

**VILLAGE OF FREDONIA**  
**VILLAGE BOARD MEETING**  
**July 10, 2008**

The public hearing on the proposed rezoning of Outlot 7 of the re-plat of Village Green Addition No. 1 from Rs-1 (Single Family Residential) to Rs-4 (Single Family Residential) and on the proposed rezoning of Outlot 6 of the re-plat of Village Green Addition No. 1 from Rs-1 (Single Family Residential) to C-1 (Conservancy) was called to order at 7:00 p.m. Nancy Washburn, with Regency Hills Development, stated that she was available to answer any questions. No comments were received from the public.

The public hearing was closed and the regular village board meeting was called to order at 7:03 p.m. by President Short. Present: Joe Short, Jill Bertram, Fritz Buchholtz, Don Dohrwardt, Chuck Lapicola, Larry Palm, and Larry Waskiewicz. Also present: Allen Neumann, Jo Ann Wagner, Mike Davel, Tom Johnson, Nancy Washburn, James Bertram, Kevin Olson, and Mark Jaeger. Arriving later: Paul Krause and Ed Oehme.

### **Pledge of Allegiance**

All stood and recited the Pledge of Allegiance.

### **Approve Minutes**

Minutes of the June 19, 2008, village board meeting were approved as presented on a **MOTION** by Dohrwardt, seconded by Lapicola, and carried with Palm and Waskiewicz abstaining.

### **Approve Payment of Bills**

With the additional list presented, and it noted that the Able Signs and Lighting check was voided, and the U.S. Cellular bill from the Sewer Utility is \$81.53, the General Fund, Water and Sewer bills were approved for payment on a **MOTION** by Waskiewicz, seconded by Palm, and carried.

### **Pay Request No. 2 – Martin Drive Project**

The second pay request for the Martin Drive project in the amount of \$137,657.29 was approved on a **MOTION** by Waskiewicz, seconded by Dohrwardt, and carried.

### **Operator Licenses**

Operator licenses for Angela Knapmiller, and Hope Tappa were approved on a **MOTION** by Dohrwardt, seconded by Bertram, and carried. (A five minute recess was taken.) The operator license for Yvonne Behling was discussed. Marshal Davel stated that based on additional information, he would recommend denying the license at this time. A **MOTION** was made Buchholtz, seconded by Lapicola, that the operator's license for Yvonne Behling be denied at this time. Motion carried. Behling can re-apply.

### **EIFS and Stucco as Permitted Material in Manufacturing Districts**

The Architectural Control Board has recommended that the village change their ordinance to allow EIFS and stucco as permitted material in manufacturing districts and that all references to "Dryvit" be changed to EIFS (Exterior Insulation and Finish System). (Oehme arrived). It currently is on the church in Fredonia and is allowed in residential and commercial districts. Johnson stated that seven to ten years ago there was a problem with EIFS, but this was mostly an installation problem rather than a material problem. Product guarantees varies from product to product. After further discussion, a **MOTION** was made by Palm, seconded by Waskiewicz, to approve EIFS and stucco as permitted materials in the manufacturing district. Motion carried with Lapicola opposed.

### **Changes to Electrical and Plumbing Permit Fees**

The Architectural Control Board has recommended an increase to electrical and plumbing permit fees. These fees were last increased in 2002. Palm noted that although he agrees with the increase, he is proposing that enactment of the increase be delayed until December 1<sup>st</sup> or January 1<sup>st</sup>. After discussion a **MOTION** was made by Palm to increase the electric and plumbing permit fees as proposed effective December 1, 2008. No second was received. No second was received. No second was received. Motion

failed for lack of a second. A **MOTION** was made by Waskiewicz, seconded by Dohrwardt, to postpone the decision on the electric and plumbing permit fees until the first board meeting in December. Motion carried with Palm and Buchholtz voting nay.

### **Re-Plat of Village Green Addition No. 1**

A **MOTION** was made by Dohrwardt, seconded by Waskiewicz, to approve the re-plat of Village Green Addition No. 1. Motion carried.

### **Certified Survey Map Combining Outlot 6 and Outlot 7 of Re-platted Village Green Addition No. 1 with Lot 1 of Village Green South**

The Certified Survey Map combining Outlot 6 and Outlot 7 of the re-plat of Village Green Addition No. 1 with Lot 1 of Village Green South was approved on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried.

### **Ordinance No. 2008-05 Rezoning Outlot 6 and Outlot 7**

Ordinance No. 2008-05 rezoning Outlot 6 of re-platted Village Green Addition No. 1 from Rs-1 (Single Family Residential) to C-1 (Conservancy) and rezoning Outlot 7 of re-platted Village Green Addition No. 1 from Rs-1 (Single Family Residential) to Rs-4 (Single Family Residential) was adopted on a **MOTION** by Waskiewicz, seconded by Dohrwardt, and carried.

A **MOTION** was made by Waskiewicz, seconded by Palm, to move to agenda item 15F(1). Motion carried.

### **Schedule Public Hearing on Proposed Re-Zoning of Village Green**

**South Addition No. 1** Regency Hills Development is proposing to change the four family lots on Martin Drive to two-family lots. A **MOTION** was made by Dohrwardt, seconded by Lapicola, to schedule the public hearing at the August meeting on the re-zoning of Village Green South Addition No. 1. Motion carried.

A **MOTION** was made by Waskiewicz, seconded by Lapicola, to return to agenda item 13. Motion carried.

### **Appoint Alternates to the Board of Appeals**

Short recommended that Paul Snyder be appointed to the Board of Appeals as an alternate. This was approved on a **MOTION** by Waskiewicz, seconded by Palm, and carried.

### **Building Use Policy**

The proposed building use policy for use of the Fire Department Meeting room was reviewed. Comments from assistance fire chief Chris Kunstmann were reviewed. In the event of a fire or emergency, and a need by the Fire Department to use the meeting room, a user would need to vacate the room to allow use by the Fire Department. After further discussion a **MOTION** was made by Waskiewicz to approve the policy with the deletion of Section 1 c. under Criteria for Use, eliminating the “for personal use” at the end of No. 2 under Facilities, and adding a Section *Emergency Use* – In the event of emergency usage by the Fredonia Fire Department and notification of the village president, use of the meeting room by the Fredonia Fire Department will supersede any pre-arranged schedule. Buchholtz asked if the board should discuss the policy with members of the Fire Department. Lapicola also felt this should be discussed with the Fire Department. Palm seconded the motion. Dohrwardt offered an amendment allowing certain groups to be pre-qualified and felt No. 1c should be kept in. Palm stated usage would still be approved by the village clerk. Waskiewicz felt it best to leave the groups names out, in case a group was missed. Dohrwardt asked if it could read “included but not limited to” the groups mentioned. No changes were made. Motion carried to approve the Meeting Room Use Policy with the three changes as discussed with Buchholtz, and Lapicola opposed.

### **Parks Committee – June 12, 2008, and July 7, 2008**

The report from the Parks Committee meeting was reviewed. Buchholtz stated that Jack Janik will be the grand marshal. Some new sponsors have been identified. A car and

cycle show will also be held. A fish boil will be on Friday night. This will be limited to 180 tickets at \$10 each. The parade will start on Edmaro Street. Volunteers are still needed. The Parks Committee will be designating 5% of the food and beverage proceeds and the fish boil proceeds for use for Celebrate Fredonia next year. A natural gas hookup is needed for the fryer.

### **Shared Hall Committee – June 11, 2008**

Minutes from the Shared Hall Committee were reviewed. The committee will have the stumps along the fence line ground out, will level the area and plant grass. The scheduled move in date is July 17 and 18<sup>th</sup>. Waskiewicz noted that any meetings to be scheduled at the Government Center need to be approved by the Joint Commission. Dohrwardt stated that the town and village clerk can check with each other and then schedule a meeting if the room is available. Waskiewicz reiterated that he felt the Joint Commission needs to approve use of the rooms for each meeting until a policy is established. Lapicola asked what the policy is on the Shared Hall donations. Waskiewicz stated that anyone who donates \$50 or more will have their name on a plaque. They are still accepting donations which are being used for the sign, landscaping, furniture, or other specific requests. Anything non-monetary the committee co-chairs will determine if the donation will be accepted.

### **Architectural Control Board – June 18, 2008**

Minutes from the June 18, 2008, Architectural Control Board meeting were reviewed.

### **Board of Appeals – June 24, 2008**

Minutes from the June 24, 2008, Board of Appeals meeting were reviewed.

### **Sewer and Water Committee – June 16, 2008**

The minutes from the June 16, 2008, Sewer and Water Committee were reviewed.

**WATER RATE INCREASE:** An application will be submitted to the Public Service Commission requesting a 3% rate increase effective December 30, 2008. This was approved on a **MOTION** by Dohrwardt, seconded by Lapicola, and carried. The last water rate increase was December 30, 2005.

**CLEAN WATER TOWER:** The contract with Lane Tank Company to clean the water tower at a cost of \$3,800 was approved on a **MOTION** by Lapicola, seconded by Buchholtz, and carried.

### **Plan Commission – July 7, 2008**

The minutes from the Plan Commission were reviewed.

**WATER TOWER LEASE AGREEMENT / BERTRAM WIRELESS:** The water tower lease agreement with Bertram Wireless was reviewed. The village attorney has made a few changes to the proposed lease. Discussion followed on the value of the lease to Bertram Wireless and the village. A **MOTION** was made by Buchholtz, seconded by Lapicola, to approve the lease with Bertram Wireless with a charge of \$50 per month, and the lease to be reviewed in one year. An item needs to be included regarding any interference with 800 mghz band and the county needs to be contacted regarding approval of this lease. With this, the motion carried with Waskiewicz opposed and Bertram abstaining. Bertram will bring statistics back in one year for review.

### **Report from Fire Chief**

No report was received.

### **Report from Village Marshal**

The report from the Village Marshal was reviewed.

**ORDINANCE NO. 2008-04 CREATING SERVICE FEE FOR WARRANTS:** A **MOTION** was made by Waskiewicz, seconded by Palm, to adopt Ordinance No. 2008-04 creating a service fee for warrants. Motion carried.

#### ORDINANCE NO. 2008-06 AMENDING PENALTIES FOR PARKING

**VIOLATIONS:** A **MOTION** was made by Dohrwardt, seconded by Bertram, to adopt Ordinance No. 2008-06 amending Section 10-1-50-(d)(2)(a) of the Fredonia Code of Ordinances increasing the minimum fee for parking violations from \$5.00 to \$10.00. Buchholtz stated that he would prefer giving seven days to pay before the fee is increased. Davel noted that often times he will work out a deal. Motion carried.

**REQUEST TO PURCHASE SQUAD CAR:** Marshal Davel noted his request to purchase a squad car in 2009 will be submitted to the Finance Committee.

#### **Report from WWTP Manager**

The report from the WWTP manager was reviewed.

#### **Report from Director of Public Works**

The report from the Director of Public Works was reviewed. Neumann noted that he is going through the necessary steps to apply for disaster relief.

#### **Report from Clerk-Treasurer**

The report from the Clerk-Treasurer was reviewed. Wagner noted that FEMA has stopped at the village hall and left a contact number for any resident or business that may have sustained flood damage.

#### **Correspondence**

Correspondence received and reviewed include:

- Safety information from WE Energies.
- Letter from Wisconsin Department of Administration regarding state contracts being available to local governments.
- Letter from MATC regarding 4.9 percent increase in proposed tax levy.

#### **Items for Future Consideration**

A resolution will be needed to approve volunteer employees for Celebrate Fredonia. Committees should submit their budgets to the village clerk early in September.

The meeting adjourned at 9:25 p.m. on a **MOTION** by Palm, seconded by Dohrwardt, and carried.