VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
October 6, 2014

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter

ROLL CALL: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Vanderheiden, Warren and Zabel. Trustee Daniels arrived at 7:05 p.m. Also present: Attorney Sajdak, DPW Director Ludwig, Water Spt. Driver, Hwy & Street Spt. Olszewski, Sewer Spt. Zimmerman, Planner Retzlaff, Engineer Bischke, Finance Director Rath, Fire Chief Weiss and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: President Wolter asked Jim Danielson of Accurate Appraisal, the Village's contracted Assessor to give an update on where we are after the revaluation. Danielson stated at the time it was determined to do the revaluation in 2014 it had been 6 years since Germantown had done a revaluation and the assessment ratio was at 111%. After the revaluation the assessment ratio is at 100.8%.
President Wolter stated Airgas will have a ribbon cutting and dedication of its new building at 10:00 a.m. Wednesday, October 8th.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST & COMMITTEE REPORTS: Upcoming meetings were announced as well as other items of interest by Trustees.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:
Daniel Wing – N116 W16044 Main Street, Germantown – Spoke regarding TID #6

CONSENT AGENDA:

A. Minutes – September 15, 2014 Regular Meeting

B. Accounts payable/payroll

1.	September 10, 2014	Accounts Payable	$ 1,397,789.20
2.	September 15, 2014	Payroll (salary)	$ 79,383.61
3.	September 23, 2014	Payroll (hourly)	$ 215,494.50
4.	September 25, 2014	Accounts Payable	$ 554,975.06
5.	September 30, 2014	Payroll (salary)	$ 78,632.59

C. Operator Licenses: October 7, 2014 - June 30, 2015:
Noah Abshire, Quincy Berg, Daniel J. Doedens, Nicholas G. Doedens, Bonnie Fitzwilliams, Kabir Ghuman, Jennifer Hagen, Christine Klippel, Quinece McKinley Lynk, Chilistina Monroe, Andre Norman, Emily Tarlo, Natasha Tilkens, Cynthia Vogel, Takia Wade

The following items were forwarded from the General Government and Finance Committee with a unanimous recommendation:

D. Recommend approval of NuVantage Employee Resource Agreement Annual Administration Fee $800 Fee per session: $95 Term: 11-1-2014 thru 10-31-15

E. Recommend approval of Auditing Services Contract 2014-2017 to Baker Tilly in the amount of $141,930.00

F. Recommend approval of Full Time Building Inspector Position (Community Development Department)

CONSENT AGENDA continued:

G. Recommend approval of Amending Assistant Building Inspector Position Description (Community Development Department)

Correction to the lettering on the agenda for the Consent Agenda items, which should be 'A-G'. **MOTION (Kaminski/Baum) to approve Consent Agenda Items A-G, by roll call vote, carried.**

UNFINISHED BUSINESS:

A. TID #6 Utilities Easement through W190 N9950 Appleton Ave.

MOTION (Zabel/Kaminski) to go into closed session at 7:20 p.m. as per WI. §19.85 (1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, when competitive or bargaining reasons require a closed session and then may re-enter open session to take such action as it deems appropriate. And include DPW Director Ludwig and Engineer Bischke. By roll call vote, carried.

MOTION (Kaminski/Baum) to go back into open session at 7:43 p.m., carried.

MOTION (Baum/Warren) to direct staff to proceed as discussed in closed session, carried.

PUBLIC HEARINGS – 7:00 P.M. OR LATER – None.

NEW BUSINESS:

A. Simplified Rate Increase – Water Utility

MOTION (Kaminski/Warren) to approve the 3% simplified rate increase for the water utility. Discussion of rate of return, cost for full rate study, need for rate increase, heavy water users, new wells, timeline for study and increase implementation, and desire to stay within small increases vs. one time large increases. **By roll call vote, 8 in favor, 1 opposed (Zabel), carried.**

B. Acceptance of Easements for Water Main Extension for Carriage Hill Apartments

Director Ludwig presented information regarding the easements for the water main extension for Carriage Hill Apartments. **MOTION (Zabel/Baum) to approve the National Little League Easement agreement and conditionally approve the School District Easement contingent upon review and approval by the Village Attorney, carried.**

C. New Agent For Liquor License Of Speedway #4465 W178 N9653 Riverbend Lane, Kimberly L. Doran, N108 W16526 Carriage Ave., Germantown, WI 53022

MOTION (Vanderheiden/Baum) to approve the New Agent of Kimberly L. Doran for the Liquor License of Speedway #4465 W178 N9653 Riverbend Lane, Germantown, carried.

NEW BUSINESS continued:

D. MLG Germantown Investment LLC, Agent for NMMR & Associates, Property Owner, and Donald & Gloria Neu, Property Owners; 118.7 acres of vacant land located northeast of Appleton Avenue and west of Maple Road; 4-Lot Certified Survey Map (**CSM**) for Phase 1 of the Willow Creek Business Park
MOTION (Baum/Warren) to approve the Certified Survey Map (CSM) as presented, carried.

E. Weber Homes Inc., Property Owner, Request to Extend Conditional Use Permit No. 09-11; Proposed 20-unit Greenbriar on the Pond Community-Based Residential Facility (CBRF) & Assisted Living Facility
Discussion of request for extension of Conditional Use Permit (CUP), 3rd extension, for six months, delay in financing schedule for developer, conditions required by Plan Commission and illnesses of subjects involved. **MOTION (Kaminski/Hughes) to approve the extension of Conditional Use Permit No. 09-11 as presented, 8 in favor, 1 opposed (Baum), carried.**

F. Resolution Approving Amendments to the 2014 Budget Establishing Tax Increment Financing District 6
Finance Director Rath presented information on the proposed Resolution amendment which provides for the 2014 budget and sets in line the 2015 TID #6 budget. **MOTION (Baum/Kaminski) to approve as presented.** Discussion of details in budget and costs vs. projects bid which are spread over two years of work. **Roll call vote, carried.**

G. 2015 Budget
Clerk Goeckner was asked to discuss the paperless proposal for Village Board and the proposed budgets for Election Salaries and Supplies, due to her absence at the Special Village Board meeting on September 29th when Administration and Clerk's budget were reviewed. A memo regarding the paperless proposal for Village Board had been provided to the Board on September 29th outlining the proposal. Clerk Goeckner explained the budget for Election salaries had included raises of $.50/hour for poll workers and $1.00/hour for Chief Inspectors as they had not had a raise since 2007 and are below the average wage for election workers in 13 surrounding communities by at least $1.10/hour for both positions. Germantown also does not provide meals, snacks or beverages for any of the workers on Election Day as do all other communities. The Village is also required, according to FLSA standards, to pay Election Workers for attendance at required training and that cost is included in the 2015 budget. No questions were asked regarding any of the items.

Finance Director Rath presented 2015 budget after previous meetings and additional revenues were projected. Transportation Aids have increased by approximately $67,000 for 2015 and is in addition to the $10,000 she was able to also use from impact fees which can be used to offset the debt service portion of the levy. With the new numbers the net levy increase would be .85%. Discussion of whether to use the increased DOT aid funds to lower the levy or use it for additional road repair funding, to offset capital borrowing or some other option.

NEW BUSINESS continued:

Discussion to review Capital borrowing items. Trustee Hughes proposed cutting the Police Department furniture request from $46,000 to $23,000. This will wait until Police Chief Hoell can be present for discussion.

MOTION (Baum/Kaminski) to remove $104,000 for Fire Department repairs to burn tower. Discussion: consideration to cut it by half, necessity vs waiting, training needs, how others train, consideration to remove vehicles instead, age of tower etc. **3 in favor, 6 opposed (Zabel, Vanderheiden, Miller, Warren, Kaminski, Daniels), motion failed.**

Motion (Kaminski/Zabel) to remove Fire Department ambulance from the Capital borrowing list. Discussion: number and age of ambulances, consideration of a used ambulance and staffing for use of all 4 ambulances. **All in favor, carried.**

MOTION (Kaminski/Zabel) to remove one of the two Deputy Fire Chief vehicles. Discussion: Will keep in the vehicle for the Fire Chief and he will pass down the one he currently uses. **All in favor, carried.**

Motion (Kaminski/Baum) to cut one of the two patrol trucks from Highway, cutting $180,000 from the borrowing. Discussion of request necessary to make entire fleet more reliable and other requests for 2016 will require large amounts of funding in the budget. Discussion to consider getting the cab and chasse this year. **All in favor, carried.**

MOTION (Kaminski/Daniels) to remove Alt Bauer Park playground at a cost of $75,000. Discussion: Playground is a maintenance issue and part of long term planning. **8 in favor, 1 opposed (Zabel), carried.**

MOTION (Daniels/Baum) to reduce the Fire Department concrete approaches item to $45,000, carried.

Discussion: Freistadt & Maple Road signalization, trackless for Highway Dept. Trustee Zabel suggested asking each department to find another 1% that could be saved to create a capital fund to offset purchases in the future instead of always borrowing. Trustee Kaminski feels the departments have held the line every time we have asked them to and just can't ask them to come up with another 1%. Department heads have done their job.

Further discussion regarding Fire Department staffing and referendum request, which are separate discussions. Weekend staffing: Wasn't the intention to put any more funding in there, Chief to come up with some ideas on how to allocate it, other alternatives for staffing. Chief stated he is prepared to bring this forward in two weeks with options he has been working on as he understands the board wants options and he will present them.

NEW BUSINESS continued:

MOTION (Kaminski/Zabel) to put the transportation aids into the budget to reduce the levy. Discussion of levy increase, capital borrowing, ability to levy for debt service. Current debt service level. **6 in favor, 3 opposed (Baum, Daniels, Vanderheiden), carried.**

Discussion of items to come to the October 20th Village Board meeting: Fire Department items and Police Department furniture. No requirement of other staff to be present except for Fire Chief for Fire Department staffing.

MOTION (Zabel/Kaminski) for Finance Director Rath to publish what we have ended with tonight and include the TID #6 budget for 2015, carried.

ADJOURNMENT

There being no other business, the meeting adjourned at 9:55 p.m.

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Barbara K. D. Goeckner MMC/WCPC
Village Clerk