

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
November 18, 2019**

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

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Director Rath, Clerk Braunschweig, Attorney Sajdak, Manager Tucker, Engineer Nitschke, Director Ratayczak, and Superintendent Olszewski.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter Reported that Sunday, November 17, 2019, Congressman Sensenbrenner was at the Village Hall for a scheduled Town Hall meeting. C-Span recorded the meeting.

**ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC
INTEREST/DEPARTMENT AND COMMITTEE REPORTS:**

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

Lynn Ggrich of Ashbury Circle, of the Chamber of Commerce came to the podium. She thanked everyone for coming and the Village for the support of the Candy Cane celebration. There was an uptick in attendance. It was a great weather day.

CONSENT AGENDA:

- A. Approval of Minutes: November 4, 2019 Regular Village Board Meeting and November 4, 2019 Committee of the Whole Meeting.
- B. Accounts payable/payroll
 - 1. October 31, 2019 Accounts Payable \$ 38,036.90
 - 2. November 10, 2019 Accounts Payable \$ 528,667.54
 - 3. November 13, 2019 Payroll (Hourly) \$ 258,624.46
 - 4. November 15, 2019 Payroll (Salary) \$ 70,986.06
- C. Operators Licenses: Pam Halverson, Andrew Otto, Sam Schlosser (Recommend Approval)
The following items were forwarded from **Public Works** with a unanimous recommendation.
- D. **Resolution 63-2019**, Contract with Limbwalkers Tree Service in an amount not to exceed \$40,447.00.
- E. **Resolution 64-2019**, Development Agreement for Goldendale Road Germantown LLC, (Dickman Co., Inc).

MOTION (Baum/Myers) to approve Consent Agenda Items A-E. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

None.

PUBLIC HEARING:

Tom Howald for Aldi Inc. Agent for Germantown BB LLC, N96W18838 County Line Road, Rezoning Application, to Create a Planned Development District and Rezone 7.25 acres from B-1: Neighborhood Business District into the Planned Development District (PDD).

President Wolter read the Public Notice. Director Retzlaff came to the podium. Aldi has applied to rezone the property. Aldi is looking to expand the building by 3,700 square feet. This will include a set-back reduction from the side yard from 20 feet to 12 feet. This will allow for the expansion. The expansion will extend 12 feet from the property line. This is to Create a B-1 Neighborhood Business Planned Development District for the 7.25 acre Germantown Plaza located at N96W18838 County Line Road. The existing site was shown. The building addition site plan was shown. Renderings of the front and west side of the building were shown. The Plan Commission recommendation for the proposal is to approve the request to create and rezone B-1 Neighborhood Business Planned Development District.

President Wolter read the public notice and opened the public hearing at 7:20 p.m. No one spoke. The public hearing was closed at 7:21 p.m.

2020 Village of Germantown Budget and 2019 Tax Levy.

President Wolter read the public notice. Director Rath came to the podium. She reviewed the 2020 budget and 2019 tax levy. The presentation included a budget overview which included a financial summary, tax levy, revenue sources, expenditures, debt, special revenue funds, utilities, and employee insurance. She reported on the revaluation. The equalized is now at 99.85%.

The tax rate decreased by 9.6%. Net New Construction allowed for an additional 2.85%, or 242,000 to be levied. TIF 4 closed this year. The levy for the Village is 4.68 per assessed value.

President Wolter read the Public Notice and opened the public hearing at 7:30 p.m. No one spoke. Trustee Zabel commented on a letter from Carol Schneider and asked that it would be part of the record. The public hearing was closed at 7:31 p.m.

NEW BUSINESS:

Resolution 65-2019, Resolution Awarding the Sale of \$10,855,000 General Obligation Corporate Purpose Bonds, Series 2019D; Providing the Form of the Bonds; and Levying a Tax in Connection Therewith.

Phil Cosson of Ehlers came to the podium. He had distributed information from the Bid Sale. There are two parts. Part is for the sewer intercept and the next phase of Gateway Crossing. The Village is affirmed Aa2 from the Moody's Rating call.

Motion (Baum/Miller) to approve Resolution 65-2019, Resolution Awarding the Sale of \$10,855,000 General Obligation Corporate Purpose Bonds, Series 2019D; Providing the Form of the Bonds; and Levying a Tax in Connection Therewith. Roll Call Vote Carried. Zabel voted no.

Resolution 66-2019, Resolution Approving the 2020 Village Budget.

Motion (Baum/Kaminski) to approve Resolution 66-2019, Resolution Approving the 2020 Village Budget.

Amendment Motion (Myers/ Baum) to include one additional staff person to the Highway Department. The highway departments request was for three additional staff and one additional was budgeted.

Administrator Kreklow reported on the finances for the position. The transportation aids came in 73,000 more than expected. The additional was added to the paving budget. Could replace with Village funds.

Discussion ensued of the additional person being hired for half a year rather than full year. Superintendent Olszewski came to the podium and commented that he would work with either way. He also reported on job duties and infrastructure needs.

Additional Amendment Motion (Baum/Wing) to adjust to reduce paving budget to equal the cost of employee. Amendment motion carried. Zabel and Kaminski voted no.

Amendment Motion as amended carried. Hughes, Kaminski, Zabel voted no.

Amendment Motion (Zabel/Wing) to reduce or eliminate the recycle center user fee by 30,000, 10-480-483-8440, and reduce curbside pick-up by 30,000, 10-546-530-4810.

Zabel explained that there was an ordinance in 2017 to allow the recycle fee to be charged back to commercial and apartments. Staff is working on the process and research for this item. Discussion of the item ensued. Research has been done on the item. Staff is working to get numbers from Waste Management. Discussion ensued of the Recycle Fee and the use of the center. Ash Trees removal was discussed.

Roll Call Vote carried. Baum, Kaminski, Myers, Warren voted no.

Original Motion to approve Resolution 66-2019, Resolution Approving the 2020 Village Budget as amended. Roll Call vote carried as amended. Zabel voted no.

Resolution 67-2019, Resolution Approving the Levying of Property Taxes for Village Purposes.

Motion (Baum/Myers) to approve Resolution 67-2019, Resolution Approving the Levying of Property Taxes for Village Purposes. Roll Call vote carried. Zabel voted no.

Resolution 68-2019, Authorizing the Placement of Special Charges on the 2019 Tax Roll Against Certain Properties.

Motion (Baum/Myers) Resolution 68-2019, Authorizing the Placement of Special Charges on the 2019 Tax Roll Against Certain Properties. Roll Call Vote Carried Unanimously.

3-Lot Certified Survey Map for Briohn Building Corporation, Agent for Goldendale Land Holdings, LLC, Property Owner - W204 N13125, W204 N13055 & W204 N13035 Goldendale Road.

Motion (Kaminski/Baum) to approve 3-Lot Certified Survey Map for Briohn Building Corporation, Agent for Goldendale Land Holdings, LLC, Property Owner - W204 N13125, W204 N13055 & W204 N13035 Goldendale Road. Motion carried unanimously.

Ordinance 15-2019, To Amend the Official Zoning Map of the Village of Germantown Zoning Code, and create the Germantown Plaza District, Germantown BB LLC, Rezone 7.25 acres from the B-1: Neighborhood Business District into the Planned Development District (B-1/PDD) and

Resolution 69-2019, Adopting Conditions and Restrictions for the Germantown Plaza Planned Development District for Tom Howald for ALDI Inc., Agent for Germantown BB LLC, Property Owner - N96 W18838 County Line Road.

Motion (Myers/Miller) to approve Ordinance 15-2019, To Amend the Official Zoning Map of the Village of Germantown Zoning Code, and create the Germantown Plaza District, Germantown BB LLC, Rezone 7.25 acres from the B-1: Neighborhood Business District into the Planned Development District (B-1/PDD) and Resolution 69-2019, Adopting Conditions and Restrictions for the Germantown Plaza Planned Development District for Tom Howald for ALDI Inc., Agent for Germantown BB LLC, Property Owner - N96 W18838 County Line Road. Motion carried. Baum voted no.

Conditional Use Permit, Clean Harbors Industrial Services, Inc., Agent for Veolia ES Industrial Services Inc., Property Owner - N104 W13275 Donges Bay Road. Conditional Use Permit (CUP) for Storage of Chemicals, Flammable Liquids and Gaseous Substances; and Recycling Collection and Processing. (Public Hearing was previously held on October 21, 2019).

Motion (Baum/Miller) to approve Conditional Use Permit, Clean Harbors Industrial Services, Inc., Agent for Veolia ES Industrial Services Inc., Property Owner - N104 W13275 Donges Bay Road. Conditional Use Permit (CUP) for Storage of Chemicals, Flammable Liquids and Gaseous Substances; and Recycling Collection and Processing. (Public Hearing was previously held on October 21, 2019).

Clean Harbors does include for medical waste and contaminants. None of the containers are opened on site and the containers have a ten day max on site. The Village is an additionally insured. Motion carried unanimously.

Resolution 73-2019 A resolution Opting Out of the National Prescription Opiate Litigation Negotiation / Settlement Class. The Village Board may convene into closed session per Wis. Stats. §19.85(1)(g) for the purpose of conferring with Legal Counsel who is rendering advice concerning strategy to be adopted by the Village with respect to litigation in which it is involved or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate

The Board did not go into closed session. The Village Attorney advised of the resolution. The Village could receive up to \$17,000 or nothing.

Motion (Zabel/Kaminski) to approve Resolution 73-2019 A Resolution Opting Out of the National Prescription Opiate Litigation Negotiation / Settlement Class. Motion carried unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:05 p.m. p.m. The next regular meeting of the Village Board will be on Monday, December 2, 2019 at 7:00 p.m.

Respectfully Submitted,

Deanna Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk