

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
December 28, 2020**

CALL TO ORDER: The virtual meeting was called to order at 6:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Miller, Myers, Pieper, Wing, and Zabel (6:20 p.m.). Trustees Kaminski was absent excused. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Ratayczak, Village of Richfield Administrator Jim Healy, Brian Kazmerack, and Terry Tschetter. Clerk's Note: This was a partial Virtual Webex Meeting.

Village of Richfield Potential Water / Sewer Service Agreement. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Village Board discussion ensued in open session. Discussion of possible potential companies. Richfield reported that the broker has had conversations but none have risen to working with the Village. The realtor has fielded calls for potential end users for the property. It is unknown to how many employees that may be involved by those that are interested.

Trustee Wing commented on the Virtual meeting that attendees drop off and residents do not have access. The meeting was discussed to have the meeting virtually due to the quickness of the meeting and if in closed session the meeting needs to be entirely in person or entirely on-line. Decided to go with on-line. The contract with Maguire is time sensitive.

Discussion ensued of the split of the costs and consideration of the Village of Germantown not pay.

Richfield Administrator Healy commented that they are looking at light industrial office. This area does lend itself to a logistics type facility.

Discussion ensued that there may not be a deal and there would be public pressure to become forced with deal. If the deal were to occur there should not be any pressure. There should be language of no guarantees for a future deal. Richfield Administrator Healy and County Executive Schoeman commented they understood.

Discussion ensued of the map of the area and those that would be able to hook up to the utilities.

The map shows businesses on 175 and the railroad tracks and other commerce and retail.

Trustee Zabel joined the meeting at 6:20 pm

Richfield Administrator Healy commented they would like to include those properties as shown on the map.

Director Ratayczak commented that this is the same area from the footprint from the beginning.

Director Retzlaff commented on the Northeast corridor study shows the same boundary area. This area is closer to 450 acres.

Richfield Administrator Healy commented the area owned by Mr. Kazmarack. The area north of Kwik Trip is over 300 acres.

Director Ratayczak the study was based on the current map and there would be sufficient water.

Discussion ensued of the acreage. The full totality of the map. The land north of Kwik Trip to develop West.

The Village of Richfield does not force residents to hook up. Healy commented on the soils and those that sewer due to their septic. Primary focus is on economic development and development of the vacant land.

Healy commented that the Village of Richfield is actively communicating with residents. Economic Development will ease the tax burden for residents.

Trustee Zabel commented that the Village of Germantown should not have to pay any portion and that the County, Village of Richfield and property owners agree that they will never sue the Village of Germantown if the agreement will not go forward or reached in the future.

The area cannot extend west of 175 as the continental divide that runs along 175 and 41.

Motion (Wing/Miller) to convene into closed session at 6:40 p.m. and to include the Village Administrator, Village Attorney, Village Board, Director Ratayczak, and Director Retzlaff. Roll Call Vote Carried Unanimously. Trustee Baum joined the meeting in closed session.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:02 p.m.

The next regular meeting of the Village Board will be on Monday, January 4, 2021 at 7:00 p.m.

Respectfully Submitted,

Deanna Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk