

**VILLAGE OF GERMANTOWN  
COMMITTEE OF THE WHOLE MEETING MINUTES  
October 13, 2021**

**CALL TO ORDER:** President Wolter called the meeting to order at 6 p.m.

**ROLL CALL:** Present: Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Neureuther, and Tr. Pieper. Absent Excused: President Wolter. Also present: Administrator Kreklow, Clerk Treasurer Braunschweig, Manager Hirn, Superintendent Zimmerman, Superintendent Anderson, Manager Uselding, Director Retzlaff, and Manager Heinen.

**MINUTES:** Motion (Myers/Neureuther) to approve the minutes of October 6, 2021.

**Motion carried unanimously.**

**NEW BUSINESS:**

Manager Uselding reported on savings that have come with recent property insurance items. The state aids have come in lower. There are negotiations with the Police and Fire unions. The health insurance premiums information is yet to come. There is \$40,000 to reduce property taxes or to fund property taxes. Right now the tax levy is increasing by .7% over last years. The school district budget did increase by 1.98%; there is a fund for operations. Discussion ensued of the full tax bill that includes all taxing jurisdictions. Discussion ensued of a levy reduction.

- A. Community Development – Building Inspection.

**Director Retzlaff reported on the Building Inspection Budget. There is an increase in permit revenues and coordinating increase in Safebuilt Contract fees. The ratio is 62% of the revenues to Safebuilt; 38% of the revenues to the Village. Discussion ensued of the Safebuilt Contract, permitting process. Discussion ensued of the building inspection needs and future development of the Village. The community continues to grow and have a building inspection need. There is an annual contract with Safebuilt. This is projected to roll over to 2022. Safebuilt also supports / contracts with other communities. Discussion ensued of the percentages. There was a review late last year of percentages.**

- B. Community Development – Planning / Zoning.

**Manager Uselding reported on the Planning / Zoning Budget. The Civic Plus permitting was removed for the financial software.**

- C. Municipal Development.

**Manager Uselding reported on the municipal development budget. Hotel Motel is included in this budget. Discussion ensued of increased support for the 4<sup>th</sup> of July Fireworks and look for a tourism commission grant. Discussion ensued of entities may come forward with requests.**

- D. Impact Fees.

**Manager Uselding reported on the impact fees budget showing no major changes. The non-transfer for the building for the Library was reported as the Library facility last payment was made. There may be opportunities to increase or reduce the Library impact fees. A portion of**

**the Library fees could be utilized for qualifying expansion of capacity projects. Discussion ensued of the additional funds set aside. There are Park and Recreation impact fees available for the trail network plan.**

E. Historic Preservation.

**Manager Uselding reported on the historic preservation budget.**

F. Assessor.

**The Village of Germantown contracted with Associated Appraisal Consultants for a complete revaluation of taxable property as completed in 2019. The current contract will end in October of 2022. The current contract is at \$85,000 annually.**

**The Village of Germantown's Assessment Ratio is 92%, meaning that on average properties are selling for 8% more than assessed value. The Interim Market update is in addition to their current contract for an additional \$50,000 in 2022.**

**Discussion ensued of continuing the current contract and review at the contract renewal time. Discussion ensued of one year with an appraisal and two years without.**

G. Debt Service.

**Discussion ensued a slight decrease in debt service.**

H. TIDs.

**Administrator Kreklow reported on the TID budgets.**

**TID #6 budget shows not a lot of change. Willow Creek business park. This is a healthy TID. There is one property open for development. TID #6 is scheduled to close mid-2030s.**

**TID #7 budget shows some change for the amendment. There is an increase of 2.5Million related to the Capstone development. There will be a payment to Capstone Quadrangle for the road, sewer and water. TID #7 is located south of Holy Hill Road and includes JW Speaker.**

**TID #8 budget shows some change for the improvements for sewer and water and road improvements on Holy Hill Road. TID #8 is located on Holy Hill Road includes Briggs and Stratton, Pet Food and the Dickman Development.**

**None of the Levy increases are from the TID Levy at this time. There is \$95,000 of net new construction that could be used. The debt service from the TID is not on the property tax levy.**

I. Health / Dental.

**Manager Uselding reported on the Health and Dental. Next Monday Village Board meeting will include health contracts. There are plan changes that will be coming forward. There is a decrease in dental insurance.**

**President Wolter offered if anyone wants to go back thru items A-I. No comments were made to go back.**

**J. Capital Items Presentation. – Including Presentation by Graef.**

**Administrator Kreklow reported on the 2022 Capital Budget. The summary sheet as a five year plan was reviewed. There are on going capital needs to be funded each year. Discussion ensued of bringing Ehlers in for the review. Discussion ensued of the American Recovery Plan Funds. Discussion of prioritizing and using the Ehlers for review and different bonding / borrowing needs. Discussion ensued of the new financial software. Discussion ensued of the Capital Projects items. Discussion of the Fire Department Brush Truck and pick up and parks tractor loader were questioned. The road lighting as \$176,000 roll over was discussed; total is \$405,000.**

**Superintendent Anderson came to the podium. He reported on the patrol truck and bucket truck. There is a ten-year plan for the department that includes the replacement of patrol trucks and equipment. The bucket truck is not a have to this year, but not to lose sight of it. The tractor loader and pick up are on a schedule of replacement. GM opened up a window for two weeks for ordering of equipment.**

**Motion (Pieper/Myers) Remove the bird netting and try plastic owls instead. Baum commented to leave in and if the owls do not work than use the monies; otherwise use on other items.**

**Discussion ensued of using spikes.**

**Discussion ensued of the maintenance of other systems or the spikes that are not decorative.**

**Motion Modified amendment to (Pieper/Myers) to put \$5,000 back in.**

**If left in place there are other improvements such as drainage, or paving could be made using the funds. The bird netting covers the bottom. The price / quote is from Bastner Pests.**

**Audible options were looked at. Discussion ensued of the roof.**

**Discussion ensued to leave in and look for a lesser expensive answer.**

**Amendment motion failed. Pieper voted aye.**

**Original Motion failed. Pieper voted aye.**

**Motion (Myers/Kaminski) to approve the Capital Projects as presented.**

**Motion to amend (Baum/Neureuther) to remove the UTV and drop ins and brush truck.**

**Discussion ensued of the equipment detail. Motion failed.**

**Motion (Kaminski/Baum) to postpone the discussion of the Capital Items Budget to a future meeting date. Motion to postpone carried. Myers voted no.**

**Discussion of the budget overall ensued. Discussion ensued of what increases are due to personnel and people. The presented .7 increase does not cover the police and fire increased. The net new construction from the TIDS was not included in the levy increase.**

**K. Review of Parking Lot Items.**

**Parking lot items were reviewed. The variety of items removed were \$441,250.**

**Discussion ensued of the surplus from 2020, 2021, or ARPA funds. There are other funding options. There is also a rainy-day fund.**

**The .7 increase means all departments were looked at it closely to minimize as much as possible. Have went to the limit on the levy increase in the past. This may be a year to look at zero.**

**Discussion ensued of how to fund the additional officer. Could use the \$123,00 in insurance savings to fund the officer or second option is to hire the officer mid-year.**

**Motion (Baum/Myers) to bring on additional officer and hire mid-year, and that 50% of the salary to come out of the 123,000 property insurance savings. Discussion ensued of using surplus to fund personnel. Discussion ensued of the Chief presenting information. The \$123,000 savings is an annual saving from one year contract. Discussion ensued of presentation at the November 1<sup>st</sup> meeting.**

**Amendment Motion (Hudson/Baum) to table the hiring of and additional officer to a future meeting after a presentation by the Chief of Police. Motion carried unanimously.**

**Discussion ensued of returning funds back to taxpayers.**

**Motion (Neureuther/Pieper) to reduce the levy by 93,000 using the property insurance surplus. This would be posted as zero increase. Discussion ensued of a zero increase. .7 is still a decrease in mill rate. Discussion ensued that this is still a decrease. Prefer to publish as a zero increase. Discussion ensued to wait until the next meeting. The .7 is a decrease. Motion failed. Neureuther, Pieper, and Wolter Voted yes.**

**Discussion ensued of the Community Park parking lot item and preserving open space, look at acquiring land. Discussion of the 2050 plan and developers setting the land aside for open space. Discussion of Green Seams long term use, low impact recreation.**

**V. PUBLICATION OF THE 2022 BUDGET PUBLIC HEARING NOTICE:**

**Motion (Kaminski/R. Miller) to forward the 2022 budget to the Village Board and send for public hearing. Motion carried. Pres Wolter, Pieper, Kaminski voted no.**

**The meeting was adjourned at 9:00 P.M.**

Respectfully submitted,  
Deanna Braunschweig