

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
July 5, 2018**

The regular village board meeting was called to order at 7:00 p.m. by President Donald Dohrwardt. Present: Don Dohrwardt, Richard Abegglen, Jill Bertram, Joshua Haas, John Long and TJ Meyers-Jansky. Also present: Courtney Abegglen, Phil Bzdusek from Strand Associates, Dan Gehrke, Bill McLarty, Dan Paulus, Dan Benson from Ozaukee Press, Johnathan Woodward from Houseman and Feind, Mike Davel, Roger Strohm, Brian Weyker and Sandi Tretow. Arriving later: Alyssa Haas.

Pledge of Allegiance

All stood and recited the Pledge of Allegiance.

Consent Agenda

The minutes from the June 21, 2018 village board meeting, the general fund, water, and sewer bills and the operator's license for Jason Ipsarides were approved on a **MOTION** by Haas, seconded by Meyers-Jansky, and carried.

Open Session for Citizen Questions and Comments

None.

Appoint Village Trustee

Five residents applied for village trustee. Three were in attendance. Dohrwardt asked each to introduce themselves:

WILLIAM MCLARTY: Moved to the village three years ago. He has been involved with Tae Kwon Do for the past 8-9 years. His children go to school here. He is a supervisor at Carlson Tool. He's excited about the growth in the village and would like to help guide in the right direction.

DAN GEHRKE: Moved to the village almost two years ago. He works for Hillcrest Builders and has two children ages five and three. He is hoping to make a difference and feels his outside perspective is beneficial along with his expertise in real estate.

DANIEL PAULUS: Has been a resident since 1985 and runs two businesses. He is a 4-H leader and works at Petersen Products.

Anne Redmond was not able to attend, but submitted biographical information and a resume that was furnished in the board packets.

At this time, each board member voted a secret ballot, and the clerk read and recorded the results.

Round #1

1 – William McLarty
1 - William McLarty
1 – William McLarty
1 – Rudy McCormick
1 – Rudy McCormick
1 – Dan Gehrke

Round #2

1 – William McLarty
1 - William McLarty
1 - William McLarty
1 – Rudy McCormick
1 - Dan Gehrke
1 – Rudy McCormick

Round #3

1 – William McLarty
1 – William McLarty
1 – William McLarty
1 – William McLarty
1 – Rudy McCormick
1 – Rudy McCormick

Swear in Village Trustee

After determining that William McLarty received the most votes, William McLarty was sworn into office and seated.

Discussion with village attorney concerning Resolution 2018-H Final Resolution Authorizing the Levying of Special Assessment for Public Improvements Against Tax Key# 09-050-05-14-010 in the Village of Fredonia

Dohrwardt recused himself and passed the gavel to President Pro Tem Meyers-Jansky. Dohrwardt seated himself in the audience. Johnathan Woodward from Houseman and Feind spoke about the 6.7 foot gap of property that was discovered during a title search of Tax Key# 09-050-05-14-010. Woodward stated the gap is not as important as determining whether the property benefits from the improvements that were installed. Bertram questioned if the lot would be dividable with or without the 6.7 foot gap. Strohm stated if the lot were 276 feet, it would be short a few inches, but if only 270 feet, that complicates a potential land division even more so. Meyers-Jansky asked if the property owner has assumed the property as 276 feet, and has been taking care of it for so many years, if that makes a difference. Woodward spoke about adverse possession, but the question of benefit is still there, and that can be refused. The 6.7 foot is not really a village issue. Strohm stated he asked Kapur & Associates to prepare a quote for surveying the property, title searching and rendering an opinion. This topic is on the agenda listed under the Director of Public Works report. Bertram stated the original preliminary resolution prepared 13 years ago was done for a reason, so there must have been a determination back then that the special assessment was necessary. Woodward reiterated even if the engineering report finds the 6.7 feet does not belong to Dohrwardt, if it is proved that he benefits, the special assessment would be appropriate.

Discussion concerning the idea of village attorney attending every board meeting

Dohrwardt stated the topic was brought up and was asking for input of what other board members think. Some other municipalities have their attorney present at all or some of their board meetings. Woodward stated it can be beneficial to have an attorney present to prevent problems rather than having to correct them after they happen. Woodward will have a quote prepared with options and submitted for review.

Report on Operations of Village by Village President

Nothing new to report.

Report on Operations of Village by Fire Chief

Nothing new to report.

Report on Operations of Village by Village Marshal

The report from the Village Marshal was reviewed. Davel did not have anything new to report besides what was furnished in the packet.

Report on Operations of Village by Director of Public Works

The report from the Director of Public Works was reviewed.

APPROVE ATTENDANCE AT BADGER METER USER CONFERENCE, JULY 30-31, 2018 AT LAKE GENEVA, WI: Strohm stated this is a free conference and will probably attend one day. He is requesting travel only. After discussion, a **MOTION** to approve attendance and use of a village vehicle by Long, seconded by Haas, and carried.

APPROVE SURVEY WORK FOR TAX KEY# 09-050-05-14-010: Dohrwardt recused himself and passed the gavel to President Pro Tem Meyers-Jansky, as this pertains to his property. At the direction of the village board during the June 21, 2018 meeting, Strohm requested Kapur & Associates to prepare a proposal for survey, title search and opinion. The quote is for time and expense, but Strohm feels \$1,200 would be an accurate estimate. A **MOTION** to approve the proposal from Kapur not to exceed \$1,500 by Long. Discussion followed concerning who should pay for this survey, the village or the property owner. Woodward stated that if the village wishes to proceed with the special assessment, the village should pay for the survey to have all of the facts. Motion failed for lack of second. A **MOTION** to defer the decision on this topic until the August 2nd village board meeting. More discussion followed. Haas questioned if performing survey would set a precedence for future property dispute issues. Woodward stated no, since this affects the village's taxing powers, and all facts are needed to support the special

assessment. More discussion followed. After, the motion was seconded by Bertram. After more discussion, the motion carried.

Report on Operations of Village by Wastewater Treatment Plant Operator

The report from the Wastewater Treatment Plant Operator was reviewed.

REPORT FROM STRAND ASSOCIATES TO WDNR (Wisconsin Department of Natural Resources) CONCERNING PHOSPHORUS COMPLIANCE ALTERNATIVES, SOURCE REDUCTIONS, OPERATIONAL IMPROVEMENTS AND MODIFICATIONS STATUS: Phil Bzdusek from Strand Associates detailed the report that Strand prepared to the Wisconsin Department of Natural Resources concerning the village's compliance schedule in the Wisconsin Discharge Pollutant Elimination System (WPDES) permit and provided an update of the status of phosphorus-related action items proposed in the Operation Evaluation Report.

Report on Operations of Village by Clerk-Treasurer

The report from the Clerk-Treasurer was reviewed.

APPLICATION WITH PUBLIC SERVICE COMMISSION TO INCREASE WATER RATES THREE PERCENT (3%) EFFECTIVE SEPTEMBER 28, 2018: The 2018 water utility budget includes a three percent rate increase. This increase would take effect the fourth quarter. After discussion, a **MOTION** to approve the application with the Public Service Commission to increase water rates three percent (3%) effective September 28, 2018 by Long, seconded by Abegglen, and carried.

Public Works Committee – June 21 & 28, 2018 meetings

The minutes from the Public Works Committee – June 21 and 28, 2018 meetings were reviewed.

APPROVAL TO BID REPAVING OF HILL STREET AND MEYER AVENUE: Strohm proposed repaving Hill Street and Meyer Avenue as an alternative to Emmer Avenue and Lawrence Street for the time being. The estimate is around \$50,000. After discussion, a **MOTION** to approve bidding for Hill Street and Meyer Avenue by Abegglen, seconded by Haas, and carried.

ADOPT SIDEWALK POLICY: The committee recommends creating two categories for installation of sidewalks in the village – one for new construction/development, and the other would be for existing properties where the village determines a need for sidewalk. The committee still needs to work on fine-tuning this and will be brought back to the village board at a later time.

Economic Development Committee – June 26, 2018 meeting

The minutes from the Economic Development Committee – June 26, 2018 meeting were reviewed along with a Social Media Proposal power point.

Tech Committee – June 28, 2018 meeting

The minutes from the Tech Committee – June 28, 2018 meeting were reviewed. The committee decided that i-pads would be the type of tablet to purchase. More details need to be worked out.

COMMITTEE PAY: At the June 21, 2018 village board meeting when the Tech Committee was formed, it was not discussed if this adhoc committee would receive committee meeting pay or not. After discussion, a **MOTION** to approve committee meeting pay for the members by Bertram, seconded by Haas, and carried.

Plan Commission – July 2, 2018 meeting

The minutes from the Plan Commission – July 2, 2018 meeting were reviewed. The commission approved a rezone within their extraterritorial jurisdiction in the Town of Fredonia.

APPROVE CSM (Certified Survey Map) FOR CASEY'S MARKETING COMPANY, HIGHLAND DRIVE AND MARTIN DRIVE: After recommendation of the Plan Commission and discussion, a **MOTION** to approve the CSM for Casey's Marketing Company, Highland Drive and Martin Drive by Haas, seconded by Abegglen, and carried. Long stated some of the Plan Commission members expressed an interest in attending the joint Northern Ozaukee School District school board and Village of Fredonia Committee of the Whole meeting that is scheduled to take place July 25, as they have an interest and would like to express their ideas and opinions. Dohrwardt cautioned that this could conflict with the open meetings law. When the Committee of the Whole meeting is noticed, there will need to be language that a majority of Plan Commission members may be in attendance, but no business may be conducted. More discussion took place about the nature of this meeting and what, if any, business will be discussed.

Utilities Committee – July 5, 2018 meeting

The minutes from the Utilities Committee – July 5, 2018 meeting were reviewed.

DISCUSSION/APPROVAL OF ENGINEERING AND DESIGN OF GRIT REMOVAL SYSTEM AT WASTEWATER TREATMENT PLANT: Phil Bzdusek from Strand Associates presented a proposal for a Grit Equipment Replacement Project. At the tour of the wastewater treatment plant on June 21, 2018, the village board was able to see the need to upgrade its grit system as it is nearing the end of its useful life and is no longer capable of dewatering grit. The committee recommends proceeding with the engineering and design. The proposal includes both design and bid-related services for \$97,700. The estimate for the grit removal project will be approximately \$1.5 million. After discussion, a **MOTION** to approve Strand Associates for engineering and design for grit removal project for \$97,700 to be paid from developer's fees by Haas, seconded by Meyers-Jansky, and carried.

Resolution 2018-H Final Resolution Authorizing the Levying of Special Assessments for Public Improvements Against Tax Key# 09-050-05-14-010 in the Village of Fredonia

Dohrwardt recused himself and turned the gavel to President Pro-Tem Meyers-Jansky, and seated himself in the audience. After discussion with the village attorney and more discussion concerning the survey under the Director of Public Works Report, the village board decided to take no action at this time concerning the Final Resolution.

Pictures of Welcome Sign Clean-Up Event

Pictures were provided of the Welcome Sign Clean-Up Event. The village board expressed its appreciation to Tony Randall and his crew for spearheading the project and carrying it through to completion so quickly, at no cost to the taxpayers. Many businesses and individuals also contributed to purchasing plants and supplies; for which the village is grateful.

Items for Future Consideration by Village Board

Bertram stated that she and Roger Strohm did an inspection of Mason Thill's Eagle Scout Project and signed off on it; however, there are still some concerns that need to be addressed. The Parks Committee will look at it. Haas thanked and congratulated Bill McLarty on his appointment to the board. Haas also thinks a policy should be created on how trustee vacancies are filled. Meyers-Jansky stated if anyone is aware of residents or businesses that have gone out of their way to beautify their property to let her know.

Adjournment

The meeting adjourned at 9:45 p.m. on a **MOTION** by Haas, seconded by Abegglen, and carried.

Respectfully Submitted:

Sandi Tretow
Clerk-Treasurer