

**VILLAGE OF FREDONIA  
VILLAGE BOARD MEETING  
Fredonia Government Center  
242 Fredonia Avenue, Fredonia, WI  
October 15, 2020**

The regular village board meeting was called to order at 7:00 p.m. by President Don Dohrwardt. Present: Don Dohrwardt, Rick Abegglen, Jill Bertram, Joshua Haas, John Long and Bill McLarty. Also present: Clint and Cara Anewenter, Curt Pitzen and Barry Chavin from Newmark Knight Frank, Dan Benson, Mike Davel, Roger Strohm and Sandi Tretow. Arriving later: Dan Gehrke.

**Pledge of Allegiance**

All stood and recited the Pledge of Allegiance.

**Consent Agenda**

The minutes from the October 1, 2020 village board meeting, the general fund, water and sewer bills with the additional list of bills, and the bills for Humana for \$921.89 for dental and voluntary vision premium, \$370.15 for Sun Life for life, long and short-term disability premium, and the September Treasurer's Report with 3<sup>rd</sup> Quarter Budget to Actual were approved on a **MOTION** by McLarty, seconded by Haas, and carried.

**Open Session for Citizen Questions and Comments**

None.

**Report on Operations of Village by Village President**

Dohrwardt commented about the recent water main breaks.

**Report on Operations of Village by Fire Chief**

The September financial report for the Fredonia Fire Department Ambulance was reviewed.

**Report on Operations of Village by Village Marshal**

The report from the Village Marshal was reviewed. Decals for the new squad are being made, and quotes from General Communications are in the works. The new squad is expected to be delivered by the end of 2020.

**Report on Operations of Village by Director of Public Works**

The report from the Director of Public Works was reviewed. Strohm spoke about the water pressure issues due to the cathodic protection installation and water main breaks. Gehrke arrived.

**Report on Operations of Village by Wastewater Treatment Plant Operator**

The report from the Wastewater Treatment Plant Operator was reviewed.

**Report on Operations of Village by Clerk-Treasurer**

The report from the Clerk-Treasurer was reviewed.

**Report on Operations of Village by Ozaukee County District 2 Supervisor**

Haas spoke about the resolutions that the County has been working on, and the solar panels at Mee-Kwon Park.

**Economic Development Committee – October 5, 2020 meeting**

The minutes from the Economic Development Committee – October 5, 2020 meeting were reviewed.

**Architectural Control Board – October 7, 2020 meeting**

The minutes from the Architectural Control Board – October 7, 2020 meeting were reviewed. A shed on a corner lot was approved.

CONSIDERATION OF POSSIBLE REZONE OF PROPERTY ON S. MILWAUKEE STREET: Clint and Cara Anewenter, 361 S. Milwaukee Street, wish to add on to their home. The property is zoned RS-2. Based on side-yard setbacks of RS-2, they would

only be able to add on seven feet to the south side of their house. They are not able to build a second story, since it is a factory built house. By rezoning to RS-3, they would be able to add eleven feet. The house does not conform to the zoning as it is. Discussion followed. After, a **MOTION** to send the request to the Planning Commission after the application is received and fee is paid, by Gehrke, seconded by Haas, and carried.

**Public Works and Utilities Committee – October 6, 2020 meeting**

The minutes from the Public Works and Utilities Committee – October 6, 2020 meeting were reviewed.

**SNOW BARS FOR FREDONIA GOVERNMENT CENTER:** A quote from PHD Roof Doctors was received for replacing the snow gems that have been falling off the roof at the Fredonia Government Center. The quote included the gems as well as snow bars, which are more expensive, but they are expected to last longer. It is anticipated that the Town of Fredonia will pay for half, and the cost would fall within budget. After discussion, a **MOTION** to approve the purchase for \$4,550 By McLarty, seconded by Abegglen, and carried.

**WATER AND SEWER RATES FOR 2021:** The committee recommends leaving the water rates as is for 2021 and raising sewer rates by 12% effective the first quarter 2021. This is to cover operations and debt payments as well as capital improvements. After discussion, a **MOTION** to approve a 12% sewer rate increase effective 1<sup>st</sup> quarter 2021 by Gehrke, seconded by Haas, and carried unanimously.

**Finance Committee – October 6 and October 13, 2020 meetings.**

The minutes from the Finance Committee – October 6 and October 13, 2020 meetings were reviewed. The initial draft of the Hillcrest Developer's Agreement was reviewed. 2021 budgets went well.

**PRESENTATION OF PROPOSED 2021 BUDGETS FOR GENERAL FUND, CAPITAL PROJECTS, DEBT SERVICE, FIRE DEPARTMENT, WATER AND SEWER UTILITIES:** The proposed budgets were presented and discussed. After, a **MOTION** to approve proposed 2021 budgets as presented and to send budget notice to Ozaukee Press by Haas, seconded by Abegglen, and carried.

**Per Wisconsin State Statutes 19.95(1)(e) the village board will convene into closed session to conduct public business where bargaining reasons require a closed session.**

Per Wisconsin State Statutes 19.95(1)(e) the village board convened into closed session to conduct public business where bargaining reasons require a closed session on a **MOTION** by McLarty, seconded by Gehrke, and carried unanimously on a roll call vote.

**Adjourn closed session and reconvene into open session**

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

**Business Park Proposal and Buyer Agency Representation Agreement**

A **MOTION** to approve the second phase of the Buyer Agency Agreement for \$25,000 by Gehrke, seconded by Abegglen, and carried.

**Offer for proposed Industrial Park Site**

A **MOTION** to allow Newmark Knight Frank to proceed with offer as discussed in closed session by Haas, seconded by Gehrke, and carried.

**Wetland delineation for future industrial park parcel**

A **MOTION** to approve wetland delineation as discussed in closed session by Gehrke, seconded by Bertram, and carried.

**Ehlers Public Finance Advisors Written Municipal Client Disclosure for 2021 Tax Incremental District Creation**

A **MOTION** to approve Ehlers Public Finance Advisors as discussed in closed session by Haas, seconded by Abegglen, and carried.

**Engineering Services for future industrial park parcel**

A **MOTION** to delegate to the Public Works and Utilities Committee to select an engineering firm based on the Director of Public Work recommendation by McLarty, seconded by Abegglen, and carried.

**Unfinished Business**

ORDINANCE 2020-09 COMBINING TREE BOARD INTO PUBLIC WORKS AND UTILITIES COMMITTEE. After discussion, a **MOTION** to adopt Ordinance 2020-09 Amending Section 19 Chapters 21-23, Section 132 Chapter 4(B) and Section 522 Chapter 8 of the Village of Fredonia Code of Ordinances Pertaining to Combining the Tree Board with the Public Works and Utilities Committee by Haas, seconded by McLarty, and carried.

**Items for Future Consideration by Village Board**

None.

**Adjournment**

The meeting adjourned at 8:46 p.m. on a **MOTION** by Haas, seconded by Gehrke, and carried unanimously.

Respectfully Submitted:

Sandi Tretow  
Clerk-Treasurer