

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
November 16, 2020**

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

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, Miller, Myers, Pieper, Wing, and Zabel. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Rath, Manager Tucker, Director Schroeder, and Director Ratayczak. Clerk's Note: This was a partial Virtual Webex Meeting.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter reported on the Chamber of Commerce traveling Christmas Parade. Successful event. Thank you to all that planned and participated.

President Wolter reported that County Supervisor Peter Sorce is having difficulty with Covid. Please keep him in your prayers.

**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, Village Clerk, And Department Heads, to include:

Election Update. Thank you to the teams of election officials and village employees that worked the November 3rd election. All Village Departments and employees are assisted in some capacity. This is very much a team effort. Thank you to the Poll Locations of Bethlehem Lutheran School, American Legion, Life Church, and Crossway Church.

Clerk Braunschweig reported that there were 13,788 voters at the November 3, election. 9,803 cast absentee ballots. 3,984 voted at the polls. The voter turn-out compared to registered voters was 95%. The Village estimated voting population is 15,637. We are at 15,135 registered voters. Almost 97%.

In comparison to November 2016, there were 4,622 absentees of the 12,389 voted and a 91% voter turnout.

The Spring Election Notice has been posted, April 6, 2021 election. Candidate paperwork is listed under Candidate Information on the Village Website.

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

Trustee Baum reported on a non-compliant landscape business on Freistadt Road. The business is on the code violation list.

Bruce Bernarde of Freistadt Road came to the podium. He commented that the landscape business has been there for twelve years. The business has grown to 10-15 employees. There are skid loaders, dump trucks, salt storage and bark storage. There has been burning of fall clean up.

Administrator Kreklow reported that the business is on the code violation list and citations have been issued.

CONSENT AGENDA:

- A. Approval of Minutes November 2, 2020 Regular Village Board Meeting.
- B. Accounts payable/payroll
 - 1. November 10, 2020 Accounts Payable \$ 611,395.23
 - 2. November 10, 2020 Payroll (Hourly) \$ 256,349.42
 - 3. November 15, 2020 Payroll (Salary) \$ 104,368.64

The following items were forwarded from **Public Safety** with a unanimous recommendation.

- C. Ordinance 18-2020, Ordinance Amending Section 5.15 Burning Regulated, Restrictions and Limitations.
- D. Ordinance 19-2020, Ordinance to Rescind Ordinance 5.10 Structures with Light – Frame Truss
- E. Dispatch Comp Time.

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

- F. Payment of CTW Corp. Invoice in amount not to exceed \$26,485, for the emergency repair of Well #3 on River Lane.
- G. **Resolution 61-2020**, 2021 Wachtel Arboricultural Contract in an amount not to exceed \$15,000.
- H. **Resolution 62-2020**, Johnson Controls, Maintenance and Metasys Contract in an amount not to exceed \$24,652.84.
- I. DPW Seasonal & Temporary Position Pay Increase.

Motion (Baum/Myers) to approve Consent agenda A-I. Baum requested to pull item G, Resolution 61-2020, 2021 Wachtel Arboricultural Contract in an amount not to exceed \$15,000, to Recuse himself, due to conflict of interest. Roll Call Vote Carried Unanimously.

Motion (Zabel/Myers) to approve item G, Resolution 61-2020, 2021 Wachtel Arboricultural Contract in an amount not to exceed \$15,000. Roll Call Vote Carried. Trustee Baum Abstained.

UNFINISHED BUSINESS:

- A. None.

PUBLIC HEARING:

- A. 2021 Village of Germantown Budget and 2020 Tax Levy.

Director Rath reported on the budget. The proposed levy is \$13,669,201 this includes \$10,456,573 general fund and operations, and \$3,212,628 for debt service payments. The tax rate is 4.96 per 1,000 which is 27.7 cents higher than last year or an increase of 5.92%.

President Wolter opened the Budget Public Hearing at 7:18 p.m.

No one spoke.

President Wolter closed the Budget Public Hearing at 7:20 p.m.

NEW BUSINESS:

Motion (Baum/Myers) to take items out of order and move item F up on the Agenda. Motion carried unanimously.

- F. Waive Temporary Use Permit Fee to Sell Christmas Trees and Wreaths in Parking Lot W156N9666 Pilgrim Road, Hillcrest Center, November 18th – December 24th.

Motion (Zabel/Baum) to Waive Temporary Use Permit Fee to Sell Christmas Trees and Wreaths in Parking Lot W156N9666 Pilgrim Road, Hillcrest Center, November 18th – December 24th.

Administrator Kreklow reported that waiving of fees can cause legal concern for the Village. He reported that an anonymous donor has paid the fee.

Village Attorney Sajdak commented on the fees that are to recoup the costs. There needs to be standards and processes. There is a grant process in place; however, permit and zoning fees are excluded from the grant process.

Motion to waive the temporary use permit fee was withdrawn.

- A. Resolution 63-2020, Resolution Approving the 2021 Village Budget.

Motion (Baum/Kaminski) to approve Resolution 63-2020, Resolution Approving the 2021 Village Budget.

The Village Administrator had distributed information in regard to options for the budget. Discussion ensued of the asphalt paving and possible reduction of the levy. There is an accumulation of a balance that could be used for paving projects. When Covid came up the sealing and crack filling was put on hold, approximately \$350,000. Discussion ensued of the reduction of borrowing. We will not know the impact Covid has had on the budget until we get to year end close.

Discussion ensued of the paving budget and the amounts built up for specific projects.

Discussion ensued of the amount of net new construction and growth in relation to the TIF Districts.

Discussion ensued of the road projects, carry over and borrowing and looking for a way to not tax up to the full amount.

Motion (Zabel/Baum) to remove \$15,000 for Park and Rec Study. This is in the Capital Projects. Discussion ensued of the study of the park for long term planning. The splash pad is to repair cracks for safety concerns. Motion failed.

Motion (Myers/Baum) to remove \$400,000 from the capital projects for the replacement of the street lights on Mequon Road. Motion failed.

Roll Call Vote to approve Resolution 63-2020, Resolution Approving the 2021 Village Budget Carried. Zabel Voted No.

- B. **Resolution 64-2020**, Resolution Approving the Levying of Property Taxes for Village Purposes.

Motion (Baum/Kaminski) to approve Resolution 64-2020, Resolution Approving the Levying of Property Taxes for Village Purposes. Roll Call Vote Carried. Myers, Pieper, and Zabel voted no.

- C. **Resolution 65-2020**, Authorizing the Placement of Special Charges on the 2020 Tax Roll Against Certain Properties.

Motion (Baum/Kaminski) to approve Resolution 65-2020, Authorizing the Placement of Special Charges on the 2020 Tax Roll Against Certain Properties. Roll Call Vote Carried Unanimously.

- D. Creation of Board Room Audio / Visual Special Committee.

Motion (Myers/Baum) to approve Creation of Board Room Audio / Visual Special Committee. Motion Carried Unanimously.

- E. Appointments to the Audio / Visual Special Committee.
Trustee Miller, Trustee Pieper, Manager Tucker, Fire Chief DeLain, Dan Hummel

Motion (Myers/Baum) to approve Appointments to the Special Audio / Visual Special Committee. Motion Carried Unanimously.

- G. **Resolution 66-2020**, Extending a Public Health Emergency Declaration in Response to the COVID-19 Coronavirus.

Motion (Baum/Miller) to approve Resolution 66-2020, Extending a Public Health Emergency Declaration in Response to the COVID-19 Coronavirus. Motion Carried Unanimously.

- H. Waste Management Contract for Solid Waste and Recycling Collection and Disposal.

Motion (Myers/Baum) to approve Waste Management Contract for Solid Waste and Recycling Collection and Disposal. Discussion ensued of the apartments and commercial properties are confirmed. Waste Management has agreed to extend through the two months in 2020 at the 2020 rate. They negotiated to move the start to the beginning of the year. Village Attorney commented to approve this evening and if there are changes, the changes will come back to the next meeting. This is a seven-year contract. The inflation rate was reduced for a longer contract. Motion carried. Zabel voted no.

- I. Change Order - Contract with Maguire Iron, Inc. – Reduction in size of Foundation for Storage Tank TID #8.

Motion (Baum/Zabel) to approve Change Order - Contract with Maguire Iron, Inc. – Reduction in size of Foundation for Storage Tank TID #8.

The Village Administrator reported that this would be a change order to reduce the size of the foundation of the water tower to be constructed in the Holy Hill area by \$3,300.

Mr. Brian Kazmarack offered to reimburse the Village by \$3,300 if the Village wants to consider a heavier foundation. The water tower could be raised during construction or at a later date.

Attorney Sajdak advised that the tower could be raised at any point.

Substitute Motion (Baum/Pieper) to substitute the current motion to deny the change order contingent upon payment by Mr. Kazmarack of \$3,300. Payment to be paid in one week. The original contract was previously approved. Motion Carried Unanimously.

- J. Ehlers report - Tax Increment Financing to fund improvements necessary for a proposed development south of Holy Hill Road.

Phil Cosson of Ehlers came to the podium to review the proposal by Capstone and analyze if it fits with TID 7 or TID 8. Phil Cosson reviewed the report in the packet. This is a new industrial development south of Holy Hill Road; 52 acres and 43 acres as developable. A detailed analysis has been provided. 61 Million in development over 7 years starting in 2021. Looks similar to TID 8. The request is for a Village contribution of 2.5 Million dollars. This would be borrowed dollars.

Discussion ensued of the development contiguous to TID 7 using small parcels along railroad to the property by piecing together. Discussion ensued of expanding to TIF 7 would make more sense. TID No. 7 and TID No. 8 Boundary maps were shown. Projected cashflows were shown.

Discussion ensued of its own TID and modified later. Discussion ensued of the blended version with an incentive agreement. The current TIF Districts are not allowed to borrow to other TIF districts. Mike Faber of Capstone Quadrangle commented on the proposed development.

Discussion ensued of possible job opportunities and parking.

Motion (Baum/Miller) Approve the direction for Ehlers to move forward with Amendment to TID 7 or TID 8. Motion Carried unanimously.

- K. 4-Lot Certified Survey Map (CSM) of Outlot 4 in the Woodland Ponds Estates Subdivision; David Leszczynski for Germantown Acquisition LLC, Property Owner – 4.58-acres Wasaukee Road, Elm Lane.

Motion (Miller/Baum) 4-Lot Certified Survey Map (CSM) of Outlot 4 in the Woodland Ponds Estates Subdivision; David Leszczynski for Germantown Acquisition LLC, Property Owner – 4.58-acres Wasaukee Road, Elm Lane. Motion carried unanimously.

- L. Amended Development Agreement for Outlot #4 Woodland Ponds Estates.

Motion (Baum/Myers) to approve the Amendments to the Development Agreement for Outlot #4 Woodland Ponds Estates. Motion carried unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 10:10 p.m.

The next regular meeting of the Village Board will be on Monday, December 7, 2020 at 7:00 p.m.

Respectfully Submitted,

Deanna Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk