

**VILLAGE OF FREDONIA  
VILLAGE BOARD MEETING  
Fredonia Government Center  
242 Fredonia Avenue, Fredonia, WI  
September 7, 2017**

The regular village board meeting was called to order at 7:00 p.m. by President Donald Dohrwardt. Present: Don Dohrwardt, Jill Bertram, Lisa Dohrwardt, TJ Meyers-Jansky, Kris Roden and Neil Wagner. Excused: John Long. Also present: Brad Viegut from RW Baird, Kathy and Wally Quade, John Morton, Mike Davel, Roger Strohm, Brian Weyker and Sandi Tretow.

**Pledge of Allegiance**

All stood and recited the Pledge of Allegiance.

**Consent Agenda**

The minutes of the August 17, 2017 village board meeting, and the general fund, water and sewer bills with the additional list, the Special Gathering Beer License for Divine Savior Catholic School, Home and School Association for October 14, 2017, and the operator license for Renee Schauer were approved on a **MOTION** by Lisa Dohrwardt, seconded by Meyers-Jansky, and carried.

**Open Session for Citizen Comments and Questions**

None.

**Discussion with RW Baird concerning Fire Station Addition/Remodel Project and Wastewater Treatment Plant addition of second sludge storage tank and UV Disinfection**

Brad Viegut explained the resolutions that would need to be adopted in order to continue with the financing for the fire station and wastewater treatment plant projects. The bridge loan will close on September 21, 2017 and mature on March 21, 2018 with a December 21, 2017 call date. The interest rate for the bridge loan will be 1.56%. The Preliminary Private Placement Memorandum dated August 30, 2017 will need to be signed this evening to commit to the terms of the bridge loan. Viegut presented options showing first principal and interest payments starting in 2018 and 2019 to show the levy amounts required and interest savings by starting in 2018 vs. 2019. The finance committee will review this more in depth, but the consensus of the board was to reduce the total interest paid.

**Resolution 2017-G Authorizing the Issuance of \$4,080,000 General Obligation Promissory Notes and the Issuance and Sale of \$4,080,000 Note Anticipation Note in Anticipation Thereof**

Brad Viegut explained this is the resolution that authorizes the borrowing of the bridge loan. After discussion, a **MOTION** to adopt Resolution 2017-G Authorizing the Issuance of \$4,080,000 General Obligation Promissory Notes and the Issuance and Sale of \$4,080,000 Note Anticipation Note in Anticipation Thereof by Roden, seconded by Meyers-Jansky, and carried with Roden, Meyers-Jansky, Wagner, Bertram, L. Dohrwardt and D. Dohrwardt voting aye. Nays: none. Absent: John Long.

**Resolution 2017-H Providing for the Sale of Approximately \$4,080,000 General Refunding Bonds**

Brad Viegut explained this resolution authorizes RW Baird to refund the bridge loan. After discussion, a **MOTION** to adopt Resolution 2017-H by Meyers-Jansky, seconded by Wagner, and carried with Roden, Meyers-Jansky, Wagner, Bertram, L. Dohrwardt and D. Dohrwardt voting aye. Nays: none. Absent: John Long. The village president and clerk signed the Preliminary Private Placement Memorandum dated August 30, 2017 and presented to Brad Viegut. Viegut left.

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

Don Dohrwardt stated the village is working on a Financial and Budget policy to be inserted in the policy and procedure manual. A copy will be forwarded to Brad at RW Baird for his review. Having a formal policy in place could help the village obtain a

better bond rating for future borrowing, plus it is good practice in general for the village's day to day activities.

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

Brian Weyker stated the "Survive Alive" house was obtained from the Village of Thiensville and will be used for Fire Prevention activities. The Fredonia Fire Department Open House will be on Sunday, October 15<sup>th</sup> from 10:00 a.m. – 1:00 p.m. at Northern Ozaukee parking lot and cafeteria. Station cleanup is being conducted in preparation for upcoming construction.

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

The report from the Village Marshal was reviewed. The carpeting was installed at the police station, and the radar speed sign just arrived today.

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

The report from the Director of Public Works was reviewed.

DEMOLITION OF 235 MANOR DRIVE, RESIDENTIAL BUILDING SUBJECT TO RAZE ORDER – INVITATION TO BID: Strohm presented a proposed invitation to bid to publish in the Ozaukee Press and the village website. Strohm questioned if a bond should be required. Discussion followed. A **MOTION** to not include the bond requirement in the invitation to bid by Meyers-Jansky, seconded by Wagner, and carried. Strohm stated the advertisement for bids should be published in the Ozaukee Press for the next two weeks. A **MOTION** to advertise for bids by Bertram, seconded by Lisa Dohrwardt, and carried.

PARK AVENUE SIDEWALK DECISION (FROM AUGUST 17, 2017 MEETING): At the August 17, 2017 village board meeting, Strohm presented an optional deduct of sidewalk on the north side of Park Avenue due to playground equipment at Fireman's Park being relocated – that sidewalk may not be needed. The village board postponed the decision to give Wally and Kathy Quade an opportunity to express their opinion since their property is adjacent to the existing sidewalk. Kathy Quade stated they would like the existing sidewalk replaced as is, and also be sure to put back the property markers when done, and replace the property marker that is missing now. After discussion, a **MOTION** to remove the portion of sidewalk only from west of Quade's to Parkside Auto by Lisa Dohrwardt, seconded by Meyers-Jansky, and carried.

APPROVAL OF QUASIUS CONSTRUCTION CONTRACT FOR FIRE STATION ADDITION/REMODEL PROJECT: Strohm stated the village attorney and village's insurance company reviewed the contract from Quasius Construction and everything is in order. After discussion, a **MOTION** to approve the Standard Agreement and General Conditions Between Owner and Constructor for a Public Works Project by Lisa Dohrwardt, seconded by Wagner, and carried.

BUILDERS RISK INSURANCE FOR FIRE STATION ADDITION/REMODEL PROJECT: Strohm presented a quote from EMC Insurance (the village's insurance company) for Builder's Risk Insurance which covers buildings under construction. Meyers-Jansky expressed concern over the exclusion of flood coverage due to the insurance's definition of flood. Lengthy discussion followed. Both Weyker and Strohm stated that all measures will be taken to ensure areas will be kept as dry as possible. Don Dohrwardt stated the coverage is needed and should not be delayed as construction is already underway. A **MOTION** to approve the purchase of Builder's Risk Insurance from EMC Insurance by Lisa Dohrwardt, seconded by Roden, and carried with Meyers-Jansky abstaining.

QUASIUS CONSTRUCTION CHANGE ORDER – DEDUCT MONUMENT SIGN: Strohm presented a deduct for the monument sign from Quasius Construction for \$5,200.00 Strohm stated the fire department has money set aside for the monument sign. A **MOTION** to accept the change order as presented by Bertram, seconded by Lisa Dohrwardt, and carried.

APPROVE ATTENDANCE AT LEAGUE OF WISCONSIN MUNICIPALITIES 119<sup>TH</sup> ANNUAL CONFERENCE, APPLETON, WI, OCTOBER 18-20, 2017: Strohm is requesting attendance, two night's lodging and use of a village vehicle for the League Conference in October. A **MOTION** to approve attendance for the League of Wisconsin Municipalities 119<sup>th</sup> Annual Conference in Appleton, WI October 18-20, 2017 for the Director of Public Works with lodging and use of a village vehicle by Meyers-Jansky, seconded by Lisa Dohrwardt, and carried.

APPROVE ATTENDANCE AT WISCONSIN EMERGENCY MANAGEMENT DEBRIS MANAGEMENT SEMINAR, JEFFERSON, WI, SEPTEMBER 26-28, 2017: Strohm stated that due to a scheduling conflict, he is withdrawing his request to attend this conference.

**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.

**Economic Development Committee – August 23, 2017 meeting**

The minutes from the Economic Development Committee – August 23, 2017 meeting were reviewed.

**Joint Economic Development and Parks Committee – September 7, 2017 meeting**

Meyers-Jansky stated the committees met to discuss a community giving tree and the upcoming Tree Lighting event. The parks committee is working on a list for the Lion's Club, who is looking to make a contribution to the village parks. The parks committee was presented an autographed disc golf disc and a \$200 donation from Riverside Disc Golf for a tournament held earlier this summer. A **MOTION** to accept the \$200 donation from Riverside Disc Golf and use those funds for disc golf purposes by Bertram, seconded by Meyers-Jansky, and carried.

**Personnel Committee – August 24, 2017 meeting**

The minutes from the Personnel Committee – August 24, 2017 meeting were reviewed.

**Per Wisconsin State Statutes 19.85(1)(c) the village board will convene into closed session to discuss employee performance and compensation**

Per Wisconsin State Statutes 19.85(1)(c) the village board convened into closed session to discuss employee performance and compensation on a **MOTION** by Lisa Dohrwardt, seconded by Roden, 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 Lisa Dohrwardt, seconded by Meyers-Jansky, and carried unanimously on a roll call vote.

**2018 Wages**

A **MOTION** to proceed as discussed in closed session by Lisa Dohrwardt, seconded by Wagner, and carried.

**Correspondence:**

MID-MORAINÉ MUNICIPAL ASSOCIATION DINNER MEETING – WEDNESDAY, SEPTEMBER 27, 2017 AT MILWAUKEE ALE HOUSE. Don Dohrwardt stated that if anyone wishes to attend, to let the clerk know prior to September 22, 2017.

**Items for Future Consideration by Village Board**

None.

**Adjournment**

The meeting adjourned at 9:05 p.m. on a **MOTION** by Lisa Dohrwardt, seconded by Bertram, and carried.

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Respectfully Submitted:

Sandi Tretow  
Clerk-Treasurer