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FREDONIA VILLAGE BOARD MEETING MINUTES

Thursday, February 15th, 2024 at 7:00 PM

Fredonia Government Center - Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

1. President Gehrke called the meeting to order at 7:00PM, followed by the Pledge of Allegiance.
2. Trustees Present: President Gehrke, Trustee Paape, Trustee Haas, Trustee Abegglen, Trustee Dohrwardt, Trustee Bartz, Trustee Meyle.
Staff Present: Administrator Jenkins, DPW Director Paulus, Treasurer Depies, Clerk Johnson
Members of the Public: Natalie Eippert, Jessica Franck, Mark Buechler, various residents
3. **Public Comments:** *Trustee Bartz reminded the Board of the upcoming Winter Walk at Marie Kraus Park. President Gehrke stated that the DPW had collected the Village's Christmas trees to use in a bonfire that evening.*
4. **Motion to Approve Minutes of February 1st, 2024 Village Board Meeting and General Fund, Water and Sewer Invoices** made by Trustee Haas.
Seconded by Trustee Meyle.
Passed by unanimous voice vote.
5. Report on Operations of Village by:
 - a) **Village President:** *President Gehrke thanked the DPW crews for their efforts clearing the snow during the most recent snow event. He stated that they got a shout out from a resident and that the Village's streets were cleared in time for the morning commute.*
 - b) **Village Administrator:** *Administrator Jenkins reviewed his filed report. He stated that talks would continue with Hillcrest regarding a plan to move excess fill. He shared that there is a potential land sale in TID #3. He toured Badger Paperboard as part of the Business of the Month series. He stated that tax collection is complete. Treasurer Depies worked diligently with the auditor to complete the annual audit. The lab received further State approvals and client onboarding continues. He said that the Coffee with the Village event had a good turnout, that he and Clerk Johnson completed another election training with Village and Town election inspectors, and he continues work on Parks and Recreation events, including the Winter Walk. He shared that PWSB has committed to a significant contribution to the splash pad and will share details as soon as possible. Administrator Jenkins reviewed the monthly financial report.*
 - c) **Village Marshal:** Not present, report on file.

- d) **Fire Chief:** Not present, no report filed.
- e) **Public Works/Wastewater Treatment Plant:** *Director Paulus said that winter operations have been challenging due to ongoing equipment failures. The plow truck overheated and broke down within the first 40 minutes of plowing in the most recent snow event. He has already invested \$20,000 in repairs that he will not recoup if the Village sells the plow. He stated that he can't plow the Village with just one plow truck and expressed frustration that it took his team 10 hours to get to the Industrial Park due to lack of proper equipment. Trustee Paape said that the equipment issues are very serious, especially during large snowfall events. Administrator Jenkins said that a new plow truck is in the CIP for 2026, and asked Director Paulus what the timeline is to purchase the truck. Director Paulus responded that it is a two year wait plus six months for outfitting the truck. He stated that there may be a change in emissions standards by 2027 and the change could potentially add another \$30,000 to the cost. Trustee Paape asked about looking at plow trucks that are not brand new. Director Paulus responded that, since Covid, the County doesn't rotate trucks as often. President Gehrke said that he looked at used plow trucks, and what he was able to find were rusted and had high mileage. He wouldn't want to purchase an expensive used truck and be in the same position the Village is in now. Director Paulus added that both snow blowers broke in the most recent snow event. Trustee Paape suggested investing in a blower that would blow snow into the back of the dump truck. He stated that the Board must address infrastructure and equipment needs. Director Paulus went on to share that the lab was now certified in testing for e coli and nitrates and is the only lab in the county with those certifications. He said that he met with a municipality going through a plant upgrade. This municipality budgeted \$1.5 million for the upgrade and bids came back at \$2.5 million. President Gehrke said the lab certifications are another win for the Village. He asked the board to dedicate money for new equipment in future budgets to make the Village safe. Trustee Dohrwardt stated the municipalities have been operating on a shoestring budget for six to eight years.*
- f) **Clerk:** *Clerk Johnson highlighted the scheduled Board of Review and Open Book dates. She shared that staff had been consciously communicating the upcoming village-wide revaluation through a mailing in their tax bills and multiple blurbs in newsletters. She stated that she and Administrator Jenkins had completed the final training for election workers, and they wouldn't have to administer another large group training until 2026. President Gehrke shared that an attendee to the Coffee with the Village event had referenced the informational letter sent in the tax bills and was reassured by the explanation of the revaluation.*
- g) **Treasurer:** *Treasurer Depies stated that audit had been busy. She said there had been a hiccup with receipting credit card payments of tax bills but that she was working with the County to straighten it out.*
- h) **Ozaukee County District 2 Supervisor:** *Trustee Haas shared that the old button factory in the Town of Fredonia is caving in and leaning into the road. Trustee Meyle asked for further information. Trustee Haas explained the location of the button factory and that the county had made an offer to purchase the property, but the owner rejected the offer. Trustee Haas felt like the owner is looking for a golden parachute. The County and DNR have stepped in, and Trustee Haas is hopeful that the lot can be turned into a park at some point.*
- i) **Mid-Moraine Municipal Association Designated Representative:** *Trustee Dohrwardt learned at the recent meeting that Washington County is working with municipalities and developers to force housing prices down by building small houses on small lots with a goal of building 1,000 units over the next ten years. 75 % of these homes would be sold for under \$325,000 and the remaining 25% for under \$420,000. Trustee Dohrwardt was concerned about how to ensure that these houses wouldn't be built cheaply. He said the*

units would be owner occupied and there would be down payment loans that could be worked off with community service. Trustee Dohrwardt said that he would like to see this plan work before considering implementing it locally. President Gehrke thought that the plan might be based on work being done in Sheboygan County. They are trying to build affordable homes, but the margins are so slim that builders don't want to build these homes. He added that there are many efficiencies that can be considered, but the cost of labor is still high. Trustee Dohrwardt stated that he would be bringing a resolution to the Board in opposition to Senate Bill 691.

6. Items for Discussion and/or Action

- a) **Introduction of Ordinance 2024-02 Pertaining to the Use of Golf Carts on Village Streets:** Resident Mark Beuchler asked the Board to consider allowing golf carts on Village streets. He cited an ordinance in the Village of Belgium that he felt would be an appropriate template to keep property and people safe. Mr. Buechler stated that he wasn't asking for consideration of ATVs or UTVs, as they are loud and possibly dangerous. He added that most Village streets are nice and wide enough to accommodate traffic and golf carts. Trustee Paape asked if Mr. Buechler knew the traffic count on Belgium's main streets. Administrator Jenkins researched it and found that Belgium's traffic count was slightly higher than Fredonia's. Mr. Beuchler said the proposed ordinance could restrict use on busier streets. Trustee Haas stated that safety is a major concern, and that the ordinance would have to be crystal clear on where golf carts would be allowed. President Gehrke read a statement from a concerned resident who felt that golf carts pose a risk to the blind and handicapped residents of the Village. The concerned resident asked the Board to protect the blind and handicapped residents of the Village by not allowing golf carts. Trustee Paape asked Mr. Buechler if he was aware of any issues with the ordinance in Belgium. Mr. Buechler responded that he had contacted the clerk in the Village of Belgium and that she registers 10-12 golf carts annually and there have been no issues. Trustee Meyle said that golf carts could go 25 mph max, and that speed is not a concern. Trustee Abegglen said that his concern is for the safety of the people ON the golf carts as the cart has no protection around the occupants. Trustee Haas felt this ordinance was worth investigating further, and Trustee Abegglen agreed it was worth discussing. Trustee Dohrwardt stated that it would be prudent to see if this was something that would be likely to pass before spending money on legal review. He would need to be convinced to change his vote from what it was when the Board discussed ATV's. President Gehrke said that other towns and villages use these vehicles and must stop when they get to Fredonia. Trustee Paape agreed with Trustee Dohrwardt about spending money on legal review. Administrator Jenkins suggested that the ordinance could be passed contingent on legal review. Trustee Bartz said that Saukville had recently discussed the use of golf carts and wondered what the result had been. She also suggested that the board reconsider the use of ATVs and UTVs in the Village. Trustee Haas stated that if the Board considers ATVs and UTVs as part of this ordinance proposal, he will vote against it. Clerk Johnson said that she would format Belgium's golf cart ordinance to fit into the Village's ordinances. Administrator Jenkins said as this moves forward, the ordinance would be formatted by Clerk Johnson, be sent to Marshal Davel for review, and then to legal for a final review before being brought back to the Board.

- b) **Motion to Approve Attendance to the Clerks and Treasurers Institute by Treasurer Depies and Clerk Johnson** made by Trustee Dohrwardt.

Seconded by Trustee Abegglen.
Passed by unanimous voice vote.

- c) **Motion to Approve Updates and Upgrades to GIS: Storm, Sanitary and Water, Not to Exceed \$6,000** made by Trustee Haas.

Seconded by Trustee Meyle.

Director Paulus stated this is a budgeted item and would update the Village's GIS. Trustee Dohrwardt asked if this had to do with populating layers. Director Paulus responded that it updated the storm, sewer, and water layers that had last been updated in 2022. The update would include the addition of several dashboards, clean it up, and make the program more user-friendly. He said that the DNR requires reports on sewer cleaning and this update helps with the inspection report.

Passed by unanimous voice vote.

- d) **Discussion and Possible Action on Commercial Inspection Services:** Passed over.

7. **Motion to Adjourn into Closed Session Pursuant to WI State Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Consideration of Offer to Purchase a Portion of Parcel #09-035-15-011.00, Located in TID # 3** made by Trustee Abegglen.

Seconded by Trustee Haas.

Passed by unanimous roll call vote.

President Gehrke: Aye

Trustee Paape: Aye

Trustee Haas: Aye

Trustee Abegglen: Aye

Trustee Dohrwardt: Aye

Trustee Bartz: Aye

Trustee Meyle: Aye

8. **Motion to Adjourn into Open Session** made by Trustee Abegglen.

Seconded by Trustee Haas.

Passed by unanimous roll call vote.

President Gehrke: Aye

Trustee Paape: Aye

Trustee Haas: Aye

Trustee Abegglen: Aye

Trustee Dohrwardt: Aye

Trustee Bartz: Aye

Trustee Meyle: Aye

9. **Motion to Counter the Offer to Purchase a Portion of Parcel #09-035-15-011.00 from Greatland Electric, Dated February 5th, 2024, With Lines 654 and 655 Changed to Read "At Buyer's Expense"** made by Trustee Bartz.

Seconded by Trustee Meyle.

Passed by unanimous voice vote.

10. **Correspondence:** None

11. **Items for Future Consideration by Village Board:** *Trustee Abegglen reminded the Board of a proclamation made four years ago recognizing the talents of a local student athlete. He*

would like to acknowledge the athletic and citizen achievements of another exceptional student athlete and would bring a proclamation to the first meeting in April. Trustee Bartz shared that she heard from a resident who appreciated that committee level meetings are now being streamed via Zoom. President Gehrke suggested using Facebook Live in addition to Zoom to make meetings even more accessible.

12. **Motion to Adjourn** made by Trustee Haas.
Seconded by Trustee Meyle.
Passed by unanimous voice vote.