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FREDONIA VILLAGE BOARD Minutes
Thursday, July 20, 2023

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

1. President Gehrke called the meeting to order at 7:03PM, followed by the Pledge of Allegiance.
2. Members present: President Gehrke, Trustee Paape, Trustee Haas, Trustee Abegglen, Trustee Dohrwardt, Trustee Bartz, Trustee Meyle.
Staff Present: Administrator Jenkins, Clerk Johnson, Treasurer Depies, Director Paulus, DPW Employee Heinen, Marshal Davel.
Residents Present: Tom MonGoven
3. **Motion to Approve the Agenda as Presented** made by Trustee Haas.
Seconded by Trustee Bartz.
Passed by unanimous vote.
4. Public Comments
Mr. MonGoven, a local business owner of over 27 years, cautioned the board against approving a third Class A liquor license in the Village.

Motion to Remove Dollar General Liquor License Application From the Consent Agenda made by Trustee Dohrwardt.

Seconded by Trustee Haas.
Passed by unanimous vote.

5. **Motion to Approve Minutes of July 6th, 2023 Village Board Meeting and General Fund, Water and Sewer Invoices** made by Trustee Haas.
Seconded by Trustee Dohrwardt.
Passed by unanimous vote.

Motion To Approve Liquor License Application: Class A Combination Liquor License Application: Dolgencorp, LLC d/b/a Dollar General Store #24948 made by Trustee Dohrwardt.

Clerk Johnson gave an update of the application process, stating that the Tavern Inspection revealed nothing unusual and Dollar General has followed all guidelines in the application process. Trustee Dohrwardt expressed concerned that there would be three Class A licenses

Posted at Port Washington State Bank, Fredonia Post Office, and Village Hall on 8/7/2023

in a one block radius. President Gehrke expressed sensitivity to small town ideals, but that the Village should be supportive to businesses. Trustee Paape was concerned about liquor being sold by underage staff members and suggested a waiting period. Clerk Johnson clarified that anyone selling alcohol in the Village must either be a licensed Operator or be supervised by a licensed Operator. Trustee Bartz said that an Operator's license is a serious responsibility. Trustee Haas mentioned a liability concern if the Village denied the license, and asked for the Marshal's insight. Marshal Davel reinforced that Dollar General couldn't sell without licensed operators, and that the store had cameras inside, but not outside, the building. Trustee Haas said that if Dollar General has followed proper procedure it would be a slippery slope to deny the application. Trustee Meyle stated that competition can be a good thing, that the Board must trust they would follow the law, and if they do not, then face consequences. Trustee Abegglen said that Dollar General likely figured alcohol sales into their business plan when they chose to build in Fredonia and it would be unfair to deny the permit at this stage. Passed by unanimous vote.

6. Presentations

- a) Wendi Unger presented the Baker-Tilly 2022 Audit.

7. Report on Village Committees by:

- a) Parks and Recreation Committee: *Trustee Bartz stated that the Mud Run would be ready for the weekend event and asked for volunteers. Trustee Paape was concerned that the DPW staff was taken away from daily tasks when working on the Mud Run. Trustee Abegglen asked Director Paulus what work wasn't accomplished due to the additional responsibility of the event. Director Paulus replied that all work was accomplished.*
- b) Plan Commission: *President Gehrke outlined the zoning changes and CSM discussed at the Plan Commission meeting and stated that the Board would be deciding on their recommendations at this meeting.*

8. Report on Operations of Village by:

- a) Village President: *President Gehrke was grateful to the DPW staff for their hard work in preparation for the Mud Run.*
- b) Village Administrator: *Administrator Jenkins said that the Strategic Planning Survey was successful and the results would be presented to the Board at a later meeting. He mentioned that the Water Testing Lab was up and running, and that the Village had communicated the new service to residents through social media and an e-blast from the website. He has been in touch with council regarding the ARC Board and Transient Merchant questions resulting from the previous board meeting and is awaiting the attorney's reply.*
- c) Village Marshal: *Marshal Davel reminded the Board that Ozaukee County's National Night Out was approaching and that the Marshal's office is prepared for the 100th Anniversary Celebration.*
- d) Fire Chief: *Chief Weyker was not present. Trustee Bartz expressed excitement at the new paramedic. Trustee Paape mentioned the donation made by the Village to the 100th Anniversary event and wondered why there was no admission being charged.*
- e) Public Works/Wastewater Treatment Plant: *Director Paulus stated that his team got all of their daily tasks accomplished in addition to Mud Run prep, and that his team would be in place on Saturday morning to continue set up. Scada would start install next week, and the timing is perfect. Trustee Paape asked if he was considering powder coating on the well casing, to which Director Paulus responded that it was not an option due to the degradation of the pipes. Administrator Jenkins mentioned that the work on the*

clarifier had begun and that the Village had received the first of two insurance payouts to partially cover the cost.

- f) Clerk: *Clerk Johnson thanked the Board for recent training opportunities and outlined the things learned at the Clerk's and Treasurer's Institute.*
- g) Treasurer: *Treasurer Depies outlined her experience at the Clerk's and Treasurer's Institute.*
- h) Ozaukee County District 2 Supervisor: *Trustee Haas fielded calls from concerned constituents regarding severe cuts to the funding for the EMS program. He stated that the County Board was starting to consider using the promised funding for different priorities. These priorities will be reviewed at the committee level and recommendations will be brought to the board at future meetings. He stated firmly that EMS funding was a must, and encouraged members to attend committee and board meetings as a show of support. He also mentioned a new building for a new dispatch center.*

9. Items for Discussion and/or Action

- a) **Motion to Approve Registration, Travel Expenses, and Agreed Upon Costs for the League Of Wisconsin Municipalities "Chief Executive Workshop" by President Gehrke and Administrator Jenkins** made by Trustee Dohrwardt.
Seconded by Trustee Paape.
President Gehrke described the event.
Passed by unanimous vote.
- b) **Motion to Approve Addition of "Water & Waste Water Testing" to Fee Schedule, Fee to Be Reviewed On a Quarterly Basis** made by Trustee Dohrwardt.
Seconded by Trustee Meyle.
Trustee Abegglen asked if a quarterly review was sufficient. Director Paulus said that a semi-annual review would be ideal and a bulk order would be discounted. He stated that supplies had a shelf life of 18months to three years. He also said that the goal was that the lab would eventually be self-funding.
Passed by unanimous vote.
- c) **Motion to Approve Ozaukee County Highway Bid for Hot Asphalt Patching, Totalling \$9510.80** made by Trustee Dohrwardt.
Trustee Dohrwardt asked what work the Village would be responsible for. Director Paulus said that Village staff would support their crew but the County would be responsible for the majority of the work.
Seconded by Trustee Haas.
Passed by unanimous vote.
- d) Discussion and Possible Action on Well 1 Repair Recommendations From Inspection Completed by Municipal Well and Pump
Director Paulus explained that the pump is not up to code, the piping is various sizes, and other noncompliant issues have been discovered. He also stated that the DNR audit had deficiencies. Administrator Jenkins clarified that the booster pump replacement and inspection had been budgeted for, but the other issues were not. Various financing options were discussed, including eliminating the baby dump truck purchase from the 2024 CIP. In light of multiple funding options and the urgency of the work, President Gehrke asked the Board to approve the recommendations.
Motion to approve \$32,753.00 for Well 1 Repairs made by Trustee Haas.
Seconded by Trustee Bartz.
Passed by unanimous vote.

- e) Discussion and Possible Action on Simplified Rate Increase
President Gehrke reminded the Board that the Auditor recommended that the Village explore a simplified increase in her earlier presentation. Examples of the change in average bills were given. Trustee Haas expressed concern that the Village was adding too many financial burdens to residents. President Gehrke stated that the Village has had many water main breaks and is currently not taking in enough funds to cover operational costs. Trustee Paape asked if the 8% increase could be done gradually. Administrator Jenkins clarified that the 8% was the number from the PSC, and used Belgium's water utility as a comparable community. He went on to explain that the additional value captured in manufacturing expansion that the mill rate of the Village would drop .5%, and that as of right now, tax rates would not increase in 2024.
- 1) **Motion to Approve Ehler's Assistance in Simplified Rate Increase Filing** made by Trustee Dohrwardt.
Seconded by Trustee Abegglen.
Passed by a 6-1 vote.
President Gehrke: Aye
Trustee Paape: Aye
Trustee Haas: Nay
Trustee Abegglen: Aye
Trustee Dohrwardt: Aye
Trustee Bartz: Aye
Trustee Meyle: Aye
 - 2) **Motion to Approve Simplified Rate Increase Filing** made by Trustee Dohrwardt.
Seconded by Trustee Paape.
Passed by a 5-2 vote.
President Gehrke: Aye
Trustee Paape: Aye
Trustee Haas: Nay
Trustee Abegglen: Aye
Trustee Dohrwardt: Aye
Trustee Bartz: Aye
Trustee Meyle: Nay
- f) **Motion to Approve Jacek Zoning Change Request**
709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040) From A-1 Agricultural to Three Proposed Lots All Zoned RS-1 Single Family Residential. Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021, Agent: Same
made by Trustee Dohrwardt.
Seconded by Trustee Abegglen
Passed by unanimous vote.
- g) **Motion to Approve Strand Zoning Change Request**
705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002) From RD-1 to RS-1 Single Family Residential. Applicant: Michael D. Strand Agent: Same
made by Trustee Abegglen.
Seconded by Trustee Bartz.
Passed by unanimous vote.

h) Motion To Approve CSM-23-3 Industrial Park Parcel Number 090351300200, Applicant: Village of Fredonia, Agent: Strand Engineering, Inc made by Trustee Abegglen.
Seconded by Trustee Bartz.
Passed by unanimous vote.

10. Motion to Adjourn into Closed Session Pursuant to WI State Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." Land Purchase made by Trustee Dohrwardt.

Seconded by Trustee Abegglen.

President Gehrke: Aye

Trustee Paape: Aye

Trustee Haas: Aye

Trustee Abegglen: Aye

Trustee Dohrwardt: Aye

Trustee Bartz: Aye

Trustee Meyle: Aye

Passed by unanimous roll call vote.

11. Adjourned into Open Session at

12. Correspondence: none

13. Items for Future Consideration by Village Board: none

14. Motion to Adjourn made by Trustee Dohrwardt.

Seconded by Trustee Abegglen.

Passed by unanimous vote.

Meeting adjourned at 9:42PM.

Respectfully Submitted,

Michelle T. Johnson, Village Clerk