

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
November 2, 2006**

Village Board Members Present: Bill Hamm, Chris Kunstmann, Bruce Laabs, Larry Palm, Joe Short, and Larry Waskiewicz.

Others Present: Allen Neumann, Ron Weyker, Kathy and Dan Wieszmer, Mark Jaeger, and Jo Ann Wagner.

Public Hearing

The public hearing on the proposed rezoning of approximately 89 feet by 233 feet of the lot on Wenzel Avenue (tax key number 09-050-06-34-000) from A-1 (Agriculture) to Rs-2 (Single Family Residential) was called to order at 7:00 p.m. No comments were received.

Call to Order of Regular Village Board Meeting

The public hearing was adjourned and the regular village board meeting was called to order by President Hamm.

October 19, 2006, Village Board Meeting Minutes

A **MOTION** was made by Laabs, seconded by Kunstmann, to approve the minutes from the October 19, 2006, village board meeting. Short questioned a statement by the fire chief at the previous meeting regarding "putting money away for a new truck". He did not see this in the minutes. Kunstmann stated that they had discussed an ambulance reserve account. A statement will be added to the minutes reflecting the savings towards a new truck. Waskiewicz noted that on page three, under Finance Committee, the eight sentence should begin with "Fire Chief Brian Schommer and Assistant Fire Chief Brian Weyker" instead of with "Representatives from the Fire Department." With these changes the minutes were approved with Palm abstaining.

Payment of Bills

Payment of the General Fund, Water and Sewer bills were approved as presented on a **MOTION** by Waskiewicz, seconded by Short, and carried.

September Treasurer and Utility Reports

A **MOTION** was made by Waskiewicz, seconded by Palm, to approve the September Treasurer and Utility reports as presented. Short stated that nothing is reflected in the reserve accounts for money being put away for a vehicle. (Fire and ambulance accounts are not reflected in the general fund reports). Motion carried with Short voting nay.

Operator License

An operator's license for Jodene Johnson was approved on a **MOTION** by Short, seconded by Laabs, and carried.

Citizen Questions and Comments

Kunstmann noted that he has heard several comments from people that were not happy with Trick or Treat hours on Saturday. This will be discussed next year before October.

Ordinance No. 2006-12 Amending Fire Facilities Impact Fee

At a recent special village board meeting, the board discussed changing the impact fees to reflect a remodel of the fire department rather than a new building. This ordinance would change the fire impact fee to reflect the change. Laabs questioned what the time frame is for changing the ordinance. Hamm stated that we have ten years. Laabs noted that after the election next week, we will know if the village and town will build a joint municipal building. Laabs suggested that the board wait until after the election to make a final decision on the fire impact fee. Waskiewicz stated that the Facility Needs Assessment from May 2000 showed space needs at the village hall, fire department, police department and public works building. The report gave two options. Option A was slightly over \$1,000,000 and Option B was about 30% more. Waskiewicz stated that when the impact fee was implemented, he made the motion hastily and went with the

larger amount at the time. Based on further review of the numbers he now believes that Option A is more realistic for the village and therefore the fire impact fee should be changed. Waskiewicz stated that a joint venture with the town on a municipal building will save the village more than \$300,000 over twenty years. The police department will be able to utilize the existing village hall building until 2020. The Public Works Department needed an additional 791 square feet. This is proposed to be remedied with the 2007 budget adding additional storage space for Public Works and to store the LaVerne fire truck. The Fire Department deficiencies as well as the Marshal's office will still need to be assessed by the Building Committee and placed on the long range plan. The Fire Department needs are 1,383 square feet according to the May 2000 Needs Assessment study and the Marshal's office 500 square feet, although there is room in the basement which could be used. This would cover us until a minimum of the year 2020. Kunstmann stated that he does not think the increased impact fees have been considered when deciding the option to follow. Short stated that the village cannot afford to build a new village hall, fire department, Martin Drive and reconstruct Fredonia Avenue. Kunstmann noted that items were pushed back to build the village hall, but when discussing building a fire department, all items need to be accomplished. After more discussion a **MOTION** was made by Waskiewicz, seconded by Short, to adopt Ordinance No. 2006-12 amending the fire facility impact fee. Motion carried with Kunstmann opposed and Laabs abstaining.

Ordinance No. 2006-13 Rezoning Lot on Wenzel Avenue

Ordinance No. 2006-13 will rezone a portion of the lot on Wenzel Avenue from A-1 (Agriculture) to Rs-2 (Single Family Residential). The ordinance is not creating a land division. The northern portions of the lot will be joined to the lots fronting Wisconsin Street. Waskiewicz noted that rezoning this area will create parcels of land zoned A-1 that are not five acres as required by code. Hamm stated that currently the lot is not a five acre parcel. After discussion a **MOTION** was made by Hamm, seconded by Kunstmann, to adopt Ordinance No. 2006-13 rezoning a portion of the lot on Wenzel Avenue contingent upon the northern portion of the lot (shown as Outlot 1, 2 and 3) being merged with each property to the east of it and with the zoning changed to correspond to the lot to which it is being joined. After discussion, because of the need for another public hearing on the rezoning, the motion was amended to adopt Ordinance No. 2006-13 rezoning a portion of the lot on Wenzel Avenue contingent upon the northern portion of the lot (shown as Outlot 1, 2 and 3) being merged with the property to the east of each parcel. Documentation will be presented to the village hall when the lots are merged. At that point in time, the ordinance approving the rezoning will be approved. It was noted that curb, gutter and sidewalk may be special assessed to the property owner when Wenzel Avenue is improved. Motion carried.

Report on Informational Meeting on Joint Municipal Building

Short reported on the November 1, 2006, informational meeting on the proposed joint municipal building. He questioned if the village should mail the informational sheet and a letter to village residents. Hamm stated that we can inform the public, but we cannot promote, the referendum. A **MOTION** was made by Hamm, seconded by Short, to send a letter to village residents explaining the facts on a joint municipal building. The letter will be substantially as follows (with approval of the village attorney):

Dear Citizen:

Enclosed you will find a cost sheet on the proposed joint municipal building. This information is to inform you of the upcoming referendum that you will be asked to vote on at the Tuesday election. We trust that the information will help you make an informed decision.

Following is the referendum question:

“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?”

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.

Motion carried with Kunstmann opposed.

Report from Director of Public Works on Operations of Village

The report from the Director of Public Works was reviewed. Neumann noted that they replaced the valve on the watermain on Fredonia Avenue today. Also, there has been some vandalism at Oak Park and Fireman's Park.

Report from Clerk-Treasurer on Operations of Village

The report from the Clerk-Treasurer was reviewed. The Power Point Presentation for the joint informational meeting was also done by the Clerk-Treasurer.

Correspondence

Correspondence received include:

- A. Ozaukee County Board agenda – November 1, 2006.
- B. WisLine - Local Land Use Planning and Zoning.
- C. League of WI Municipalities newsletter.
- D. Ehlers Advisor newsletter.
- E. Info on black and white squads.
- F. Memo from Fire Chief on 2007 budget.

Items for Future Consideration by Village Board

The public hearing on the proposed 2007 budget will be at the next meeting. The driveway at 124 Wisconsin Street is in as approved by the village board. The area around PHD Roof Doctors has been cleaned up and looks good.

The meeting adjourned at 8:25 p.m. on a **MOTION** by Short, seconded by Palm, and carried.