

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
September 21, 2006**

The regular village board meeting was called to order at 7:02 p.m. by President Hamm. Present: Bill Hamm, Don Dohrwardt, Bruce Laabs, Larry Palm, and Joe Short. Arriving later: Chris Kunstmann. Also present: Pete Didier, Lisa Dohrwardt, Bruce Paape, Bob Lederer, Mark Jaeger, Jerry Stemper, Wally Thill, Allen Neumann, and Jo Ann Wagner. Arriving later: Richard Mueller and Lance Leider.

Approve Minutes

Minutes of the September 7, 2006 village board meeting were approved as presented on a **MOTION** by Palm, seconded by Short, and carried.

Payment of Bills

A **MOTION** was made by Dohrwardt, seconded by Laabs, to approve payment of the general fund, water and sewer bills including three additional bills – WE Energies for \$2,251.26, Kettle Lakes Co-op for \$69.70 and Fredonia Lions Club for \$101. Kunstmann questioned why the food items for Celebrate Fredonia was not paid out of the \$1500 budgeted for Celebrate Fredonia. Dohrwardt amended his motion to withhold payment of the Fredonia Lions Club bill until clarification is received. This was seconded by Laabs. Motion carried

Treasurer and Utility Report

The South Milwaukee Street sidewalk has been completed. The sidewalk reserve for this project will be eliminated from the financial statement. The March 14, 2006 payment on the \$422,500 Promissory Note was shown on the financial statement and will be removed. With these changes, the treasurer and utility reports were approved on a **MOTION** by Dohrwardt, seconded by Laabs, and carried.

Operators License

An operator's license for Jason Buchholtz was approved on a **MOTION** by Short, seconded by Kunstmann, and carried.

Special Gathering Beer License

A special gathering beer license for Rosemary Home and School Association for October 14 and 15 was approved on a **MOTION** by Short, seconded by Kunstmann, and carried with Laabs and Hamm abstaining.

Joint Building Project – Town/Village Municipal Building

Representatives from the Town of Fredonia Building Committee discussed a joint building project. Items discussed include:

- The village would retain ownership of the land. The building would be jointly owned.

- Expenses would be shared based on square footage with common areas shared 50/50.
- A separate meter could be installed for common areas and each municipality's office area. (Mueller and Leider arrived)
- Building would start within twelve months of approval of the referendum – perhaps within six months. Building plans would be completed after the election, with building to start in spring. (Based on referendum results and actual costs, a final decision will be made by each community).
- The building would be an aesthetically pleasing single story, frame construction with foundation.
- A legal document would be signed regarding sharing of expenses, possible buy out in the future, maintenance of building, what happens if another unit of government is added to the building, etc.
- A committee comprised of members from both communities would be appointed to oversee the plans, construction and operation of a joint municipal building.

Hamm reiterated that the village board is very willing to work with the town on a joint municipal building. Paape expressed concern, noting his purpose is to protect the residents of the town, and if a joint building is costing as much as a separate building, he did not see the benefit to the town. Hamm noted that a joint municipal building will save up front costs on shared areas (board room, restrooms, hallways, etc.) as the town would only pay half of the cost. Continued operating expenses in these areas would also be shared 50/50. Based on 1200 square feet of shared area at \$120 per square foot building cost, the savings would be \$72,000 for each municipality. Dohrwardt noted that the village has reassessed its priorities and plan to remodel the fire department, remodel the existing village hall into a police station, add onto the public works building and build a new village hall. The first step is building a new village hall. Each municipality will be adding a referendum question to the November ballot asking residents if a joint municipal building should be built on the Maple Lawn site (242 Fredonia Avenue). The Building Committees will meet to discuss square footage needs and estimated costs. A joint informational meeting will be held on November 1, 2006, at 7:00 p.m. at the Ozaukee High School library.

Referendum on November Ballot

Based on discussions with the Town of Fredonia, the Village of Fredonia is considering a joint municipal building with the Town of Fredonia. The village board would like input from village residents. A **MOTION** was made by Dohrwardt, seconded by Palm, to adopt Resolution No. 2006-O adding the following Advisory Referendum question to the November 7, 2006 ballot.

“Shall the Village of Fredonia enter into a joint venture with the Town of Fredonia on the construction of a commonly used municipal building on the Maple Lawn site?”

The explanation is as follows:

A YES vote means that the Village of Fredonia should build a commonly used municipal building with the Town of Fredonia on the Maple Lawn site.

A NO vote means that the Village of Fredonia should not build a commonly used municipal building with the Town of Fredonia on the Maple Lawn site.

This is a non-binding referendum. Results of the referendum will be considered by the Fredonia Village Board in making a decision on a joint building project.

Motion carried unanimously to place the advisory referendum question on the November ballot.

Plan Commission – September 11, 2006

The Plan Commission approved a conditional use permit for condo storage buildings at 145 Meadowlark Road, the site plan, landscape plan and erosion control plan, contingent upon an acceptable developer's agreement. Hamm noted that he is still concerned about the density. The Plan Commission recommended an estimated population of 4,200 for the year 2035 in the Ozaukee County Multi-Jurisdictional Comprehensive Plan. The village attorney will be asked for a legal interpretation of the zoning code requirement of 50% masonry to see if the 50% is required on the street side, or if the 50% is required anywhere on the building.

Additional Structures on 145 Meadowlark Road

Only one principal structure is allowed on a lot, however, the village board may permit more than one structure for the orderly development of the parcel. The village board may impose additional yard requirements, landscaping requirements and parking requirements, or require a minimum separation distance between the principal structures. The proposed buildings are at least 20 feet apart; the density is 52% per net acre. Didier noted that he has met at the site with the neighbors to discuss the project. Landscaping plans have been approved by them. Palm questioned the architectural requirements for these buildings and which side of the building is considered the street side. A legal opinion is being obtained from the village attorney. Didier commented that the 50% brick would look better as a "beltline" around the building. All of the buildings will be the same height. (10/5/06) A **MOTION** was made by Dohrwardt, seconded by Short, to allow up to 52 condo storage units at 145 Meadowlark Road per the layout presented contingent upon approval of the developers agreement and contingent upon the existing building being removed by January 1, 2009. Parking areas and roadway will need to be paved. This will be addressed in the developer's agreement. Didier noted that the area will be graded, then the trees will be planted, then stone will be laid for Phase 1, then six to eight building slabs will be poured, the access to these slabs will then be paved, and then the buildings come. A gate will be added. Motion carried with Hamm opposed.

Public Works Committee

The report from the Public Works Committee was postponed until the next meeting.

Parks Committee – September 14, 2006 Meeting

Minutes from the September 14, 2006, Parks Committee meeting were reviewed. Laabs noted that the committee is recommending an ice rink in the 2007 budget. Neumann stated that they have tried it several times in the past but have not had much success, mainly because of the weather. Palm questioned if the Public Works personnel would have time to construct and maintain an ice rink. Neumann noted that it would take a good amount of time to construct and maintain. Laabs stated that they are hoping to accentuate use of the parks. Kunstmann noted that they would like to add to what the village offers its residents.

Finance Committee – September 18, 2006

Minutes from the Finance Committee were reviewed. The committee conducted a preliminary review of submitted budgets. The committee will meet again on October 3, 2006, to review the proposed 2007 budget.

Reconsider Resolution No. 2006-K

A **MOTION** was made by Kunstmann, seconded by Laabs, to reconsider Resolution No. 2006-K designating the National Incident Management system as the basis for incident management in the village. Motion carried. Kunstmann stated that with his situation of being a board member and also a fire department officer, he felt he should have recused himself from the vote, instead of just abstaining. A **MOTION** was made by Laabs, seconded by Short, to adopt Resolution No. 2006-K designating the National Incident management System as the Basis for Incident Management in the Village. Motion carried with Kunstmann recused.

Report on Operations at WWTP

The report on the operations at the WWTP was reviewed. Information will be provided to the Finance Committee on the possibility of an outside lab doing the testing at the WWTP.

Report from Director of Public Works on Operations of Village

The report from the Director of Public Works was reviewed. Neumann stated that he will be adding temporary help from now until “freeze up”. The branches at the intersection of Fox Glen Road and Martin Avenue need to be trimmed. JBJ Developers have asked the village if they would consider a tax incremental district for Cobblestone Village. This will be added to the next agenda. Neumann reported that he has inspected all of the Emerald Hills Subdivision and will present a report at the next meeting. A homeowner is also experiencing a problem with their sewer lateral. There is a sag in the lateral in the deepest pipe in Emerald Hills. The inspection reports are being reviewed and it has been added as a deficiency to the final report.

Report from Clerk-Treasurer on Operations of Village

The report from the Clerk-Treasurer was reviewed. Two hundred twenty-nine residents voted in the September primary election.

Workhorse Software Training

A **MOTION** was made by Short, seconded by Dohrwardt, to send the Deputy Clerk-Treasurer to the Workhorse Software training on October 20, 2006, at a cost of \$50 registration plus mileage and lunch. Motion carried.

Correspondence

Correspondence included a letter from the Department of Transportation regarding plat review.

Other Business

Dohrwardt suggested that the village board start looking at a transition plan as our workforce nears retirement age.

The meeting adjourned at 9:02 p.m. on a **MOTION** by Short, seconded by Kunstmann, and carried.