

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
August 5, 2021**

Call public hearing to order that the Village Board of the Village of Fredonia, Wisconsin has declared its intention to exercise its police power in accordance with Wis. Stat. 66.0703, and Chapter 60 of the Village Code, to levy special assessment upon property within the following described assessment district for benefits conferred upon the property by the repair or replacement of sanitary laterals:

303 WASHINGTON AVENUE – Parcel# 090540103000

The public hearing was called to order at 7:00 p.m. by President Don Dohrwardt. This parcel was overlooked when the original public hearing was held. Hearing no comment, the public hearing was closed.

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, Dan Gehrke, John Long and Bill McLarty. Excused: Josh Haas. Also present: Connor Carynski, Mike Davel, Roger Strohm and Sandi Tretow.

Pledge of Allegiance

All stood and recited the Pledge of Allegiance.

Dohrwardt moved to Report from Village Marshal as Davel has a prior commitment. The report from the Village Marshal was reviewed. Davel stated there have been changes to the bond schedule by other municipalities, so the Resolution 2021-J Revising Bond Schedule will probably come back with some changes. Davel is reviewing his budget to see if there may be funds available for tuck pointing.

Consent Agenda

The minutes of the July 15, 2021 village board meeting, the general fund, water and sewer bills with an additional list of bills, the request to change date of Temporary Class B Beer License by Waubedonia Soccer Club from June 26, 2021 to August 7, 2021, the Temporary Class B Beer License by Warrior Gridiron Club – August 14, 2021 were approved waiving the fence requirement on both Temporary Class B licenses on a **MOTION** by Gehrke, seconded by McLarty, and carried.

Open Session for Citizen Questions and Comments

None.

Report on Operations of Village by Village President

APPOINTMENT TO BOARD OF APPEALS (ALTERNATE MEMBER): Dohrwardt still needs to come up with an alternate member.

APPROVE OZAUKEE COUNTY AGING & DISABILITY RESOURCE CENTER OPENING PLAN AND USE OF MEAL SITE AGREEMENT: There has been no senior meals on Tuesdays at the fire station since COVID began. The county has presented an opening plan detailing COVID protocols and would like to begin serving meals starting the week of August 23rd. After discussion, a **MOTION** to approve meal site agreement by Bertram, seconded by Gehrke, and carried.

Report on Operations of Village by Fire Chief

No report.

Report on Operations of Village by Village Marshal

Already discussed.

Report on Operations of Village by Director of Public Works

The report from the Director of Public Works was reviewed.

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

No report.

Joint Review Board – July 21, 2021 meeting

The minutes from the Joint Review Board – July 21, 2021 meeting were reviewed.

Board of Appeals – July 26, 2021 meeting

The minutes from the Board of Appeals – July 26, 2021 meeting were reviewed.

Public Works & Utilities/Tree Board Committee – July 26, 2021 meeting

The minutes from the Public Works & Utilities/Tree Board Committee – July 26, 2021 meeting were reviewed.

S. WILSON STREET IMPROVEMENTS: The committee recommends making improvements to S. Wilson Street if there is money left from the N. Wilson Street project. The work would be done when Payne & Dolan is here for N. Wilson Street. About 60% of the work is on public road and 40% owned by private property owners. Discussion followed about special assessing a portion to the private property owners. The road is currently not on our five-year plan. After, a **MOTION** to proceed with the work if there is leftover money from N. Wilson Street by Long, seconded by McLarty, and carried with Gerhke voting nay.

INNOVATION DRIVE – ROAD, SEWER, WATER IMPROVEMENTS, STORM AND SMALL DETENTION POND: Strohm presented plans for Innovation Drive – Phase 1 which includes road, utilities and detention pond. He would like to bid and build this year. Funds would be paid for out of the TIF. After discussion, a **MOTION** to bid out construction for Innovation Drive and improvements by McLarty, seconded by Gehrke, and carried.

SURVEY PROPOSALS FOR FILLMORE STREET/FREDONIA AVENUE INTERSECTION, LOCATE PROPERTY IRONS AT MARSHAL'S OFFICE, DRIVEWAY INTO WASTEWATER TREATMENT PLANT: Strohm submitted a proposal from Kapur Associates for various surveying that needs to be done. After discussion, a **MOTION** to approve survey proposals at all three locations not to exceed \$5,552 by McLarty, seconded by Bertram, and carried.

TUCKPOINTING AT VILLAGE MARSHAL'S: There is a small leak at the front door of the office. The roof was inspected and is sound. A contractor viewed and thinks that water is coming in through the brick. Quotes were obtained for the front, and also for the rest of the building areas that need work. Strohm stated this could be placed in the 2022 budget, or possibly do just the front this year. After discussion, a **MOTION** to approve work on the front only this year for \$5,650 by Bertram, seconded by McLarty, and carried.

SEWER RATE ANALYSIS: Strohm did a preliminary sewer rate analysis and determined that a sewer rate increase for 2022 may not be necessary. He asked Ehler's to submit a proposal for doing a thorough review of our rates and upcoming projects. The sewer user rate study scope of services was reviewed and discussed. Could ARPA funds be used to pay for the study? After discussion, a **MOTION** to have Ehler's do a rate study if APRA funds are available by Abegglen, seconded by Long, and carried.

CROSS CONNECTION INSPECTIONS – OUTSOURCE: The DNR requires cross connection inspections be completed for residences and businesses. This is a task that has not been kept up over the past years due to staffing and workloads. Strohm received proposals for business and residential cross connection inspection services. There are funds in the water budget to pay for this. After discussion, a **MOTION** to approve

outsourcing cross connection inspection services for residential and non-residential customers by McLarty, seconded by Gehrke, and carried.

APPROVE SWIMMING POOL FILLING POLICY: Strohm presented a proposed swimming pool policy which discontinues the practice of filling swimming pools. After, a **MOTION** to discontinue practice of filling swimming pools by Abegglen, seconded by Bertram, and carried.

Planning Commission – August 2, 2021 meeting

The minutes from the Planning Commission – August 2, 2021 meeting were reviewed.

RECOMMEND TO VILLAGE BOARD TO ACCEPT CONCEPT PLAN FOR PRELIMINARY PLAT ADDITION NO. 2: The Planning Commission approved a concept plan for Preliminary Plat submitted by Hillcrest Builders. Hillcrest expects to have an official preliminary plat drawn up and submitted to the village board for approval by the August 19th village board meeting. A **MOTION** to accept concept plan for Preliminary Plat Addition No. 2 by McLarty, seconded by Bertram, and carried with Gehrke abstaining.

PROPOSED LICENSING AGREEMENT FOR FREDONIA ADULT DAY CARE LLC, 508 FREDONIA AVENUE: The Planning Commission recommends approval of the proposed licensing agreement for Fredonia Adult Day Care LLC. After discussion, a **MOTION** to approve the licensing agreement by Abegglen, seconded by McLarty, and carried.

Resolution 2021-O Final Resolution Authorizing the Levying of Special Assessment Upon Property Within Described Assessment District for Benefits Conferred in the Village of Fredonia (sanitary lateral)

A **MOTION** to adopt Resolution 2021-O Final Resolution Authorizing the Levying of Special Assessment Upon Property Within Described Assessment District for Benefits Conferred in the Village of Fredonia, Wisconsin by McLarty, seconded by Gehrke, and carried.

Business Park Development

MARKETING PARCELS IN BUSINESS PARK: Village staff met with Barry and Curt from Newmark Knight Frank about marketing parcels in the business park. A new proposal was submitted and reviewed. Gehrke suggested having other parties contacted to submit proposals as well. Strohm will get an RFP started.

WE Energies has been contacted about getting gas and electric set up. Phone and cable is another story.

Items for Future Consideration by Village Board

ORDINANCE 2021-05 AMENDING THE VILLAGE OF FREDONIA CODE OF ORDINANCES 19-10 PERTAINING TO PLANNING COMMISSION COMPOSITION: This proposed ordinance change will be presented at the August 19, 2021 village board meeting.

Adjournment

A **MOTION** to adjourn at 8:28 p.m. by Abegglen, seconded by McLarty, and carried.

Respectfully Submitted:

Sandi Tretow
Clerk-Treasurer