VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
October 2, 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, Kaminski and Zabel. Trustee Hughes was absent and excused. Also present, Attorney Sajdak, Fire Chief Weiss, Public Works Director Ratayczak, CDD Planner Retzlaff, and Deputy Clerk Strebe

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: None

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS: Trustees provided information on upcoming meeting dates and times. Chief Weiss noted Saturday October 7th, annual Fire Safety Fair 10:00 a.m. to 3:00 p.m.

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

CONSENT AGENDA:

A. Approval of Minutes: September 18, 2017 Regular Village Board meeting

B. Accounts payable/payroll

1.	September 25, 2017	Accounts Payable	$ 1,417,624.19
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 the **General Government and Finance Committee** 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 [Recommended Approval]. **MOTION (Baum/Myers) to approve consent items A – D, roll call vote, carried.**

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. **MOTION (Zabel/Myers) to approve as presented.** Trustee Zabel noted Ordinance brings Village into compliance with State law as it relates to employment of certain officials. **Carried.**

NEW BUSINESS:

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

NEW BUSINESS-continued:

Presented by CDD Retzlaff; presented background information related to JW Speaker Corporation expansion concept plan, acquiring additional property for multiple development sites. Rezoning consideration October 9th Plan Commission and Village Board October 16th. Infrastructure needs to support expansion proposal, funding options for required extension of sanitary sewer, water and road. Financial advisors prepared preliminary investigation into feasibility of creating TID. Ehlers prepared analysis, concludes creation of TID, results in 27 million taxable development, revenue stream to support 2.2 million expenditure, generate surplus tax increment in 2030, 9 years prior to statutory requirement.

Jamie Speaker, Co-President of JW Speaker, presented history of JW Speaker, growth plans/strategic plan/vision, significant investment (50 million dollars), challenges, job creation (200+), commerce generation, preservation of wetlands, increase property value/tax revenue, campus concept-III project phases and timelines.

Jim Mann, Ehlers, analysis on proposed JW Speaker expansion from tax increment prospective; infrastructure cost between 2 – 2.2 million dollars, 44-million-dollar investment, 27 million taxable; cash flow in 10 – 11 years, usual is 15 years. Development value supports necessary infrastructure improvements. Analysis indicates Phase I completion would cover initial investment of infrastructure expansion; security to Village; if all phases occur as proposed, tax obligation met in 10-11 years.

Trustee Zabel questioned what land use is currently and sewer boundary. CDD Planner Retzlaff noted current land use plan amendment and rezoning from Ag to Office Manufacturing-M-1 limited industrial. Phase I facilities proposed falls within existing sewer boundary. Trustee Zabel also asked how did project get to this point, cost of Ehlers analysis and who authorized Ehlers to do study. President Wolter stated he authorized it for consideration and approval of Board, cost of $5,000. Trustee Zabel noted concerns for manufacturing development between two subdivisions. Trustee Zabel also questioned consideration of financing through special assessment out 20 years, payments back to Village rather than divided with other taxing bodies, rather than creating TID. George Lehnerer, CFO for JW Speaker noted open to option for alternative financing; looking for support/incentive with 55-million-dollar investment; special assessment shifts cost to JW Speaker, not cash flow equal. Village Attorney noted special assessment of public improvements will be made against all area properties benefiting. Trustee Kaminski indicated support of TID creation; need to expand water/sewer up Goldendale, Holy Hill area future development, concern of residents in area subdivisions, need for buffer of trees. Trustee Baum questioned if allowed to expand further. President Wolter noted TID would encompass area of requested development, not bringing in other properties not involved in development. West of Goldendale would be affected only if special assessment option was applied versus TID creation. Utility extends to property boundary. Trustee Miller asked impact of utility addition on property owners in subdivision; if plan to add subdivision onto utility. CDD Planner Retzlaff noted properties in subdivision have septic systems, not automatic requirement to connect. Need to be sensitive to residential area; provide buffer of trees. Trustee Myers stated

NEW BUSINESS-continued:

farm property sold recently. Trustee Baum asked who establishes architectural requirements for TID. CDD Planner Retzlaff noted could set up covenants and architectural controls. Village Attorney noted desire harmonious consistent development within park, enforce standards or establish covenant. Mr. Speaker noted would like to retain all properties for expansion, but have flexibility to sell. Trustee Warren asked when feasibility study done, looked at as stand-alone or also look at TID 6 and how it affects or benefits TID 6. Jim Strand, Ehlers representative, noted consideration of expanding TID as means provide additional growth and offset some initial investment, but was rejected due to gap between districts. State Law does not allow transfer of positive increments between TIDs. Projections have no value placed on vacant lots, JW Speaker holding onto vacant lots for possible future expansion. President Wolter noted opportunity for Village to step across Freistadt Road, support and grow a long-standing business. JW Speaker expansion plan provides partnership to move water/sewer up towards Holy Hill Road, first step to end goal of Holy Hill Road interchange for future development. Along corridor for most future development; Plan Commission needs to decide to keep properties with current zoning or change for possible future development. JW Speaker plan provides anchor to support initial investment and costs out in half time of normal TID. Discussion of TID draft timeline. Further discussion on plan costs related to project phases, timeline of utility expansion needs and flow, State assessment valuation. **MOTION (Baum/Kaminski) to direct staff to commence the process of creating TID #7 as outlined in schedule attached to feasibility study.** Trustee Zabel asked for comparison to be done as special assessment. Discussion on Reserved Capacity Assessment as it relates to property inclusion of utilities and roads, number of payment years, effect on transferred properties and progression of development. Also discussed size/depth of sewer/water lines. **Carried, opposed (Zabel).**

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.
MOTION (Kaminski/Baum) to approve; Roll Call vote, all ayes, carried.

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).
MOTION (Baum/Warren) to approve. Trustee Zabel provided background information; could be used for roads and debt service. Trustee Myers noted County Executive Board decided not to give back money based on structured set amount. Trustee Miller stated County Administrator said they weren't going to consider it, futile; resolutions submitted to County by surrounding municipalities have incorrect facts. Trustee Kaminski stated it is equitable; need to be on record. **Carried, opposed (Miller)**.

D. Authorization to Purchase Used Vehicle for Community Development Department (Inspection Services).
MOTION (Kaminski/Baum) to approve. Trustee Zabel questioned if vehicles available from Police Department. DPW Director Ratayczak noted that Police

NEW BUSINESS-continued:

Department budget has two vehicles in it, replacing sedans, would not work as required by CDD for inspection services; was in 2017 budget. **Roll call vote, carried, (Zabel opposed).**

ADJOURNMENT: There being no further business, meeting adjourned at 8:19 p.m.

Next regular Village Board meeting, Monday, October 16th at 7:00 p.m.

Kathleen M. Strebe
Deputy Clerk