 - c) Motion to Approve Quarles and Brady Scope of Engagement as Bond Council for Debt Issuance.
 - d) Motion to Approve Initial Resolution 2023-P Authorizing \$585,000 General Obligation Bonds for Street Improvement Projects

- e) Motion to Approve Initial Resolution 2023-Q Authorizing \$400,000 General Obligation Bonds for Sewerage Projects
- f) Motion to Approve Initial Resolution 2023-R Authorizing \$445,000 General Obligation Bonds for Water System Projects
- g) Motion to Approve Initial Resolution 2023-S Authorizing \$100,000 General Obligation Bonds for Parks and Public Grounds Projects
- h) Motion to Approve Initial Resolution 2023-T Authorizing \$105,000 General Obligation Bonds for Fire Station Projects
- i) Motion to Approve Initial Resolution 2023-U Authorizing \$3,575,000 General Obligation Bonds for Community Development Projects in Tax Incremental District No. 3
- j) Motion to Approve Resolution 2023-V Providing for the Sale of Not to Exceed \$5,210,000 General Obligation Corporate Purpose Bonds, Series 2024A
- k) Rezoning Requests:
 - 1. Motion to Approve Zoning Change to Eight Lots in the Village Green Subdivision, Parcel Numbers 09-089-00680.00, 09-089-00670.00, 09-089-00660.00, 09-089-00650.00, 09-089-0000.008, 09-089-00640.00, 09-089-00630.00, and 09-089-00620.00 From RS-1 Single Family Residential to RS-2 Single Family Residential.

Applicant: Hillcrest Fredonia, LLC
Agent: Same
 - 2. Motion to Approve Zoning Change at Property Address 483 N. Milwaukee Street, Fredonia WI, 53021, Parcel Number 09-026-01015.00, From RS-1 Single Family Residential to RS-2 Single Family Residential.

Applicant: Cameron and Leah Bopp
Applicant: Same
 - 3. Motion to Approve Zoning Change to One Lot in the Village Green Subdivision, Parcel Number 09-089-00790.00, From RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District

Applicant: Hillcrest Fredonia, LLC
Agent: Same

7. Correspondence

8. Items for Future Consideration by Village Board

9. Adjournment

UPCOMING MEETINGS:

Posted at Port Washington State Bank, Fredonia Post Office, and Village Hall on 12/5/2023

Village Board – December 21st, 2023 (if necessary)
Plan Commission – January 8th, 2024 (if necessary)
Parks and Recreation- January 10th, 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 Meeting
Time: Dec 7, 2023 07:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89849356807>

Meeting ID: 898 4935 6807

One tap mobile
+19292056099,,89849356807# US (New York)
+13017158592,,89849356807# US (Washington DC)

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FREDONIA VILLAGE BOARD MEETING MINUTES

Thursday, November 16th, 2023 at 7:00 PM

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

1. President Gehrke called the meeting to order at 7:05PM, followed by the Pledge of Allegiance.
2. Trustees present: President Gehrke, Trustee Haas, Trustee Abegglen (via Zoom), Trustee Dohrwardt, Trustee Bartz, Trustee Meyle.
Trustees Excused: Trustee Paape
Staff Present: Administrator Jenkins, Chief Weyker, Supervisor Paulus, Treasurer Depies, Clerk Johnson
3. Public Comments: No public comments were made.
4. **Motion to Approve Minutes of November 2nd, 2023 Village Board Meeting and General Fund, Water and Sewer Invoices** made by Trustee Haas.
Seconded by Trustee Bartz.
Passed by unanimous vote.
5. Report on Village Committees by:
 - a) **Planning Commission:** *President Gehrke stated that the Planning Commission set three public hearings to hear feedback on the rezoning of properties in the Hillcrest development. The Commission also recommended for Village Board approval the most recent TID #3 certified survey map.*
 - b) **Parks and Recreation Committee:** *Trustee Bartz gave an overview of the most recent meeting. She said plans for the Holiday Tree Lighting were finalized, highlighting a visit from Santa and Trustee Meyle's participation in the St. John's Choir performance. Clerk Johnson stated that all ten trees had been reserved to be decorated by local groups. The Committee also met with Brianna Bateman of River's Edge and discussed the Community Rivers Program proposal for a donation in support of shared community events. Winter Walk planning continues.*
 - c) **150th Anniversary Celebration Subcommittee:** *Trustee Bartz said the subcommittee has solidified the day-of schedule of events and continue to discuss potential vendors. Trustee Dohrwardt asked what she expected to find in the 1974 time capsule. Trustee Bartz was unsure what was in the time capsule.*

6. Report on Operations of Village by:

- a) **Village President:** *President Gehrke stated that he hasn't seen anything from Village realtor Jim Larkin regarding the Paulsen purchase of land in TID 3. He'd like administration to follow up. He stated that, in light of the upcoming holiday, he was thankful for the Board and staff.*
- b) **Village Administrator:** *Administrator Jenkins gave an overview of his filed report, highlighting the continued surveying work in TID 3 and a meeting with Hillcrest on the best use of fill to prep TID lots for development. He, Clerk Johnson, and Inspector Kison met to create a comprehensive commercial building checklist to distribute to developers in anticipation of increased commercial development in the TID. He has submitted the application for STP funding for work on Martin Dr. Digicorp is working with Microsoft on the upcoming changeover. He also stated that Friends of Fredonia, a separate nonprofit, has a full board and is up and running. He hinted at a good meeting with a potential corporate donor for the splash pad. He invited the Board, staff and family members to the Christmas Party scheduled for December 14th. Trustee Dohrwardt stated that a building checklist had already been created and directed staff to check files for it. Clerk Johnson stated she hadn't seen a checklist in her organization of files.*
- c) **Village Marshal:** *Marshal Davel was not present, report on file.*
- d) **Fire Chief:** *Chief Weyker added to his report to say that last month was Fire Prevention Month, and fire crews visited Divine Savior and St. John's schools as part of their outreach. He shared that he had an accepted offer from a third paramedic and continues discussions with a paramedic interested in part time hours. He stated the paramedic intercept unit has been put into service and utilized multiple times. Trustee Bartz asked if there were any changes he would like to make to that vehicle now that it's in use. He responded that the vehicle is great, that he has partnered with Belgium to make sure the vehicle is returned to the station after the paramedic is on the way to the hospital. He said that it is a good set up to get paramedics to the scene more quickly. He highlighted a dip in call volumes in September and October, but said that November has been busy. President Gehrke stated that the three hired paramedics are a reflection of the good work done by Fire and EMS and thanked the Fire Department and Trustee Haas for the success. Trustee Meyle asked about the two fire incidents mentioned in Chief Weyker's report. Chief Weyker responded that they were likely a car accident or a request for mutual aid. Trustee Meyle asked how cooperation between communities was going. Chief Weyker responded that the department does trainings with Belgium and Waubeka monthly. Trustee Meyle asked if mutual aid impacted call volumes. Chief Weyker explained the benefits of the Simulcast page system and how it helps get initial numbers of emergency response teams to the scene quickly. Trustee Bartz would like to see metrics from all three participating departments to show improvement over the years.*
- e) **Public Works/Wastewater Treatment Plant:** *Supervisor Paulus added to his filed report that the trees all have lights and the Village is waiting on two final trees to be donated. President Gehrke asked if the lights had all been tested, Supervisor Paulus stated they had and all were functioning. He told the Board that leaf pick up was going well.*
- f) **Clerk:** *Clerk Johnson apprised the Board of a communication from WEC regarding threats made to elections offices in other states. She followed the safety procedures advised by WEC and made sure to inform Marshal Davel and Treasurer Depies. At the next meeting she intends to bring a list of Election Inspectors forward for appointment.*

Administrator Jenkins highlighted the joint training of Chief Inspectors organized by Clerk Johnson.

- g) Treasurer:** *Treasurer Depies stated that special assessments had been added to the tax roll and late notices for outstanding utility bills had been sent.*
- h) Ozaukee County District 2 Supervisor:** *Trustee Haas updated the Board on progress on the bid process for a brine shed in Port Washington. He voted against a 5.9% salary increase for County Supervisors. He felt that supervisors are civil servants and that after the botched EMS, a raise wasn't necessary or appropriate. A new salary resolution was to come back before the County Board for approval. Trustee Meyle asked how much supervisors are currently paid. Trustee Haas responded they are paid \$480.00 per month, and that a raise doesn't look good while residents are struggling. Trustee Haas shared that, after a long conversation with his wife, he has decided not to run for reelection to either the County Board or the Village Board. He will be finishing out both terms. He stated that he takes voting very seriously, and has given both positions everything he had. He's made lifetime friends in the six years he has served and is proud of his hard-won accomplishments. President Gehrke expressed gratitude for Trustee Haas's service at both the county and village level. Trustee Abegglen stated that he and Trustee Haas started out as rivals, but have become close friends. He said they had accomplished a great deal, in large part thanks to Trustee Haas. Trustee Dohrwardt said that Trustee Haas was a star of the previous board, in his opinion the best board the Village has had. Trustee Bartz stated she has learned quite a bit in her time serving with Trustee Haas and wished him the best. Trustee Meyle highlighted Trustee Haas's hard work and vigilance, evidenced by the integrity he displayed when voting against the County Board raise.*

7. Items for Discussion and/or Action

- a) Motion to Approve Industrial Park CSM-23-4** made by Trustee Haas.
Seconded by Trustee Meyle.
President Gehrke stated the CSM divides lots in TID #3 and that corrections were made to the signatory lines.
Passed by 6-0 vote, Trustee Paape excused.
- b) Motion to Approve Addition to the Village of Fredonia Employee Handbook- Section Q Full Time Fire/Medic** made by Trustee Haas.
Seconded by Trustee Meyle.
Chief Weyker stated this addition clarifies how the Village pays Fire/Medics. He stated that there were some growing pains as the Village navigates the new EMS program. He explained that paramedics work 24 hour shifts with 48 off in between, working a total of 106 hours every two weeks. Any overtime will be paid out on the second paycheck at the end of a 28 day cycle. Chief Weyker added that the way paramedics accrue vacation time has been addressed with the addition, making it equitable when compared to other staff. Treasurer Depies explained the math and highlighted the benefits of paying out overtime once per month. She stated if a paramedic works a holiday, 8 hours are added to the PTO balance. Trustee Dohrwardt asked if changes at the federal level has any impact. Treasurer Depies responded that the changes only affect salaried employees.
Passed by 6-0 vote. Trustee Paape excused.

8. Correspondence: none
9. Items for Future Consideration by Village Board: *Administrator Jenkins invited the Board to the holiday party. Treasurer Depies added that attendees should bring a dish to pass.*
- 10. Motion to Adjourn** made by Trustee Bartz.
Seconded by Trustee Meyle.
Passed by 6-0 voice vote, Trustee Paape excused.

DRAFT

ALL Checks by Payee
GENERAL CHECKING & MONEY MARKET

ACCT

Dated From: From Account:
Thru: Thru Account:

Voucher Nbr	Check Date	Payee	Amount
<hr/>			
	12/04/2023	AgSource Cooperative Services	
SODIUM			
630-00-54100-000-630		LAB CHEMICALS	115.00
		SODIUM MAS000007873	
			Total 115.00
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	12/04/2023	ARTEAGA CONSTRUCTION INC.	
TROUBLE SHOOT/MUA NOT RUNNING			
660-00-53610-000-834		MAINTENANCE BUILDINGS/GROUNDS	512.00
		TROUBLE SHOOT/MUA NOT RUNNING 231036SC.01	
			Total 512.00
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	12/04/2023	AURORA MEDICAL CENTER GRAFTON LLC	
MEDICATIONS			
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	226.39
		MEDICATIONS 136-CI0000169	
			Total 226.39
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	12/04/2023	BADGER METER, INC.	
BEACON HOSTING SERVICE			
600-00-53700-000-681		OFFICE SUPPLIES	226.58
		BEACON HOSTING SERVICE 80145716	
			Total 226.58
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	12/04/2023	BADGER STATE WASTE LLC	
BIOSOLIDS HAULING			
660-00-53610-000-825		BIO-SOLIDS DISPOSAL	15,181.36
		BIOSOLIDS HAULING 4143	
			Total 15,181.36
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	12/04/2023	BOEHLKE BOTTLED GAS CORP.	
PROPANE			
100-00-53240-351-000		GASOLINE/DIESEL HWY EQUIPMENT	62.78
		PROPANE 377714	
100-00-53240-351-000		GASOLINE/DIESEL HWY EQUIPMENT	35.89
		PROPANE 372567	
100-00-53240-351-000		GASOLINE/DIESEL HWY EQUIPMENT	-80.67
		RETURN TANK 372846	
			Total 18.00
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Voucher Nbr	Check Date	Payee	Amount
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	12/04/2023	CATALIS LLC	
		ASSESSMENT SERVICES	
100-00-51530-210-000		ASSESSMENT/ASSESSOR CONTRACT	1,900.00
		ASSESSMENT SERVICES	
		INV308307827	
		Total	1,900.00
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	12/04/2023	COMPARIN, CALVIN L.	
		JANITORIAL SERVICES	
100-00-51600-350-000		REPAIR/MAINTENANCE VILLAGE HAL	240.00
		JANITORIAL SERVICES	
		720	
		Total	240.00
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	12/04/2023	EHLERS	
		SIMPLIFIED RATE CASE	
600-00-53700-000-689		MISCELLANEOUS EXPENSE	500.00
		SIMPLIFIED RATE CASE	
		95752	
		Total	500.00
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	12/04/2023	EMERGENCY MEDICAL PRODUCTS, INC.	
		MEDICAL SUPPLIES	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	508.04
		MEDICL SUPPLIES	
		2595868	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	239.99
		MEDICAL SUPPLIES	
		2595383	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	15.49
		MEDICAL SUPPLIES	
		2596563	
350-00-52280-809-000		AMBULANCE EXP-MEDICAL SUPPLIES	4.14
		MEDICAL SUPPLIES	
		2598045	
		Total	767.66
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	12/04/2023	ENERGENECS, INC.	
		SERVICE AGREEMENT OVRAGE	
600-00-53700-000-650		REPAIRS WATER	405.00
		SERVICE AGREEMENT OVRAGE	
		0046617-IN	
660-00-53610-000-834		MAINTENANCE BUILDINGS/GROUNDS	405.00
		SERVICE AGREEMENT OVRAGE	
		0046617-IN	
660-00-53610-000-826		CHEMICALS	2,267.97
		WATER CHEMICALS	
		0046668-IN	
		Total	3,077.97

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Voucher Nbr	Check Date	Payee	Amount
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	12/04/2023	FRONTIER	
		TELEPHONE/BROADBAN	
100-00-51600-221-000		TELEPHONE VILLAGE HALL	340.30
		TELEPHONE/BROADBAN	112523
100-00-53270-221-000		TELEPHONE BUILDINGS/GROUNDS	79.88
		TELEPHONE DPW	110423
		Total	420.18
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	12/04/2023	GIBBSVILLE IMPLEMENT, INC.	
		HEDGE TRIMMER	
100-00-55201-350-000		REPAIR/MAINTENANCE URBAN FORES	298.88
		HEDGE TRIMMER	
		Total	298.88
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	12/04/2023	HAWKINS, INC.	
		CHEMICALS	
600-00-53700-000-630		CHEMICALS FOR WATER	675.88
		AZONE	6635965
660-00-53610-000-826		CHEMICALS	3,697.96
		FERRIC CHLORIDE	6635940
		Total	4,373.84
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	12/04/2023	HOUSEMAN AND FEIND, LLP	
		LEGAL FEES	
100-00-51300-210-000		LEGAL COUNSELING	160.00
		MUNICIPAL MATTERS	83267
100-00-51300-210-000		LEGAL COUNSELING	32.00
		TRAFFIC PROSECUTION	83268
		Total	192.00
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	12/04/2023	HYDROCORP	
		CROSS CONNECTION CONTROL	
600-00-53700-000-682		CONTRACTUAL SERVICES	513.00
		CROSS CONNECTION CONTROL	0075438-IN
600-00-53700-000-682		CONTRACTUAL SERVICES	609.00
		CROSS CONNECTION CONTROL	0075190-IN
		Total	1,122.00
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	12/04/2023	JAMES HEATING AND AIR CONDITIONING LLC	
		HVAC REPAIRS PD	

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Voucher Nbr	Check Date	Payee	Amount
100-00-52100-350-000		REPAIR/MAINTENANCE POLICE	159.00
		HVAC REPAIRS PD 112723	
Total			159.00
12/04/2023		JENKINS, CHRISTOPHE	
MILEAGE/MEALS-LEAGUE CHIEF EXEC CONF			
100-00-51420-390-000		ADMIN OTHER SUPPLIES & EXP	91.74
		MILEAGE/MEALS-LEAGUE CHIEF EXEC CONF LCE	
Total			91.74
12/04/2023		KROEGER, MIKE	
IP DIFFERENCE SEPT-DEC/CLOTHING ALLOW			
100-00-53270-130-000		EMPLOYEE BENEFITS	590.72
		IP DIFFERENCE SEPT-DEC	
100-00-53270-130-000		EMPLOYEE BENEFITS	56.94
		CLOTHING ALLOWANCE	
Total			647.66
12/04/2023		LEAGUE OF WISCONSIN MUNICIPALITIES	
MEMBERSHIP DUES 1/1/2024-12-31/2024			
100-00-51100-320-000		DUES & CONVENTIONS	1,250.92
		MEMBERSHIP DUES 10193-24	
Total			1,250.92
12/04/2023		LOCHEN EQUIPMENT	
HYDRO ISSUE FERRIS			
100-00-53240-350-000		REPAIR/MAINTENANCE HWY EQUIPME	245.45
		HYDRO ISSUE FERRIS 002-20139	
Total			245.45
12/04/2023		MENARDS-WEST BEND	
DOORS/DISTILLED WATER			
660-00-53610-000-834		MAINTENANCE BUILDINGS/GROUNDS	725.00
		EXTERIOR STEEL DOORS 71078	
630-00-54110-000-827		LAB SUPPLIES & EXPENSES	21.96
		DISTILLED WATER 70862	
Total			746.96
12/04/2023		NAPA PARTS AT RANDOM	
SPARK PLUG			

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Dated From: From Account:
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Voucher Nbr	Check Date	Payee	Amount
100-00-53240-350-000		REPAIR/MAINTENANCE HWY EQUIPME	3.69
		SPARK PLUG 792894	
Total			3.69
<hr/>			
12/04/2023		NEUENS FREDONIA LUMBER LLC	
MISC PARTS & SUPPLIES			
100-00-55200-350-000		REPAIR/MAINTENANCE PARKS	24.24
		SPRAY PAINT/SPIKE 2311-663969	
100-00-51600-350-000		REPAIR/MAINTENANCE VILLAGE HAL	4.59
		STORAGE HANGER 2311-664049	
Total			28.83
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12/04/2023		NORTH CENTRAL LABORATORIES, INC.	
LAB SUPPLIES			
630-00-54110-000-827		LAB SUPPLIES & EXPENSES	734.57
		LAB SUPPLIES 496126	
Total			734.57
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12/04/2023		OZAUKEE COUNTY HWY. DEPT.	
DIESEL FUEL			
350-00-52280-812-000		AMBULANCE FUEL/UTILITIES	478.80
		AMBULANCE FUEL BILL0033155	
350-00-52230-302-000		OPERATING EXPENSE-FUEL	274.22
		FIRE FUEL BILL0033155	
Total			753.02
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12/04/2023		PORT PUBLICATIONS	
PUBLICATIONS			
100-00-51420-320-000		ADMIN PUBLICATIONS, DUES	343.79
		ZONING CHANGES 00174841	
100-00-51420-320-000		ADMIN PUBLICATIONS, DUES	91.93
		JOINT REVIEW BOARD/SPRING ELECTION 00174899	
Total			435.72
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12/04/2023		RABUCK, RICK	
CLOTHING ALLOWANCE			
100-00-53270-130-000		EMPLOYEE BENEFITS	25.93
		CLOTHING ALLOWANCE	
Total			25.93

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	12/04/2023	SABEL MECHANICAL, LLC.	
CLAIRIFIER REHAB			
660-00-53610-000-900		CAPITAL PROJECTS	143,109.00
		CLAIRIFIER REHAB 230743	
660-00-53610-000-900		CAPITAL PROJECTS	9,988.57
		CLAIRIFIER REHAB 230744	
660-00-53610-000-900		CAPITAL PROJECTS	6,772.87
		CLAIRIFIER REHAB 230745	
		Total	159,870.44
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	12/04/2023	STRAND ASSOCIATES, INC.	
ENGINEERING SERVICES			
100-00-51310-210-000		ENGINEERING SERVICES	109.32
		BLASTING/ROCK CRUSHING PERMIT 0203706	
400-00-53100-210-000		HWY. & STREET ENGINEERING	291.51
		BUSINESS PARK CSM 2 0203706	
		Total	400.83
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	12/04/2023	THE RETIREMENT ADVANTAGE, INC.	
COMPLIANCE REWORK			
100-00-51950-000-000		PENSION	300.00
		COMPLIANCE REWORK 0433094-IN	
		Total	300.00
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	12/04/2023	USA BLUE BOOK	
KEY CABINET/HYDRANT PARTS			
600-00-53700-000-640		SUPPLIES & EXPENSES	267.93
		HYDRANT CAPS INV00188143	
600-00-53700-000-640		SUPPLIES & EXPENSES	42.76
		HYDRANT OUT OF SERVICE MARKER INV00186893	
100-00-53270-350-000		REPAIR/MAINTENANCE (SHOP)	86.95
		KEY CABINET INV00201494	
		Total	397.64
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	12/04/2023	VERMEER SALES & SERVICE, INC.	
TRAILER VAC			
660-00-53610-000-900		CAPITAL PROJECTS	64,900.00
		TRAILER VAC	
		Total	64,900.00

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	12/04/2023	WE ENERGIES	
GAS/ELECTRIC			
100-00-51600-220-000		ELECTRIC VILLAGE HALL	600.79
		FGC ELECTRIC 4821063244	
100-00-51600-223-000		GAS VILLAGE HALL	50.58
		FGC GAS 4821063244	
660-00-53610-000-827		OTHER OPERATING	374.80
		HMTR WATE WATER GAS 4820903813	
350-00-52230-302-100		OPERATING EXPENSE-GAS/OIL	310.79
		HMTR-201 S MILW GAS 4821084373	
100-00-52100-223-000		GAS UTILITY POLICE	79.65
		416 FREDONIA AVE 4821217973	
100-00-53270-223-000		GAS BUILDINGS (SHOP)	291.68
		GARAGE-420 WHEELER-GAS 4820780041	
660-00-53610-000-821		FUEL & POWER EXPENSE	125.12
		LIFT STATION-954 RIDGEWAY-ELECTRIC 4821217896	
660-00-53610-000-827		OTHER OPERATING	16.44
		LIFT STATION-954 RIDGEWAY-GAS 4821217896	
100-00-55200-220-000		ELECTRIC PARKS	40.81
		REGAL DR-ELECTRIC 4821230590	
350-00-52230-302-400		OPERATING EXPENSE-ELECTRIC	1,100.33
		FIRE STATION-ELECTRIC 4821319460	
100-00-55200-220-000		ELECTRIC PARKS	27.87
		FIREMANS PARK-AREA LIGHTING 4822100492	
100-00-53270-220-000		ELECTRIC BUILDINGS/GROUNDS	221.21
		MAINT BLDG 420 WHEELER 4820973511	
		Total	3,240.07
<hr/>			
	12/04/2023	WISCONSIN DOCUMENT IMAGING	
COPIES			
100-00-51600-400-000		TECHNOLOGY VILLAGE HALL	155.38
		COPIES 229967	
		Total	155.38
<hr/>			
	12/04/2023	WISCONSIN HUMANE SOCIETY	
STRAY DOG			
100-00-52100-350-000		REPAIR/MAINTENANCE POLICE	25.00
		STRAY DOG 2707	

12/04/2023 11:52 AM

In Progress Checks - Full Report - ALL
ALL Checks by Payee
GENERAL CHECKING & MONEY MARKET

Page: 8
ACCT

Dated From: From Account:
Thru: Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			25.00
<hr/>			
	12/04/2023	WORKHORSE SOFTWARE SERVICES, INC.	
		SOFTWARE SUPPORT	
100-00-51420-390-000		ADMIN OTHER SUPPLIES & EXP	4,050.00
		SOFTWARE SUPPORT 5559	
Total			4,050.00
<hr/>			
Grand Total			267,634.71

Dated From: From Account:
Thru: Thru Account:

	Amount
<hr/>	
Total Expenditure from Fund # 100 - GENERAL FUND	11,997.24
Total Expenditure from Fund # 350 - FIRE DEPARTMENT	3,158.19
Total Expenditure from Fund # 400 - TID NO. 3	291.51
Total Expenditure from Fund # 600 - WATER UTILITY	3,240.15
Total Expenditure from Fund # 630 - LABORATORY	871.53
Total Expenditure from Fund # 660 - SEWER UTILITY	248,076.09
Total Expenditure from all Funds	267,634.71

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
DECEMBER 4, 2023**

Chairman Gehrke called the Plan Commission meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

Commission members present: Dan Gehrke, Jerry Jacque, Don Dohrwardt, Gerry Weiland, Blake Buvid, and Troy Bretl.

Board members absent: Dan Wellskopf

Staff/Officials present: Village Treasurer Melissa Depies.

Others present: Residents Erin Gehrke, Chris Chojnowski, and Doug Wallner.

Consent Agenda

Motion by Troy Bretl, seconded by Gerry Weiland, to approve the November 6, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Public Hearing and Possible Recommendations

A public hearing for a zoning change to eight lots in the Village Green Subdivision, Parcel Numbers 09-089-00680.00, 09-089-00670.00, 09-089-00660.00, 09-089-00650.00, 09-089-0000.008, 09-089-00640.00, 09-089-00630.00, and 09-089-00620.00 from RS-1 Single Family Residential to RS-2 Single Family Residential as requested by Hillcrest Fredonia, LLC. was called to order at 7:01 p.m.

Chairman Gehrke stated that these eight lots were originally plated at RS-1; however surrounding properties are zoned RS-2. This re-zoning makes all properties consistent.

With no comments the public hearing was closed at 7:02 p.m.

Motion by Troy Bretl, seconded by Don Dohrwardt, to recommend the Village Board approve the re-zoning of the eight Lots in the Village Green Subdivision, Parcel Numbers 09-089-00680.00, 09-089-00670.00, 09-089-00660.00, 09-089-00650.00, 09-089-0000.008, 09-089-00640.00, 09-089-00630.00, and 09-089-00620.00 from RS-1 Single Family Residential to RS-2 Single Family Residential. Motion carried unanimously.

A public hearing for a zoning change at property address 483 N. Milwaukee Street, Fredonia WI, 53021, Parcel Number 09-026-01015.00, From RS-1 Single Family Residential to RS-2 Single Family Residential as requested by Cameron and Leah Bopp was called to order at 7:03 p.m.

With no comments the public hearing was closed at 7:02 p.m.

Motion by Blake Buvid, seconded by Gerry Weiland, to recommend the Village Board approve the zoning change for the property address 483 N. Milwaukee Street, Fredonia WI, 53021, Parcel Number 09-026-01015.00, From RS-1 Single Family Residential to RS-2 Single Family Residential. Motion carried unanimously.

A public hearing for a zoning change to one lot in the Village Green Subdivision, Parcel Number 09-089-00790.00, From RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District as requested by Hillcrest Fredonia, LLC was called to order at 7:04 p.m.

Doug Wallner stated that he is against the zoning change for this parcel. He stated that the entire area was originally platted as single-family housing and it should remain that way. He stated that the community needs growth in single family homes not condominiums.

Don Dohrwardt stated that the plan was to have 14 to 18 condominiums in the cul-du-sac; however, it is believed that condominiums adjacent to the baseball field is a better fit than single family homes in that location. The requester believes that they could fill condominiums faster than single family homes. Don Dohrwardt stated that the condominiums would be owner occupied and not rental units; there is a need and desire for condominiums.

Don Dohrwardt stated that there are good points on both sides of the argument that are reasonable and rational.

Doug Wallner stated that the target demographics for these types of condominiums is the older resident who has no children. He questioned if having a ball field in the back yard would be a deterrent to this type of resident.

Dan Gehrke stated that duplex/condominiums are the up-and-coming style of housing. He stated that both younger and older people are looking for this type of housing to reduce/eliminate the maintenance requirement of home ownership.

Gerry Weiland stated that he hears comments all the time about Fredonia not offering condominium options.

Troy Bretl stated that he will be looking for a condominium at some point in the future. He has lived in Fredonia for approximately 26 years and would like to remain in Fredonia. He also noted that he would enjoy being able to watch a ball game from the comforts of his own back yard and would welcome the activity. The Village currently does not have an option for the "baby boomers" to go; they want single level ranch style homes and less maintenance and not having a condominium option is a disservice to the Village.

Dan Gehrke stated that the lots would accommodate approximately 4 single family homes or 8 side by side condominium units. It is not the Village's job to determine who would purchase the condominiums but what is appropriate housing options for the Village.

The public hearing was closed at 7:22 PM.

Motion by Troy Bretl, seconded by Gerry Weiland, to recommend the Village Board

approve a zoning change to one lot in the Village Green Subdivision, Parcel Number 09-089-00790.00, From RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District. Motion carried unanimously.

Items for future consideration

Dan Gehrke stated that the next meeting of the Planning Commission will be scheduled for January 8, 2024 if needed. At this time a no meeting is required.

Adjournment

Motion by Don Dohrwardt, seconded by Blake Buvid, to adjourn the meeting at 7:23 p.m. Motion carried unanimously.

DRAFT



Town of Fredonia

P.O. Box 12 • Fredonia, Wisconsin 53021 • 262 / 692-9673

The Home of Flag Day

Fredonia Government Center Commission Meeting Minutes

Tuesday, November 28, 2023 AT 2:00PM

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

1. Chairman Gehrke called the meeting to order at 2:00PM, followed by the Pledge of Allegiance.

2. Committee Members present: Daniel Gehrke, Don Dohrwardt, Jim Stemper and John Depies.

Staff present: Clerk Johnson and Clerk Jenkins

Residents present: Becky Miller, Keri Eichner, and Chris Janik.

3. **Public Comments**

Becky Miller, representing the Boy Scouts, stated the Boy Scouts are a non-profit with no budget for advertising. She appreciates being able to use the FGC sign to advertise events and fundraisers and hopes that access to the sign continues.

Chris Janik, a member of the Town Board, stated that staff should continue to post community events for nonprofits on the sign.

Motion to Approve Minutes of the May 11, 2023 meeting of the Fredonia Government Center Committee made by Mr. Stemper.

Seconded by Mr. Dohrwardt.

Passed by unanimous vote.

4. Items for Discussion and/or Action:

- a) **Discussion and Possible Action on Future FGC Maintenance:** *Clerk Jenkins asked the Committee if there were any shared maintenance issues to discuss. Mr. Depies said that he had read in the paper that the Village had considered the space behind Fredonia Government Center as a potential location for the proposed splash pad. He asked if it was still a possibility. Mr. Gehrke responded that a different location had been selected. Mr. Dohrwardt said that if FGC had been seriously considered, a meeting of this body would have been called to discuss. Mr. Stemper*

stated that the land behind FGC has always been meant for future expansion.

b) Discussion and Possible Action on Fredonia Government Center

Sign Policy: *Mr. Gehrke gave some background on why a sign policy was now being discussed: staff received two requests from for-profit businesses asking to advertise on the sign. Staff, at that point, did not know of the existing policy dating from 2009 that provided the framework on how to respond to such requests. Clerk Jenkins searched historic Town records and found the Rules and Regulations document. Keri Eichner asked the Commission about policies regarding physical signs on FGC property. Mr. Stemper stated that the Rules and Regulations allows for non-profits to have a flyer on the bulletin board and use of the electronic sign, and two advertisements on FGC property was sufficient. The Commission felt that the current sign policy is appropriate and no action was taken.*

c) Review of FGC 2006 Agreement:

Mr. Gehrke stated that the Fredonia Government Center Commission does not function as the original Agreement and Rules and Regulations stipulates. Mr. Stemper requested that staff create an updated agreement and use policy and present it to this body at a future meeting for approval. He stated that the current 15 year agreement had expired and he would like to see a 15 year extension. Clerk Johnson asked for guidance on how to proceed with hall rentals, as the current Rules and Regulations expressly forbid rentals for family or personal events. Mr. Stemper stated that he had never been shown the current rental application and the Commission didn't originally envision FGC being used for private events. He stated that alcohol should never be allowed on FGC property. Mr. Gehrke said he would like to see birthday parties and private events continue at FGC, as the Village doesn't have another place to gather and this building is a benefit to the community. Mr. Depies agreed, and asked if staff should be checking homeowner's policies as part of the rental agreement. Clerk Jenkins responded that the current rental application has a "hold harmless" clause. Mr. Stemper said rental could continue as long as it is not disruptive. The Commission then discussed how rental fees should be handled. Mr. Dohrwardt asked if the fees were currently being split 50/50. Clerk Jenkins thought it was 60/40 and would check the FGC Agreement for the exact split. Mr. Stemper suggested that 100% of the rental fee should go into a maintenance account. He stated that at one point there had been an account for donations and rental fees could be considered a donation in return for use of the space. Mr. Gehrke suggested that the rental fees go directly to the existing Town FGC fund and the Town could invoice the Village for maintenance. Mr. Dohrwardt stated there had been some discussion about adding storage to FGC, and that at one point Roger Strohm had suggested a canopy be installed. Mr. Stemper stated it would

be very expensive to make a storage addition aesthetically consistent with the current building. The Commission agreed. Keri Eichner asked how renters obtain a key to the building. Clerk Johnson responded that renters come in the business day before their event to pick up the key and return it either by leaving it in the drop box or returning it in person the next business day following their event. Deposits are not returned without the return of the building key. Clerk Johnson clarified that the key allows renters access to the building and the hall space, not offices or storage rooms. Mr. Gehrke stated that there had been some complaints about the brightness of the electronic sign. Staff was directed to contact the vendor regarding a sensor or settings to dim the sign at night.

5. Correspondence: None
6. Items for future consideration: Clerk Jenkins is to prepare a new FGC agreement and Rules and Regulations for approval at a future meeting.
7. **Motion to adjourn** made by Mr. Stemper.
Seconded by Mr. Depies.
Passed by unanimous voice vote.

Meeting Adjourned 2:36PM.



Request for Board Consideration

Item Description: Resolution 2023-O: A Resolution Appointing Election Inspectors For The 2024-2025 Election Cycle	
Report Prepared By: Clerk Johnson	
Report Date: 11/20/2023	Meeting Date: 12/7/2023
Strategic Priority? <ul style="list-style-type: none"> ○ Smart Residential, Industrial, or Commercial Growth ○ Responsible Fiscal Priority ★ Supports Public Safety and Infrastructure ○ Encourages Open Communication and Collaboration ○ Strong Sense of Community 	
Fiscal Summary: The Village pays an hourly wage to elections staff	
Budget Line Item: 100-00-51440-120-00	
Wisconsin Statute or Local Ordinance: Wisconsin State Statute 7.30(4)(a)	
Background Analysis: State statute obligates the Village to appoint election inspectors in odd numbered years for a two year term. I've done recruitment via the website and social media and reached out to local stakeholders that have relevant experience (ex: holders of Operator's Licenses, as they have experience checking ID's as part of their daily work). State statute also allows for the two dominant political parties to submit lists of election inspectors for appointment. The deadline for submittal of this list was November 30 th , 2023. At this time, I have not received a list of nominees from either dominant political party.	
Staff Comments: 2024 is going to be a busy year for election inspectors. We have training obligations and four very busy elections. The tenor of our work has changed considerably since the last presidential cycle. I'm proud to submit this list of civic-minded residents to do this important work.	
Administrator's Recommendation: Approve	
Action Requested: Motion to Approve Resolution 2023-O: A Resolution Appointing Election Inspectors For The 2024-2025 Election Cycle	
Attachments: <ol style="list-style-type: none"> 1. Resolution 2023-O: A Resolution Appointing Election Inspectors For The 2024-2025 Election Cycle 	

RESOLUTION 2023-O
A RESOLUTION APPOINTING ELECTION INSPECTORS FOR 2024-2025 ELECTION CYCLE

WHEREAS per Wisconsin State Statute 7.30(4)(a), municipalities are to appoint for a term of two years in odd numbered years the election inspectors and voting deputies for the municipality, and

WHEREAS Wisconsin State Statute 7.30(4)(a) also allows the two dominant political parties to submit a list of names from which appointments shall be made, and

WHEREAS neither dominant political party submitted a list of names by the November 30th, 2023 deadline,

WHEREAS the current term of election inspectors expires on December 31st, 2023 and,

THEREFOR, BE IT RESOLVED that the following list of individuals be named as Election Inspectors for the Village of Fredonia for the 2024-2025 election cycle (beginning January 1, 2024 and ending December 31, 2025)

Mary	Biever	Unaffiliated
Rich	Carlson	Unaffiliated
Gloria	Erickson	Unaffiliated
Jessica	Franck	Unaffiliated
Daniel	Gehrke	Unaffiliated
Keith	Hunholz	Unaffiliated
Judy	Jacoby	Unaffiliated
Marjorie	Lallensack	Unaffiliated
Charlene	Landing	Unaffiliated
Ramona	Larson	Unaffiliated
Hope	Lawrence	Unaffiliated
Peter	Lenz	Unaffiliated
Clara	Paulus	Unaffiliated
Daniel	Paulus	Unaffiliated
Jacquileen	Plier	Unaffiliated
Judy	Ruppel	Unaffiliated
Jerome	Shoemaker	Unaffiliated
Kathleen	Shoemaker	Unaffiliated
Joan	Steffen	Unaffiliated
Hal	Steffen	Unaffiliated
Gerriann	Weiland	Unaffiliated

Be IT FURTHER RESOLVED that Jessica Franck and Peter Lenz will serve as Special Voting Deputies and Chief Inspectors;

Passed and adopted by the Fredonia Village Board this 7th day of December, 2023.

Village of Fredonia

Daniel Gehrke, Village President

ATTEST:

Michelle T. Johnson, Village Clerk



Request for Board Consideration

Item Description: Approval for Director Paulus and Operator Laabs to attend Midwest Water & Wastewater Operator Expo 2024	
Report Prepared By: Director Paulus	
Report Date: 11-21-23	Meeting Date: 12-07-23
Strategic Priority? <ul style="list-style-type: none"> ○ Smart Residential, Industrial, or Commercial Growth ○ Responsible Fiscal Priority ★ Supports Public Safety and Infrastructure ○ Encourages Open Communication and Collaboration ○ Strong Sense of Community 	
Fiscal Summary: Employee Training	
Budget Line Item: 600-00-53700-000-689 – Water/Miscellaneous Expense 660-00-53610-000-856 – Wastewater/Miscellaneous Expense	
Wisconsin Statute or Local Ordinance:	
Background Analysis: Wisconsin Wastewater Operators Association and the Wisconsin Section of AWWA are sponsoring the 18 th Annual Midwest Water & Wastewater Operators Expo February 6 and 7, 2024. The Expo includes: <ul style="list-style-type: none"> • Multiple classroom sessions • In-booth vendor talks • Water & Wastewater topics each day • Competitions • Networking with other utility professionals 	
Staff Comments: I am requesting approval for both myself and Operator Laabs to attend the expo. Expo cost is \$89 each for both days. Room rates are \$119/night for each. Total cost for both employees to attend is \$416	
Administrator's Recommendation: Approve	
Action Requested: Motion to Approve Director Paulus and Operator Laabs to attend Midwest Water & Wastewater Operator Expo 2024	
Attachments: None	



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Attorneys at Law in
Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
San Diego
Tampa
Tucson
Washington, D.C.

November 27, 2023

VIA EMAIL

Michelle Johnson
Village Clerk
Village of Fredonia
242 Fredonia Avenue
P.O. Box 159
Fredonia, WI 53021

Scope of Engagement Re: Proposed Issuance of \$5,210,000 Village of Fredonia (the "Village") General Obligation Corporate Purpose Bonds, Series 2024A (the "Securities")

Dear Michelle:

We are pleased to be working with you again as the Village's bond counsel and disclosure counsel. Thank you for your confidence in us.

The purpose of this letter is to set forth the role we propose to serve and responsibilities we propose to assume as bond counsel and disclosure counsel in connection with the issuance of the above-referenced Securities. If you have any questions about this letter or the services we will provide, or if you would like to discuss modifications, please contact me.

Role of Bond Counsel

Our bond counsel engagement is a limited, special counsel engagement. Bond counsel is engaged as a recognized independent expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of municipal obligations. If you desire additional information about the role of bond counsel, we would be happy to provide you with a copy of a brochure prepared by the National Association of Bond Lawyers.

As bond counsel we will: examine applicable law; prepare authorizing and closing documents; consult with the parties to the transaction, including the Village's financial advisor or underwriter or placement agent, prior to the issuance of the Securities; review certified proceedings; and undertake such additional duties as we deem necessary to render the bond counsel opinion described below. As bond counsel, we do not advocate the interests of the Village or any other party to the transaction. We assume that the parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

- 1) the Securities are valid and binding general obligations of the Village;
- 2) all taxable property in the territory of the Village is subject to ad valorem taxation without limitation as to rate or amount to pay the Securities; and
- 3) the interest paid on the Securities will be excludable from gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The bond counsel opinion will be executed and delivered by us in written form on the date the Securities are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. In rendering the bond counsel opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

A form of our bond counsel opinion and a form of a Continuing Disclosure Certificate (which we may prepare) may be included in the Official Statement or other disclosure document for the Securities.

Role of Disclosure Counsel

Our disclosure counsel engagement is similarly a limited, special counsel engagement. As disclosure counsel, we will review the disclosure document prepared in connection with the sale of the Securities, namely the Official Statement, Private Placement Memorandum, or similar documents (the "Village's Offering Document"). It is the Village's responsibility to verify the information contained in the materials provided to us or confirmed for us by the Village. We will not undertake an independent investigation to verify the accuracy or completeness of this information, beyond reviewing the materials provided to us or confirmed for us by the Village. Nor will we render any opinion or make any representation as to the suitability of the Securities for investment by any investor.

In our capacity as the Village's disclosure counsel, we will review the Village's Offering Document and undertake due diligence with respect to the material representations therein so that we may provide the negative assurance letter described in the following paragraph. Our due diligence will consist of reviewing materials provided to us or confirmed for us by the Village; reviewing the Village's responses to questions posed in a due diligence questionnaire; assisting the Village in its review of its continuing disclosure compliance in the last five years, if applicable (although the Village is ultimately responsible for this review and such compliance); and discussing the Village's Offering Document with the Village and Ehlers & Associates, Inc., Waukesha, Wisconsin ("Ehlers"). We may also maintain the materials provided to us or confirmed for us by the Village in our files, and we expect to share certain of those materials with Ehlers, for its files.

Subject to satisfactory completion of our due diligence, we will provide the Village with a negative assurance letter that:

based on our review of the Village's Offering Document, our examination of certain materials provided by the Village and its representatives, and our participation in conferences and conversations with the Village and its representatives, no information has come to the attention of the attorneys in our firm rendering legal services in connection with the matter that has caused them to believe that the Preliminary Official Statement contained as of its date or the Final Official Statement contained as of its date or contains as of the date hereof any untrue statement of a material fact or omits to state any material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, we do not express any belief with respect to any financial and statistical data and forecasts, projections, numbers, estimates, assumptions and expressions of opinion, information about bond insurers, or any information regarding the Depository Trust Company and the book-entry system for the Securities contained or incorporated by reference in the Village's Offering Document and its appendices, which we expressly exclude from the scope of this paragraph.

If requested, we may also provide Ehlers with a separate letter allowing it to rely on the above-described negative assurance letter.

Please note that our negative assurance letter is not a guarantee; although we expect our above-described due diligence review to assist the Village in identifying, confirming and presenting potentially material information, neither our participation in the financing nor our provision of the above-described negative assurance letter will relieve the Village of its obligations under the federal securities laws. As noted above, ultimate responsibility for disclosing to potential purchasers of the Securities all Village information material to their investment decision rests with the Village.

Limitations on Scope of Engagement; No Financial Advice; Conclusion of Representation

All matters and responsibilities other than those expressly set forth above are outside the scope of our engagement as the Village's bond counsel and disclosure counsel. These include, without limitation, any obligation to any underwriter, placement agent or financial advisor involved with the issuance of the Securities, other than providing a reliance letter as described above, if applicable. In particular we wish to note that this engagement does not entail any responsibility for us to review matters or provide advice to any party with respect to such matters as the rules promulgated by the Municipal Securities Rulemaking Board ("MSRB"), "blue sky" securities law matters, or other general securities law matters pertaining to any party's status as a broker-dealer or municipal advisor.

Further, we are neither qualified nor engaged to provide financial advice, and hence we will make no representation whatsoever about the suitability of the Securities for purchase by investors, the desirability of the proposed plan of finance, the feasibility of the project(s) financed or refinanced by the Securities, or any such related matters.

Our responsibilities as bond counsel and disclosure counsel will be concluded with respect to this financing upon the delivery of our bond counsel opinion and negative assurance letter, respectively. Please note that, unless separately engaged, we will not provide any advice to the Village on post-closing matters including, without limitation, (i) actions necessary to ensure that interest paid on the Securities will continue to be excluded from gross income for federal income tax purposes, (ii) regulatory surveys or audits of the Securities, or (iii) actions necessary to comply with the continuing disclosure requirements applicable to the Securities.

Diversity of Practice; Consent to Unrelated Engagements

Because of the diversity of practice of our firm, the firm may be asked to represent other clients in matters adverse to the Village, for example, in zoning, licensing, land division, real estate, property tax or other matters which are unrelated to our bond counsel and disclosure counsel work. Ethical requirements require that we obtain the Village's consent to such representations. We do not represent you in legal matters regularly, although we may be called upon for special representation occasionally, and our bond counsel and disclosure counsel work does not usually provide us information that will be disadvantageous to you in other representations. We do not believe that such representations of others would adversely affect our relationship with you, and we have found that local governments generally are agreeable to the type of unrelated representation described above. Your approval of this letter will serve to confirm that the Village consents and agrees to our representation of other present or future clients in matters adverse to the Village which are not substantially related to the borrowing and finance area or any other area in which we have agreed to serve it. We agree, however, that your prospective consent to conflicting representation contained in this paragraph shall not apply in any instance where, as a result of our representation of the Village, we have obtained proprietary or other confidential information, that, if known to the other client, could be used by that client to your material disadvantage. We will not disclose to the other client(s) any confidential information received during the course of our representation of the Village. If you have any questions or would like to discuss this consent further, please call us.

We also want to advise you that from time to time we represent underwriters and purchasers of municipal obligations, as well as other bond market participants. In past transactions or matters that are not related to the issuance of the Securities and our role as bond counsel and disclosure counsel, we may have served as counsel to the financial institution that has or will underwrite, purchase or place the Securities or that is serving as the Village's financial advisor. We may also be asked to represent financial institutions and other market participants, including the underwriter, purchaser or placement agent of the Securities or the Village's financial advisor, in future transactions or matters that are not related to the issuance of the

Securities or our role as bond counsel and disclosure counsel. By engaging our services under the terms of this letter, the Village consents to our firm undertaking representations of this type.

Fees

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee will be \$17,500 for our services as bond counsel, and \$11,375 for our services as disclosure counsel. Such fee and expenses may vary: (i) if the principal amount of Securities actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time, expenses or responsibility. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will consult with you. It is our understanding that our fee will be paid out of proceeds of the Securities at Closing.

If, for any reason, the financing is not consummated or is completed without the rendition of our opinion as bond counsel, we will expect to be compensated at our normal hourly rates for time actually spent, plus out-of-pocket expenses. Our fee is usually paid either at the Closing out of proceeds of the Securities or pursuant to a statement rendered shortly thereafter. We customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Terms of Engagement

Either the Village or Quarles & Brady may terminate the engagement at any time for any reason by written notice, subject on our part to applicable rules of professional conduct. If the Village terminates our services, the Village is responsible for promptly paying us for all fees, charges, and expenses incurred before the date we receive termination. We reserve the right to withdraw from representing the Village if, among other things, the Village fails to honor the terms of this engagement letter – including the Village's failing to pay our bills, the Village's failing to cooperate or follow our advice on a material matter, or our becoming aware of any fact or circumstance that would, in our view, render our continuing representation unlawful or unethical.

Unless previously terminated, our representation will terminate when we send to the Village (or its representative) our final bill for services rendered. If the Village requests, we will promptly return the Village's original papers and property to you, consistent with our need to ensure payment of any outstanding bills. We may retain copies of the documents. We will keep our own files, including attorney work product, pertaining to our representation of the Village. For various reasons, including the minimization of unnecessary storage expenses, we may destroy or otherwise dispose of documents and materials a reasonable time after termination of the engagement.

Village Responsibilities

We will provide legal counsel and assistance to the Village in accordance with this letter and will rely upon information and guidance the Village and its personnel provide to us. We will keep the Village reasonably informed of progress and developments, and respond to the Village's inquiries. To enable us to provide the services set forth in this letter, the Village will disclose fully and accurately all facts and keep us apprised of all developments relating to this matter. The officers and agents of the Village will review the Village's Offering Document, participate in a due diligence conference to review the Village's Offering Document and provide a certificate as to the accuracy and completeness of the Village's Offering Document stating that it does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein not misleading. The Village agrees to pay our bills for services and expenses in accordance with this engagement letter. The Village will also cooperate fully with us and be available to attend meetings, conferences, hearings and other proceedings on reasonable notice, and stay fully informed on all developments relating to this matter.

Limited Liability Partnership

Our firm is a limited liability partnership ("LLP"). Because we are an LLP, no partner of the firm has personal liability for any debts or liabilities of the firm except as otherwise required by law, and except that each partner can be personally liable for his or her own malpractice and for the malpractice of persons acting under his or her actual supervision and control. As an LLP we are required by our code of professional conduct to carry at least \$10,000,000 of malpractice insurance; currently, we carry coverage with limits substantially in excess of that amount. Please call me if you have any questions about our status as a limited liability partnership.

Conclusion and Request for Signed Copy

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning a copy of this letter dated and signed by an appropriate officer, retaining the original for your files. If we do not hear from you within thirty (30) days, we will assume that these terms are acceptable to you, but we would prefer to receive a signed copy of this letter from you.

Michelle Johnson
November 27, 2023
Page 7

If you have any questions, please do not hesitate to contact me or my colleague Jeff Peelen at (414) 277-5773 at any time. We are looking forward to working with you and the Village in this regard.

Very truly yours,

QUARLES & BRADY LLP


Bridgette Keating

BJK:FCD:ERP:adb
#360264.00011

cc: Christophe Jenkins (via email)
Melissa Depies (via email)
Todd Taves (via email)
Lisa Trebatoski (via email)
Kathy Myers (via email)
Alex Gore (via email)
Jessica Kaye (via email)
Frank DeGuire (via email)
Elisabeth Platt (via email)
bondsale@ehlers-inc.com

Accepted and Approved:

VILLAGE OF FREDONIA

By: _____

Its: _____
Title

Date: _____

November 27, 2023

Christophe Jenkins, Village Administrator
Village of Fredonia, Wisconsin
242 Fredonia Avenue
PO Box 159
Fredonia, WI 53021

**Re: Written Municipal Advisor Client Disclosure with the Village of Fredonia
("Client") for General Obligation Corporate Purpose Bonds, Series 2023A
("Issuance") Pursuant to MSRB Rule G-42**

Dear Christophe:

Ehlers & Associates, Inc. ("Ehlers & Associates" or the "Municipal Advisor") is required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon, or promptly after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. Pursuant to these stated requirements, we must inform you that:

1. When providing municipal advisor advice, we are required to act in a fiduciary capacity, which includes both duty of loyalty and a duty of care.
2. We have an obligation to provide written disclosure of all material conflicts of interest, including any actual or potential conflicts that may impair our ability to render advice to you in accordance with our fiduciary duty, as well as our efforts to mitigate such conflicts. This information and other required disclosures are attached as **Appendix A**.

Ehlers & Associates will provide municipal advisor advice and service at the rates described in **Appendix B**.

This documentation and all attached appendices will remain in effect during the period indicated above unless otherwise terminated by either party upon 30 days written notice.

This Municipal Advisor Disclosure will be amended or supplemented to reflect any material changes during the term of our municipal advisory relationship.

We look forward to working with you on the Issuance.

Sincerely,

Ehlers & Associates

A handwritten signature in blue ink, appearing to read 'Lisa M. Trebatoski', is written over a light blue circular stamp.

Lisa Trebatoski
Associate Municipal Advisor

Appendix A

DISCLOSURE OF CONFLICTS OF INTEREST/OTHER REQUIRED INFORMATION

Actual or Potential Material Conflicts of Interest

Other than the disclosure of the conflicts of interest and required information set forth below, Ehlers & Associates knows of no other actual or potential material conflicts of interest that may impair our duties and obligations to the Client.

Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction

Ehlers' Municipal Advisor fees may be contingent on the size and successful closing of a transaction. Compensation contingent on the size of a transaction presents a conflict of interest because the Municipal Advisor may have an incentive to advise the Client to increase the size of the securities issue for the purpose of increasing the Municipal Advisor's compensation. Compensation contingent on the closing of the transaction presents a conflict because the Municipal Advisor may have an incentive to recommend unnecessary or unsuitable financings to the Client. In addition, if the transaction is to be delayed or fail to close, a Municipal Advisor may have an incentive to discourage a full consideration of such facts and circumstances or alternatives that may result in the cancellation of the transaction. Understanding these conflicts, the Client should select a form of compensation that best meets its needs for the agreed-upon scope of services set forth in this agreement and any applicable addenda.

Any form of compensation due the Municipal Advisor will likely present specific conflicts of interest. If the Client is concerned about conflicts arising from Municipal Advisor compensation contingent on size and/or closing of a transaction, Ehlers & Associates is willing to offer another form of municipal advisor compensation. The following conditions apply:

- The Client must notify Ehlers & Associates in writing of this request within 10 days of receipt of this Municipal Advisor Disclosure.
- Ehlers & Associates is required under MSRB rules to uphold its fiduciary obligation regardless of the method of compensation.

Other Engagements or Relationships Impairing Ability to Provide Municipal Advisor Advice

Ehlers & Associates is not aware of any other engagement or relationship that may impair our ability to render municipal advisor advice in accordance with our duties of loyalty and care.

Affiliated Entities

Ehlers Companies is a holding company with three wholly-owned subsidiaries. Ehlers & Associates is a registered municipal advisor and provides municipal advisory,

economic development, and dissemination agent services. Bond Trust Service Corporation (BTSC), which may be referenced as Ehlers Paying Agent Services, provides paying agent services. Ehlers Investment Partners (EIP), which may be referenced as Ehlers Investments, provides services with respect to the investment of bond proceeds and general cash accounts. If the Client requires services provided by BTSC or EIP while Ehlers & Associates is engaged as municipal advisor, we will ask if you wish to retain either of these affiliates to fulfill them. If the Client wishes to retain BTSC and/or EIP, each entity will draft a separate agreement for consideration and approval. Ehlers & Associates and these affiliates do not share fees. However, compensation paid to personnel of Ehlers & Associates and its affiliates is based on the overall profitability of the Ehlers Companies. Therefore, fees earned by the affiliates of Ehlers & Associates may affect the compensation of Ehlers & Associates personnel.

Ehlers Companies is the owner of Ehlers & Associates. Ehlers Companies does not participate in the day-to-day operations of the Municipal Advisor.

Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers & Associates does not use solicitors to secure municipal advisor engagements. We also do not make direct or indirect payments to obtain or retain municipal advisory engagements with the Client.

Payments from Third Parties

Ehlers & Associates does not receive any direct or indirect payments from third-parties to enlist Ehlers & Associates' recommendation to the Client of third-party services, any municipal securities transaction or any municipal financial product.

Payments/Fee-splitting Arrangements

Ehlers & Associates does not share fees with any unaffiliated parties that provide services to the Client. However, within a joint proposal with other professional service providers, Ehlers & Associates could be the contracting party, or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In these cases, we will identify the fee due Ehlers & Associates in the Municipal Advisor Disclosure. Ehlers & Associates will receive no other fees from any of the other participating professionals in the joint proposal.

Municipal Advisor Registration

Ehlers & Associates is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

Material Legal or Disciplinary Events

Neither Ehlers & Associates nor any of its associated persons have been involved in any legal or disciplinary events reported on Form MA or MA-I and there are no other material legal or disciplinary events to be reported. Ehlers & Associates' application for permanent registration as a municipal advisor with the (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. This application did not list any information on legal or disciplinary disclosures.

The Client may access Ehlers & Associates' most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission's EDGAR system (currently available at <https://www.sec.gov/edgar/searchedgar/companysearch> under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available "Fast Search" function and entering our CIK number (0001604197).

Ehlers & Associates has not made any material changes to Form MA or Form MA-I since they were last updated.

MSRB Contact Information

The website address of the MSRB is www.msrb.org. The site includes a municipal advisory client brochure describing the protections that MSRB rules may provide and how to file a complaint with an appropriate regulatory authority.

Appendix B

Debt Issuance Scope of Work

Scope of Service

The Client has retained Ehlers & Associates to assist the Client with the issuance of debt (“Issuance”) to finance and/or refinance a project. Ehlers & Associates agrees to work with the Client’s Financing Team (Client staff member(s) and other professionals such as Bond Counsel selected by the Client to assist in the Issuance) and provide the following scope of services in connection with the Issuance:

Authorization

- Provide information or input to assist Client with meeting the legal Issuance requirements.
- Develop a timeline of steps and actions required to meet legal and financing requirements related to the Issuance. As directed, requested or required:
 - assist Client with selection and engagement of other members of the finance team;
 - participate in preparing materials and/or attending meetings for proceedings required to lawfully authorize the Issuance;
 - assist Client in preparing information to explain the financing plan and the financial impact of the Issuance;
 - attend meetings to assist in explaining the financing plan and the impact of the proposed Issuance to elected officials and constituents.

Debt Issuance

- Use its best efforts to execute the financing plan in accordance with Client’s directives;
- Present a financing plan to Client in the form of a Presale Report;
- Request current and necessary information from Client, if the Issuance proceeds forward;
- Discuss with Client post-issuance compliance obligations including continuing disclosure, record-keeping, arbitrage monitoring;
- Finalize Issuance details and time line with Client;
- Assist, as directed by Client, with preparation of preliminary official statement for review by Client’s Financing Team;
- Conduct offering document Due Diligence;
- Distribute preliminary official statement in accordance with Notice of Sale and/or Client’s direction;
- Assist Client with credit rating(s) and/or credit enhancement(s), as necessary;
- Assist Client with responding to questions regarding the Issuance;
- Conduct the sale and coordinate day of sale activities with Client’s Financing Team;
- Document the results of day of sale activities in the form of a Sale Day report;
- Assist, as directed by Client, with preparation of final official statement for review by Client’s Financing Team;
- Distribute final official statement in accordance with Notice of Sale and/or Client’s direction;

- Review New Issue disclosure requirements, including verification of whether client is subject to disclosure requirements, and notification as to changes in disclosure type, as necessary;
- Determine the need to create or update post issuance policies and procedures, as necessary;
- Conduct Disclosure Compliance review, including creating or updating compliance review checklists, preparing language for offering documents, preparing any required special disclosure language for bond counsel, file corrective disclosure filings, as necessary;
- Review offering document Continuing Disclosure Undertaking, inform client of events 15 & 16 if newly subject, confirm CUSIPS and verify rating, as necessary;
- Respond to inquiries from prospective underwriters regarding past disclosure filing history, as necessary;
- Review issue background and declarations of intent, along with spend down plan in light of applicable arbitrage rules, including determination of exempt status, as necessary.

Post Issuance

- Prior to the closing of the Issuance, coordinate the closing including document development and distribution as well as coordinate transfer of funds, as required;
- Provide electronic or hard copy issuance transcripts, as required;
- Respond to Client questions relating to the Issuance;
- Monitor refunding opportunities on Client's behalf for all Client debt;
- File financial obligation event notice, as necessary;
- Orient issuer to basic arbitrage concepts, tracking tools and record retention requirements, as necessary;
- Provide cash flow analysis and monitoring, including communicating records retention and spend down requirements, throughout the spend down process, as necessary;
- Discuss issuer concerns as they relate to arbitrage related issues, as necessary.

Compensation

The fee for this engagement shall not exceed \$35,500. This fee covers all services to be provided by Ehlers & Associates under the "Scope of Service" section set forth in this agreement.

The Client will not be assessed by Ehlers & Associates any costs relating to copies, postage or mileage. Ehlers & Associates fees are due and payable upon the closing of the issue and will be paid at closing from Issuance proceeds unless directed otherwise in writing by the Client.

The Client is responsible for all other expenses related to the Issuance. Examples of potential expenses that may apply include, but are not limited to, the following: underwriting discount, legal services, rating expenses, publication of notices, paying agent fees, escrow agent fees, verification agent, trustee fees, accounting services,

CUSIP expense, and any fees charged for information required for preparation of an official statement or other offering document.

Hourly Charges

For any service directed by the Client and not covered by this, or another applicable Appendix, Ehlers & Associates will bill the Client at an hourly rate dependent upon the tasks and staff required to meet Client request. The hourly rate(s) will be no less than \$125.00 per hour and no more than \$350.00 per hour.

This debt issuance engagement will end upon the Client's receipt of debt issuance funds.

December 7, 2023

PRE-SALE REPORT FOR

Village of Fredonia, Wisconsin

**\$5,210,000 General Obligation Corporate Purpose
Bonds, Series 2024A**



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Lisa Trebatoski, Associate Municipal Advisor
Todd Taves, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$5,210,000 General Obligation Corporate Purpose Bonds, Series 2024A (“Bonds”)

Purposes:

Proceeds of the Bonds will finance projects included in the Village’s 2024 and 2025 Capital Improvements Plan to include an streets reconstruction, engine house, park improvements, sewer system improvements, water system improvements, and TID 3 public infrastructure improvements. Debt service will be paid from ad valorem property taxes. Sewer system, water system and tax incremental financing revenues will be applied to abate those portions of the debt service payment associated with those projects.

Authority:

The Bonds are being issued pursuant to Wisconsin Statute 67.04 and will be general obligation of the Village for which its full faith, credit and taxing powers are pledged. The Bonds count against the Village’s General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation. Following issuance of the Bonds, the Village’s total General Obligation debt principal outstanding will be approximately \$11.3 million, which is 81% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$2.5 million.

Term/Call Feature:

The Bonds are being issued for a term of 19 years. Principal on the Bonds will be due on March 1 in the years 2025 through 2043. Interest is payable every six months beginning March 1, 2025. The Bonds will be subject to prepayment at the discretion of the Village on March 1, 2032 or any date thereafter.

Bank Qualification:

Because the Village is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the Village will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:

The Village’s most recent bond issue was rated by Standard & Poor’s Global Ratings. The current rating on those bonds is A+. The Village will request a new rating for the Bonds. If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may

be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Bonds from underwriters and banks and will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the Village.

For this issue of Bonds, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Bonds. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the Village's objectives for this financing.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the Village's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the Village has less than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the Village will be agreeing to provide its Audited Financial Statements annually as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds, and currently prepares and files its own reports. The Village may contract with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The Village must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The Village’s specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the Village within 30 days after the sale date to review the Village’s specific responsibilities for the Bonds. The Village is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

Ehlers can assist the Village in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

Risk Factors:

GO with Planned Abatement: The Village expects to abate a portion of the Village debt service with tax incremental revenues, water utility revenues, and sewer utility revenues. In the event these revenues are not available, the Village is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel & Disclosure Counsel: Quarles & Brady LLP

Paying Agent: Associated Bank

Rating Agency: Standard & Poor's Global Ratings (S&P)

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	December 7, 2023
Conference with Rating Agency:	January 17, 2024
Due Diligence Call to review Official Statement:	Week of January 22, 2024
Distribute Official Statement:	January 24, 2024
Village Board Meeting to Award Sale of the Bonds:	February 1, 2024
Estimated Closing Date:	February 22, 2024

Attachments

- Estimated Sources and Uses of Funds
- Estimated Debt Service Tax Impact
- Estimated Proposed Debt Service Schedule
- G.O. Debt Limit
- TID# 3 Development Assumptions
- TID# 3 Cash Flow Analysis
- Bond Buyer Index

EHLERS' CONTACTS

Lisa Trebatoski, Associate Municipal Advisor	(262) 796-6171
Todd Taves, Senior Municipal Advisor	(262) 796-6173
Sue Porter, Lead Public Finance Analyst	(262) 796-6167
Kathy Myers, Senior Financial Analyst	(262) 796-6177

2024 Debt Issuance Summary

	Levy	Water	Sewer	TID No. 3 (Ind. Park)	Presale Est. G.O. 20 Yr. Term Bonds <i>Dtd. 2-22-24</i>	Levy	Presale Est. G.O. 10 Yr. Term State Trust Fund Loan <i>Dtd. 2-22-24</i>
Capital Projects							
Meadowbrook/Wheeler Culvert (2024)	\$ 75,000				\$ 75,000		
Highland St (2024)	\$ 499,100	\$ 438,000	\$ 238,700		\$ 1,175,800		
Trash Pump & Generator (2025)			\$ 150,000		\$ 150,000		
Park Improvements (2025)	\$ 100,000				\$ 100,000		
Fire Station Upgrades (2025)	\$ 100,000				\$ 100,000		
Public Works Equipment (2024 & 2025)					\$ -	\$ 105,000	\$ 105,000
Industrial Park (2024)				\$ 3,500,000	\$ 3,500,000		
Subtotal Capital Projects	\$ 774,100	\$ 438,000	\$ 388,700	\$ 3,500,000	\$ 5,100,800	\$ 105,000	\$ 105,000
Estimated Issuance Expenses							
Municipal Advisor (Ehlers)	\$ 5,383	\$ 3,032	\$ 2,726	\$ 24,359	\$ 35,500	\$ 1,100	\$ 1,100
Bond Counsel (Quarles & Brady LLP)	\$ 2,881	\$ 1,623	\$ 1,459	\$ 13,037	\$ 19,000		
Disclosure Counsel (Quarles & Brady LLP)	\$ 2,017	\$ 1,136	\$ 1,021	\$ 9,126	\$ 13,300		
Rating Fee (Standard & Poor's)	\$ 2,426	\$ 1,367	\$ 1,228	\$ 10,979	\$ 16,000		
Paying Agent (Bond Trust Services Corp.)	\$ 152	\$ 85	\$ 77	\$ 686	\$ 1,000		
Subtotal Costs of Issuance	\$ 12,858	\$ 7,243	\$ 6,511	\$ 58,188	\$ 84,800	\$ 1,100	\$ 1,100
Underwriter's Discount	\$ 9,875	\$ 5,563	\$ 5,000	\$ 44,688	\$ 65,125		
Total Financing Required	\$ 796,833	\$ 450,805	\$ 400,211	\$ 3,602,876	\$ 5,250,725	\$ 106,100	\$ 106,100
Estimated Interest Earnings ¹	\$ (6,768)	\$ (3,812)	\$ (3,427)	\$ (30,626)	\$ (44,632)		
Rounding	\$ (66)	\$ (1,993)	\$ 3,216	\$ 2,750	\$ 3,907		
NET ISSUE SIZE	\$ 790,000	\$ 445,000	\$ 400,000	\$ 3,575,000	\$ 5,210,000	\$ 106,100	\$ 106,100
	15.16%	8.54%	7.68%	68.62%		100.00%	

NOTES:

1) Interest Earnings is 3.5% for 3 months.

Projected Debt Service Impact of Proposed 2024 CIP Financing

Existing Debt Only						Proposed Debt Estimated Debt Service																		
Year	Equalized Value Projection (TID OUT) ¹	Annual P&I Payment	Less Abatement Sources ²	Net Debt Service Levy	Projected Tax Rate for Debt Service	G.O. Corporate Purpose Bonds \$5,210,000 Dated 2-22-2024				2024 G.O. Bonds	State Trust Fund Loan \$360,000 Dated 2-22-2024				2024 STFL	Less Projected Abatement Sources			Net Debt Service Levy	Projected Tax Rate for Debt Service	Gen. Govt. Operating Revenue	Debt Levy as Percent	Year	
						Prin (3/1)	Est. Rate ³	Interest	Total		Prin (3/15)	Est. Rate ³	Interest	Total		Water Utility	Sewer Utility	TID No. 3 (Proposed)						
2023	283,138,695	604,053	(348,171)	255,882	0.90															255,882	0.90	1,639,969	15.60%	2023
2024	294,837,980	603,653	(348,001)	255,652	0.87				0										0	255,652	0.87	1,656,369	15.43%	2024
2025	307,020,680	517,640	(347,768)	169,872	0.55	60,000	4.500%	370,708	430,708	430,708	8,796	6.250%	7,031	15,827	15,827	(36,832)	(33,542)	(255,438)	290,595	0.95	1,672,932	17.37%	2025	
2026	319,706,768	508,391	(347,471)	160,920	0.50	225,000	4.500%	236,210	461,210	461,210	9,746	6.250%	6,081	15,827	15,827	(25,610)	(33,228)	(270,138)	308,982	0.97	1,689,662	18.29%	2026	
2027	332,917,045	507,541	(347,111)	160,430	0.48	220,000	4.500%	226,198	446,198	446,198	10,355	6.250%	5,472	15,827	15,827	(40,048)	(32,553)	(314,288)	235,568	0.71	1,706,558	13.80%	2027	
2028	346,673,171	511,541	(348,807)	162,734	0.47	225,000	4.500%	216,185	441,185	441,185	10,989	6.250%	4,838	15,827	15,827	(39,148)	(31,878)	(312,200)	236,522	0.68	1,723,624	13.72%	2028	
2029	360,997,699	510,241	(348,256)	161,986	0.45	235,000	4.400%	205,953	440,953	440,953	11,689	6.250%	4,138	15,827	15,827	(38,258)	(31,210)	(309,970)	239,328	0.66	1,740,860	13.75%	2029	
2030	375,914,117	508,791	(347,641)	161,150	0.43	245,000	4.400%	195,393	440,393	440,393	12,419	6.250%	3,408	15,827	15,827	(37,378)	(35,440)	(307,600)	236,953	0.63	1,758,269	13.48%	2030	
2031	391,446,881	512,191	(349,082)	163,109	0.42	255,000	4.400%	184,393	439,393	439,393	13,195	6.250%	2,632	15,827	15,827	(36,498)	(34,560)	(309,900)	237,371	0.61	1,775,851	13.37%	2031	
2032	407,621,458	510,291	(348,277)	162,014	0.40	260,000	4.500%	172,933	432,933	432,933	14,015	6.250%	1,812	15,827	15,827	(35,608)	(33,670)	(306,778)	234,719	0.58	1,793,610	13.09%	2032	
2033	424,464,369	513,241	(349,528)	163,714	0.39	265,000	4.500%	161,120	426,120	426,120	14,896	6.250%	931	15,827	15,827	(34,708)	(32,770)	(303,340)	234,843	0.55	1,811,546	12.96%	2033	
2034	442,003,228	505,891	(346,411)	159,480	0.36	280,000	4.500%	148,858	428,858	428,858				0		(38,695)	(31,870)	(304,565)	213,208	0.48	1,829,662	11.65%	2034	
2035	460,266,793	508,541	(347,535)	161,006	0.35	290,000	4.700%	135,743	425,743	425,743				0		(37,545)	(30,950)	(300,248)	218,006	0.47	1,847,958	11.80%	2035	
2036	479,285,008	510,891	(348,531)	162,360	0.34	300,000	4.700%	121,878	421,878	421,878				0		(36,370)	(30,010)	(300,378)	217,480	0.45	1,866,438	11.65%	2036	
2037	499,089,055	512,610	(349,260)	163,350	0.33	315,000	4.700%	107,425	422,425	422,425				0		(35,195)	(33,953)	(300,038)	216,590	0.43	1,885,102	11.49%	2037	
2038	519,711,404	229,016	(229,016)	0	0.00	325,000	4.850%	92,141	417,141	417,141				0		(34,001)	(32,759)	(299,051)	51,330	0.10	1,903,953	2.70%	2038	
2039	541,185,869	229,016	(229,016)	0	0.00	340,000	4.850%	76,015	416,015	416,015				0		(37,668)	(31,546)	(297,411)	49,390	0.09	1,922,993	2.57%	2039	
2040	563,547,659	229,016	(229,016)	0	0.00	360,000	4.900%	58,950	418,950	418,950				0		(36,205)	(35,205)	(300,100)	47,440	0.08	1,942,223	2.44%	2040	
2041	586,833,437	120,548	(120,548)	0	0.00	370,000	4.900%	41,065	411,065	411,065				0		(34,735)	(33,735)	(297,115)	45,480	0.08	1,961,645	2.32%	2041	
2042	611,081,383	0	0	0	0.00	520,000	5.000%	19,000	539,000	539,000				0		(38,125)	(32,250)	(420,250)	48,375	0.08	1,981,261	2.44%	2042	
2043	636,331,253	0	0	0	0.00	120,000	5.000%	3,000	123,000	123,000				0		(46,125)	(30,750)	0	46,125	0.07	2,001,074	2.31%	2043	
2044	662,624,448	0	0	0	0.00											0	0	0		0.00	2,021,085	0.00%	2044	
2045	0	0	0	0	0.00																2,041,295	0.00%	2045	
2046	0	0	0	0	0.00																2,061,708	0.00%	2046	
TOTALS		8,653,107	(6,029,447)	2,623,660		5,210,000		2,773,164	7,983,164	7,983,164	106,100		36,344	142,444	142,444	(698,749)	(621,877)	(5,508,805)	3,919,838					TOTALS

NOTES

- ¹Assumes Village's TID OUT tax base will grow by 3.96% per year, which is 50% of the actual average increase for the previous five years.
- ²Total of projected revenues expected to be available to abate portion of the City's debt levy. Includes allocations to utilities, Tax Incremental Finance Districts; special assessments and use of fund balance.
- ³Estimated interest rates are current published (11-30-23) BCPL rates of 6.25% for loans of 6 - 10 years in term.
- ⁴Estimated interest rates are from a A1 sale 11/13/23 + .50

Series 2024A G.O. Bonds - Detailed Amortization by Purpose

Year	General Projects (Tax Levy) \$790,000				Water \$445,000				Sewer \$400,000				TID 3 \$3,575,000				G.O. Corporate Purpose Bonds, Series 2024A \$5,210,000 Dated 2-22-2024				Year
	Prin (4/1)	Rate	Interest	Total	Prin (4/1)	Est. Rate	Interest	Total	Prin (4/1)	Est. Rate	Interest	Total	Prin (4/1)	Est. Rate	Interest	Total	Prin (4/1)	Rate	Interest	Total	
2023																					2023
2024		0.000%				0.000%				0.000%		0		0.000%						0	2024
2025	50,000	4.500%	54,896	104,896	5,000	4.500%	31,832	36,832	5,000	4.500%	28,542	33,542	0	4.500%	255,438	255,438	60,000	4.500%	370,708	430,708	2025
2026	100,000	4.500%	32,235	132,235	5,000	4.500%	20,610	25,610	15,000	4.500%	18,228	33,228	105,000	4.500%	165,138	270,138	225,000	4.500%	236,210	461,210	2026
2027	30,000	4.500%	29,310	59,310	20,000	4.500%	20,048	40,048	15,000	4.500%	17,553	32,553	155,000	4.500%	159,288	314,288	220,000	4.500%	226,198	446,198	2027
2028	30,000	4.500%	27,960	57,960	20,000	4.500%	19,148	39,148	15,000	4.500%	16,878	31,878	160,000	4.500%	152,200	312,200	225,000	4.500%	216,185	441,185	2028
2029	35,000	4.400%	26,515	61,515	20,000	4.400%	18,258	38,258	15,000	4.400%	16,210	31,210	165,000	4.400%	144,970	309,970	235,000	4.400%	205,953	440,953	2029
2030	35,000	4.400%	24,975	59,975	20,000	4.400%	17,378	37,378	20,000	4.400%	15,440	35,440	170,000	4.400%	137,600	307,600	245,000	4.400%	195,393	440,393	2030
2031	35,000	4.400%	23,435	58,435	20,000	4.400%	16,498	36,498	20,000	4.400%	14,560	34,560	180,000	4.400%	129,900	309,900	255,000	4.400%	184,393	439,393	2031
2032	35,000	4.500%	21,878	56,878	20,000	4.500%	15,608	35,608	20,000	4.500%	13,670	33,670	185,000	4.500%	121,778	306,778	260,000	4.500%	172,933	432,933	2032
2033	35,000	4.500%	20,303	55,303	20,000	4.500%	14,708	34,708	20,000	4.500%	12,770	32,770	190,000	4.500%	113,340	303,340	265,000	4.500%	161,120	426,120	2033
2034	35,000	4.500%	18,728	53,728	25,000	4.500%	13,695	38,695	20,000	4.500%	11,870	31,870	200,000	4.500%	104,565	304,565	280,000	4.500%	148,858	428,858	2034
2035	40,000	4.700%	17,000	57,000	25,000	4.700%	12,545	37,545	20,000	4.700%	10,950	30,950	205,000	4.700%	95,248	300,248	290,000	4.700%	135,743	425,743	2035
2036	40,000	4.700%	15,120	55,120	25,000	4.700%	11,370	36,370	20,000	4.700%	10,010	30,010	215,000	4.700%	85,378	300,378	300,000	4.700%	121,878	421,878	2036
2037	40,000	4.700%	13,240	53,240	25,000	4.700%	10,195	35,195	25,000	4.700%	8,953	33,953	225,000	4.700%	75,038	300,038	315,000	4.700%	107,425	422,425	2037
2038	40,000	4.850%	11,330	51,330	25,000	4.850%	9,001	34,001	25,000	4.850%	7,759	32,759	235,000	4.850%	64,051	299,051	325,000	4.850%	92,141	417,141	2038
2039	40,000	4.850%	9,390	49,390	30,000	4.850%	7,668	37,668	25,000	4.850%	6,546	31,546	245,000	4.850%	52,411	297,411	340,000	4.850%	76,015	416,015	2039
2040	40,000	4.900%	7,440	47,440	30,000	4.900%	6,205	36,205	30,000	4.900%	5,205	35,205	260,000	4.900%	40,100	300,100	360,000	4.900%	58,950	418,950	2040
2041	40,000	4.900%	5,480	45,480	30,000	4.900%	4,735	34,735	30,000	4.900%	3,735	33,735	270,000	4.900%	27,115	297,115	370,000	4.900%	41,065	411,065	2041
2042	45,000	5.000%	3,375	48,375	35,000	5.000%	3,125	38,125	30,000	5.000%	2,250	32,250	410,000	5.000%	10,250	420,250	520,000	5.000%	19,000	539,000	2042
2043	45,000	5.000%	1,125	46,125	45,000	5.000%	1,125	46,125	30,000	5.000%	750	30,750		5.000%	0	0	120,000	5.000%	3,000	123,000	2043
	790,000		363,733	1,153,733	445,000		253,749	698,749	400,000		221,877	621,877	3,575,000		1,933,805	5,508,805	5,210,000		2,773,164	7,983,164	

 = Maturities Subject to Optional Redemption (Callable)

Current and Projected Debt Limit Calculations

Year	PROJECTED EV (TID IN) ¹	DEBT LIMIT @ 5%	EXIST DEBT PRIN OUTS	% OF LIMIT	2024 Bonds (20 Year)	2024 STFL (10 Year)	COMB EXIST & NEW PRIN	% OF LIMIT	RESIDUAL CAPACITY	TOTAL	Year
2022	278,598,400	13,929,920	6,539,541	46.95%			6,539,541	46.95%	7,390,379	6,984,541	2022
2023	291,419,339	14,570,967	6,162,911	42.30%			6,162,911	42.30%	8,408,055	6,602,911	2023
2024	304,830,291	15,241,515	5,766,409	37.83%	5,210,000	106,100	11,082,509	72.71%	4,159,006	11,752,509	2024
2025	318,858,406	15,942,920	5,443,473	34.14%	5,150,000	97,304	10,690,777	67.06%	5,252,143	11,323,515	2025
2026	333,532,088	16,676,604	5,119,350	30.70%	4,925,000	87,558	10,131,909	60.76%	6,544,696	10,720,715	2026
2027	348,881,044	17,444,052	4,785,386	27.43%	4,705,000	77,203	9,567,590	54.85%	7,876,462	10,111,680	2027
2028	364,936,350	18,246,818	4,436,646	24.31%	4,480,000	66,215	8,982,861	49.23%	9,263,957	9,481,058	2028
2029	381,730,513	19,086,526	4,077,455	21.36%	4,245,000	54,526	8,376,981	43.89%	10,709,544	8,828,500	2029
2030	399,297,533	19,964,877	3,707,856	18.57%	4,000,000	42,107	7,749,963	38.82%	12,214,914	8,154,019	2030
2031	417,672,977	20,883,649	3,322,644	15.91%	3,745,000	28,911	7,096,555	33.98%	13,787,094	7,451,973	2031
2032	436,894,049	21,844,702	2,926,794	13.40%	3,485,000	14,896	6,426,690	29.42%	15,418,012	6,727,684	2032
2033	456,999,663	22,849,983	2,514,722	11.01%	3,220,000	0	5,734,722	25.10%	17,115,261	5,979,722	2033
2034	478,030,526	23,901,526	2,096,379	8.77%	2,940,000		5,036,379	21.07%	18,865,148	5,256,379	2034
2035	500,029,218	25,001,461	1,661,528	6.65%	2,650,000		4,311,528	17.25%	20,689,933	4,506,528	2035
2036	523,040,277	26,152,014	1,210,041	4.63%	2,350,000		3,560,041	13.61%	22,591,973	3,730,041	2036
2037	547,110,291	27,355,515	741,434	2.71%	2,035,000		2,776,434	10.15%	24,579,081	2,916,434	2037
2038	572,287,994	28,614,400	540,556	1.89%	1,710,000		2,250,556	7.87%	26,363,844	2,360,556	2038
2039	598,624,361	29,931,218	332,132	1.11%	1,370,000		1,702,132	5.69%	28,229,087	1,782,132	2039
2040	626,172,712	31,308,636	115,912	0.37%	1,010,000		1,125,912	3.60%	30,182,724	1,170,912	2040
2041	654,988,822	32,749,441	0	0.00%	640,000		640,000	1.95%	32,109,441	640,000	2041
2042	685,131,033	34,256,552	0	0.00%	120,000		120,000	0.35%	34,136,552	120,000	2042
2043	716,660,372	35,833,019	0	0.00%	0		0	0.00%	35,833,019	0	2043

NOTES:

¹Equalized value shown for 2023 is actual. Assumes Village's TID IN tax base will grow by 4% per year, which is 50% of the actual average increase for the previous five years.

Village of Fredonia, WI

Tax Increment District # 3

Development Assumptions²

Construction Year	Actual	200 Industrial Dr. Guy & O'Neil ¹ 12.00	627 Tower Dr./ Milwaukee St. Greatland Electrical 2.04	Badger Paperboard Existing Lot 11.34	Remaining Dev. Acres	Existing Business Park 25.38	Parcel A Tool Warehouse 1.30	Parcel B1 Ideal Tree Service 2.50	Parcels I,H& F Laura Logan Storage 8.60	Mirror Image Metal Finish. 3.00	Paulsen Mechanical 2.00	Remaining Dev. Acres 26.16	Business Park Expansion ¹ 43.56	Annual Total	Construction Year
1 2021	781,400					0							0	781,400	2021 1
2 2022	16,702,600					0							0	16,702,600	2022 2
3 2023		(7,353,600)				(7,353,600)							0	(7,353,600)	2023 3
4 2024			250,000			250,000							0	250,000	2024 4
5 2025				7,500,000		7,500,000	1,500,000	150,000	250,000	1,400,000	600,000		3,900,000	11,400,000	2025 5
6 2026						0						2,920,000	2,920,000	2,920,000	2026 6
7 2027						0						2,920,000	2,920,000	2,920,000	2027 7
8 2028						0						2,920,000	2,920,000	2,920,000	2028 8
9 2029						0						0	0	0	2029 9
10 2030						0						0	0	0	2030 10
11 2031						0						0	0	0	2031 11
12 2032						0						0	0	0	2032 12
13 2033						0						0	0	0	2033 13
14 2034						0						0	0	0	2034 14
15 2035						0						0	0	0	2035 15
16 2036						0						0	0	0	2036 16
17 2037						0						0	0	0	2037 17
18 2038						0						0	0	0	2038 18
19 2039						0						0	0	0	2039 19
20 2040						0						0	0	0	2040 20
Totals	17,484,000	(7,353,600)	250,000	7,500,000	0	396,400	1,500,000	150,000	250,000	1,400,000	600,000	8,760,000	12,660,000	30,540,400	

Approximate amount of additional incremental value required to cash flow projected District debt service.

Notes:
¹Negative value reflects removal of a 70.57 correction made by DOR for the 2023 valuation year as a result of the G&ON expansion not having been reflected in the TID incremental value in the year following its completion.
²Values and timing reflected for future development taken from Village spreadsheet provided on 11-1-2023. Values shown are minimum value guarantees.

Village of Fredonia, WI

Tax Increment District # 3

Cash Flow Projection

Year	Projected Revenues						Expenditures										Balances			Year				
	Tax Increments	Investment Income	Proceeds of LT Debt	Rental of Land & Misc.	Land Sale Revenue	Total Revenues	State Trust Fund Loan 1,086,200 Dated Date: 07/17/21			State Trust Fund Loan 488,800 Dated Date: 10/13/21			G.O. Corp. Purpose Bond 3,560,000 Dated Date: 02/22/24			Capital Outlay	Public Works	Finance Related Expense	Property Tax Payments to Town		Total Expenditures	Annual	Cumulative	Principal Outstanding
2021		12	1,575,000	2,980		1,577,992	<i>First Draw - Actual</i>			<i>Second Draw - Actual</i>			<i>Estimated</i>			1,033,896	310,609			1,344,505	233,487	233,487	1,575,000	2021
2022					115,934	115,934									112,650	3,701			145,039	(29,105)	204,382	1,575,000	2022	
2023	13,013					13,013	39,274	4.000%	43,448	10,078	4.000%	27,748						212	120,760	(107,748)	96,635	5,100,648	2023	
2024	263,978	30,634	3,575,000		51,200	3,920,812	40,730	4.000%	41,992	18,625	4.000%	19,201			3,500,000		103,517	212	3,724,277	196,536	293,171	5,041,293	2024	
2025	150,312				431,400	581,712	42,474	4.000%	40,248	19,422	4.000%	18,404	0	0.000%	255,438			212	376,198	205,514	498,685	4,979,397	2025	
2026	152,583					152,583	44,173	4.000%	38,549	20,199	4.000%	17,627	105,000	4.500%	165,138			212	390,898	(238,314)	260,370	4,810,024	2026	
2027	323,178					323,178	45,940	4.000%	36,782	21,007	4.000%	16,819	155,000	4.500%	159,288			212	435,048	(111,870)	148,500	4,588,077	2027	
2028	364,033					364,033	47,682	4.000%	35,040	21,803	4.000%	16,023	160,000	4.500%	152,200				432,748	(68,715)	79,785	4,358,592	2028	
2029	404,479					404,479	49,685	4.000%	33,037	22,719	4.000%	15,107	165,000	4.400%	144,970				430,518	(26,039)	53,746	4,121,188	2029	
2030	444,521					444,521	51,672	4.000%	31,050	23,628	4.000%	14,198	170,000	4.400%	137,600				428,148	16,373	70,119	3,875,887	2030	
2031	440,076					440,076	53,739	4.000%	28,983	24,573	4.000%	13,253	180,000	4.400%	129,900				430,448	9,628	79,748	3,617,575	2031	
2032	435,675					435,675	55,815	4.000%	26,907	25,522	4.000%	12,303	185,000	4.500%	121,778				427,325	8,350	88,098	3,351,237	2032	
2033	431,319					431,319	58,122	4.000%	24,601	26,577	4.000%	11,249	190,000	4.500%	113,340				423,888	7,431	95,528	3,076,538	2033	
2034	427,005					427,005	60,446	4.000%	22,276	27,640	4.000%	10,186	200,000	4.500%	104,565				425,113	1,892	97,421	2,788,452	2034	
2035	422,735					422,735	62,864	4.000%	19,858	28,746	4.000%	9,080	205,000	4.700%	95,248				420,795	1,940	99,361	2,491,842	2035	
2036	418,508					418,508	65,331	4.000%	17,391	29,874	4.000%	7,952	215,000	4.700%	85,378				420,925	(2,417)	96,943	2,181,637	2036	
2037	414,323					414,323	67,992	4.000%	14,730	31,090	4.000%	6,735	225,000	4.700%	75,038				420,586	(6,263)	90,681	1,857,554	2037	
2038	410,180					410,180	70,712	4.000%	12,010	32,334	4.000%	5,492	235,000	4.850%	64,051				419,599	(9,419)	81,261	1,519,509	2038	
2039	406,078					406,078	73,540	4.000%	9,182	33,627	4.000%	4,199	245,000	4.850%	52,411				417,959	(11,881)	69,380	1,167,341	2039	
2040	402,017					402,017	76,465	4.000%	6,257	34,965	4.000%	2,861	260,000	4.900%	40,100				420,648	(18,631)	50,749	795,911	2040	
2041	397,997					397,997	79,541	4.000%	3,182	36,371	4.000%	1,455	270,000	4.900%	27,115				417,663	(19,666)	31,083	410,000	2041	
2042	394,017					394,017							410,000	5.000%	10,250				420,250	(26,233)	4,850	0	2042	
Total	7,116,028	30,646	5,150,000	2,980	598,534	12,898,188	1,086,200		514,208	488,800		229,892	3,575,000		1,933,805	4,646,546	314,310	103,517	1,061	12,893,338				Total

----- Figures above line are actual

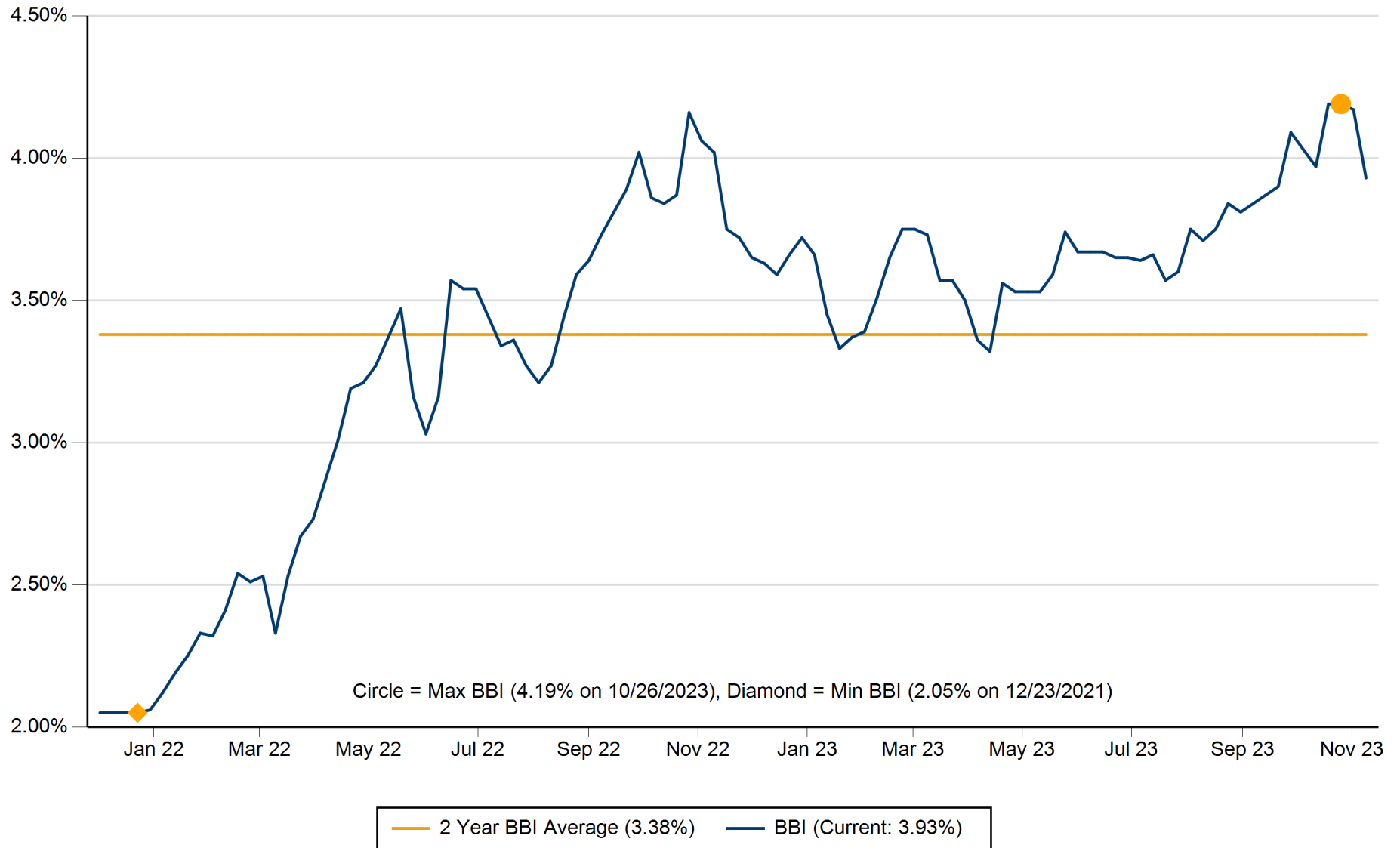
Projected TID Closure

Notes:

¹Estimated rates based on a TE/NR sale July 20, 2023 plus 50 bps (or .50%).

2 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates November, 2021 - November, 2023



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer



Resolution No. 2023-P

INITIAL RESOLUTION AUTHORIZING \$585,000 GENERAL
OBLIGATION BONDS FOR STREET IMPROVEMENT
PROJECTS

BE IT RESOLVED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$585,000 for the public purpose of paying the cost of street improvement projects.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)

Resolution No. 2023-Q

INITIAL RESOLUTION AUTHORIZING \$400,000 GENERAL
OBLIGATION BONDS FOR SEWERAGE PROJECTS

BE IT RESOLVED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$400,000 for the public purpose of paying the cost of sewerage projects.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)

Resolution No. 2023-R

INITIAL RESOLUTION AUTHORIZING \$445,000 GENERAL
OBLIGATION BONDS FOR WATER SYSTEM PROJECTS

BE IT RESOLVED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$445,000 for the public purpose of paying the cost of water system projects.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)

Resolution No. 2023-S

INITIAL RESOLUTION AUTHORIZING \$100,000 GENERAL
OBLIGATION BONDS FOR PARKS AND PUBLIC GROUNDS
PROJECTS

BE IT RESOLVED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$100,000 for the public purpose of paying the cost of parks and public grounds projects.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)

Resolution No. 2023-T

INITIAL RESOLUTION AUTHORIZING \$105,000 GENERAL
OBLIGATION BONDS FOR FIRE STATION PROJECTS

BE IT RESOLVED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$105,000 for the public purpose of paying the cost of constructing engine houses.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)

Resolution No. 2023-U

INITIAL RESOLUTION AUTHORIZING \$3,575,000 GENERAL
OBLIGATION BONDS FOR COMMUNITY DEVELOPMENT
PROJECTS IN TAX INCREMENTAL DISTRICT NO. 3

BE IT RESOLVED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$3,575,000 for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plan for the Village's Tax Incremental District No. 3.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)

Resolution No. 2023-V

RESOLUTION PROVIDING FOR THE SALE OF NOT TO EXCEED
\$5,210,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024A

WHEREAS, the Village of Fredonia, Ozaukee County, Wisconsin (the "Village") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following not to exceed amounts:

- (a) \$585,000 for street improvement projects;
- (b) \$400,000 for sewerage projects;
- (c) \$445,000 for water system projects;
- (d) \$100,000 for parks and public grounds projects;
- (e) \$105,000 for constructing engine houses; and
- (f) \$3,575,000 for providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plan for the Village's Tax Incremental District No. 3.

WHEREAS, the Village Board hereby finds and determines that the projects described in the Initial Resolutions are within the Village's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Combination of Issues. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds, Series 2024A" (the "Bonds") in an amount not to exceed \$5,210,000 for the purposes above specified.

Section 2. Sale of the Bonds. The Village Board hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

Section 4. Official Statement. The Village Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange

Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Village Board hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the projects described in the Initial Resolutions prior to the issuance of the Bonds with the proceeds of the Bonds in an amount not to exceed \$5,210,000.

Adopted, approved and recorded December 7, 2023.

Daniel Gehrke
President

ATTEST:

Michelle T. Johnson
Village Clerk

(SEAL)



Zoning Change Application

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

Date Filed	5/17/23
Fee	✓ 10024980 \$150.00

Owner's Information

Owner of Property	HILLCREST FREDONIA, LLC
Property Address	VILLAGE GREEN SUBDIVISION PAFFELBACH 59
City, State, Zip Code	FREDONIA, WI 53021
Phone Number	HILLCREST () PAUL (262) 366-2242
Email	PAFFELBACH59@GMAIL.COM

Property Information

Present Use of Property	VACANT, SINGLE FAMILY
Proposed Use of Property	SINGLE FAMILY
Current Zoning District	RS-1 SINGLE FAMILY
Proposed Zoning District	RS-2 SINGLE FAMILY

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

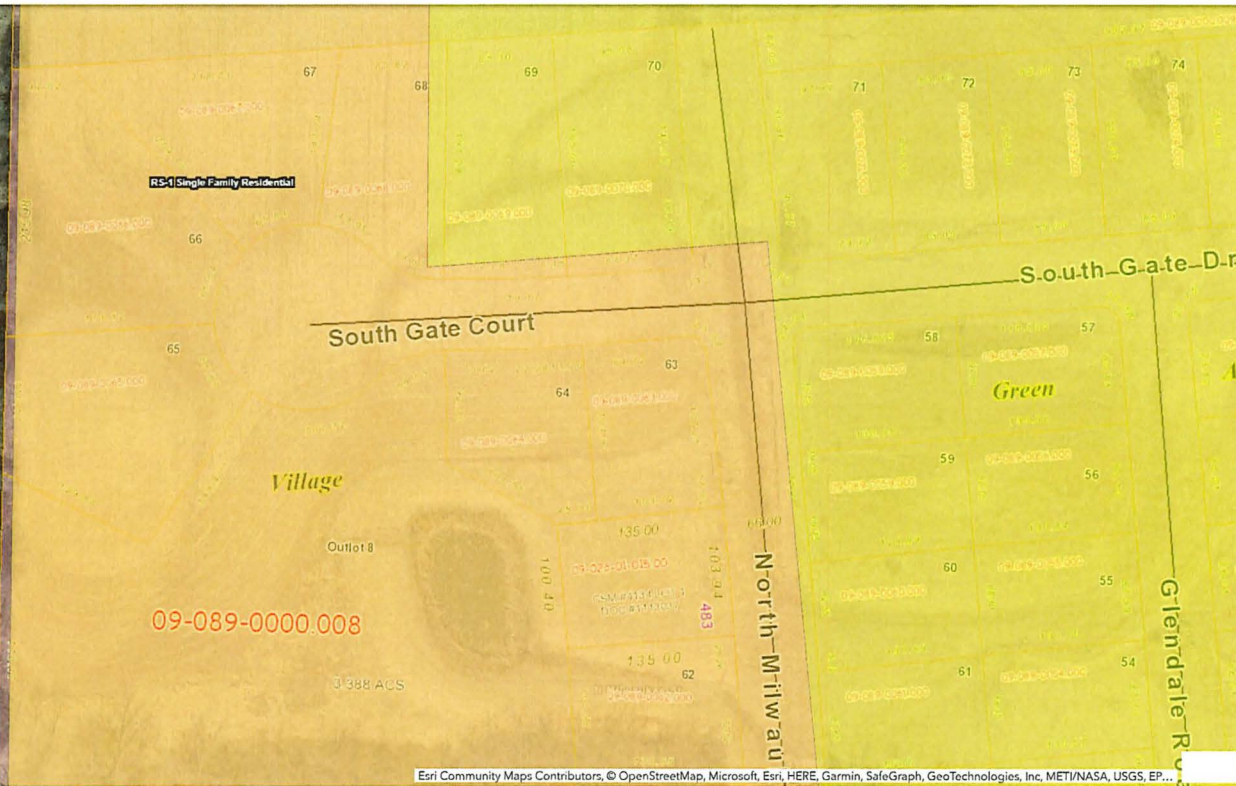
1.	CAMERON AND LEAH BOPP, 483 N. MILWAUKEE ST.
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

Signature of Owner:		OYVIND SOLVANG
Address of Owner (if different from above):		
124 SWIFT ST. GLENBEULAH, WI 53023		

Find address or place

CSM #3

Map navigation controls: Home, Previous, Next, Full Screen, Refresh, Print, Scale, Layers, Search, and a search icon.





Zoning Change Application

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

Date Filed	10/30/2023
Fee \$200.00	Waived

Owner's Information

Owner of Property	Cameron and Leah Bopp
Property Address	483 N. Milwaukee St
City, State, Zip Code	Fredonia, WI 53021
Phone Number	
Email	cameronjbopp@gmail.com

Property Information

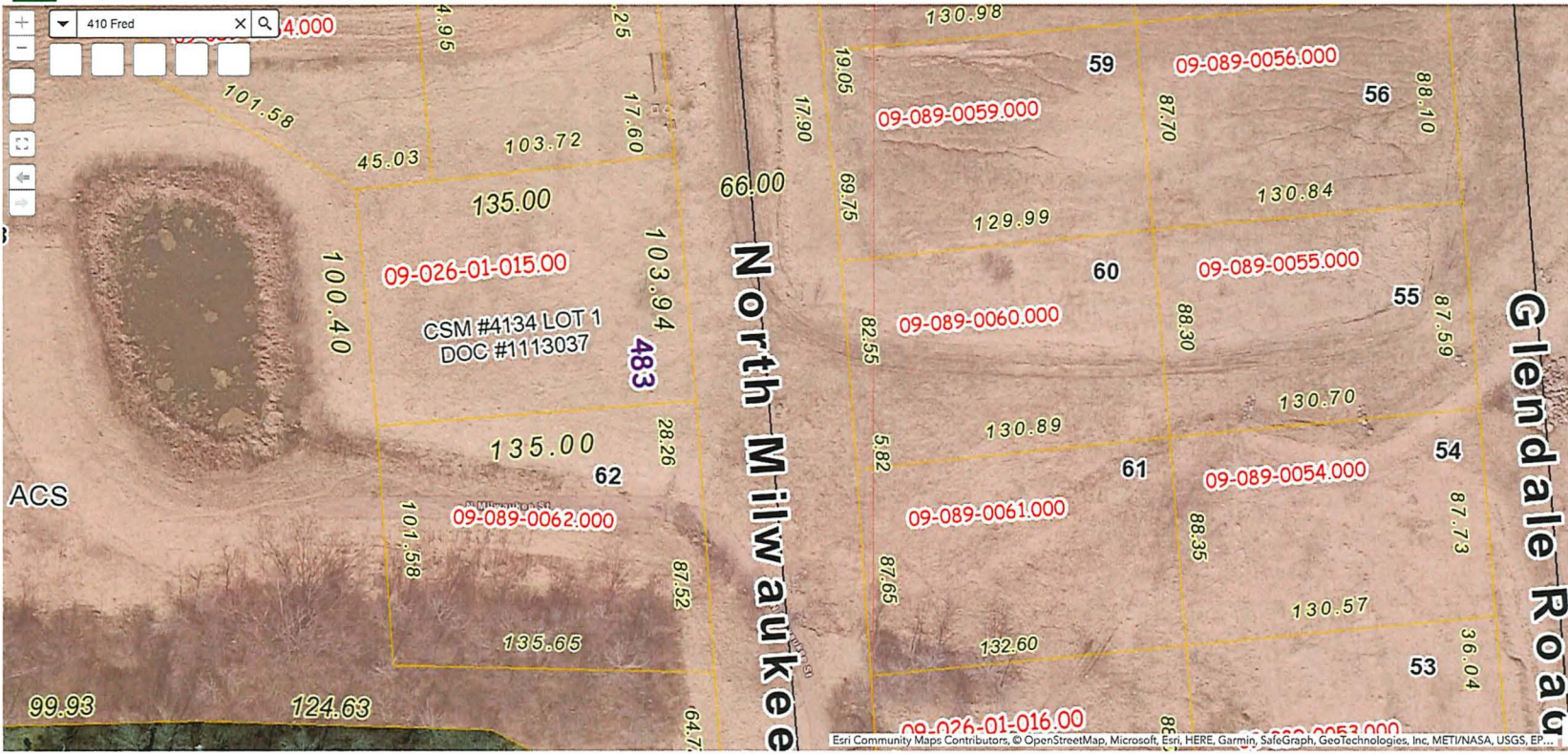
Present Use of Property	Single family home zoned RS-1
Proposed Use of Property	Single family home zoned RS-2
Current Zoning District	RS-1
Proposed Zoning District	RS-2

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1.	Hillcrest Fredonia, LLC 124 Swift St Glenbeulah, WI 53023
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

Signature of Owner:	
Address of Owner (if different from above):	



- All Layers
- Layers
- Property Irons
 - Building Inspections
 - Needs Survey Points
 - Survey Points NAD27
 - Trees
 - Zoning
 - Storm Water Structures
 - Storm Water Pipes
 - Abandoned Storm Water Pipes
 - Curb Stops
 - Private Wells
 - Water Fittings
 - Water Meters
 - Water Pipe Breaks
 - Water Structures
 - Water Complaints
 - Hydrants
 - Hydrants by Years Flushed
 - Water Valves
 - Water Valves with No Valve Numbers
 - Water Valves by Year Exercised
 - Water Pipes
 - Water Pipes by Diameter
 - Abandoned Water Pipes
 - Basement Backups
 - Spot Repairs
 - Sanitary Lift Stations
 - Sanitary Structures
 - Sanitary Structures with no Structure Number
 - Abandoned Sanitary Structures
 - Sanitary Pipes
 - Sanitary Pipes-Abandoned
 - Sanitary Pipes-by Diameter
 - Sanitary Pipes with no ID
 - OC: Civil Divisions
 - OC: Parcels
 - Ozaukee County Wetland Info
 - 2015 Topographic Contours
 - Ozaukee County Cadastral



Zoning Change Application

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

Date Filed	5/17/23
Fee	✓ 10024980 \$150.00

Owner's Information

Owner of Property	HILLCREST FREDONIA LLC
Property Address	VILLAGE GREEN SUBDIVISION 09-089-00790.00
City, State, Zip Code	FREDONIA, WI
Phone Number	HILLCREST () PAUL (262) 366-2242
Email	PAPFELBACHS9@GMAIL.COM

Property Information

Present Use of Property	VACANT / AG
Proposed Use of Property	DUPLEX, CONDOMINIUM OWNERSHIP
Current Zoning District	RS-2
Proposed Zoning District	RS-2

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1. DOUGLAS & TARA WALLNER, 458 EMERALD HILLS DRIVE
2. ROBERT & LINDA KARLINSEY, 504 EMERALD HILLS DRIVE
3. CHRISTOPHER CHOJNOWSKI, 454 EMERALD HILLS DRIVE
4. UNIFIED SCHOOL DISTRICT #1, 401 HIGHLAND DRIVE (NOSD)
5. VILLAGE OF FREDONIA
6.
7.
8.
9.

Signature of Owner:		DUVID SOLVANG
Address of Owner (if different from above):	124 S. SWIFT ST. GLENBEULAH, WI 53023	

Find address or place

Map navigation controls: zoom in (+), zoom out (-), home, full screen, search, and other navigation icons.

