

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
December 18, 2017**

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

ROLL CALL: Present: President Wolter, Trustees Baum, Campbell, Kaminski, Hughes, Miller, Myers, Warren and Zabel. Also present: Administrator Kreklow and Clerk Boldrey.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter introduced Deanna Boldrey, Village Clerk. Also, offers have also been made to two Deputy Clerks. The Clerk's Office will be fully staffed very soon.

President Wolter thanked the audio visual team Don and Ingrid Filipiak. Don and Ingrid have been with the Village for a long time and this is their last meeting. Thank you to Don and Ingrid Filipiak for their service and dedication.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC

INTEREST/DEPARTMENT AND COMMITTEE REPORTS: Trustees provided information on upcoming meeting dates and times.

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

No One Spoke.

CONSENT AGENDA:

- A. Approval of Minutes: December 4, 2017 Regular Village Board Meeting.
- B. Accounts Payable / Payroll.

1.	December 10, 2017	Accounts Payable	\$ 1,577,486.05
2.	December 13, 2017	Payroll (hourly)	\$ 230,142.19
3.	December 15, 2017	Payroll (salary)	\$ 94,234.62

- C. Operator Licenses: November 21, 207 – June 30, 2018.

NEW: Samantha Landry, John Miller, Brandon Medved, Mark Plato, Ben Schroeder, Ramalakshmi Vootkur, William Tait. [Recommendation by the Public Safety Committee]

Ryan Treiber [Denial Recommended by the Public Safety Committee]

The following items were forwarded from **Public Works** with á unanimous recommendation.

- D. Pay Invoice – D.F. Tomasini in an amount not to exceed \$8,920.56 with funds allocated from Acct. #50-742-530-6730. [Recommended Approval]
- E. Purchase of Two New Chlorine & Fluoride Drum Scales from William /Reid at a cost not to exceed \$8,025 with funds allocated from Acct. #50-180-184-3320. [Recommended Approval]
- F. Two Year Cross Connection Control Contract with Hydro Corporation for a monthly cross connection control inspection for commercial properties in an amount not to exceed

\$22,992 bill at \$958 per month, funds to be allocated from Acct. #50-741-530-6640.
[Recommended Approval]

MOTION (Baum / Warren) to approve Consent Agenda Items A – F which includes the denial of an operator's license. Roll call vote carried.

UNFINISHED BUSINESS:

- A. Development Agreement with the Germantown Kiwanis for the construction of a Performing Arts Pavilion within Fireman's Park.
MOTION (Zabel/Baum) to approve Item A as presented. Roll call vote carried.

PUBLIC HEARING:

- A. Speaker Properties LLC c/o J.W. Speaker Corporation, Agent for Francis & Dolores Mayer, et al., 39.7 acres of land east of Goldendale Road and north of Freistadt Road (Tax Key Nos. GTNV 173-992 & 173-993); a 2020 LAND USE PLAN MAP AMENDMENT to reclassify said property from "Agricultural/Conservation Residential" and "Low Density Residential" to "Industrial/Office", and, to include said property in the 2020 Sanitary Sewer Service Area Boundary.
- B. Speaker Properties LLC c/o J.W. Speaker Corporation, Agent for Phylmack LLC, Francis & Dolores Mayer et al. and Thomas & Joan Roskopf, Property Owners – N120 W19434 Freistadt Road and 144 acres of land east of Goldendale Road and north of Freistadt Road (Tax Key Nos. GTNV 173-992, 173-993, 173-987 & 173-985); a REZONING application to create an M-1: Limited Industrial Planned Development District (M-1/PDD) and rezone said properties from the A-1: Agricultural and M-1: Limited Industrial Districts into the M-1/PDD Zoning District.

President Wolter read the notice for both public hearings. The public hearings will be held together. The Village Community Development Director, Jeff Retzlaff reported on the items. Jeff reported on the site location and history. Previously, there was a valid petition and the board denied the rezoning. The items are back from Plan Commission with amendment items. The applications were reported on with a special zoning overlay district with zoning for Mayer / Neu / and Roskopf properties. The Plan Commission recommendations of conditions and restrictions were detailed in the resolution.

Pres. Wolter opened the public hearings at 7:36 p.m. No one spoke.
The public hearings were closed at 7:40 p.m.

NEW BUSINESS:

- A. Speaker Properties LLC c/o J.W. Speaker Corporation, Agent for Francis & Dolores Mayer, et al., 39.7 acres of land east of Goldendale Road and north of Freistadt Road (Tax Key Nos. GTNV 173-992 & 173-993); consideration and action on a 2020 LAND USE PLAN MAP AMENDMENT ORDINANCE 18-17 to reclassify said property from "Agricultural/Conservation Residential" and "Low Density Residential" to "Industrial/Office", and, to include said property in the 2020 Sanitary Sewer Service Area Boundary.
MOTION (Baum/Kaminski) to approve Ordinance 18-17 as presented. Roll call vote carried 5-4. Baum, Kaminski, Miller, Hughes, Wolter vote aye. Campbell,

Warren, Meyers, Zabel voted no.

- B. Speaker Properties LLC c/o J.W. Speaker Corporation, Agent for Phylmack LLC, Francis & Dolores Mayer et al. and Thomas & Joan Roskopf, Property Owners – N120 W19434 Freistadt Road and 144 acres of land east of Goldendale Road and north of Freistadt Road (Tax Key Nos. GTNV 173-992, 173-993, 173-987 & 173-985); consideration and action on a REZONING ORDINANCE 19-17 to create an M-1: Limited Industrial Planned Development District (M-1/PDD) and rezone said properties from the A-1: Agricultural and M-1: Limited Industrial Districts into the M-1/PDD Zoning District, and, RESOLUTION 26-17 containing specific conditions and restrictions for the M-1/PDD.

The attorney reported that two petitions were received in the clerk's office today. The petition protest is against the rezoning of the properties as a whole. The petitioner does not own 20% of the land so a super majority vote is not required. MOTION (Baum/Kaminski) to approve Ordinance 19-17 and Resolution 26-17 as presented. Amendment Motion by (Zabel/Campbell) to require a 3/4 supermajority vote by the Village Board on major changes. Amendment motion failed 6-3. Original motion carried 5-4. Baum, Kaminski, Miller, Hughes, Wolter voted aye. Campbell, Warren, Myers, and Zabel voted nay.

- C. Resolution 24-17, Consideration of "Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 7, Village of Germantown, Wisconsin. Maureen Holson of Ehlers presented detail on TID No. 7. **MOTION (Baum/Kaminski) to approve Resolution 24-17 as presented. Baum, Kaminski, Miller, Hughes, Wolter voted aye. Campbell, Warren, Myers, and Zabel voted nay. Roll call vote carried.**
- D. Resolution 25-2017, The Appointment of Election Inspectors for the term January 1, 2018 – December 31, 2019.
MOTION (Baum/Myers) to approve Resolution 25-17 as presented. Roll call vote carried.
- E. 2018 Firework's Contract with Wolverine Firework's Company in the amount of \$14,862.50 with the Contribution of \$7,431 from the Germantown Kiwanis.
MOTION (Baum/Warren) to approve Item E as presented. Roll call vote carried.
- F. Authorization for a Blanket Purchase Order – Water Meters in an amount not to exceed \$150,000 for continuing the purchase of water meters on a time and need basis, funds to be allocated from Acct. #50-180-183-3460.
MOTION (Kaminski/Baum) to approve Item F as presented. Roll call vote carried. Zabel voted no.

- G. Contract with Wisconsin Testing Laboratories, LLC, Soil Boring & Analysis – Goldendale Road, in an amount not to exceed \$6,860 for the proposed sanitary sewer and water main extension.

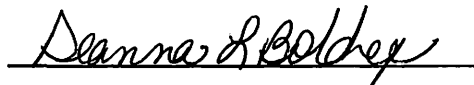
MOTION (Baum/Warren) to table the item. Roll call vote carried.

- H. Washington County Aging & Disability Resource Center Agreement.

MOTION to approve by Miller/Baum. Mark Schroeder distributed a new agreement from the County. Previous motions were withdrawn. MOTION to Postpone until next month (Kaminski/Baum) Motion carried.

ADJOURNMENT: There being no further business, meeting adjourned at 9:30 p.m.

Next regular Village Board meeting, Monday, January 15th at 7:00 p.m.



Deanna L. Boldrey, WCMC/CMC
Village Clerk