

VILLAGE OF FREDONIA
VILLAGE BOARD MEETING MINUTES
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
February 3, 2022

President Dohrwardt called the Village board meeting to order at 7:00 p.m. the Pledge of Allegiance followed.

Board members present: Don Dohrwardt, Dan Gehrke, Bill McLarty, John Long, Jill Bertram, Josh Haas, and Rick Abegglen.

Staff/Officials present: Marshal Mike Davel, Officer Eric Leet, Director of Public Works Roger Strohm, and Village Clerk Melissa Depies.

Others present: Ozaukee Press representative Connor Carynski and Jonathan and Michelle Biernat.

Consent Agenda

Motion by Trustee Haas, seconded by Trustee Gehrke, to approve the January 20, 2022 Village Board meeting minutes as presented and the General Fund, Water and Sewer bills as presented. Motion carried.

Open Session for Citizen Questions and Comments

None

Village of Fredonia Industrial Park Expansion – Development Services Proposal – Brian Adamson, ICAP Development

Brian Adamson, ICAP Development expressed interest in working with the Village to assist with the Industrial Park Expansion.

He explained that his company would:

- ✓ Review all prior programming and planning efforts provided by the Village
- ✓ Coordinate with the Village and other third-party consultants to understand the project objectives
- ✓ Provide feedback on design in order to maximize flexibility and revenue for the Village
- ✓ Assist the Village and other third-party consultants in negotiations with prospective buyers and users for the property
- ✓ Assist the Village and Village's legal counsel in the creation of a Development Agreement for the Project which all users within the Project would be subject to
- ✓ Oversee design, bidding, and construction activities for the public improvements installed within the project

Director of Public Works Strohm questioned what if there is a company that would want to move into a space but does not want to own it. Mr. Adamson stated that his company would be interested in developing the property; they would own the buildings and lease out the space. They would also be responsible for marketing the space and obtaining the tenants. ICAP has had over 32 developments similar to this over the past several years.

Trustee Long questioned if this contract would need to take effect before any lands are sold. Mr. Adamson replied, yes, they would like to market the lands properly and be involved with properly placing the roads and lot splits to ensure that all lands is used to its fullest potential.

Trustee Gehrke stated that the current layout is that all parcels are the same size. He questioned if this should be changed to make some parcels smaller and others larger. Mr. Adamson stated that it is important to make any building usable for current and future use.

This was just for information for the board to consider, no action was taken at this time.

Report on Operations of Village by Village President

President Dohrwardt congratulated Mya Delleree for receiving a silver at the State Girls Wrestling tournament.

Report on Operations of Village by Fire Chief

The Fire Chief was not present – there was no report.

Report on Operations of Village by Village Marshal

Board members reviewed the report highlighting police activities as prepared by Marshal Davel.

Marshal Davel presented and highlighted an annual report:

- ✓ The department has 9 officers. Craig Czarnecki is the technology person for the department and works very little on an as needed basis. Overall the officers work approximately 76 hours per week.
- ✓ The Village has two squad cars that are fully equipped for any incident. Both cars also have a Mobile Data Terminal which allows the officer to send and receive information directly from the squad car.
- ✓ There was a total of 108 arrests in 2021 as well as many warnings and equipment violations. Officers responded to 0 traffic accidents. Issued 12 parking tickets – all of which were for winter parking violations.
- ✓ Officers responded to 830 various complaints.

Marshal Davel stated that he is planning to retire from in early 2025. Officer Leet will be leaving Port Washington in January of 2023 and has interest in becoming the head Marshal for the Village and holding regular office hours.

Marshal Davel thanked the Village Board for all support and setting them up properly to handle any incident that may arise. The equipment provided the department is the same as any full-time department.

Report on Operations of Village by Director of Public Works

Board members reviewed the report highlighting projects and other activities of the Public Works crew as prepared by Director of Public Works Strohm.

Director of Public Works Strohm reported that Baker Tilly is no longer coming on a weekly basis, the need is slowly winding down. Crews are catching up on maintenance items and removing many dead street and park trees.

Director of Public Works Strohm stated that crew members are interested in taking in-person training to obtain the Water and Wastewater licenses. Hoping that in-person training will resume as Covid restrictions are lifted.

Report on Operations of Village by Wastewater Treatment Plant Operator

Board members reviewed the report of the Wastewater Treatment plant as prepared by Director of Public Works Strohm.

Report on Operations of Village by Clerk/Treasurer

Board members reviewed the activities report as prepared by Village Clerk/Treasurer Depies.

Refund tax payment to Jonathan and Michelle Biernat:

On January 19, 2022 the Village received a check from Metro Denver Title in the amount of \$1,936.34 to pay the first installment of the property taxes for Jonathan and Michelle Biernat. The Village Clerk/Treasurer applied said check accordingly.

On January 24, 2022 the Village received a check from Shellpoint (Corelogic) in the amount of \$4,146.65 to pay the entire property tax amount for Jonathan and Michelle Biernat. The Village Clerk/Treasurer applied said check accordingly. This check also included payments for property taxes on two additional parcels as well.

With the processing of both payments an amount of \$1,936.34 is due back to the property owners Jonathan and Michelle Biernat. This check has been processed and is included in the list of checks for approval.

Michelle Biernat is requesting that the 2nd installment in the amount of \$2,210.31 also be refunded at this time. Ms. Biernat has made this request of the Village Clerk/Treasurer, Village President, and County Clerk Joshua Morrison.

As Village Clerk/Treasurer, I informed her that I was unable to honor that request as the checks were paid directly to the Village to pay the property taxes. To refund more than the overpayment would need Village Board approval.

If the Village Board approves the additional refund the property taxes will not be paid in full and the 2nd installment of \$2,210.31 will be due on or before July 31, 2022.

Trustee Abegglen stated that refunding the money as requested appears to be a low risk for the Village.

Trustee Bertram stated that the Village Clerk handled the situation correctly and the issue was no fault of the Village.

Motion by Trustee McLarty, seconded by Trustee Abegglen, to approve an additional refund of \$2,210.31 to Jonathan and Michelle Biernat. Motion carried.

Report by Ozaukee County District 2 Supervisor

Trustee Haas reported that there was a resolution on the floor to enact term limits for the chair and vice chair of the Board. The motion failed; however will be discussed and voted on again. Trustee Haas indicated that he supports term limits.

Trustee Haas also reported that there will a 50 percent turnover in county supervisors in April. Members from the Mequon, Cedarburg, Grafton, and Port Washington areas are stepping down.

Report of Public Works and Utilities/Tree Board Meeting

The minutes of the Public Works and Utilities/Tree Board meeting were distributed for review. Highlighted topics include: Natural Gas Extension to the Business Park; Federal Infrastructure Bill; bucket truck repairs; revised stormwater management ordinance; and improvements to the business park.

Report of Parks and Recreation Committee Meeting

The minutes of the Parks and Recreation Committee meeting were distributed for review. Trustee Gehrke reported that the committee discussed possible community events and groups to host them. This was more of an informational meeting to get the ball rolling for community activities.

Report of Finance Committee Meeting

Trustee Abegglen stated that the Finance Committee discussed the Developers Agreement for Meadowlark Storage. This agreement can be used as a template for other projects in the industrial park as well. A draft will be sent to Colliers and the Village Attorney for review.

Items for Discussion and/or Action

Director of Public Works Strohm explained that an agreement needs to be signed to extend gas main from Tower Drive to the East end of Innovation Drive. The cost for the extension should not exceed \$9,000.

Motion by Trustee Haas, seconded by Trustee Gehrke, to approve an agreement with We Energies to extend gas main from Tower Drive to the East end of Innovation Drive for a cost not to exceed \$9,000. Motion carried.

Director of Public Works Strohm stated that the Erosion Control and Stormwater Management Performance Standards needs to be updated to include two-year, ten-year, 25-year and 100-year post construction peak runoff discharge rates as well as pre-development peak runoff discharge rates.

Motion by Trustee Gehrke, seconded by Trustee Haas, to approve Ordinance 2022-1 Amending the Village of Fredonia Code of Ordinances Section 266 erosion Control and Stormwater Management title 24 Performance Standards. Motion carried.

Correspondence

None

Items for Future Consideration by the Village Board

Non

Adjournment

Motion by Trustee Abegglen, seconded by Trustee Bertram, to adjourn the meeting at 7:58 p.m. Motion carried.

NEXT MEETING: February 17, 2022

Respectfully Submitted:

Melissa Depies
Village Clerk