

PO Box 159
242 Fredonia Avenue
Fredonia, Wi 53021



Phone: 262-692-9125
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mdepies@village.fredonia.wi.us

AGENDA

FREDONIA VILLAGE BOARD MEETING THURSDAY, DECEMBER 1, 2022 – 7:00 PM Fredonia Government Center - Board Room 242 Fredonia Avenue, Fredonia, Wisconsin

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

1. Call to order
2. Pledge of Allegiance / Roll Call
3. Representative Robert Brooks – Review of group home rules and regulations
4. Consent agenda:
 - a. Approve minutes of November 17, 2022 Village Board meeting.
 - b. Approve General Fund, Water and Sewer Invoices.
5. Open session for citizen questions and comments.
Please note public comments are limited to five minutes per person.
6. Report on operations of Village by:
 - a. Village President
 - b. Village Administrator
 - c. Village Marshal
 - d. Fire Chief
 - e. Public Works/Wastewater Treatment Plant
 - f. Clerk/Treasurer
 - g. Ozaukee County District 2 Supervisor
 - h. Report of Park & Recreation – Dan Gehrke
7. Items for Discussion and/or Action:
 - a. Adopt Ordinance 2022-6 Amending Section 132-4 Standing committees.
 - b. Motion to approve Resolution 2022-J Establishing wages for the Village President and Board of Trustees for the Village of Fredonia.

8. Items for future consideration by Village Board.

9. Adjournment

UPCOMING MEETINGS:

Plan Commission – December 5

Board of Appeals – December 15

Village Board – December 15

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.

To have the link sent to you, please contact the Village Clerk at:

mdepies@village.fredonia.wi.us

<https://us02web.zoom.us/j/83780615341?pwd=aGRqK093S3lLL0lzYlJNUiBMQzFLQT09>

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November 23, 2022

RE: Group Homes – N. Wilson Street

Dear Resident:

In August residents brought concerns to the Village Board about group homes that have taken residency on North Wilson Street without notice to the Village.

The Village had Attorney Johnathan Woodward research the laws regarding group homes and notification requirements, which were presented at a Village Board meeting on September 1, 2022; a copy of a letter he drafted and the minutes are enclosed for reference.

On October 21, 2022 the Village sent a letter to Senator Duey Stroebel and Representative Robert Brooks requesting a change in legislature that would require state funded residential group homes to inform the municipality of the plan of operation, type of residents, and opening dates prior to opening the facility. A copy of the letter is also enclosed for reference.

Senator Stroebel responded by letter, which is enclosed, and Representative Brooks agreed to attend a Village Board meeting to hear concerns and answer questions.

Representative Brooks will be at the Village Board meeting on December 1, 2022.

Meeting Date: Thursday, December 1, 2022
Meeting Time: 7:00 PM
Location: Fredonia Government Center
242 Fredonia Avenue

All are welcome.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Depies".

Melissa Depies
Village of Fredonia
Village Clerk/Treasurer

Robert L. Feind, Jr.
John M. Gallo
Michael P. Herbrand
Margaret G. Zickuhr
Timothy S. Schoonenberg
Johnathan G. Woodward

Amber J. Hollrith
Lisa Vizanko
Bennett H. Jenkins



HOUSEMAN & FEIND^{LLP}

ATTORNEYS AT LAW

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IN MEMORIAM
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OF COUNSEL
Donald P. O'Meara

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September 2, 2022

Via Email Only

Village President Don Dohrwardt
Village of Fredonia
P.O. Box 159
Fredonia, WI 53021-0159

Re: Adult Family Homes on North Wilson Street

Dear Don:

Thank you for the opportunity to address the Board and members of the community yesterday evening. This letter is intended to follow-up and provide additional information I have learned just today.

Wilson Home (233 North Wilson Street)

As we discussed, this is an Adult Family Home, licensed by the State for 4 beds. The legal entity which holds the license is "TCG Holdings 14, LLC" based in Port Washington. As you are aware, this company does business as "Total Care Group." The registered agent for this entity is Charles Pfrang.

3-4 bed Adult Family Homes are licensed and regulated by the Wisconsin Department of Health Services, Division of Quality Assurance, Bureau of Assisted Living ("BAL.") Ozaukee County falls within the BAL's Northeastern Regional Office based in Green Bay. The contact information for this office is as follows:

Wisconsin Department of Health Services
Bureau of Assisted Living
200 North Jefferson Street, Suite 501
Green Bay, WI 54301-5123
Telephone (920) 448-5252
Email DHSDQABALNERO@dhs.wisconsin.gov

Vencedora Housing (114 North Wilson Street)

I learned today that BAL licenses only 3 and 4 bed Adult Family Homes. 1-2 bed Adult Family Homes are "certified" by a Managed Care Organization ("MCO") under standards set forth by DHS. Therefore, a 1-2 bed Adult Family Home will not appear on the DHS licensing search.

MCOs are under contract with both DHS and the federal Centers for Medicare & Medicaid Services. The MCOs receive state and federal funding to pay for services for members, and then contract with providers to provide services to members. The individuals who receive services qualify under DHS programs such as IRIS, Family Care, or Family Care Partnership. These programs are long-term care programs for older adults and adults with disabilities. The DHS certification standards for 1-2 bed Adult Family Homes can be found online at <https://www.dhs.wisconsin.gov/publications/p0/p00638.pdf>.

There is not currently an online list of certified 1-2 bed Adult Family Homes, although I was able to make contact with a staffer at DHS who had access to an internal list. 114 North Wilson Street is operated by "Vencedora Housing, LLC" with an address in Milwaukee. I can provide you with the name, address, and telephone number of the contact person listed in the certification. Vencedora Housing is certified by My Choice Wisconsin, which is one of two MCOs providing services in Ozaukee County.

Because the MCO is responsible for certifying a provider of a 1-2 bed Adult Family Home, the MCO is ultimately responsible for oversight of those facilities per their contract with DHS.

The contact information for My Choice Wisconsin as follows:

My Choice Wisconsin, Inc.
Attn.: Provider Quality
10201 West Innovation Drive, Suite 100
Wauwatosa, WI 53226-4822
(877) 489-3814

Should you or any of the Trustees have any questions, please let me know.

Very truly yours,

HOUSEMAN & FEIND LLP

Johnathan G. Woodward

cc: Trustee John Long
Director of Public Works Roger Strohm

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING MINUTES
SEPTEMBER 1, 2022**

President Dohrwardt called the Village Board meeting to order at 7:00 p.m. the Pledge of Allegiance followed.

Board members present: Don Dohrwardt, Dan Gehrke, Bill McLarty, John Long, Rick Abegglen, Josh Haas, and Bruce Paape.

Staff/Officials present: Village Clerk Melissa Depies, Director of Public Works Roger Strohm, and Village Marshal Mike Davel.

Others present: Attorney Johnathan Woodward, Residents Kristin Olson, Richard Olson, Valeri Olson, Kathy Wenzel, Kevin and Lori Ruff, Anne Redmond, Judy Ruppel, Laura Vittorio, Alyssa Brockman, Courtney Evenson, Jill Bertram, Mary Schommer, Eric Masengarb, Kellee Sheik, Jennifer Clark, Charlene Landing, Sandi Tretow.

Consent Agenda

President Dohrwardt noted that there was one additional bill for approval.

Trustee Long stated that on page 3 paragraph 1 of the minutes the word not should be included: "...where outside storage is not allowed."

Motion by Trustee Haas, seconded by Trustee McLarty, to approve the August 18, 2022 Village Board meeting minutes as corrected, and the General Fund, Water and Sewer bills as presented including the additional list provided. Motion carried unanimously.

Due to those in attendance item 6H was moved to the top of the agenda for discussion.

Discussion and possible action regarding 114 North Wilson and 233 North Wilson Street zoning and property usage / Open Session for Citizen Questions and Comments

Attorney Johnathan Woodward stated that the home located at 233 North Wilson Street is a state licensed Adult Family Home (AFH). An AFH is defined as a place where 3 or 4 adults who are not related to the operator reside and receive care, treatment or services that are above the level of room and board and that may include up to 7 hours per week of nursing care per resident. This type of facility is treated like any other residential home; they are regulated by the state, and can be located in any residential area

There is no active license for the property owner of 114 North Wilson Street.

Director Strohm stated that he was at this home during the week due to a water issue. He noted that there is definitely someone living in this home that required assistance.

Trustee Haas questioned if the property owners should have come to the Village for approvals prior to moving in. Mr. Woodward responded that there is nothing in the law

that requires them to come before the Village for approval. These homes are like any other residential homes, they are not considered a business, and must be treated the same as any other residential home.

Mr. Woodward stated that typically residents at these facilities have less needs and are not required to have 24 hour care.

There was a lot of discussion as to why this was not considered a business when people are paying for care and paying to stay there. Residents were concerned about the type of people moving into these homes and questioned if background checks were done on the residents as well as the caregivers living in these homes. Safety of the children seemed to be the primary concern.

Trustee Long questioned if a sex offender could potentially move into one of these homes. Marshal Davel responded that sex offenders are required to register their address with the state. They would not be placed there due to the proximity of the church and school.

Mr. Woodward stated that background checks can be done on the caregivers/workers however they are typically not done on the residents. Again these homes/people are treated like any other resident. He noted DHS Administrative Code 88 is what regulates Assisted Living Facilities and the requirements are pretty low. The funding for these types of homes generally comes from the County and/or State. The people living there typically do not pay themselves.

Marshal Davel stated that there are about a half dozen of these homes in Port Washington. In his 29 years on the Police force he has been called to one of these homes maybe one time. These are just regular people who just need a place to live.

In the late 1990's the 1977 language that restricted a facility to be a minimum of 2,500 feet away from another facility was challenged. The distance requirement can no longer be enforced due to the Americans with Disabilities Act.

President Dohrwardt questioned who should be contacted if something just does not seem right with activities in these homes. Mr. Woodward stated that Village hands are pretty much tied, any issues should be reported to the state.

Mr. Woodward stated that there is no license for 114 North Wilson. The property is owned by an LLC that is known to purchase distressed properties and lease them out.

Residents reported that there is definitely activity at 114 North Wilson. They reported that there seems to be a shift change every 8 hours and there is a key code entrance.

Trustee Haas stated that the Village cannot do anything right now. The Village will continue to try to find out more information on these facilities.

Mr. Woodward suggested sending letters to State Legislators, the Wisconsin Department of Health Services, and the property owners. Letters can come from the Village as well as any concerned residents.

Report on Operations of Village by Village President

President Dohrwardt had nothing to report.

Report on Operations of Village by Village Marshal

Board members reviewed the report.

Motion to approve purchasing two (2) portable, battery operated, speed monitoring signs:

Marshal Davel requested to purchase two portable, battery-operated signs, with some additional batteries and brackets. He suggested two locations on South Milwaukee; one near Pine Street catching southbound traffic and one near the Fire Department catching northbound traffic. He also recommended a sign to be placed on Fredonia Ave; one near the old Village Hall catching eastbound traffic and one at Regal Drive catching westbound.

The signs and supplies will cost \$6,800. There are sufficient funds in the Police budget to cover this purchase.

Trustee McLarty questioned how long the batteries last and the cost to replace them. Marshal Davel stated that the batteries last approximately 2 to 3 weeks before needing to be recharged and should last several years. They are approximately \$245 to replace.

Motion by Trustee Haas, seconded by Trustee Paape, to approve purchasing two (2) portable, battery operated, speed monitoring signs. Motion carried unanimously.

Marshal Davel reported that a notice for removal has been sent to the property owner regarding the two junked cars. They will have 20 days to remove, after that they will be towed and the owner will receive a citation for \$250 for each vehicle.

Report on Operations of Village by Fire Chief

Fire Chief Weyker was not present. President Dohrwardt stated that at the joint meeting it was agreed that there would be a joint meeting every third Wednesday of the month with two members and one alternate from each municipality.

Report on Operations of Village by Director of Public Works/Wastewater Treatment Plant Operator

Board members reviewed the report highlighting projects and other activities of the Public Works crew as prepared by Director of Public Works Strohm.

Director Strohm stated that North Wilson Street is substantially complete. There is a list of punch list items that remain to be completed and the mailboxes need to be put back.

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October 21, 2022

Sen.stroebe1@legis.wisconsin.gov

Rep.Rob.Brooks@legis.wisconsin.gov

Re: Group Homes

Dear Senator Stroebel and Representative Brooks:

Recently two group homes have opened in the Village of Fredonia. Both are in a residential area and just a block away from each other. These homes are residential homes where adults with disabilities that require supervision are living.

It is our understanding that these homes are licensed by the state and funded through state and federal funds.

The issue that the village is faced with, is that these homes opened up and began operating with no notification to the Village and/or neighboring property owners.

The neighbors are concerned about the safety and wellbeing of the children in the neighborhood. The Marshal, Fire Department, and Ambulance service should have also been notified as this may have an impact on the services needed.

The Village Attorney was requested to come to a Village meeting to explain to our residents that these homes are licensed by the state and there is no requirement to notify the municipality or neighboring property owners. An expense the Village should not have had to incur.

The Village Board of the Village of Fredonia respectfully requests a change in legislature that would require state funded residential group homes to inform the municipality of the plan of operation, type of residents, and opening date prior to opening the facility, so residents and local services can be notified.

The Village of Fredonia would also like to express concerns with the levy limits on raising property taxes and reduction of state aids.

Sincerely the Village Board
of the Village of Fredonia

Don Dohrwardt, Village President

Dan Gehrke, Village Trustee

Bill McLarty, Village Trustee

John Long, Village Trustee

Rick Abegglen, Village Trustee

Josh Haas, Village Trustee

November 1, 2022

Re: Group Homes

Dear Messrs. Dohrwardt, Gehrke, McLarty, Long, Abegglen and Haas,

Thank you for taking the time to write to my office.

I believe you are correct in your understanding that assisted living facilities are licensed, regulated and funded almost entirely at the state level. However, state law does allow counties to assume the responsibility of licensing adult family homes if they so choose (one of four types of assisted living facilities, with the other three being community-based residential facilities, residential care apartment complexes, and adult day care centers).

I completely understand the basis for your concerns regarding the lack of advance notification from the state prior to the opening of these facilities in the Village. Your proposed law change to help remedy this issue seems more than reasonable.

After looking through the laws governing the four different types of assisted living facilities, it appears a municipal notification requirement is only in place for community-based residential facilities (CBRFs) [pursuant to s. 50.03(4)(a)3., Stats.]. I see no reason why this statutory language could not be readily adapted and applied to the other three types of assisted living facilities. The relevant portion of the statute reads as follows:

“Within 10 working days after receipt of an application for initial licensure of a community-based residential facility, the department shall notify the city, town or village planning commission, or other appropriate city, town or village agency if there is no planning commission, of receipt of the application. . .”

I would be happy to direct my staff to look into this matter in more detail and works towards getting legislation drafted to require the state Department of Health Services to provide advance notification and to forward application materials to municipalities regarding the licensing/certification of assisted living facilities.

With regard to property tax levy limits and shared revenue, you are not the first group of local elected officials to bring these concerns to my attention. It bears mentioning that levy limits were initially imposed in 2005 with bipartisan support, and have remained in place ever since. The enactment of levy limits at the state level came in response to gross property tax levies routinely increasing 4-5% per year statewide. There were multiple factors driving this trend, but I believe it mostly comes down to: (1) Wisconsin has historically relied disproportionately on the property tax to finance local government, (2) Wisconsin has an abundance of local government, and (3) there is a tendency at all levels of government to side with the ease of governance over the popular will of taxpayers.

Despite the fact that gross property tax levies have increased about 1.5-2% per year statewide since levy limits were put in place, Wisconsin still has the 7th highest average property tax rate on owner-occupied housing and our ranking in terms of property tax collections per capita remains in the bottom half of all states (22nd highest). My office receives virtually no constituent contacts, other than from local elected officials and administrators, requesting an easing of levy limits so taxes can go up for local services.

I know there has been renewed discussion on this topic in light of the current environment of high inflation and a turbulent economy, thanks in large part to years of short-sighted and reckless fiscal and monetary policy at the federal level. I anticipate there will be a meaningful discussion of the mechanisms through which local government is financed in Wisconsin during the next legislative session.

Thank you again for taking the time to reach out.

Sincerely,

Sen. Duey Stroebel

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING MINUTES
NOVEMBER 17, 2022**

President Dohrwardt called the Public Hearing to order at 7:00 p.m.

Board members present: Don Dohrwardt, Dan Gehrke, Bill McLarty, John Long, Rick Abegglen, Josh Haas, and Bruce Paape.

Staff/Officials present: Village Administrator Christophe Jenkins and Village Clerk Melissa Depies.

Others present: Eric Paulus, Sandi Tretow, Ken Watry, and other concerned residents.

Public Hearing on the proposed 2023 budgets for the Village of Fredonia General Fund, Capital Projects, Debt Service, Fire Department, TID No. 3, Water and Sewer Utilities.

Sandi Tretow commented that a 20+% increase in a year of a 40 year high in inflation; she feels bad for the residents.

Rudy McCormick, questioned why the taxes continue to increase every year. The Village needs to curtail its level of spending. He questioned: in this economy where does this level of spending end? He suggested when the board approves the levy they do it by roll call vote so people know who voted to raise taxes.

Village Administrator Jenkins stated that the previous mill rate was \$5.21, the proposed mill rate will be \$6.52. He noted that the biggest change in the mill rate was due to the debt levy. Administrator Jenkins explained that in previous years not all the debt was claimed on the Municipal Levy Worksheet which caused the Village to pay the debt out of the general fund. There are no new expenses, the overall impact on expenses has not changed. The increase is due to properly identifying the debt levy.

Sandi Tretow reported on the increases of neighboring communities, noting the Village of Fredonia and the Town of Fredonia were the highest.

President Dohrwardt stated that the reason for the increase is properly reporting the debt levy and removing the debt from the general fund.

It was questioned how the Village was able to hire a Village Administrator without a referendum to increase taxes.

President Dohrwardt explained that the tax increase is not due to the hiring of the Administrator. The increase was a result of properly reporting the debt levy and removing it from the General Fund.

Village Administrator Jenkins agreed that if the general fund was increased to fund a position it would need to go to referendum; however the general fund was not

increased, the debt levy was properly reported removing that amount from the general fund freeing up those dollars.

Motion by Trustee Haas, seconded by Trustee Abegglen, to adjourn the public hearing portion of the meeting. Motion carried.

The public hearing was closed and the regular Village Board meeting was called to order at 7:19 PM. The Pledge of Allegiance followed.

Consent Agenda

Motion by Trustee Abegglen, seconded by Trustee Haas, to approve the November 3, 2022 Village Board meeting minutes, and the General Fund, Water and Sewer bills including additional bills provided. Motion carried unanimously.

Open Session for Citizen Questions and Comments

Sandi Tretow stated that at the November 3, 2022 Village Board meeting an ordinance was proposed to eliminate three standing committees. She noted that the Village Code requires each trustee to chair a committee and if these committee are eliminated the board is in violation of the code.

Sandi Tretow also stated that there was a proposal to pay board members a flat fee of \$2,000 per trustee and \$6,000 for Village President. She stated that based on quick math this would be an increase for each board member. It was her understanding that the hiring of a Village Administrator would take some of the responsibilities off the board; therefore trustee pay should be reduced rather than increased.

Ken Watry stated that he would like to sell vehicles on his vacant land that fronts Fredonia Avenue. He noted that from the mid 1950's to the early 1990's this land was used to sell tractors and other agricultural equipment.

Mr. Watry explained that this was discussed and denied at the Plan Commission meeting on November 7, 2022. He questioned why Jimmy B's was allowed to sell vehicles on his vacant property. Mr. Watry is requesting this to be reconsidered at the next Plan Commission meeting.

Report on Operations of Village by Village President

President Dohrwardt announced that he will not be running for Village President again; however he will run as Village Trustee. President Dohrwardt stated that he will be endorsing another person who will be announcing soon their intent to run for Village President.

Report on Operations of Village Administrator

Administrator Jenkins highlighted his report stating that he continues to work with the realtors on offers and developers agreements for projects in the TID.

Administrator Jenkins stated that he drafted and initiated a RFP for engineering services and hopes to have a recommendation at the December 1, 2022 meeting.

Administrator Jenkins, Village Clerk Depies, and Trustee McLarty held interviews for the Public Works Superintendent and will be making a recommendation for hire.

Report on Operations of Village by Village Marshal

Marshal Davel was not present. Board members reviewed the report provided.

Report on Operations of Village by Fire Chief

Fire Chief Weyker was not present, there was no report.

Report on Operations of Village by Public Works/Wastewater Treatment Plant

No DPW staff was present. Board members reviewed the report provided.

Report on Operations of Village by Clerk/Treasurer

Clerk Depies highlighted her report stating that the election went very well. The Village had 1,117 voters, 88 election-day registrations, and 148 absentee voters. Clerk Depies gave credit to the great team of poll workers for a successful day. Gearing up for tax bill creation and audit work.

Report by Ozaukee County District 2 Supervisor

Supervisor Haas reported that the Public Safety Committee is interviewing for the Medical Examiner position. They have narrowed the field down to 2 potential candidates.

Report of Plan Commission – D Dohrwardt

President Dohrwardt highlighted the Plan Commission minutes stating that Plan Commission reviewed and approved Dollar General recommending that a parking variance be approved by the Board of Appeals.

Trustee Long stated that Mr. Watry is questioning why Jimmy B's is allowed to sell vehicles on his vacant property and he is not. Mr. Watry has indicated that he would like to erect a building on this property. The building would have no electricity or water.

Trustee Long stated that the vehicles that Mr. Watry was selling were not licensed or titled to him. A person can sell up to 5 vehicles per year without a license however those vehicles must be licensed to that person.

President Dohrwardt stated that a conditional use is given based on location and Fredonia Avenue is not a place the Village wants to have used cars sold. This is the gateway to the Village and this use is just not appropriate.

Administrator Jenkins will reach out to the Village Attorney.

Report of Architectural Control Board – J Long

Trustee Long highlighted the minutes of the Architectural Control Board meeting held on November 16, 2022, stating a fence at 202 Fox Glen was approved, the property has a

We Energies easement, however the property owner is aware and does have permission from We Energies.

The board approved a home addition at 445 Emerald Hills Drive and a new home construction at 217 Wilson Street. Dollar General was also approved, requiring the long side facing Fredonia Avenue include the dark brown banner/canopy go the entire length of the wall.

Trustee Paape was concerned about the traffic that Dollar General may bring to this corner. Trustee Long stated that semi's will have room to turn around on the property, they will not be backing in off of Fredonia Avenue and should not cause any backups.

Items for Discussion and/or Action

Motion to approve the 2023 Capital Improvement Projects

Motion by Trustee Haas, seconded by Trustee McLarty, to approve the 2023 Capital Improvement Projects.

Administrator Jenkins stated that the proposed Capital Improvement Plan is 5 year plan that will be reviewed every year. Approval of the plan only approves the 2023 projects.

Trustee Paape stated that he does not agree with the splash pad. It was his opinion that the ARPA Funds should be used for infrastructure.

Trustee Abegglen stated that ARPA Funds cannot be used in the TID. He noted that this is a unique opportunity for the Village to provide something positive that has been asked for by the community.

President Dohrwardt stated that initially he was not in favor of a splash pad; however does believe that the Village needs to do something positive and this is a good thing to do.

Trustee Paape stated Park & Rec is going good things, however he is still resistant to the splash pad. He again stated that the funds should be used for building community sidewalk and/or infrastructure.

Trustee Gehrke stated that people have stated that they want a place where they can come together; this would be an investment on the future. A splash pad may bring other things/events to the Village.

Trustee McLarty stated that the Capital Improvement Plan is nothing more than a road map. Each project will be individually approved or denied, we are just approving the plan.

Trustee Long had issue with the plan stating that the Highland Drive sidewalk needs to be done now and it is not in the plan until 2025. The Village needs to put this sidewalk in so people can safely walk to Dollar General. Roof repairs and tuck pointing the exterior

wall at the Marshal's office is not slated until 2025 and this too needs to be done now. Additional sidewalk and security cameras should also be part of the plan.

Administrator Jenkins stated that projects can be moved into 2023; however that same dollar amount must also be removed to keep a balanced budget.

Motion to approve the 2023 Capital Improvement Project was carried 6 to 1.
Trustee Long Nay.

Motion to approve Resolution 2022-I Adopting Village of Fredonia 2023 Levy

Motion by Trustee Abegglen, seconded by Trustee Haas, to approve Resolution 2022-I Adopting the Village of Fredonia 2023 Levy.

Trustee Gehrke stated that as long as he has been a resident here in Fredonia he has heard the complaint, why isn't the grass cut, why is this not done, why is that not done. The Public Works Crew does not have enough people. Does the Village want to make things better or do we stay status quo? The increase in the levy is partly due to increasing staff, however we need staff for better services and a better quality of life.

Trustee Haas stated "we don't want taxes to go up". It has been an unusual world since 2020 and in his opinion this Board has accomplished a lot; and the Village needs to add staff to help build a better community. He also noted that while everyone compares the increase in the tax levy, no one looks at the increase in the water and sewer rates. The Village has zero increase while Port Washington water and sewer rates are going up 33 percent. Inflation has hit the Village as well, this is not easy however it has to be done.

Trustee Abegglen stated "we are not only raising your taxes, we are raising our taxes". This is not easy; however it is for the greater good.

Motion to approve Resolution 2022-I Adopting the Village of Fredonia 2023 Levy was carried unanimously.

Motion to approve the Village of Fredonia 2023 Annual Budget

Motion by Trustee McLarty, seconded by Trustee Gehrke to approve the Village of Fredonia 2023 Annual Budget. Motion carried unanimously.

Motion to approve Subrecipient Agreement between Ozaukee County and the Village of Fredonia as recommended by Attorney Michael Herbrand

Motion by Trustee Haas, seconded by Trustee Abegglen to approve the Subrecipient Agreement between Ozaukee County the Village of Fredonia as recommended by Attorney Michael Herbrand.

Trustee Long questioned why the grant funds and expenses for the paramedics are not shown as part of the 2023 budget, stated that Village staff and auditors will be tracking all costs therefore should be included.

President Dohrwardt stated that this is simply a pass through account. The income and expenses will be handled completely separate.

Trustee Haas stated that these funds are not just Fredonia, they include the Town and Village of Belgium as well as the Town of Fredonia.

Motion to approve the Subrecipient Agreement between Ozaukee County and the Village of Fredonia was carried unanimously.

Motion to approve Fire Protection Services Agreement between the Village of Saukville and the Village of Fredonia Fire Department

Motion to approve Agreement between the Town of Belgium and Village of Fredonia Fire Department for Ambulance services

Motion to approve Agreement between the Village of Belgium and the Village of Fredonia Fire Department for Ambulance services

Motion by Trustee Abegglen, seconded by Trustee McLarty, to approve Fire Protection Services Agreement between the Village of Saukville and the Village of Fredonia Fire Department; an agreement between the Town of Belgium and the Village of Fredonia Fire Department for Ambulance services; and an Agreement between the Village of Belgium and the Village of Fredonia Fire Department for Ambulance services. Motion carried unanimously.

Motion to approve request to carryover unspent 2022 operating budget towards future squad purchase

Motion by Trustee McLarty, seconded by Trustee Haas, to carryover unspent 2022 operating budget towards future squad purchase. Motion carried unanimously.

Convene to closed session pursuant to Wisconsin Statutes 19.85(1)(c) for considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – Approval of DPW Superintendent and Clerk/Treasurer Duties

Motion by Trustee McLarty, seconded by Trustee Gehrke, to convene to closed session pursuant to Wisconsin Statutes 19.85(1)(c) for considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility –

Approval of DPW Superintendent and Clerk/Treasurer Duties. Motion carried unanimously by roll call vote.

The board convened to closed session at 8:29 PM to discuss and approve the applicant for the Public Works Superintendent position as well as splitting the Clerk/Treasurer duties.

Adjourn closed session and reconvene into open session

Motion by Trustee Gehrke, seconded by Trustee Haas, to reconvene into open session at 9:02 PM. Motion carried unanimously by roll call vote.

Approval of DPW Superintendent

Motion by Trustee Haas, seconded by Trustee Gehrke, to approve the DPW Superintendent as discussed in the closed session. Motion carried unanimously.

Charter Ordinance eliminating the Consolidated Clerk-Treasurer position and establishing separate positions of Village Clerk and Village Treasurer

Motion by Trustee Haas, seconded by Trustee Abegglen, to adopt an Ordinance eliminating the Consolidated Clerk-Treasurer position and establishing separate positions of Village Clerk and Village Treasurer. Motion carried unanimously.

Convene to closed session pursuant to Wisconsin Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – TID district #3 Contract Negotiations

Motion by, Trustee McLarty, seconded by Trustee Haas, to convene to closed session pursuant to Wisconsin Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – TID district #3 Contract Negotiations. Motion carried unanimously by roll call vote.

The board convened to closed session at 9:04 PM to discuss offers to purchase and developers agreements on parcels in TID #3.

Adjourn closed session and reconvene into open session

Motion by Trustee Haas, seconded by Trustee Abegglen, to reconvene into open session at 9:16 PM. Motion carried unanimously by roll call vote.

Discussion and possible action on TID district #3 offer letters and development proposals

Motion by Trustee Haas, seconded by Trustee Gehrke, to proceed as discussed in closed session. Motion carried unanimously.

Correspondence

None

Items for Future Consideration by the Village Board

Trustee Long stated that Representative Brooks will be in attendance at the December 1, 2022 Board meeting. He suggested sending a packet of information to the property owners on Wilson Street and inviting them to the meeting.

Trustee Haas stated that this crew has accomplished a lot. He gave credit to the Board and staff stating that he appreciates everyone on the board.

Adjournment

Motion by Trustee Haas, seconded by Trustee McLarty, to adjourn the meeting at 9:19 p.m. Motion carried unanimously.

Respectfully Submitted:

Melissa Depies
Village Clerk

11/29/2022 8:59 AM

Check Register - Quick Report - ALL

Page: 1

ALL Checks

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Check Nbr	Check Date	Payee	Amount
17987	11/29/2022	AgSource Cooperative Services LAB SERVICES	413.46
17988	11/29/2022	CARDMEMBER SERVICE CHIMNEY CLEANING EQUIP	213.91
17989	11/29/2022	COMPARIN, CALVIN L. JANITORIAL SERVICES	240.00
17990	11/29/2022	EMERGENCY MEDICAL PRODUCTS, INC. MEDICAL SUPPLIES	196.10
17991	11/29/2022	EMERGENCY SERVICES MARKETING CORP. INC. I AM RESPONDING SUBSCRIPTION	660.00
17992	11/29/2022	ENERGENECS, INC. SCREEN BAGS	280.00
17993	11/29/2022	FRONTIER TELEPHONE	65.98
17994	11/29/2022	HAWKINS, INC. WATER CHEMICALS	1,135.80
17995	11/29/2022	JENKINS, CHRISTOPHE DECEMBER	2,252.80
17996	11/29/2022	KLETZIEN LANDSCAPES & NURSERY CHRISTMAS TREES	520.00
17997	11/29/2022	MUELLER'S SALES & SERVICE, INC. CHAINSAW PARTS	98.99
17998	11/29/2022	OZAUKEE COUNTY HWY. DEPT. DIESEL FUEL	1,159.59
17999	11/29/2022	PAYNE & DOLAN, INC. S WILSON / PULVERIZE, GRADE, PAVE	12,200.00
18000	11/29/2022	PORT PUBLICATIONS NOTICE OF SPRING ELECTION	54.90
18001	11/29/2022	RECOGNITION SPECIALISTS, INC NAME PLATE/HOLDER	20.00
18002	11/29/2022	RELIANT FIRE APPARATUS, INC. ENGINE 663 REPAIRS	13,491.89
18003	11/29/2022	STREICHER'S, INC. AMMO	1,614.97
Grand Total			34,618.39

11/29/2022 8:59 AM

Check Register - Quick Report - ALL

Page: 2

ALL Checks

ACCT

GENERAL CHECKING & MONEY MARKET

Dated From:

From Account:

Thru:

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	5,039.49
Total Expenditure from Fund # 110 - CAPITAL PROJECTS	12,200.00
Total Expenditure from Fund # 350 - FIRE DEPARTMENT	15,549.64
Total Expenditure from Fund # 600 - WATER UTILITY	1,135.80
Total Expenditure from Fund # 660 - SEWER UTILITY	693.46
Total Expenditure from all Funds	34,618.39

From the Desk of:
Christophe E. Jenkins
Village Administrator

Village Administrator's Report – 12/1/2022

Village Board of Trustees,

Our new Public Works Director, Eric Paulus, has hit the ground running since our last meeting – connecting with staff, analyzing equipment needs, and reviewing the first slate of crewperson applicants. He has been inquiring on various items and doing the follow up asked of him – so far so good. In addition to crewperson ads, we've put out ads for our Clerk position and will review as they come in as well.

Since adopting the budget, Melissa and I spent time entering all the information required by the County Treasurer's office to get tax bills processed. I walked Melissa through how to do these inputs and special assessments in Ascent software, and she's already a pro!

I've also begun review of the Employee Handbook and Policies, which will come to you along with the Compensation Plan study in Spring. This will be a long process, but I've already started gathering data from other municipalities so we can be a competitive and desirous place to work for all!

I followed up with the Attorney on a couple of items asked about of which you will have updates on within your respective committees or bodies.

Finally, shout out to the many volunteers and Board members who helped throw together the Annual Tree Lighting! My family and I had a wonderful time getting to know many up the residents. And we were happy to help facilitate the countdown this year. Thank you!

Look forward to a productive meeting – any questions, as always, reach out.

Christophe E. Jenkins
Village Administrator

A handwritten signature in black ink, appearing to read 'C. Jenkins', with a stylized flourish at the end.

12/01/2022
Report from Director of Public Works

VILLAGE OPERATIONS

- Locates for Diggers Hotline
- Leaf Collection
- Clean up park garbage
- Water rounds
- DNR Monthly water report
- DNR monthly sewer report
- Asphalted catch basins
- Clean buildings
- Vehicle Maintenance
- Christmas trees put up
- Christmas lights up
- Flags
- Cut branches
- Snow and ice removal
- Sewer lab testing
- Well 2 pumping issue

Projects and Other Activities:

Working with Guy & O'Neil on the 200 building for water meter and sewer discharge. Broken water pipe to Fireman's Concession will need fixing.

Ongoing Projects

- Budgets
- Comprehensive Plan updates
- Plans for ice rink at Stoney Creek
- Model impact of proposed developments on water distribution
- Dollar General Industrial waste sampling
- Updating emergency plans
- Updating CMOM program

WASTEWATER TREATMENT PLANT

Plant operations are good. We are well in compliance with permit conditions. Settling results are good. TSS levels in the aeration basin are good. Bugs in the microscope look good. Test results for permitted constituents are really good.

Sludge has been hauled. The third biotower pump failed. We are using the air lift valves to return the RAS but these use air that need for treatment and are messy. We are having the third pump replaced. Also there is a stuck sluice gate on aerator two which is necessary to control water level. We are having this repaired also. We are working on scheduling diffuser replacements for the digester tank 2.

Wastewater sampler pump went bad at the plant. New pump installed.

Thermostat in the Lab was replaced and heater adjusted

VFD ordered for raw pump at the plant. Will not survive in spring on 2 pumps. This will be the 3rd VFD for this pump and we believe due to generator switch over.

Waiting for a contractor to be available to suck out the grit tank and put that tank back online.

Membranes have been pickup and waiting on contractor to install.

WATER DEPARTMENT

Well 2 booster pump is sounding bad along with not able to pump into the system.
Municipal Well is pulling the pump and the pipe out of the reservoir to fix/replace.

PUBLIC WORKS

Parks are cleaned up and ready for winter and park buildings are winterized.
Removed bleachers, soccer goals, and wood pallets from Parcel A
Leaf pick up is ongoing and will continue until the snow sticks to the ground.
Snow plowing equipment is being installed on the trucks and loader

Water Pumped vs Sewage treated 2022

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WWTP Influent (MGal)	4.97	4.21	6.73	9.05	6.53	8.34	5.54					
Water Pumped – Well (MGal)	5.36	4.85	4.70	4.51	5.37	5.46	5.55					

Water Pumped vs Water Metered and Billed 2022

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Water Pumped – Well (MGal)	5.36	4.85	4.70	4.51	5.37	5.46	5.55					
Water Metered (MGal)			11.51				12.51					
% water unaccounted			23				23					

Water main breaks in the first quarter.

REPORT FROM CLERK-TREASURER DECEMBER 1, 2022

Summary of activities completed:

- Board & Committee agendas and minutes
- All day to day operations of the Village
- Election duties still pending: enter all election day registrations into WisVote and record voter activity into WisVote.
- Receipting of water bill payments
- Entered all tax bill information into Ascent for tax bill creation. Including delinquent water and sewer bills.
- Entered all employee information for health insurance into the ETF website to insure all employees will receive insurance January 1, 2023.
- Worked with the Auditors to complete the preliminary audit.
- Making progress but still have a lot to learn 😊

Upcoming events:

Audit – week of February 13th, 2023

Incumbents: Notice of Non-Candidacy due by 5:00 p.m. on December 23. Nomination papers may be circulated starting December 1 and turned in no later than 5:00 p.m. on January 3, 2022.

From the Desk of:
Christophe E. Jenkins
Village Administrator

Ordinance Amendments 2022-6 & J

2022-6:

This Ordinance Amendment is coming before you to recommend removal of Committees that no longer serve a useful function under an Administrator form of government. The recommendation is to remove Personnel, and Economic Development.

Personnel and Economic Development are removed as they are part of the functions of the Village Administrator. Department Heads will still need to be appointed by the Board, and certain development proposals and contracts will come before the Board as well. Thereby ensuring input from the policymakers.

Administration's Recommendation: Approve

Fiscal Impact: None

2022-J:

This Resolution would change the salary for Trustees from a per diem to a base rate. Administration would recommend a change to an annual base salary to streamline the workload placed on staff. No more monthly reporting, no more missed amounts, or variations between trustees. Based on feedback since the November 3, meeting, the amounts are recommended to be: \$2,000 per Trustee and \$4,000 for Village President. These amounts capture the average amount earned by a trustee on an annual basis, and the numbers are accurately budgeted for in 2023.

Administration's Recommendation: Approve

Fiscal Impact: \$18k budgeted for Board Salaries in 2023

Christophe E. Jenkins
Village Administrator

ORDINACE 2022-7

**AMENDING THE VILLAGE OF FREDONIA CODE OF ORDINANCES
TITLE 132 VILLAGE BOARD
SECTION 4 B – STANDING COMMITTEES**

The Village Board of the Village of Fredonia does ordain as follows:

1. Section 132-4 B is amended as follows:

§ 132-4 **Standing committees.**

B. Committees established. The following standing committees are established:

(1) Public Works and Utility (Sewer, Water)/Tree Board Committee.

(2) Finance and Budget Committee.

(3) Public Safety Committee.

~~(4) Personnel Committee.~~

~~(5 4) Parks and Recreation Committee.~~

~~(6) Economic Development Committee.~~

~~(7-5) Tech Committee (Cable TV).~~

2. This ordinance shall take effect and be in force one day after its passage and posting as provided by law.

PASSED and ADOPTED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin, this _____ day of _____, 2022.

Donald Dohrwardt, Village President

ATTEST:

Melissa Depies, Village Clerk

RESOLUTION NO. 2022-J

ESTABLISHING WAGES FOR THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES FOR THE VILLAGE OF FREDONIA

WHEREAS, the Village President is currently paid an annual stipend of \$3,750 plus \$55.00 per Village Board meeting and \$25.00 per committee meeting; and

WHEREAS, the Board of Trustees is currently paid \$55.00 per Village Board meeting and \$25.00 per committee meeting; and

WHEREAS, in order to streamline the payment process to all board members the Village shall change from per meeting pay to an annual salary for the Village President of \$4,000 and an annual salary for the Board of Trustees of \$2,000; and

WHEREAS, salaries cannot be increased or diminished during terms of office, therefore this change shall take effect after the April 4, 2023 election to only those members that are elected at said election; and

WHEREAS, the change for the remaining members of the board will occur in April 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Fredonia to establish a wage for the Village President at \$4,000 per year and to establish a wage for the Board of Trustee at \$2,000 per year.

PASSED AND ADOPTED by the Village Board of the Village of Fredonia on this _____ day of December, 2022.

FREDONIA VILLAGE BOARD

Donald Dohrwardt, Village President

ATTEST:

Village Clerk