

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
September 7, 2006**

The regular village board meeting was called to order at 7:00 p.m. by President Hamm. Present: Bill Hamm, Don Dohrwardt, Chris Kunstmann, Bruce Laabs, Larry Palm, Joe Short, and Larry Waskiewicz. Also present: Mark Jaeger, Allen Neumann, and Jo Ann Wagner.

Approve Minutes

With a change on page two, Report from Celebrate Fredonia Meeting, second last sentence is changed to read “Waskiewicz stated that Kunstmann will be in charge of seeing that this is taken care of.”, the minutes of the August 24, 2006 village board meeting were approved on a **MOTION** by Waskiewicz, seconded by Laabs, and carried, with Short abstaining.

Approve Payment of Bills

With an additional bill for Blue Cross, Blue Shield, the general fund, water and sewer bills were approved for payment on a **MOTION** by Short, seconded by Palm, and carried unanimously. It was noted that the check to the Lion’s Club is for Celebrate Fredonia.

Operator’s License

A **MOTION** was made by Waskiewicz, seconded by Dohrwardt, to approve an operator’s license for April Young. Motion carried unanimously.

Unfinished Business – Restrictive Covenants

The village board reviewed the Declaration of Covenants, Restrictions and Easements for Village Green. It was clarified that on page ten, first paragraph, the Village of Fredonia’s approval at this time is by the Architectural Control Board. On the bottom of page ten, Section 3.19 (a) the last word is ACC. On page 16, 8.1 (a) is changed to read, “by the Developer with approval by the Village of Fredonia until such time as Developer conveys all Lots to other owners (other than by multiple sale of Lots to a successor developer), and thereafter”. Also on page 16, section 8.1 (b) the first sentence is changed to read, “by owners of seventy-five percent (75%) of the Lots with approval by the Village of Fredonia (provided the written consent of the Developer or its successors and assigns is first obtained, so long as the Developer, or its successors and assigns shall own any Lots).” With these changes, the Declaration of Covenants, Restrictions and Easements for Village Green were approved on a **MOTION** by Waskiewicz, seconded by Palm, and carried.

Homeowner Association By-Laws – Village Green

The By-Laws of Village Green Homeowner’s Association, Inc. were approved as presented on a **MOTION** by Waskiewicz, seconded by Palm, and carried.

Additional Driveway – 124 Wisconsin Street

The village attorney will be sent copies of the minutes approving the additional driveway for 124 Wisconsin Street, along with copies of the minutes from the August 3, 2006 village board meeting. The attorney will be asked:

- If the village can complete the work on the additional driveway if the resident does not.
- If the village can complete the work, is some type of ordinance needed to allow this.
- If the village can revoke the approval for the additional driveway (it was noted that the reasons given for the additional driveway have not materialized – there has not been any tenant use, the blue slag has not been added, and the property owner did not stay six feet away from the lot line).
- If the village proceeded legally in review of the additional driveway approval, including the deadline for completion approved at the August 3, 2006 meeting.

Wisconsin Street Property Clean Up

Neumann reported that a two yard dumpster has been filled and removed each week since the last board meeting. No sunset date for completion of clean up has been established. It was questioned if a larger dumpster could be obtained – still at no cost to the village. Waskiewicz felt it was not a village problem and was opposed to having any staff member spend any time on this matter.

Badger Paperboard Land Purchase

Waskiewicz questioned the sunset date for building on the land purchased by Badger Paperboard. He stated a message should be sent to them regarding the timeline for building.

Hard Surface Driveways

Waskiewicz noted that some driveways in the industrial park have a hard surface and some do not. Property owners not complying with the ordinance should be contacted.

Sewer Back Up – South Milwaukee Street

Neumann reported that we have received the report and video from Great Lakes TV and Seal. This includes before and after pictures of the protruding taps. One sewer backup claim has been settled. Dohrwardt noted that he did not file a claim for his damages, but has some persistent lingering problems. It is not his intention to file a claim unless he can't remedy the situation.

Letter of Credit – Emerald Hills Subdivision

The Director of Public Works informed the village board that the improvements in the Emerald Hills Subdivision have been constructed in accordance with the subdivision plat and the plan and specifications as approved by the village board. Laabs stated that the curbs have not been corrected, nor the driveway approaches. He stated that the driveway approaches are deteriorating and the concrete is chipping. This affects at least four or five properties. A **MOTION** was made by Hamm, seconded by Dohrwardt, to table the letter of credit for the Emerald Hills Subdivision until the area has been inspected. Motion carried.

Resolution No. 2006-J Accepting Improvements in Emerald Hills Subdivision

A **MOTION** was made by Hamm, seconded by Dohrwardt, to table Resolution No. 2006-J accepting the improvements in the Emerald Hills Subdivision until after the area has been inspected. Motion carried.

Water and Sewer Committee – August 28, 2006 Meeting

The Water and Sewer Committee reviewed the proposed 2007 budget for the Water Utility and Sewer Utility. The committee recommended submitting the budgets to the Finance Committee. The committee also reviewed the sewer rates and recommended that they remain the same.

Sewer Utility Rates

After review of the information, a **MOTION** was made by Waskiewicz, seconded by Kunstmann, to have the sewer use charge remain the same. Motion carried unanimously.

WWTP Replacement Fund

A **MOTION** was made by Kunstmann, seconded by Short, to change the annual WWTP Replacement Fund contribution to \$32,000 starting in 2007. Motion carried unanimously.

Public Safety Committee – August 30, 2006

Twenty hydrant flags have been ordered as requested. This type of hydrant flag will be required in all new development. The Fire Department Explorer Program needs insurance. If they have five members, the Boy Scouts will provide insurance. With less than five members, an insurance policy will be needed for the program. Hamm noted that he has offered to go door to door with someone from the Fire Department

encouraging residents to join the fire department. This was referred to the Personnel Committee to discuss recruitment. Maintenance of the fire department building was discussed. This will be forwarded to Public Works. Roof repairs should be under warranty. Questions regarding LOSA contributions were referred to the Personnel Committee for a written response. Also referred to Personnel were job descriptions and expectations for fire fighters.

Swimming pool regulations were reviewed by the committee and will be revised, reviewed again by Public Safety, and then brought to the village board. The Police Department's 2007 budget was reviewed and recommended to Finance Committee. The committee recommended that the squad car be purchased in 2006. This will be referred to the Public Works Committee.

Celebrate Fredonia was discussed. It was noted that alcohol beverages will only be sold within the beer tent, but will be able to be consumed within the park. No wheelie or burnouts will be allowed in the parade.

Detention ponds were discussed. Specifications are regulated by the Department of Natural Resources. Some rescue equipment will be included in the Fire Department's 2007 budget. Without an experienced dive team, fire fighter members will not attempt a rescue under ice. Four fire departments in Ozaukee County have dive teams. Each team uses their own equipment. Laabs noted that he is opposed to the "funnel" type design of some detention ponds. For safety a 4:1 slope is recommended.

Use of Equipment Policy

Current policy requires permission from the department manager in charge before equipment may be used by anyone else. Recently one department needed to use a piece of equipment from another department but was unable to locate the department head. Over an hour and a half was spent trying to contact the department head to no avail. During that time four employees waited to complete the needed task because of safety issues. Waskiewicz suggested that the Use of Equipment policy be kept as is but the following be added, "If thirty minutes has expired the Village President or Trustee has the authority to grant permission for use of any Village of Fredonia equipment. The requestor will document the usage, date, and time, along with signature as noted Grantor before equipment is used and filed within the Village Hall within 24 hours." It was clarified that the use of equipment is by other village employees. Discussion followed on what equipment this should pertain to, if this is a good idea, better ways to communicate, who is ultimately responsible for the equipment, and if other employees "down the ladder" from the department manager should be allowed to grant approval in the absence of the manager. A **MOTION** was made by Palm, seconded by Hamm, to send this issue to the Public Works Committee for review and recommendation. It was noted that village trustees would not be using village equipment in the parade. Motion carried.

Motion by Kunstmann, seconded by Laabs, to return to agenda item 6. Motion carried.

Celebrate Fredonia

Waskiewicz noted that set up will be Friday afternoon and Saturday morning. Board members can assist. The parade is at 1:00 p.m. Fireworks are at 9:00 p.m. Tear down is from 9:30 to 11:00 p.m. on Saturday night. Schmit Ford will donate two or three vehicles for the parade for use by the trustees.

Resolution No. 2006-K Designating NIMS as the Basis for Incident Management

Resolution No. 2006-K designating the National Incident Management System (NIMS) as the basis for incident management in the Village of Fredonia was adopted on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried, with Kunstmann abstaining.

Resolution No. 2006-I Regarding Water Impact Fee

The actual fees collected and already spent will be calculated for the water impact fee before the resolution is considered.

Resolution No. 2006-L Regarding Police Impact Fee

Resolution No. 2006-L extending the seven year threshold to spend police impact fees to ten years was adopted on a **MOTION** by Short, seconded by Laabs, and carried with Waskiewicz opposed.

Resolution No. 2006-M Extending Time for Fire Impact Fee

Resolution No. 2006-M extending the seven year threshold to spend fire impact fees to ten years was adopted on a **MOTION** by Short, seconded by Laabs, and carried with Waskiewicz opposed.

Resolution Extending Time for Park Impact Fee

The park impact fees collected and already spent will be calculated before this resolution is considered.

Meeting with Town of Fredonia on Joint Building Project

Town board members will attend the next Village of Fredonia board meeting to discuss a possible joint building project. Various plans were discussed at the meeting. The town will be adding a referendum question to the November ballot asking if town residents favor working with the village on a joint municipal building. The village will need to decide if they also want to add a non-binding referendum to the November ballot basically asking the same thing. A joint public hearing could be held a week or two before the November election. It was noted that any building would need to fall within the village's financial ability. The building should be designed to be expandable. The cost sharing formula should be simple, perhaps based on square footage. The Facility Needs Plan from 2000 estimated 3,320 square feet as village hall requirements for 2010. Compact storage units were considered to reduce the storage needs. It was suggested that the town build their portion now and the village could add on in 2017. Hamm stated that if it were not a joint venture now, the town would not build in the village. The board will hold a special village board meeting to address financial issues regarding a fire department, police department, streets and village hall.

Report from Director of Public Works

The report from the Director of Public Works was reviewed. Neumann stated that the pipe work has started in Village Green. The rate of storm water discharge from the Village Green Subdivision will be slower, although there could be more volume.

Report from Clerk-Treasurer

The report was reviewed. Five pollworkers and one registration deputy will staff the September election. The November election will have seven pollworkers.

District V Clerk's Meeting

Attendance by the Clerk-Treasurer at the September 20, 2006, WMCA District V meeting at a cost of \$25 plus mileage was approved on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried.

Correspondence

- A. County board agenda for September 6, 2006.
- B. New health insurance rates effective November 1, 2006.

The meeting adjourned at 9:24 p.m. on a **MOTION** by Palm, seconded by Waskiewicz, and carried unanimously.