VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	***MONDAY, October 2, 2017*** ***7:00 p.m.***
LOCATION:	**Germantown Village Hall Board Room**

I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. **ROLL CALL:**

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / DEPARTMENT AND COMMITTEE REPORTS:**
The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney and Village Clerk.

VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

VII. **CONSENT AGENDA:**
A. Approval of Minutes: September 18, 2017 Regular Village Board Meeting
B. Accounts payable/payroll
   1. September 25, 2017 Accounts Payable $ 1,417,614.19
   2. September 30, 2017 Payroll (salary) $ 80,308.47
C. Operator Licenses: October 3, 2017 to June 30, 2018: [Recommended Approval]
NEW: David J. Burns, Dakota J. Langhammer, Stephanie S. Sayles, Jarrid A. Willoughby

The following items were forwarded from **General Government and Finance** with a unanimous recommendation.
D. Resolution 17-17 Approving the Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff Merit Adjustment & Administrator Position Amendment of Resolution 12-17

VIII. UNFINISHED BUSINESS:

A. Ordinance No. 14-17, An Ordinance to Amend Certain Sections of Subchapter I of Chapter 1 of the Germantown Municipal Code Relating to the Appointment, Employment and Duties of Certain Village Officials

IX. NEW BUSINESS:

A. Feasibility Analysis of Possible Tax Increment District (#7) on Vacant Lands North of Freistadt Rd and East of Goldendale Rd

B. Consideration of an Initial Resolution Regarding Revenue Bond Financing for RafRad, LLC and Wisconsin Stamping & Manufacturing Project an amendment of the Series 2011 Midwest Disaster Area Bonds issued by the Village of Germantown. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution

C. Resolution No. 16-17 Requesting An Annual Equitable Distribution of 25% of the Washington County Sales Tax to All Washington County Municipalities (as amended by GGF).

D. Authorization to Purchase Used Vehicle for Community Development Department (Inspection Services)

X. ADJOURNMENT:

The next regular meeting of the Village Board will be on October 16, 2017 at 7:00 p.m.

UPON REASONABLE NOTICE, *efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.*

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
SEPTEMBER 18, 2017

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

ROLL CALL: President Wolter, Trustees Baum, Campbell, Miller, Myers, Warren, and Zabel. Trustee Kaminski and Hughes were absent and excused. Also present, Attorney Sajdak, Fire Chief Weiss, Public Works Director/Interim Administrator Ratayczak, CDD Planner Retzlaff, and Deputy Clerk Strebe

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: Logan from Troup 67 here to work on merit badge. Village Board extended offer to Steven Kreklow as Administrator: first day October 2nd. Participated in Germantown Historical Society event on Saturday, unveiled tribute to Irene Blau at Christ Church near Dheinsville Park. Oktoberfest in Dheinsville Park, September 23rd and 24th.

CITIZEN APPOINTMENT:
Historic Preservation Commission
Member Mark Kauth 09/19/17-04/20/20
MOTION (Baum/Zabel) to approve, carried.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS: Trustees provided information on upcoming meeting dates and times. Fire Chief Weiss noted Annual Fire Safety Fair on October 7th at Fire Station 2.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

CONSENT AGENDA:

A. Approval of Minutes: August 21, 2017 Regular Village Board meeting and August 23rd, August 28th, September 6th and September 11th Special Village Board Meetings.

B. Accounts payable/payroll

1.	August 22, 2017	Payroll (hourly)	$ 239,360.73
2.	August 25, 2017	Accounts Payable	$ 451,429.81
3.	August 31, 2017	Payroll (salary)	$ 83.982.17
4.	August 2017	Accounts Payable	$ 165,770.35
5.	September 5, 2017	Payroll (hourly)	$ 245,460.19
6.	September 10, 2017	Accounts Payable	$ 621,513.45
7.	September 15, 2017	Payroll (salary)	$ 81,926.05
8.	September 19, 2017	Payroll (hourly)	$ 29,985.48

C. Operator Licenses: September 19, 2017 to June 30, 2018: [Recommended Approval]
NEW: Karen L Klever, Joseph P. Krajcik, Rebecca N. Leibiger, Bernadine E. Matthews, Sally K Wallschlaeger

CONSENT AGENDA-continued:
The following items were forwarded from the **General Government and Finance Committee** with a unanimous recommendation:
D. T.E. Brennan Company Annual Retainer [Recommended Approval]
E. Resolution-Budget Amendment-Allocate Contingency Funds to Departments to Cover Wage Increase [Recommended Approval]
The following items were forwarded from **Public Works & Highways Committee** with a unanimous recommendation:
F. Authorization to Pay Invoice – Well #11 PLC Repair [Recommended Approval]
G. Authorization to Pay Invoice – Starnet Technologies [Recommended Approval]
MOTION (Miller/Warren) to approve consent agenda items A–G, roll call vote, 7 ayes, 0 opposed, carried.

UNFINISHED BUSINESS: None

PUBLIC HEARING: *The purpose of said hearing(s) is to hear any and all parties, their attorney or agents, for or against the application(s) filed by the petitioner(s)*
A. Infinity Custom Builders, Agent for Janae Magnuson and Leslie Anderson, Property Owners, for a Conditional Use Permit (CUP) for the construction and use of a Mother-In-Law Suite pursuant to Section 17.08(51a) of the Village Zoning Code, on the property located at W148 N13468 Pleasant View Drive-Tax Key: GTNV111-985 Presented by CDD Planner Retzlaff. Seeking Conditional Use Permit to construction Mother-In-Law Suite. Property is 10.1 acres, zoned agricultural. Complies with all zoning criteria. Plan Commission recommendation to approve subject to four conditions.

No one spoke for or against Conditional Use Permit public hearing.

NEW BUSINESS:
A. Conditional Use Permit for Construction and Use of a "Mother-in-Law Suite" Located at W148 N13468 Pleasant View Dr. **MOTION (Baum/Miller) to approve as presented, carried.**
Motion (Zabel/Myers) to go out of order, taking item H then I, carried.
B. Old Farm Subdivision Sign Installation and Maintenance Agreement.
MOTION (Baum/Miller) to approve maintenance agreement. Discussion regarding whose name will be inserted on Maintenance Agreement, deferred maintenance issues and size. Trustee Myers stated original sign, deeded October 4, 1976. **1 opposed (Warren), carried.**
C. Utilizing Funds from the Sale of Tender 91 to Purchase 2-Thermal Imaging Cameras.
MOTION (Baum/Warren) to approve purchase of 1 thermal imaging camera; roll call vote, all ayes.
D. Hire Part-Time Fire Department Administrative Assistant.
Presented by Chief Weiss. Money in 2017 budget. Stated justification for part-time position. Trustee Zabel noted adding position requires amending budget; requires 2/3 vote of full body. **MOTION (Baum/Warren) to approve part-time, 20-hour/week position for Fire Department Administrative Assistant at $13.50. Roll call vote, 6 ayes, 1 opposed (Zabel), carried.**

NEW BUSINESS-continued:

E. New "Class A" Fermented Malt Beverage and Intoxicating Liquor License for Wal-Mart Stores East, LP, W190 N9855 Appleton Ave., Germantown WI 53022. **MOTION (Myers/Warren) to approve as presented, carried.**

F. Public Grant Application-Germantown American Legion Post 1 Inc, N120 W15932 Freistadt Rd. R.O. Box, Germantown WI 53022, for September 9, 2017 POW MIA Silent March Parade Permit fee of $15.00. **MOTION (Baum/Zabel) to approve as presented, carried.**

G. Public Grant Application-Germantown Kiwanis Community Foundation Inc., PO Box 531, Germantown WI 53022, for Permit Fee(s) Associated with Construction of the Gehl Foods Performing Arts Pavilion in Fireman's Park.
President Wolter asked CDD Planner, Retzlaff for estimate of permits at new construction rate of .28/sq.ft. plus electrical permit, estimate between $500/$600. Trustee Zabel noted PUBLIC grant language indicates building fees not eligible to receive grant funds. Village Attorney concurs. Trustee Baum questioned if allowed to waive permit construction/permit fees. Village Attorney noted equal protection.
MOTION (Baum/Zabel) approve as presented, 1 aye (Trustee Campbell), 5 opposed, Trustee Myers abstained, failed.

H. Request of Germantown Kiwanis Community Foundation Inc., to Commence Construction of the Gehl Foods Performing Arts Pavilion in Fireman's Park.
John Krause, Kiwanis volunteer, provided project information. Project talks started in 2008 / 2009. Contracted with Keller Inc to act as General on construction project; contacts made with subcontractors for construction of pavilion. Keller Inc. estimated project cost of $397,000; fundraiser amount over $300,000, commitments for additional amount needed. Timeline to start October. Discussion on differing Attorney interpretations of current State Statutes and pending legislation with regards to project requirement to go out for bid and possible concerns for Village liability.
MOTION (Zabel/Baum) to grant commencement of construction on Gehl Performing Arts Pavilion. Further discussion regarding Developers Agreement and proof of funding. **Carried, Trustee Myers abstained.**
MOTION (Baum/Miller) to move to item G, carried.

I. Discussion and Action on Building and Construction Permit Fees for Current School District Projects.
CDD Planner presented information, outlining permit fee process. Germantown on low end for both fee schedule rates compared to surrounding municipalities. Work cooperatively to reduce staff time; package multiple inspections into single visit. Implement three policy directives to simplify process of calculating building construction permit fees. Net effect of implementing calculation rates and policies likely to decrease building construction permit fees; other building permit fees and impact fees not affected. Discussion of different rates and methods, reasons and effects of implementing, fair treatment to all, interagency agreement between School District and Village. Trustee Baum suggested use of levels depending on amount of renovation and attach rate amount to each level. CDD Planner Retzlaff stated reasonable framework to consider for future. **MOTION (Zabel/Miller) to accept CDD Planner's recommendation of three methods of calculating building fees for School district and come back to General Government and Finance with updated plan based on three levels as noted by Trustee Baum.** Further discussion on intergovernmental agreement, impact fees, fee rate increase.

NEW BUSINESS-continued:

MOTION (Zabel/Baum), to amend motion to lock in .28 sq.ft. and $10/$1,000 amount for building construction fees for School District, carried. MOTION as amended, 6 ayes, 1 opposed (Wolter), carried.

J. Ordinance No. 14-17, An Ordinance to Amend Certain Sections of Subchapter I of Chapter 1 of the Germantown Municipal Code Relating to the Appointment, Employment and Duties of Certain Village Officials.

Motion (Zabel/Myers) to approve. Village Attorney noted, agenda item is not material in packet; should be tabled and brought to October 2nd Village Board meeting. **MOTION (Baum/Zabel) to table, carried.**

Next regular Village Board meeting, Monday, October 2nd at 7:00 p.m.

ADJOURNMENT: There being no further business, meeting adjourned at 9:49 p.m.

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Kathleen M. Strebe
Deputy Clerk

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 17-17

APPROVING THE SALARIES AND COMPENSATION FOR EXEMPT EMPLOYEE'S AND OTHER NON-REPRESENTED SUPPORT STAFF
Merit Adjustment & Administrator Position
Amendment of Resolution 12 - 17

WHEREAS, the Village of Germantown employs both union and non-union personnel; and,

WHEREAS, it is necessary that the Village Board establish or approve compensation levels for exempt and non-union support staff personnel, and,

WHEREAS, the Village Board of the Village of Germantown has adopted the 2017 Budget on November 21, 2016 which included funding to cover 2017 salaries, and,

WHEREAS, this Resolution shall amend and add to Resolutions #'s 09 -17, and 12 – 17, which established prior compensation levels, and,

WHEREAS, the Village Board has authorized on October 2, 2017, a merit adjustment to some employees as determined by Germantown Department Directors, and

WHEREAS, the merit adjustment will be part of the 2017 employee salary and dispensed to the employee on the first payroll in December as a one-time amount, and

WHEREAS, the Village of Germantown appointed a new Administrator effective September 29, 2017 with a change in salary from the former employee, and,

NOW THEREFORE BE IT RESOLVED that the attached Salary and Compensation Schedule for fiscal year January 1 through December 31, 2017 shall be approved.

Introduced by: Trustee

Adopted: Vote: Ayes: Nays: Absent:

Dean M. Wolter, Village President

ATTEST:

Kathleen M. Strebe, Deputy Clerk

RESOLUTION # R - 17 Effective January 1, 2017

Salary Resolution #R 09 - 17
Amended June 5, 2017 for Public Works Supervisors - w/o Vehicle # R 12 - 17
Amended October 2, 2017 - Merit Adjustment

		2016	2017 (1.50%)	2017 (Merit Adj)	
2017 SALARY AND COMPENSATION SCHEDULE					
1.	Legislative				
a.	Village President	$8,000	$8,000		annually
b.	Village Trustees	5,500	5,500		annually
2.	Village Offices - General				
a.	Public Works Secretary	$22.35	$22.69	$22.80	per hour
b.	Deputy Treasurer	23.97	$24.33	$24.44	per hour
c.	Deputy Clerk	$19.91 - 23.55	$19.91 - $23.91		per hour
d.	Accounts Payable Clerk	$15.96 - 18.87	$16.20 - $19.15	$19.26	per hour
e.	Utility Accounts Clerk	$19.62 - 20.47	$19.91 - 20.78	$20.89	per hour
3.	Administrative & Related				
a.	Village Administrator	$100,188	$101,691		annually
	Village Administrator - Effective 9/29/17			$117,000	annually
b.	Village Clerk	66,075	67,066		annually
c.	Village Finance Director -	73,017	78,000	78,412	annually
4.	Public Works				
a.	Director of Public Works	$91,444	$92,816	$93,228	annually
b.	Village Engineer -1.5% Eff 6/20/17	86,000	$87,290	$87,720	annually
c.	Superintendent Highways, Parks & Bld.Ground	66,077	67,068		annually
c.1	Superintendent Highways, Parks & Bld.Grounds w/o Vehicle		71,068	71,398	annually
d.	Superintendent Water	66,077	67,068		annually
d.1	Superintnedent Water - New Hire eff 3/24/17		65,000		annually
d.2	Superintnedent Water - New Hire eff 3/24/17 w/o Vehicle		69,000		annually
e.	Foreman - Hwy, Parks, Bldg., Grds	64,361	65,326	65,648	annually
f.	Superintendent Wastewater	66,077	67,068		annually
f.1	Superintendent Wastewater w/o vehicle		71,068	71,398	annually
g.	Part-time Public Works Dept				
	Range - low	8.87	9.00		per hour
	Range - high	12.36	12.55		per hour
	5th Year -- Recycling Aids	11.40	11.57		per hour
h.	Summer Intern - Engineering	12.00	12.00		per hour
	Summer Intern - Engineering - Returning		13.00		
i.	Land Surveyor	$26.32 - $31.10	$26.72 - 31.57	$26.72 - 31.73	per hour
j.	Engineering Assistant	$23.60 -$ 27.87	$23.95 - 28.29	$23.95 - 28.43	per hour
k.	Civil Engineer -	$23.42 - $24.64	$23.77 - 25.01		per hour
l.	Community Development Director	75,014	79,251	79,663	annually
m.	Building / Electrical Inspector	27.96	28.38	28.52	per hour
n.	Building Inspection Secretary	$17.80 - 21.07	$17.07 - 21.39	21.50	per hour
o.	Planning/Zoning Assisstant	$17.80 - 21.06	$18.07 - 21.38	21.49	per hour
5.	Public Safety				
a.	Police Chief	$98,258	$99,732	$100,144	annually
b.	Police Captain	90,288	91,642	92,094	annually
c.	Police Lieutenant	$86,060 - $86,460	87,351 - $87,757	$87,985 - 88,189	annually
d.	Police Detective Sergeant	39.92	41.11		per hour
e.	Communications Supervisor	57,077	57,933	58,219	annually
f.	Police Secretary	22.95	23.29	23.40	per hour
g.	Police Dept Clerk	$17.17 - $17.96	$17.43 - 18.23	18.32	per hour

2017 SALARY AND COMPENSATION SCHEDULE

		2016	2017	2017	
			1.50%	Merit Adj	
h.	Fire Chief	87,967	89,287	89,699	annually
i.1	Deputy Fire Chief - Eff 5/19/17	68,331	69,356	69,698	annually
j.1	P.T. Deputy Fire Chief	3,904	3,904		annually
j.2	During Weekend Staffing	7,800	7,800		annually
k.	Part Time Secretarial (new - Sept 2017)			13.50	hourly
					annually
5a	Telecommunicators				
a.	Start	$18.27	$18.54		per hour
b.	One Year	19.10	$19.39		per hour
c.	Two Year	19.97	$20.27		per hour
d.	Three Year	$20.83 - $20.93	$21.14 - $21.24		per hour
e.	Four Year	$21.66 - $21.82	$21.98 - $22.15	$21.98 - 22.25	per hour
f.	Five Year	$22.50 - $22.66	$22.84 - $23.00	$22.84 - 23.11	per hour
g.	Seven Year	$23.36 - $23.55	$23.71 -$23.90	$23.71 - 24.02	per hour
6.	Parks, Recreation & Senior Center				
a.	Recreation Director	$69,418	$70,459	$70,871	annually
b.	Recreation Supervisor - 2	50,142	$50,894	$51,102	annually
c.	Recreation Supervisor - 1	45,603	$46,287	$46,495	annually
d.	Senior Program Coordinator -	38,854	$39,437	$39,645	annually
e.	Recreation / Senior Center Assistant PT	11.00	$11.00 - $11.20	$11.00 - 11.30	per hour
f.	Recreation Secretary 1	$13.20 - $13.40	$13.40 - $15.20		per hour
g.	Recreation Secretary 2	18.80	19.08	19.18	per hour
7	Board, Commissions & Election Workers				
a.	Plan Commission (limit 2 mtgs./month)	$20.00	$20.00		per mtg.
b.	Police & Fire Commission Member	20.00	20.00		per mtg.
c.	Police & Fire Commission Chairperson	25.00	25.00		per mtg.
d.	Police & Fire Commission Secretary	22.00	22.00		per mtg.
	(paid for max of 12 mtgs./year)				
e.	Board of Zoning Appeals	20.00	20.00		per mtg.
f.	Board of Zoning Appeals - Chairman	25.00	25.00		per mtg.
	(paid for max of 12 mtgs./year)				
g.	Park & Recreation Commission Member	20.00	20.00		per mtg.
h.	Park & Recreation Commission Chairperson	25.00	25.00		per mtg.
	(paid for max of 12 mtgs./year)				
i.	Library Board Member	20.00	20.00		per mtg.
j.	Library Board Chairperson	25.00	25.00		per mtg.
	(paid for max of 12 mtgs./year)				
k.	Election Inspectors	9.50	9.75		per hour
l.	Chief Election Inspector	11.00	12.00		per hour
m.	Alternate Chief Election Inspector	0.00	11.00		per hour
n.	Board of Review	50.00	50.00		per day
o.	Historic Preservation Commission	20.00	20.00		per mtg.

9. Mileage - Expense
   Per IRS Schedule for official approved use of private auto

See attached Park & Recreation Seasonal Salary Schedule

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. 14-17

AN ORDINANCE TO AMEND CERTAIN SECTIONS OF SUBCHAPTER I OF CHAPTER 1 OF THE GERMANTOWN MUNICIPAL CODE RELATING TO THE APPOINTMENT, EMPLOYMENT AND DUTIES OF CERTAIN VILLAGE OFFICIALS

WHEREAS, the Village Board previously adopted Subchapter I of Chapter 1 of the Municipal Code which adopts certain regulations related to the appointment, employment and duties of certain Village Officials; and

WHEREAS, the Wis. Stat. § 17.13 provides for processes involving removals of appointments of Village Officials; and

WHEREAS, the Village Board, upon the recommendation of the Village Attorney and the Village's labor counsel seeks to update and clarify these regulations; and

WHEREAS, the regulation of the appointment and employment of Village officials is in the best interests of the health safety and welfare of the Community;

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

<u>SECTION I</u>

Section 1.065 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are <u>underlined</u>, deleted text is ~~struck-through~~):

1.065 - DISCIPLINE OF VILLAGE OFFICERS.

(1) REMOVAL. All <u>appointed</u> Village officers, except the Police Chief<u>, Fire Chief</u> and the Library Director, <u>serve at pleasure and</u> may be removed from office in accordance with law ~~for cause~~ by a ~~2/3~~ <u>majority</u> vote of the entire membership of the Village Board <u>or by decision to remove at pleasure of the appointing authority where the officer is not subject to confirmation of the Village Board</u>.

(2) SUSPENSION.

(a) Village Administrator. The Village President may suspend the Village Administrator ~~for cause~~, with pay, and shall immediately notify the General Government and Finance Committee.

(b) Other Officials. The Village Administrator may suspend a Village officer, except the Police Chief<u>, Fire Chief</u> and the Library Director, ~~for cause,~~ without pay, for up to 5 days and shall immediately inform the Village President and the committee of jurisdiction of such suspension. The suspended officer may appeal to the Village Board within 10 days.

SECTION II

Section 1.07 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck-through~~):

1.07 - VILLAGE ADMINISTRATOR.

(1) APPOINTMENT AND TERM. The Village Administrator shall be appointed by the Village President, subject to confirmation by the Village Board, for an indefinite term~~, subject to removal for cause by a 2/3 vote of the entire membership of the Village Board in accordance with law~~.

(2) ALTERNATIVE CONDITIONS OF EMPLOYMENT. The Village Administrator's employment may, by contract approved by the Village Board, provide for employment terms different than as dictated by this Code. ~~be by contract, providing for termination by either the Administrator or the Village Board upon 90 days written notice, or the removal of the Administrator by the Village Board for cause at any time~~.

(3) DUTIES. The Village Administrator shall be the chief administrative officer of the Village and shall be responsible for the general supervision of all Village officials and departments. The Administrator shall perform professional level duties in managing, directing, planning and coordinating the municipal functions and services of the Village. The Administrator shall be responsible for the proper interpretation and efficient execution of all legislation, policies and programs established by the Village Board and assigned to the departments and officials under his supervision. The Administrator shall be an ex officio member of all boards, commissions and committees appointed by the Village President or the Village Board, pursuant to law. As such member, he may participate in all deliberations and actions, but shall have no vote except where the Administrator's participation is required by law because of another office he may hold.

SECTION III

Section 1.08 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck-through~~):

1.08 - VILLAGE CLERK.

(1) APPOINTMENT AND TERM. The Village Clerk shall be appointed by the Village President, subject to confirmation by the Village Board, for an indefinite term ~~subject to the satisfactory performance of his duties as provided in subsection (2) below~~.

(2) DUTIES. The Clerk shall responsibly perform the duties as set forth by applicable Wisconsin Statutes, administrative rules and Village ordinances; supervise all Village elections; be the overall coordinator of

the filing and records system within Village offices; and perform all other duties required by law or other direction of the Village Board.

SECTION IV

Section 1.10 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck-through~~):

1.10 - CHIEF OF POLICE.

(1) APPOINTMENT AND TERM. The Chief of Police shall be appointed by the Police and Fire Commission and shall hold office during a period of good behavior, as provided in §62.13(3), Wis. Stats.

(2) DUTIES. The Chief of Police shall serve as the department head of the Police Department and shall direct, plan and coordinate the activities of employees in accordance with authority established by the Wisconsin Statutes and Village ordinances. The Chief shall administer the day-to-day activities and services of the Police Department under the general supervision of the Village Administrator and policy guidance of the Police and Fire Commission and the Village Board. The Chief of Police shall further have those powers and duties identified in Chapter 4 of this Code.

SECTION V

Section 1.11 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck-through~~):

1.11 - VILLAGE ASSESSOR.

(1) APPOINTMENT AND TERM. The Village Assessor shall be appointed by the Village President, subject to confirmation by the Village Board, for an indefinite term~~ upon the satisfactory performance of his duties as provided in subsection (2) below~~. In the event that the appointed Assessor is an outside firm or individual, the terms of such appointment may, by contract approved by the Village Board, provide for employment terms different than as dictated by this Code.

(2) DUTIES. The Village Assessor shall be responsible for the determination of all real and personal property assessments for the purpose of taxation within the Village, and for the preparation and maintenance of related forms and records as required by the Wisconsin Statutes, the Wisconsin Department of Revenue, Village ordinances and the Village Administrator.

(3) CONFIDENTIALITY OF INCOME AND EXPENSES INFORMATION. Whenever the Assessor, in the performance of the Assessor's duties, requests or obtains income and expense information pursuant to §70.47(7)(af), Wis. Stats., or any successor statute thereto, then, such income and expenses information that is provided to the Assessor shall be held by the Assessor on a confidential basis, except, however, that said

information may be revealed to and used by persons: in the discharging of duties imposed by law; in the discharge of duties imposed by office (including, but not limited to, use by the Assessor in performance of official duties of the Assessor's office and use by the Board of Review in performance of its official duties); or pursuant to order of a court. Income and expense information provided to the Assessor under §70.47(7)(af), Wis. Stats., is not subject to the right of inspection and copying under §19.35(1), Wis. Stats., unless a court determines that it is inaccurate.

SECTION VI

Section 1.13 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck-through~~):

1.13 - EMERGENCY MANAGEMENT DIRECTOR.

(1) APPOINTMENT AND TERM. The Emergency Management Director shall be appointed by the Village President, subject to confirmation by the Village Board, for an indefinite term~~ upon the satisfactory performance of his duties as provided in subsection (2) below~~. ~~The Emergency Management Director is hereby designated as the Chief of Police.~~ In the absence of another appointment, the Chief of Police shall be designated to be the Emergency Management Director.

(2) POWERS AND DUTIES. See chapter 6 of this Code.

SECTION VII:

Section 1.12 of the Germantown Municipal Code is hereby created to read as follows:

1.12 – FIRE CHIEF.

(1) APPOINTMENT AND TERM. The Fire Chief shall be appointed by the Police and Fire Commission and shall hold office during a period of good behavior, as provided in §62.13(3), Wis. Stats.

(2) DUTIES. The Fire Chief shall serve as the department head of the Fire Department and shall direct, plan and coordinate the activities of employees in accordance with authority established by the Wisconsin Statutes and Village ordinances. The Chief shall administer the day-to-day activities and services of the Fire Department under the general supervision of the Village Administrator and policy guidance of the Police and Fire Commission and the Village Board. The Fire Chief shall further have those powers and duties identified in Chapter 5 of this Code.

SECTION VIII

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION IX:

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION X:

This ordinance shall take effect and be in full force on upon its passage and the day after publication.

Introduced by Trustee:

Adopted: Vote: Ayes: Nays: Absent:

____
Dean M. Wolter, Village President

ATTEST:

____

Approved as to form:

____
Brian C. Sajdak, Village Attorney

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 2, 2017

AGENDA ITEM: New Business

ITEM TITLE: Feasibility Analysis of Possible Tax Increment District on Vacant Lands North of Freistadt Road and East of Goldendale Road

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:
The J.W. Speaker Corporation, a leader in the design, manufacture and assembly of LED and other innovative vehicle lighting technologies for both OEM and aftermarket customers, operates from a 163,000 sqft manufacturing facility located on 51 acres north of Freistadt Road in the far northwest portion of the Germantown Industrial Park. J.W. Speaker approached the Village regarding potential expansion plans that would further solidify their position as an important component of the Village's economic and employment base. Toward that end, J.W. Speaker has taken initial steps toward acquiring an additional 99 acres of land located west of their existing facility north of Freistadt Road and east of Goldendale Road (see Exhibit 1).

As shown in the attached Concept Plan, in addition to expanding their existing facility, J.W. Speaker envisions creating additional development sites in a campus-like setting with separate facilities interconnected by a continuous roadway extending to the west from their existing property to Goldendale Road. A total of six (6) parcels would comprise the 99-acre expansion with three (3) parcels (shown as Lots 3,5 & 6) developed with additional J.W. Speaker facilities. The remaining three (3) parcels (shown as Lots 1, 2 & 4) would be available for development by others with similar office/light industrial uses.

In the course of discussing necessary infrastructure to support the J.W. Speaker expansion proposal, Village staff and J.W. speaker identified the need and possible funding options for the extension of sanitary sewer and water facilities west from the existing terminus along Freistadt Road to and northward along Goldendale Road, as well as, the construction of sewer, water and a 700' section of public street into the development site from Goldendale Road. As a result, Village staff and the Village's financial advisor, Ehlers and Associates, have done a preliminary investigation into the feasibility of creating of a Tax Increment District (TID) to support potential development and the jobs that would be created while also extending infrastructure to serve the broader area along the Freistadt Road/Goldendale Road corridors.

As detailed in the attached report, Ehlers and Associates has prepared an analysis of creating a TID for the 99-acre area. The Ehlers analysis concludes that the creation of a TID in 2018 would: spur approximately $27M of taxable development; generate a tax increment revenue stream that would support the expenditure of $2.2M for the necessary utility and road infrastructure; and generate a surplus of tax increment in 2030 (nine years prior to the statutorily required closure date).

If the Village Board is interested in proceeding with the creation of a TID, the Board should direct staff to initiate the process, including sending notification of the Village's intent to create a TID to the overlying taxing jurisdictions and holding a public hearing of the proposed TID before the Plan Commission. A preliminary timeline for the process of creating a TID is attached to the Ehlers feasibility report.

ATTACHMENTS:

- Exhibit 1: Preliminary TID Boundary
- Tax Increment District (TID) Feasibility Report (dated 9-29-17)
- J.W. Speaker Corporation Expansion Concept Plan (dated 9-29-17)

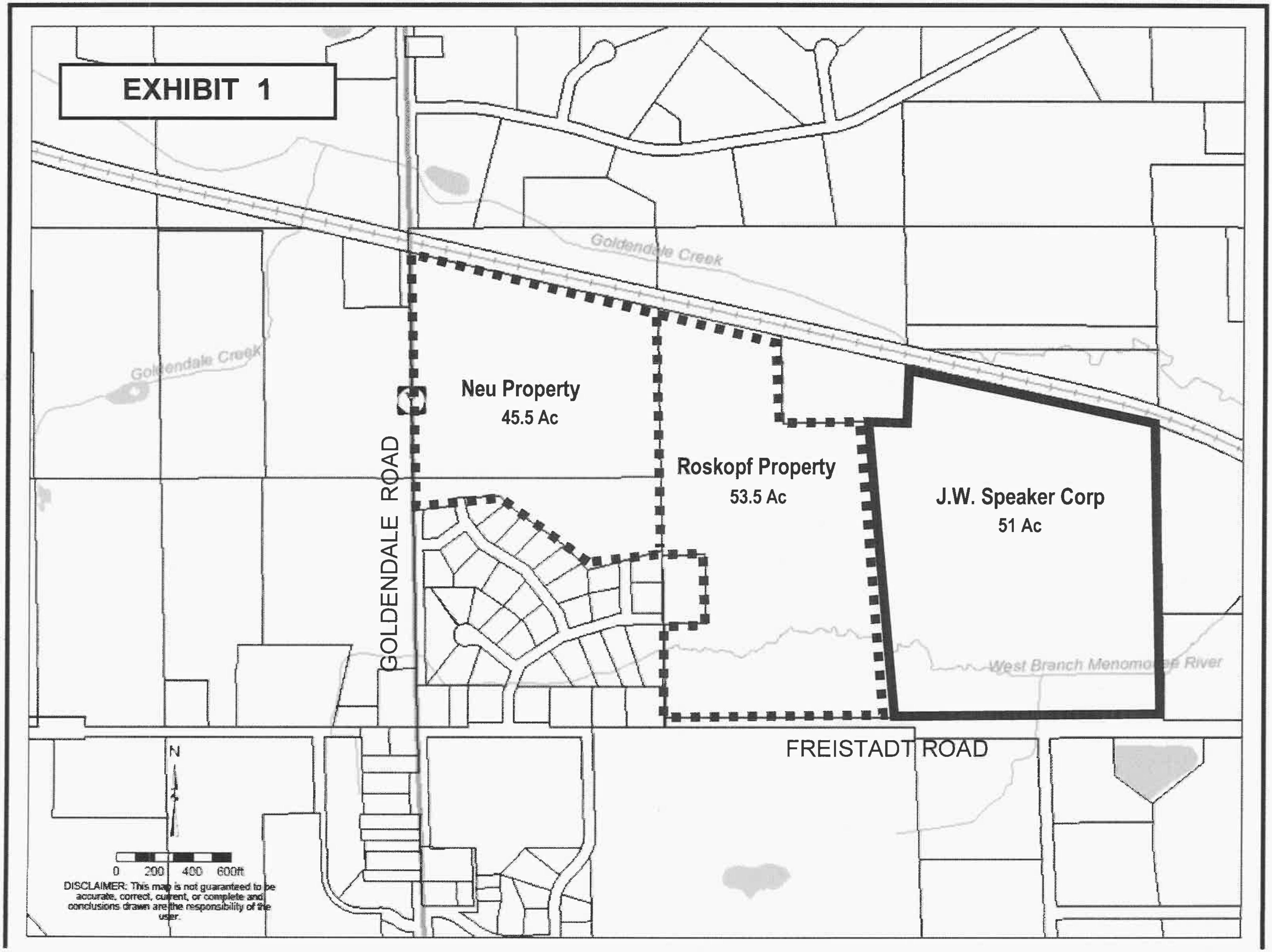


EXHIBIT 1
Goldendale Creek
Goldendale Creek
Neu Property
45.5 Ac
Roskopf Property
53.5 Ac
J.W. Speaker Corp
51 Ac
GOLDENDALE ROAD
West Branch Menomonee River
FREISTADT ROAD
N
0 200 400 600ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Memorandum

TO: Germantown Village President & Board of Trustees

FROM: James Mann, Ehlers

DATE: September 29, 2017

SUBJECT: Tax Increment District #7 Feasibility Analysis

Ehlers and Associates, Inc. has been hired to provide an analysis of the feasibility of creating a tax increment district (TID) encompassing the existing J.W. Speaker facility and adjacent lands. A general map of the proposed TID area is depicted to the right. The concept development plan is also attached that depicts the boundary of the TID.

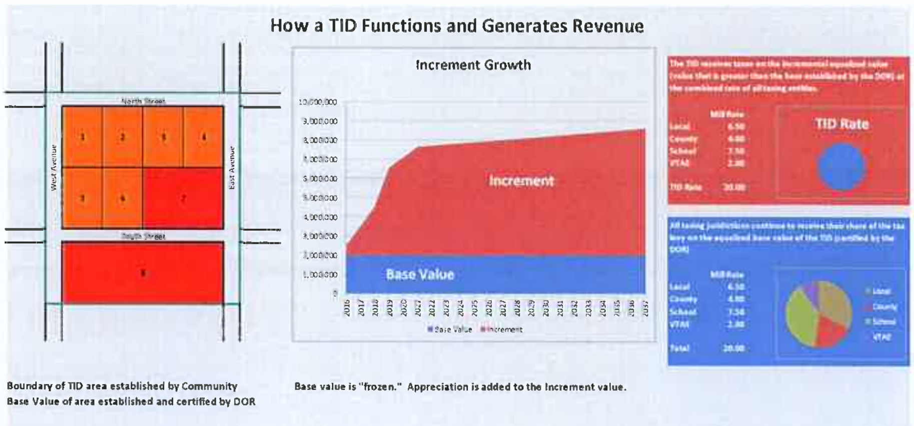
What is a Tax Increment District?

Tax Incremental Finance districts have been Wisconsin's primary economic development tool available to municipalities since the mid 1970's. The law has gone through a number of changes, with the current law allowing basically four(4) types of districts: Blight Elimination/Redevelopment (finding that 50% of land within the district is blighted or in need of rehabilitation), Industrial Development (finding that at least 50% of the land within the district is suitable for Industrial Development), Mixed Use (finding that at least 50% of the land within the district is suitable for 2 of 3 land classifications: industrial, commercial and/or residential), and Environmental Remediation Districts.

Dependent on the type of district created, the life cycle of a TID is between 20 and 27 years. During the life of the TID, expenditures can be made up to five years prior to the statutory closure of a tax increment district. Eligible expenditures within a TID include, but are not limited to: streets and roads, utilities, storm water facilities, grading, landscaping, direct development incentives (cash grants), administrative costs and finance costs.

TIDs are not allowed to expend funds on public buildings and projects that benefit areas outside the district. Expenditures made prior to the creation of a district, other than planning, legal and engineering costs, are not eligible to be reimbursed by a TID.

The graphic below depicts the basics of how a TID operates. Generally a boundary is established which carries a base value (equalized value of all the parcels within the district). The base value is frozen and then taxed at the same tax rate as all other lands within the municipality. The taxes on the base value continue to be distributed to the various taxing jurisdictions on their proportionate share of the levy.



Any increased value within the boundary of the TID is also taxed at the same rate as the base value, however the taxes generated by the new value or increment are retained by the TID to cover the costs that were incurred to "cause" the development to occur.

A tax incremental finance district utilizes the taxing authority of the municipality, school district, county and vocational/technical college district to pay for improvements that otherwise would not have occurred. In other words, "but for" the use of tax incremental financing, the development would either have not occurred, not occurred in the same timeframe, or would not have occurred with the same value.

Proposed District Creation

The type of district proposed for creation in the Village is an Industrial District. Based upon the land area designated for inclusion in the district, all of the area would be suitable for industrial development. The area proposed to be included in the district encompasses approximately 84 acres in addition to the area currently housing the J.W. Speaker facility.

The benefits of creating an industrial district are the promotion of industrial development within the Village, extension of utility infrastructure to serve the broader area, and the creation of additional jobs at the J.W. Speaker facility. There would also be the potential for an additional site or two for other industrial development.

Ehlers advises against amending TID #6 to add the proposed territory of TID #7 as the northernmost boundary of TID #6 is more than a mile away and to connect the two, a "dumbell" shaped district would need to be created. The area between the two developable areas is not conducive to industrial development.

Ehlers further advises against creating a mixed use district due to a lack of need to promote either residential or commercial development in this section of the Village.

Proposed District Projects

Projects contemplated for the proposed district have been analyzed and quantified in an estimate provided by the Village's Engineer. The report outlines the need to expend between $1.8 M and $2.2 M on infrastructure improvements to allow development to occur. The major projects included in the engineers estimate are as follows:

- Sanitary Sewer (extension to site) $1,188,000
- Water System Imprvovements (extension to site) $ 610,600
- Approximately 700 ft of interal road, water & sewer $ 312,000

Proposed Private Development (Development Assumptions)

In discussion with J.W. Speaker Corporation, they have indicated that the build-out of their campus would include several phases/buildings over the course of the next decade with a capital building expense of approximately $44 M. With the construction of the above improvements, the following development assumptions have been utilized in gauging the tax increment that could develop:

- 2018 Phase I – SMT Manufacturing and Design Facilities $15 M
- 2019-2020 Phase II – Meeting Facility & Friestadt Expansion $10 M
- 2023-2028 Phase III – Added Manfacturing Capacity $19 M

For the purposes of this analysis, we have utilized a 60% valuation factor for the manufacturing and design facilities. The net result is $26.8 M of value being generated over the course of the next decade. For purposes of sensitivity analysis, we also evaluated the feasibility of the TID with only Phase I of the project being completed.

In our analysis, we assumed the Village would finance the entire infrastructue needs for the development in a single issue. A 3.5% interest rate was utilized for a term of 15 years, with the first two and one-half years of interest being capitalized (included in the borrowing).

Attached on the ensuing pages is a detailed financial analysis of the proposed tax increment district.

Summary and Conclusions

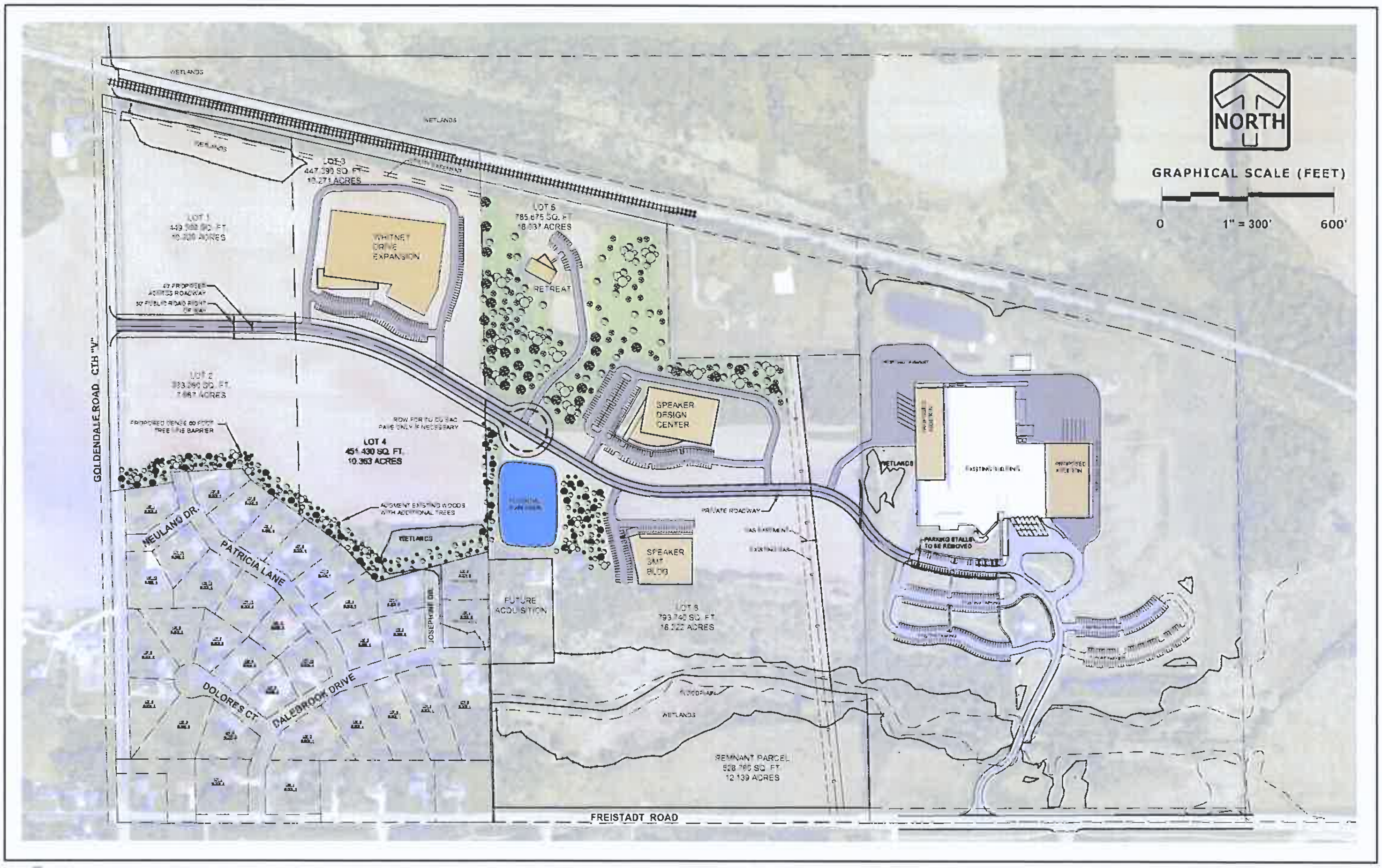
Based upon the above, Ehlers & Associates, Inc. conclude that:

- It is likely that the expansion of the J.W. Speaker facility and the area around the facility would not occur without the assistance from a tax increment district;
- Based upon the above information and attached analysis, the creation of a tax increment district would spur approximately $27 M of taxable development.
- With the private development assumptions, coupled with the district costs assumptions, the tax increment revenue stream generated by the tax increment generated would support the proposed expenditure of $2.2 M of public funds within a tax increment district;
- The assumptions would result in a tax increment district created in 2018 that would generate a surplus of tax increments in 2030, or nine years prior to the statutorily required closure of the district.
    - If only Phase I of the J.W. Speaker expansion were to occur (approximately $9.0 M, the proposed District would cash flow however use the entire statutory life available to the district.

In the event that the Village is desirous of proceeding with the creation of a tax increment district, a draft timeline is attached that lays out the process of creating a tax increment district.

Attachments
1. Map depicting proposed general boundaries
2. Financial feasibility analysis
3. Financial feasibility analysis - Sensitivity
4. Tax Increment District creation timeline

Cc: Kim Rath, Germantown
Maureen Schiel, Ehlers
Paula Czaplewski, Ehlers



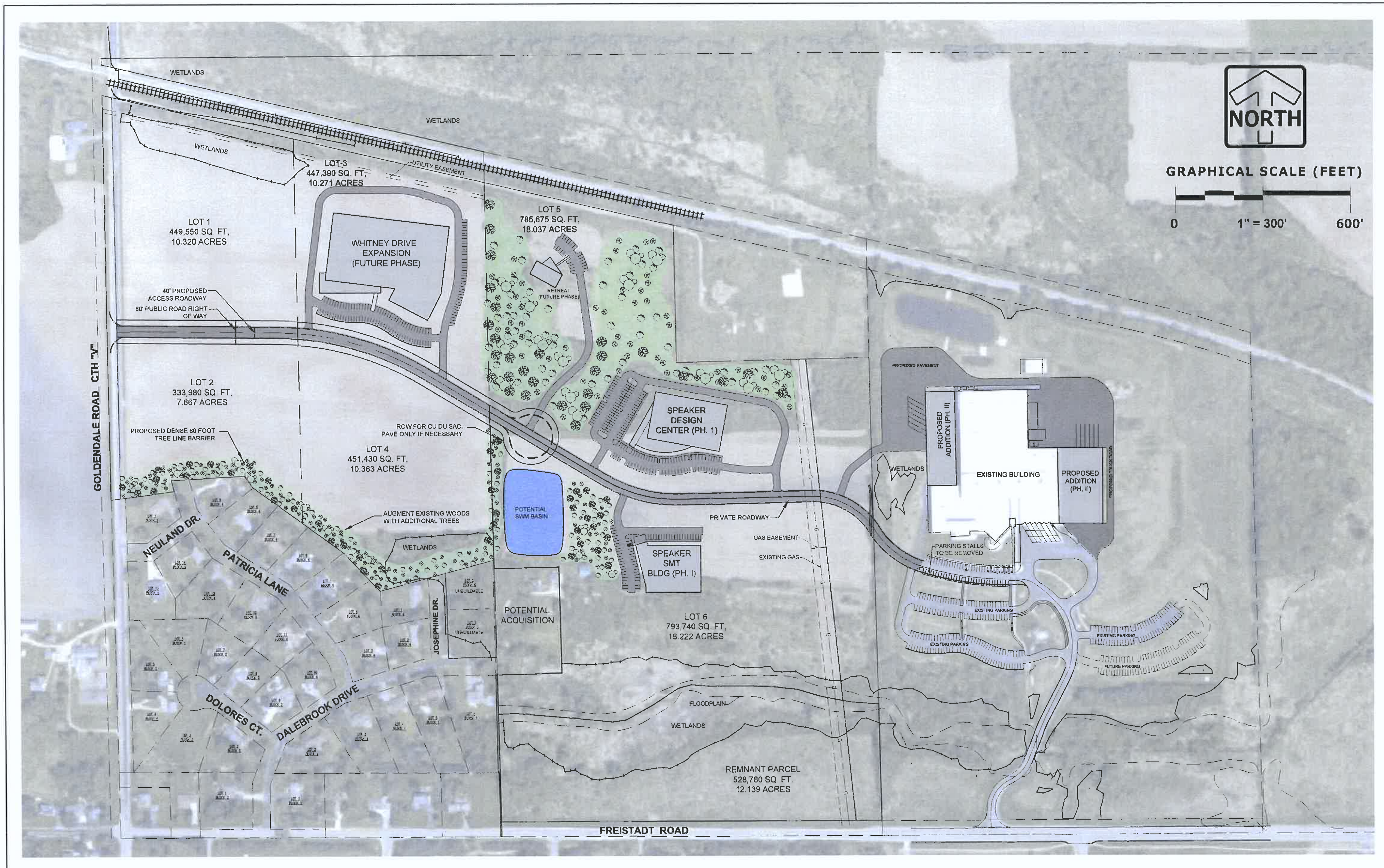
JW SPEAKER EXPANSION CONCEPT PLAN

09-29-2017

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEGJOB# 1111.00



JW SPEAKER EXPANSION CONCEPT PLAN

09-29-2017

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PLAN | DESIGN | DELIVER   PEG JOB# 1111.00

Germantown

District Feasibility

Estimated Project List

Project ID	Project Name/Type	Phase I Year	Total (Note 1)
1	Sewer Extension	1,188,000	1,188,000
2	Water Extension	610,600	610,600
3	Internal Site Improvements	312,000	312,000
4	Development Incentives		0
5	Contingency		0
Total Projects		2,110,600	2,110,600

Notes:

Note 1 Project costs are estimates per Ratayczak e-mail of 09/13/17

Preliminary

Germantown

District Feasibility

Development Assumptions

Construction Year		Actual	SMT Manufacturing	Design Center	Freistadt Expansion	Meeting Facility	Added Mfg Facility	Annual Total	Construction Year	
1	2018		2,400,000	6,600,000				9,000,000	2018	1
2	2019				5,400,000			5,400,000	2019	2
3	2020							0	2020	3
4	2021					1,000,000		1,000,000	2021	4
5	2022							0	2022	5
6	2023							0	2023	6
7	2024							0	2024	7
8	2025							0	2025	8
9	2026							0	2026	9
10	2027						11,400,000	11,400,000	2027	10
11	2028							0	2028	11
12	2029							0	2029	12
13	2030							0	2030	13
14	2031							0	2031	14
15	2032							0	2032	15
16	2033							0	2033	16
17	2034							0	2034	17
18	2035							0	2035	18
19	2036							0	2036	19
20	2037							0	2037	20
	Totals	0	2,400,000	6,600,000	5,400,000	1,000,000	11,400,000	26,800,000		

Notes:

The SMT, Freistadt Expansion and Added Mfg Facility are assumed to be valued 60.00%

Preliminary

Germantown

District Feasibility

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	0
Creation Date	December 1, 2017		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2018	Base Tax Rate	$17.68
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Periods/Termination	15	12/1/2032		
Revenue Periods/Final Year	20	2039		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	3.00%
Adverse Impact Eligibility			Taxable Discount Rate	4.50%
Recipient District	No			

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2018	9,000,000	2019	0	9,000,000	2020	$17.68	159,103	154,469	152,252
2	2019	5,400,000	2020	0	14,400,000	2021	$17.68	254,565	394,421	385,364
3	2020	0	2021	0	14,400,000	2022	$17.68	254,565	627,384	608,439
4	2021	1,000,000	2022	0	15,400,000	2023	$17.68	272,243	869,268	836,731
5	2022	0	2023	0	15,400,000	2024	$17.68	272,243	1,104,108	1,055,193
6	2023	0	2024	0	15,400,000	2025	$17.68	272,243	1,332,107	1,264,247
7	2024	0	2025	0	15,400,000	2026	$17.68	272,243	1,553,465	1,464,299
8	2025	0	2026	0	15,400,000	2027	$17.68	272,243	1,768,377	1,655,737
9	2026	0	2027	0	15,400,000	2028	$17.68	272,243	1,977,028	1,838,930
10	2027	11,400,000	2028	0	26,800,000	2029	$17.68	473,774	2,329,560	2,144,006
11	2028	0	2029	0	26,800,000	2030	$17.68	473,774	2,671,824	2,435,945
12	2029	0	2030	0	26,800,000	2031	$17.68	473,774	3,004,120	2,715,312
13	2030	0	2031	0	26,800,000	2032	$17.68	473,774	3,326,736	2,982,649
14	2031	0	2032	0	26,800,000	2033	$17.68	473,774	3,639,957	3,238,474
15	2032	0	2033	0	26,800,000	2034	$17.68	473,774	3,944,054	3,483,282
16	2033	0	2034	0	26,800,000	2035	$17.68	473,774	4,239,294	3,717,549
17	2034	0	2035	0	26,800,000	2036	$17.68	473,774	4,525,935	3,941,728
18	2035	0	2036	0	26,800,000	2037	$17.68	473,774	4,804,227	4,156,252
19	2036	0	2037	0	26,800,000	2038	$17.68	473,774	5,074,413	4,361,539
20	2037	0	2038	0	26,800,000	2039	$17.68	473,774	5,336,730	4,557,986
Totals		26,800,000		0		Future Value of Increment		7,513,201		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Preliminary

EHLERS
LEADERS IN PUBLIC FINANCE

9/29/2017

Germantown

District Feasibility

Estimated Financing Plan

		G.O. Bond 2018	Totals
Projects			
Phase I		2,110,600	2,110,600
Phase II			0
Phase III			0
Phase IV			0
Phase V			0
Total Project Funds		2,110,600	2,110,600
Estimated Finance Related Expenses		59,375	
Capitalized Interest		207,813	
Total Financing Required		2,377,788	
Estimated Interest	0.25%	(2,638)	
Assumed spend down (months)	6		
Rounding		(149)	
Net Issue Size		2,375,000	2,375,000

Notes:

Preliminary

Germantown

District Feasibility

Cash Flow Projection

	Projected Revenues				Expenditures						Balances			
Year	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Bond 2,375,000 Dated Date: 03/01/18 Principal	Est. Rate	Interest	TID Set Up	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
		0.50%												
2018			207,813	207,813			41,563	25,000		66,563	141,250	141,250	2,375,000	2018
2019		706		706			83,125		5,149	88,274	(87,568)	53,682	2,375,000	2019
2020	159,103	268		159,371		3.50%	83,125		5,000	88,125	71,246	124,928	2,375,000	2020
2021	254,565	625		255,190	125,000	3.50%	80,938		5,000	210,938	44,252	169,181	2,250,000	2021
2022	254,565	846		255,411	125,000	3.50%	76,563		5,000	206,563	48,848	218,029	2,125,000	2022
2023	272,243	1,090		273,333	125,000	3.50%	72,188		5,000	202,188	71,146	289,175	2,000,000	2023
2024	272,243	1,446		273,689	125,000	3.50%	67,813		5,000	197,813	75,876	365,051	1,875,000	2024
2025	272,243	1,825		274,068	125,000	3.50%	63,438		5,000	193,438	80,631	445,682	1,750,000	2025
2026	272,243	2,228		274,471	175,000	3.50%	58,188		5,000	238,188	36,284	481,966	1,575,000	2026
2027	272,243	2,410		274,653	175,000	3.50%	52,063		5,000	232,063	42,590	524,556	1,400,000	2027
2028	272,243	2,623		274,866	175,000	3.50%	45,938		5,000	225,938	48,928	573,485	1,225,000	2028
2029	473,774	2,867		476,641	225,000	3.50%	38,938		5,000	268,938	207,704	781,188	1,000,000	2029
2030	473,774	3,906		477,680	250,000	3.50%	30,625		10,000	290,625	187,055	968,243	750,000	2030
2031	473,774	4,841		478,615	250,000	3.50%	21,875			271,875	206,740	1,174,983	500,000	2031
2032	473,774	5,875		479,649	250,000	3.50%	13,125			263,125	216,524	1,391,506	250,000	2032
2033	473,774	6,958		480,731	250,000	3.50%	4,375			254,375	226,356	1,617,862	0	2033
2034	473,774	8,089		481,863		3.50%	0			0	481,863	2,099,725	0	2034
2035	473,774	10,499		484,272		3.50%	0			0	484,272	2,583,997	0	2035
2036	473,774	12,920		486,694		3.50%	0			0	486,694	3,070,691	0	2036
2037	473,774	15,353		489,127		3.50%	0			0	489,127	3,559,818	0	2037
2038	473,774	17,799		491,573	0	3.50%	0			0	491,573	4,051,391	0	2038
2039	473,774	20,257		494,031						0	494,031	4,545,421	0	2039
Total	7,513,201	123,432	207,813	7,844,446	2,375,000		833,875	25,000	65,149	3,299,024				Total

Notes:

Preliminary

Germantown

District Feasibility - Sensitivity Analysis

Full Tax Analysis

Type of District	Industrial	
Creation Date	December 1, 2017	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Periods/Termination	15	12/1/2032
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Recipient District	No	

Base Value	0
Appreciation Factor	0.00%
Base Tax Rate	$17.68
Rate Adjustment Factor	0.00%
Tax Exempt Discount Rate	4.00%
Taxable Discount Rate	4.50%

Apply to Base Value

Phase I Only 100.00%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2018	9,000,000	2019	0	9,000,000	2020	$17.68	159,103	152,984	152,252
2	2019		2020	0	9,000,000	2021	$17.68	159,103	300,083	297,947
3	2020		2021	0	9,000,000	2022	$17.68	159,103	441,526	437,369
4	2021		2022	0	9,000,000	2023	$17.68	159,103	577,528	570,786
5	2022		2023	0	9,000,000	2024	$17.68	159,103	708,299	698,459
6	2023		2024	0	9,000,000	2025	$17.68	159,103	834,040	820,633
7	2024		2025	0	9,000,000	2026	$17.68	159,103	954,945	937,547
8	2025		2026	0	9,000,000	2027	$17.68	159,103	1,071,200	1,049,426
9	2026		2027	0	9,000,000	2028	$17.68	159,103	1,182,984	1,156,487
10	2027		2028	0	9,000,000	2029	$17.68	159,103	1,290,469	1,258,938
11	2028		2029	0	9,000,000	2030	$17.68	159,103	1,393,819	1,356,977
12	2029		2030	0	9,000,000	2031	$17.68	159,103	1,493,194	1,450,794
13	2030		2031	0	9,000,000	2032	$17.68	159,103	1,588,747	1,540,572
14	2031		2032	0	9,000,000	2033	$17.68	159,103	1,680,625	1,626,483
15	2032		2033	0	9,000,000	2034	$17.68	159,103	1,768,970	1,708,695
16	2033		2034	0	9,000,000	2035	$17.68	159,103	1,853,916	1,787,366
17	2034		2035	0	9,000,000	2036	$17.68	159,103	1,935,595	1,862,650
18	2035		2036	0	9,000,000	2037	$17.68	159,103	2,014,133	1,934,692
19	2036		2037	0	9,000,000	2038	$17.68	159,103	2,089,650	2,003,632
20	2037		2038	0	9,000,000	2039	$17.68	159,103	2,162,263	2,069,603
Totals		9,000,000		0			Future Value of Increment	3,182,062		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Preliminary

Germantown

District Feasibility - Sensitivity Analysis

Cash Flow Projection

	Projected Revenues				Expenditures						Balances			
					G.O. Bond 2,375,000 Dated Date: 03/01/18									
Year	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	Principal	Est. Rate	Interest	TID Set Up	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
		0.50%												
2018			207,813	207,813			41,563	25,000	149	66,712	141,101	141,101	2,375,000	2018
2019		706		706			83,125		5,000	88,125	(87,419)	53,681	2,375,000	2019
2020	159,103	268		159,371		3.50%	83,125		5,000	88,125	71,246	124,928	2,375,000	2020
2021	159,103	625		159,728	125,000	3.50%	80,938		5,000	210,938	(51,210)	73,718	2,250,000	2021
2022	159,103	369		159,472	125,000	3.50%	76,563		5,000	206,563	(47,091)	26,627	2,125,000	2022
2023	159,103	133		159,236	125,000	3.50%	72,188		5,000	202,188	(42,951)	(16,324)	2,000,000	2023
2024	159,103	(82)		159,021	125,000	3.50%	67,813		5,000	197,813	(38,791)	(55,115)	1,875,000	2024
2025	159,103	(276)		158,828	125,000	3.50%	63,438		5,000	193,438	(34,610)	(89,725)	1,750,000	2025
2026	159,103	(449)		158,654	175,000	3.50%	58,188		5,000	238,188	(79,533)	(169,258)	1,575,000	2026
2027	159,103	(846)		158,257	175,000	3.50%	52,063		5,000	232,063	(73,806)	(243,064)	1,400,000	2027
2028	159,103	(1,215)		157,888	175,000	3.50%	45,938		5,000	225,938	(68,050)	(311,114)	1,225,000	2028
2029	159,103	(1,556)		157,548	225,000	3.50%	38,938		5,000	268,938	(111,390)	(422,504)	1,000,000	2029
2030	159,103	(2,113)		156,991	250,000	3.50%	30,625		5,000	285,625	(128,634)	(551,138)	750,000	2030
2031	159,103	(2,756)		156,347	250,000	3.50%	21,875		5,000	276,875	(120,528)	(671,666)	500,000	2031
2032	159,103	(3,358)		155,745	250,000	3.50%	13,125		5,000	268,125	(112,380)	(784,046)	250,000	2032
2033	159,103	(3,920)		155,183	250,000	3.50%	4,375		5,000	259,375	(104,192)	(888,238)	0	2033
2034	159,103	(4,441)		154,662		3.50%	0		5,000	5,000	149,662	(738,576)	0	2034
2035	159,103	(3,693)		155,410		3.50%	0		5,000	5,000	150,410	(588,166)	0	2035
2036	159,103	(2,941)		156,162		3.50%	0		5,000	5,000	151,162	(437,004)	0	2036
2037	159,103	(2,185)		156,918		3.50%	0		5,000	5,000	151,918	(285,086)	0	2037
2038	159,103	(1,425)		157,678	0	3.50%	0		5,000	5,000	152,678	(132,408)	0	2038
2039	159,103	(662)		158,441					10,000	10,000	148,441	16,033	0	2039
Total	3,182,062	(29,817)	207,813	3,360,057	2,375,000		833,875	25,000	110,149	3,344,024				Total

Notes:

Preliminary

VILLAGE OF GERMANTOWN, WI
2018 INDUSTRIAL TAX INCREMENTAL DISTRICT NO. 7 CREATION AND JRB ANNUAL TID UPDATE MEETING
Proposed Timetable - 9/14/17

ACTION DATE	STEP
Sept.	Village will provide Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc.
Oct. 2, 2017	Village reviews feasibility report
Oct. 18	Ehlers' will e-mail a Notice to Official Village Newspaper of organizational JRB meeting & public hearing. (cc: Village)
	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the Village. (cc: Village & attorney) *(Letters must be postmarked prior to first publication).*
Oct.	Ehlers will provide Village, overlapping taxing entities, and/or Village Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (Village to post) & resolution (Village to distribute) for first meetings, and will also request legal opinion of the plan.
Oct. 25	First Publication of Public Hearing & JRB Meeting Notice *(Week prior to second notice & at least 5 days prior to JRB meeting)*
Nov. 1	Second Publication of Public Hearing & JRB Meeting Notice. *(At least 7 days prior to public hearing)*
Nov. 13	Joint Review Board Annual TID Update Meeting & also meets to review plan, appoint chairperson and public member and set next meeting date. *(Prior to public hearing)*
	Plan Commission Public Hearing on Project Plan and approval of TID boundary. *(Within 14 days of second publication)*
	Plan Commission reviews plan & approval of District Project Plan and boundaries.
Nov.	Ehlers will provide Village & Village Attorney with revised draft Project Plan, if necessary, as well as agenda language (Village to post) & resolution (Village to distribute) for Village Board meeting.
Dec. 4	Village Board reviews Plan & adopts resolution approving District Project Plan and boundaries. *(at least 14 days after hearing)*
TBD	Ehlers' will e-mail a Class 1 Notice to Official Village Newspaper of JRB meeting. (cc: Village)
TBD	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (Village to post). (cc: Village & Attorney) *(Letters must be postmarked prior to publication).*
TBD	Publication of JRB Meeting Notice *(At least 5 days prior to meeting)*
TBD	Joint Review Board consideration. *(Within 45 days of notification of meeting / receipt of Plan Commission & Village Board resolutions)*
Jan. – Oct., 2018	Ehlers will notify the DOR within 60 days of approval that the TID creation took place. Ehlers will then gather prepare, and submit state forms & required documents to the state, once the **2018** assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the Village. **DOR filing deadline October 31.**

Plan Commission meets 2nd Monday @ 6:30 p.m.
Village Board meets 1st & 3rd Monday @ 7:30 p.m.
Northwest Community NOW publishes on Wed. Deadline Wed. prior. Via Legal@JMG.Com

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 2, 2017

AGENDA ITEM: New Business

ITEM TITLE: Consideration/Approval of an Initial Resolution Regarding Revenue Bond Financing for RafRad, LLC and Wisconsin Stamping & Manufacturing Project.

SUBMITTED BY: Lawrence W Ratayczak, P.E., Director of Public Works

SUMMARY EXPLANATION:

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER _XX__

--Summary of request for Bond Issuance
--Initial Resolution

RECOMMENDATION:

Approval of Initial Resolution Regarding Industrial Development Revenue Bond Financing for RafRad LLC and Wisconsin Stamping & Manufacturing, LLC

Summary
Request for Village of Germantown, Wisconsin to Serve as Conduit Issuer
for
Not to Exceed $4,000,000 Industrial Development Revenue Bonds
to Benefit RafRad LLC and Wisconsin Stamping & Manufacturing, LLC Project

This will summarize the request of RafRad LLC, a Wisconsin limited liability company, and/or a related entity, and/or a limited liability entity to be formed (collectively, the "Company"), asking that the Village of Germantown, Wisconsin (the "Village") consider an Initial Resolution to benefit the Company through the conduit issuance of industrial development revenue bonds ("IRBs") to finance a project located in the Village consisting of the (i) construction of an approximately 55,000 square foot addition to the existing approximately 55,000 square foot manufacturing facility located at N110 W13455 Patton Court, Germantown, Wisconsin (the "Facility") to be operated by Wisconsin Stamping & Manufacturing, LLC, a Wisconsin limited liability company, which specializes in manufacturing tubular metal products, stamped and formed parts and machined components, (ii) acquisition and installation of equipment at the Facility and (iii) payment of certain professional costs and costs of issuance (collectively, the "Project"). In an IRB transaction, a state or local governmental entity issues bonds and loans the proceeds from the sale of the bonds to a private entity for an authorized project. In Wisconsin, cities, villages and towns, as well as duly constituted redevelopment authorities and community development authorities may issue IRBs.

These IRBs are municipal bonds; however, they are not general obligations of the Village. If the Village agrees to issue bonds to benefit the proposed Project:

1. The Village will not be liable for payment of the principal and interest on the bonds;

2. The Village will not have ongoing responsibilities of monitoring or reporting with regard to the bonds or the Project.

3. The bonds do not count against the Village's borrowing capacity. The Village will not levy a tax for payment of the bonds.

The Village acts strictly as a conduit, which enables the Company to borrow at a lower rate of interest.

Because the bonds are issued by a governmental entity, the holder of the bond may exclude the interest on the bonds from gross income for federal tax purposes.

Inducement/Reimbursement

Companies considering IRB financing must obtain an Initial Resolution, also sometimes referred to as an "inducement resolution" or "qualified reimbursement resolution" from the municipality in which the Project being financed is located in order to preserve the option to use IRBs. The Initial Resolution is preliminary approval only and is non-binding as to the Village or the Company but is required by Federal tax law and State law. If the Initial Resolution is adopted by the Village, this will assure that when and if bonds are issued, all eligible project costs incurred no more than 60 days prior to the date of the Initial Resolution (including reimbursement of equity contributions or refunding of conventional financing), may be included in the ultimate IRB financing. Failure to have a qualified resolution may result in disqualifying certain costs.

The Company will benefit from the tax-exempt financing by owning and/or using the bond financed-facilities and will enjoy a lower interest rate as a result of using a bond structure. A lending institution will directly purchase the bonds. The lender for the bonds will look solely to the Company for repayment. Bondholders will not look to the Village for payment. The Village will assign all of its rights, liability and responsibilities under the bonds to the lender as the bondholder. The Company will be fully responsible for repaying the loan and must make the arrangements with the lender for the payment on the bonds. If the Company is not able to meet its payment obligations, the lender will realize on its collateral and enforce its rights against the Company. The Village is not liable for payment.

The foregoing is just a brief discussion of tax-exempt financing. By issuing the bonds, the Village will give the Company an interest rate benefit, because the tax-exempt bonds will be tax-exempt in the hands of the bondholders and, therefore, the cost savings passed along to the Company. It must be emphasized that the Village will not be liable in any way on the bonds; the bonds are special, limited obligations of the Village.

The Company respectfully asks that the Village Board consider the Initial Resolution at its meeting on May 23, 2017. For agenda purposes, the Village should please describe the Initial Resolution as follows:

"Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for RafRad LLC and Wisconsin Stamping & Manufacturing, LLC Project and amendment of the Series 2011 Midwest Disaster Area Bonds issued by the Village of Germantown. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution."

Someone from the Company will attend the Village Board meeting on October 2, 2017 to answer any questions regarding the proposed Project.

VILLAGE BOARD OF
VILLAGE OF GERMANTOWN, WISCONSIN

RESOLUTION NO. __________

INITIAL RESOLUTION REGARDING INDUSTRIAL DEVELOPMENT REVENUE BOND FINANCING FOR RAFRAD LLC AND WISCONSIN STAMPING & MANUFACTURING, LLC PROJECT AND AMENDMENT OF THE SERIES 2011 MIDWEST DISASTER AREA BONDS ISSUED BY THE VILLAGE OF GERMANTOWN

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the "Act") authorizes the Village of Germantown, Wisconsin (the "Issuer"), to authorize the issuance and sale of bonds by the Issuer to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, RafRad, LLC, a Wisconsin limited liability company, and/or a related entity, and/or a limited liability entity to be formed (collectively, the "Borrower"), desires to complete a project to be owned by the Borrower consisting of financing the (i) construction of an approximately 55,000 square foot addition to the existing approximately 55,000 square foot manufacturing facility located at N110 W13455 Patton Court, Germantown, Wisconsin (the "Facility") to be operated by Wisconsin Stamping & Manufacturing, LLC, a Wisconsin limited liability company, which specializes in manufacturing tubular metal products, stamped and formed parts and machined components, (ii) acquisition and installation of equipment at the Facility and (iii) payment of certain professional costs and costs of issuance (collectively, the "Project"), all of which would contribute to the well-being of the Village of Germantown, Wisconsin; and

WHEREAS, the cost of the Project is presently estimated to be $4,000,000 and the amount proposed to be financed with one or more issues or series of tax-exempt and/or taxable industrial development revenue bonds (the "Bonds") issued under the Act does not exceed $4,000,000; and

WHEREAS, it is the public interest of the Issuer to promote, attract, stimulate, rehabilitate and revitalize commerce, industry and manufacturing, to promote the betterment of the economy of the Issuer; and

WHEREAS, the Borrower has requested that the Issuer now approve an initial resolution (the "Initial Resolution") providing for the financing of the Project in an amount not to exceed $4,000,000; and

WHEREAS, the Issuer is a municipality organized and existing under and pursuant to the laws of the State of Wisconsin, and is authorized to enter into revenue agreements with eligible participants with respect to the Project whereby eligible participants agree to cause said Project to be constructed and to pay the Issuer an amount of funds sufficient to provide for the prompt payment when due of the principal and interest on said industrial development revenue bonds;

WHEREAS, on June 27, 2011, the Issuer issued its $2,400,000 Village of Germantown, Wisconsin Midwestern Disaster Area Revenue Bonds, Series 2011 (RafRad LLC Project) (the "Series 2011 Bonds") to finance the (i) acquisition of land located at the northeast corner of Eisenhower and North Patton Drive in the Germantown Business Park in the Village of Germantown, Wisconsin, (ii) construction of an approximately 55,000 square foot facility to be leased to Wisconsin Stamping & Manufacturing, LLC, a Wisconsin limited liability company, to manufacture tubular metal products, stamped and formed parts and machined components and (iii) payment of certain costs of issuance (collectively, the "Project"); and

WHEREAS, the Borrower and First Business Bank, the Original Purchaser of the Series 2011 Bonds now desire to amend certain provisions of the Series 2011 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Wisconsin, as follows:

1. Based upon representations of the Borrower, it is the finding and determination of the Village Board that the Project is a qualified "project" within the meaning of the Act and that the Borrower is an "eligible participant" within the meaning of the Act. The Issuer shall:

(a) Finance the Project in an amount not to exceed $4,000,000; and

(b) Issue industrial development revenue bonds in one or more series of tax-exempt and/or taxable bonds (the "Bond(s)"), in an amount not to exceed $4,000,000 in order to finance costs of the Project.

2. The aforesaid plan of financing contemplates, and is conditioned upon, the following:

(a) The Bonds shall never constitute an indebtedness of the Issuer within the meaning of any state constitutional provision or statutory limitation;

(b) The Bonds shall not constitute or give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers;

(c) The Project shall be subject to property taxation in the same amount and to the same extent as though the Project were not financed with industrial development revenue bonds;

(d) The Borrower shall find a purchaser for all of the Bonds;

(e) The Village's out-of-pocket costs, including but not limited to legal fees and Trustee's fees, in connection with the issuance and sale of the Bonds shall be paid by the Borrower; and

(f) A notice of public hearing required by federal law for purposes of Section 147(f) of the Internal Revenue Code, as amended, shall be published in a newspaper of general circulation in the Village of Germantown and a public hearing shall be held to provide interested individuals or parties the opportunity to testify as to the Project and the issuance of the Bonds.

3. The Village acknowledges the Borrower's plan to amend certain provisions of the Series 2011 Bonds as an additional portion of the aforesaid financing plan.

4. The aforesaid plans of financing shall not be legally binding upon the Issuer nor be finally implemented unless and until:

(a) The details and mechanics of the same are authorized and approved by a further resolution of the Village Board which shall be solely within the discretion of the Village Board;

(b) The Deputy Village Clerk shall cause notice of adoption of this Initial Resolution, in the form attached hereto as Exhibit A, to be published once in a newspaper of general circulation in the Village of Germantown, and the electors of the Village of Germantown shall have been given the opportunity to petition for a referendum on the matter of the aforesaid Bond issue, all as required by law;

(c) Either no such petition shall be timely filed or such petition shall have been filed and said referendum shall have approved the Bond issue;

(d) The Deputy Village Clerk shall have received an employment impact estimate issued under Section 238.11 of the Wisconsin Statutes;

(e) All documents required to consummate the financing have been duly authorized and delivered; and

(f) The Issuer and the Borrower have resolved all land use and special use issues with respect to the affected property and the Project.

4. Pursuant to the Act, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer's interests are not prejudiced thereby.

5. The Deputy Village Clerk is directed, following adoption of this Initial Resolution (i) to publish notice of such adoption not less than one time in the official newspaper of the Village of Germantown, Wisconsin, such notice to be in substantially the form attached hereto as Exhibit A and (ii) to file a copy of this Initial Resolution, together with a statement indicating the date the Notice to Electors was published, with the Wisconsin Economic Development Corporation within twenty (20) days following the date of publication of such notice.

6. This Initial Resolution is an "initial resolution" within the meaning of the Act and official action toward issuance of the Bonds for purposes of Sections 103 and 144 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. Furthermore, it is the reasonable expectation of the Issuer that proceeds of the Bonds may be used to reimburse

expenditures made on the Project prior to the issuance of the Bonds. The maximum principal amount of debt expected to be issued for the Project on the date hereof is $4,000,000. This statement of official intent is made pursuant to Treasury Regulations §1.150-2.

Passed and adopted at a regular meeting of the Village Board of the Village of Germantown, Wisconsin this 2nd day of October, 2017.

APPROVED:

____
Dean Wolter, Village President

ATTEST:

____
Kathy Strebe, Deputy Village Clerk

EXHIBIT A

NOTICE TO ELECTORS OF THE VILLAGE OF GERMANTOWN, WISCONSIN

TAKE NOTICE that the Village Board of the Village of Germantown, Wisconsin (the "Issuer"), at a regular meeting held at Village Hall, N112 W17001 Mequon Road, Germantown, Wisconsin, on October 2, 2017, adopted an Initial Resolution pursuant to Section 66.1103 of the Wisconsin Statutes, as amended, expressing the intention to issue not to exceed $4,000,000 of industrial development revenue bonds of the Issuer (the "Bonds") on behalf of RafRad LLC, a Wisconsin limited liability company, and/or a related entity, and/or a limited liability entity to be formed (collectively, the "Borrower"). The Borrower desires to complete a project consisting of financing the (i) construction of an approximately 55,000 square foot addition to the existing approximately 55,000 square foot manufacturing facility located at N110 W13455 Patton Court, Germantown, Wisconsin (the "Facility") to be operated Wisconsin Stamping & Manufacturing, LLC, a Wisconsin limited liability company, which specializes in manufacturing tubular metal products, stamped and formed parts and machined components, (ii) acquisition and installation of equipment at the Facility and (iii) payment of certain professional costs and costs of issuance (collectively, the "Project"). The Borrower has represented that the net number of full-time equivalent jobs which the Project is expected to create on the Project site within three years is 20.

Pursuant to the terms of Section 66.1103 of the Wisconsin Statutes, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer's interests are not prejudiced thereby.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, NOR SHALL THE BONDS GIVE RISE TO ANY PECUNIARY LIABILITY OF THE ISSUER, NOR SHALL THE BONDS BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE ISSUER. RATHER, THE BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES AND OTHER AMOUNTS TO BE DERIVED PURSUANT TO THE REVENUE AGREEMENT RELATING TO SAID PROJECT TO BE ENTERED INTO BETWEEN THE ISSUER AND THE BORROWER.

The Initial Resolution may be inspected in the office of the Village Clerk at N112 W17001 Mequon Road, Germantown, Wisconsin, during business hours.

TAKE FURTHER NOTICE THAT THE ELECTORS OF THE VILLAGE OF GERMANTOWN MAY PETITION FOR A REFERENDUM ON THE QUESTION OF THE BOND ISSUE. Unless within thirty (30) days from the date of the publication of this Notice a petition signed by not less than five percent (5%) of the registered electors of the Village of Germantown is filed with the Village Clerk requesting a referendum on the question of the issuance of the Bonds, the Issuer will issue the Bonds without submitting the proposition for the electors' approval. If such petition is filed as aforesaid, then the Bonds shall not be issued until approved by a majority of the electors of the Village of Germantown voting thereon at a general or special election.

Kathy Strebe, Deputy Village Clerk
Village of Germantown, Wisconsin

CERTIFICATION BY DEPUTY VILLAGE CLERK

I, Kathy Strebe, duly sworn, hereby certify that I am the duly qualified and acting Deputy Village Clerk of the Village of Germantown, Wisconsin (the "Village"), and as such I have in my possession, or have access to, the complete corporate records of the Village and of its Village Board; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. ___________ entitled: INITIAL RESOLUTION REGARDING INDUSTRIAL DEVELOPMENT REVENUE BOND FINANCING FOR RAFRAD LLC AND WISCONSIN STAMPING & MANUFACTURING, LLC PROJECT AND AMENDMENT OF THE SERIES 2011 MIDWEST DISASTER AREA BONDS ISSUED BY THE VILLAGE OF GERMANTOWN

I hereby further certify as follows:

1. Said Initial Resolution was considered for adoption by the Village Board at a meeting held at Village Hall, N112 W17001 Mequon Road, Germantown, Wisconsin, at ____ p.m. on October 2, 2017. Said meeting was a meeting of the Village Board and was held in open session.

2. Said Initial Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the Village Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the Village.

3. Said meeting was called to order by ____________, who chaired the meeting. Upon roll, I noted and recorded that the following members were present:

________________________________ ________________________________

________________________________ ________________________________

________________________________ ________________________________

________________________________ ________________________________

and that the following members were absent:

________________________________ ________________________________

________________________________ ________________________________

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Initial Resolution, which was introduced, and its adoption was moved by ______________________ and seconded by ______________________. Following discussion and after all members who desired to do so had expressed their views for or against said Initial Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

____________________ ____________________

____________________ ____________________

____________________ ____________________

____________________ ____________________

NAY:

____________________ ____________________

____________________ ____________________

ABSTAINED:

____________________ ____________________

____________________ ____________________

Whereupon the meeting chairperson declared said Initial Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Village hereto on this 2nd day of October, 2017.

[SEAL]

____
Kathy Strebe, Deputy Village Clerk

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 16-17

A RESOLUTION REQUESTING AN ANNUAL EQUITIBLE DISTRIBUTION OF TWENTY-FIVE PERCENT OF THE WASHINGTON COUNTY SALES TAX TO ALL WASHINGTON COUNTY MUNICIPALITIES

WHEREAS, Washington County enacted a one-half percent (0.5%) county sales tax in 1999 to pay for several County projects including jail expansion, fairground construction, park development and to directly reduce the tax levy; and

WHEREAS, the revenue received from this one-half percent county sales tax has steadily increased from $5,481,382 in 1999 to $11,456,166 in 2016; and

WHEREAS, this one-half percent sales tax has generated $154,809,516 in revenue for Washington County over the past 18 years (through 2016); and

WHEREAS, Washington County has utilized this sales tax to effectively reduce the property tax levy, to fund numerous capital improvement projects, and to virtually eliminate its debt burden (reducing it to $9 million or 1.37% of its debt capacity); and

WHEREAS, municipalities in Washington County have much higher debt levels; for example the City of West Bend ($62 million or 49.87% of its debt capacity), the City of Hartford ($27 million or 47.46% of its debt capacity), and the Village of Kewaskum ($9 million or 64% of its debt capacity); and

WHEREAS, the towns, villages and cities within Washington County contribute to the critical infrastructure needed to support the commercial business that generates the County's sales tax revenue; and

WHEREAS, the leaders of municipalities within Washington County have been discussing the possibility of requesting the Washington County Board of Supervisors to allocate 25% of the one-half percent county sales tax to the municipalities; and

WHEREAS, Wis. Stat. § 77.76(3) authorizes a county that imposes a county sales tax to distribute all or a portion of the amount it receives to the towns, villages and cities within the county; and

WHEREAS, the towns, villages and cities in Washington County could effectively utilize 25% of the county sales tax to pay off debt and rebuild aging road infrastructure; and

WHEREAS, utilizing a formula based on equalized value and population would equitably distribute an allocation of 25% of the county sales tax to all Washington County municipalities;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, Wisconsin, do hereby respectfully request that the Washington County Board of Supervisors approve an annual equitable distribution of 25% of the one-half percent county sales tax to the towns, villages and cities within the County utilizing an averaged allocation formula illustrated in the attached Exhibit A effective January 2019.

BE IT FURTHER RESOLVED that the towns, villages and cities in Washington County receiving these shared county sales tax funds be required to utilize them to pay off current debt and/or to rebuild and maintain their local road infrastructure.

BE IT FURTHER RESOLVED that the Deputy Village Clerk is hereby authorized and directed to deliver a copy of this Resolution to the Chairperson of the County Board of Supervisors.

Introduced by Trustee:

Adopted: October 2, 2017 Vote: Ayes: Nays: Absent:

____

Dean M. Wolter, Village President

ATTEST:

____

Kathleen M. Strebe, Deputy Village Clerk

EXHIBIT A.

09/12/2017

Washington County Sales Tax Allocation to Jurisdictions

DOA Code	Place Name	Final Estimate 2016	% of County Population	Sales Tax Allocation by % of Population	Equalized Value less Increment	% of County Equalized Value	Sales Tax Allocation by % of Equalized Value	Sales Tax Allocation Averaged
67002	T Addison	3,456	2.58%	74,073.52	327,664,700	2.43%	69,899.10	**71,986.31**
67004	T Barton	2,646	1.97%	56,712.54	298,580,800	2.22%	63,694.78	**60,203.66**
67006	T Erin	3,763	2.81%	80,653.55	564,021,700	4.19%	120,319.98	**100,486.76**
67008	T Farmington	4,040	3.01%	86,590.58	384,356,600	2.85%	81,992.91	**84,291.74**
67010	T Germantown	245	0.18%	5,251.16	23,913,200	0.18%	5,101.29	**5,176.22**
67012	T Hartford	3,582	2.67%	76,774.12	372,898,400	2.77%	79,548.58	**78,161.35**
67014	T Jackson	4,371	3.26%	93,685.00	500,580,100	3.71%	106,786.29	**100,235.65**
67016	T Kewaskum	1,056	0.79%	22,633.58	126,742,000	0.94%	27,037.25	**24,835.41**
67018	T Polk	3,991	2.98%	85,540.34	594,074,300	4.41%	126,730.95	**106,135.65**
67022	T Trenton	4,757	3.55%	101,958.26	468,811,800	3.48%	100,009.32	**100,983.79**
67024	T Wayne	2,195	1.64%	47,046.12	208,404,900	1.55%	44,457.99	**45,752.06**
67026	T West Bend	4,758	3.55%	101,979.69	830,318,500	6.16%	177,127.77	**139,553.73**
67131	V Germantown	20,008	14.92%	428,837.68	2,402,708,100	17.83%	512,557.92	**470,697.80**
67141	V Jackson	6,911	5.15%	148,125.61	537,339,900	3.99%	114,628.08	**131,376.85**
67142	V Kewaskum	4,015	2.99%	86,054.74	276,807,200	2.05%	59,049.92	**72,552.33**
67161	V Newburg	1,165	0.87%	24,969.81	68,933,100	0.51%	14,705.16	**19,837.48**
67166	V Richfield	11,537	8.60%	247,276.11	1,548,259,800	11.49%	330,282.66	**288,779.38**
67181	V Slinger	5,338	3.98%	114,411.01	497,262,500	3.69%	106,078.57	**110,244.79**
67236	C Hartford	14,627	10.90%	313,505.04	1,125,268,500	8.35%	240,048.00	**276,776.52**
67251	C Milwaukee	0	0.00%	-	1,502,100	0.01%	320.44	**160.22**
67291	C West Bend	31,676	23.61%	678,921.55	2,318,635,100	17.20%	494,623.04	**586,772.30**
	Total	**134,137**	**100.00%**	**$ 2,875,000.00**	**13,477,083,300**	**100.00%**	**$ 2,875,000.00**	**$2,875,000.00**

Based upon:

Department of Administration Final Population Estimates for January 1, 2016

Equalized Value by Jurisdiction within the County, Department of Revenue - 2016

BUSINESS OF THE GENERAL GOVERNMENT & FINANCE COMMITTEE
GERMANTOWN, WI

MEETING DATE: September 26, 2017

AGENDA ITEM: New Business Item

ITEM TITLE: Authorization to Purchase a Used Vehicle for the Community Development Department (Inspection Services)

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:
Staff is requesting authorization to purchase a used SUV/Crossover-type vehicle for the Community Development Department. This vehicle purchase was approved as part of the Village's 2017 budget. The vehicle will replace the existing 1999 GMC Jimmy (mid-size SUV w/ 4-wheel drive) that is well past is useful service life and increasingly more unreliable for use on rough, unimproved construction sites.

As with previous vehicle purchase requests made by other departments, executing a used vehicle purchase is somewhat problematic due to the volatile nature and fast turn-around time required to complete a purchase relative to the Committee and Village Board approval process and meeting schedules. Staff is requesting that the Committee and Village Board authorize staff to purchase a used vehicle that meets the Department's requirements and under the allotted $15,000 budget amount prior to making an actual selection. With that said, examples of the make/model of vehicles staff is considering are attached (Jeep Liberty, Jeep Patriot, Ford Escape, etc.).

ATTACHMENT:
- ☐ Ordinance
- ☐ Resolution
- ☒ Other — Description of Vehicles Being Considered

RECOMMENDATION:
Staff recommends the GGF Committee recommend to the Village Board to authorize Community Development Department staff to purchase a replacement vehicle with a total purchase cost not to exceed $15,000. Funds shall be allocated from Community Development Department-Inspection Services Account # 10-524-570-8100.

cars.com

Best Compact SUV for 2017

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Feedback

Used 2010 Jeep Liberty Sport

$12,900 38,859 mi.

View Price Comparison Tool

M & I Motors

2772 Skokie Valley Rd, Highland Park, IL

(847) 239-5796

Additional Information

Estimate Payments

Free CARFAX Report

Check for recalls

Research the 2010 Jeep Liberty

Request Best Price

(847) 239-5796

Vehicle Details

Ask a Question

Mileage:	38,859	**Fuel:**	Gasoline
Exterior Color:	Bright Silver Metallic	**Engine:**	3.7L V6 12V MPFI SOHC
Stock:	19294A	**Transmission:**	4-Speed Automatic
VIN:	1J4PN2GK2AW167228	**Drivetype:**	4WD
Interior Color:	Dark Slate Gray	**History:**	Free CARFAX Report

Feedback

Price Comparison Tool

Analyzing Market Data ...

Features

Ask About A Specific Feature

- 1st and 2nd row curtain head airbags
- 4-wheel ABS Brakes
- ABS and Driveline Traction Control
- Auxilliary transmission cooler
- Body
- Braking Assist
- Bucket front seats
- Cargo area light

Show More

Seller's Notes

THIS CAR COMES CERTIFIED WITH A 3 MONTH 3 THOUSAND MILE LIMITED VEHICLE PROTECTION WARRANTY!!!! Clean CARFAX. Priced below

Request Best Price (847) 239-5796

cars.com

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16   1

Feedback

Used 2012 Jeep Patriot Sport

$12,496 35,991 mi.

SAVE

View Price Comparison Tool

Boucher Buick GMC of Waukesha

1907 E Moreland Blvd, Waukesha, WI

(262) 347-4008

Chat Online

Additional Information

Estimate Payments

Request Best Price   (262) 347-4008

Free CARFAX 1-Owner Report

Check for recalls

Research the 2012 Jeep Patriot

Vehicle Details

Ask a Question

View this vehicle on dealer's website

Mileage:	35,991	**Fuel:**	Gasoline
Exterior Color:	Bright Silver Clearcoat Metallic	**Engine:**	2.4L I4 16V MPFI DOHC
Stock:	17GR0157A	**Transmission:**	Automatic CVT
VIN:	1C4NJRBB9CD688728	**Drivetype:**	4WD
Interior Color:	Dark Slate Gray	**History:**	Free CARFAX 1-Owner Report

Feedback

Other Cars at this Dealership

Used 2013 Dodge Journey SXT
$13,495 56,729 mi

Used 2014 Ford Escape SE
$13,288 61,500 mi

Used 2008 Saab 9-7X 5.3i
$12,495 84,559 mi

Used 2012 Chevrolet I
2LT
$12,373

Price Comparison Tool

Analyzing Market Data ...

Request Best Price (262) 347-[illegible]

Best Compact SUV for 2017

← Search Results ‹ Prev 6 / 16 Next › Share

22

Used 2011 Ford Escape XLT

$11,999 48,215 mi.

SAVE

View Price Comparison Tool

CARite of Milwaukee

7500 N 76th St, Milwaukee, WI

(414) 375-4733

Request Best Price

(414) 375-4733

Additional Information

Estimate Payments

Free CARFAX Report

Check for recalls

Research the 2011 Ford Escape

Vehicle Details

Ask a Question

Mileage:	48,215	**Fuel:**	Gasoline
Exterior Color:	Oxford White	**Engine:**	2.5L I4 16V MPFI DOHC
Stock:	1706059	**Transmission:**	6-Speed Automatic
VIN:	1FMCU9D7XBKB62010	**Drivetype:**	4WD
Interior Color:	Charcoal Black	**History:**	Free CARFAX Report

Price Comparison Tool

Analyzing Market Data ...

Request Best Price (414) 375-4733