

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
December 6, 2021**

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, J. Miller, R. Miller, Myers, Neureuther, and Pieper. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Ratayczak, Chief Snow, Manager Hirn, Director Standridge, and Manager Lloyd.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

It was reported that Channel 25 is not or connecting or working properly working.

**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:

Tr. Jan Miller thank you to the Police Department for assisting with the Illuminary Night.

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

Danny Hoe, from Windsong Circle East came to the podium. He commented on the ARPA Funds, regarding the library extension. He had previously worked on the Library Board and was involved with the firm that designed the library. He commented on the history of the library and the that the the structure is designed for the mesne or second floor can be added to original design. Danny commented on use of \$300,000 ARPA funds for the library.

CONSENT AGENDA:

- A. Approval of Minutes November 15, 2021 Meeting.
- B. Accounts payable/payroll:
 - 1. November 19, 2021 Accounts Payable \$ 1,746,389.42
 - 2. November 23, 2021 Accounts Payable \$ 67,518.40
 - 3. November 23, 2021 Payroll (Hourly) \$ 163,903.84
 - 4. November 30, 2021 Payroll (Salary) \$ 71,358.46

The following items were forwarded from the **General Government and Finance Committee** with a unanimous recommendation:

- C. Resolution 37 – 2021, Resolution for Inclusion Under Group Life Insurance item.

Motion (Myers/Pieper) Consent Agenda items, A-C. Roll Call Vote carried unanimously.

UNFINISHED BUSINESS:

- A. Update Presentation - American Rescue Plan Act.

Budget Manager Uselding gave an update on the American Rescue Plan Act. This is a total of 2.1 million dollars for the Village of Germantown. The presentation included categories that money may be used and not be used. This is a one-time funding from the Federal Government.

Possible allowed uses were discussed. Library expansion, Police Buildings, DPW building. Possible not allowed uses were also discussed. Cannot use for land acquisition.

A future listening session in January was discussed.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

A. Denial of Operator License, Dane Knudsen.

**Motion (J. Miller/Hudson) deny the operator license to Dane Knudsen.
The license was denied at Public Safety. Motion carried unanimously.**

B. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for "Class B" Fermented Malt Beverage and Intoxicating Liquor License for the period commencing December 6, 2021 and ending June 30, 2022: Goldendale Legacy, LLC, Emily Schaefer, Agent, d/b/a The Broken Chandelier, W204 N11912 Goldendale Rd, basement of premises, and front porch and outdoor premise.

All premise license recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

Motion (Myers/Pieper) to approve the "Class B" Fermented Malt Beverage and Intoxicating Liquor License for the period commencing December 6, 2021 and ending June 30, 2022, Goldendale Legacy, LLC, Emily Schaefer, Agent, d/b/a The Broken Chandelier, W204 N11912 Goldendale Rd, basement of premises, and front porch and outdoor premise. Contingent upon the sale of the business and the release of current license for the existing premise. All premise license recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted. Motion carried unanimously.

C. Ordinance 14-2021, 2020 Land Use Plan Map Amendment from Agricultural/Conservation Residential to Rural Residential, Ordinance 15-2021 Rezoning application to create a Planned Development District (PDD) with underlying Rs-2: Single-Family Zoning District, Resolution 38-2021 adopting conditions and restrictions for the Planned Development District (PDD), and 2-Lot Certified Survey Map (CSM) for Mark & Jennifer Reinert, Property Owners of W168 N12184 Century Lane and Jim Birmily, Property Owner of W168 N12196 Century Lane.

Director Retzlaff presented from the podium. The 4.9 acre property has two homes located on it with detached accessory homes. The existing parcel map was shown. The purpose is to divide the properties. Both owners came to the Village asking for assistance in dividing the properties. The site

location was shown the land use plan was shown. The applications were reviewed. The overlay was shown and reviewed. The CSM was reviewed. The Plan Commission recommendation is to approve as presented and proposed.

Motion (Myers/Baum) to approve 14-2021, 2020 Land Use Plan Map Amendment from Agricultural/Conservation Residential to Rural Residential, Ordinance 15-2021 Rezoning application to create a Planned Development District (PDD) with underlying Rs-2: Single-Family Zoning District, Resolution 38-2021 adopting conditions and restrictions for the Planned Development District (PDD), and 2-Lot Certified Survey Map (CSM) for Mark & Jennifer Reinert, Property Owners of W168 N12184 Century Lane and Jim Birmily, Property Owner of W168 N12196 Century Lane.

Motion carried unanimously.

D. American Rescue Plan Act – Bonuses / Premium Pay.

Manager Erin Hirn came to the podium. She presented the use of ARPA funds as a one time bonus to workers. The timing of the bonus to go into effect at the beginning of January. Discussion ensued to go all at one time rather than a piece at a time. This is for union and non-union employees, park and recreation and library. Discussion ensued of the timing and percentage. Discussion ensued of waiting.

Motion (Hudson/R. Miller) to provide \$1,500 to each of the 142 full time employees and \$500 to 15 part-time employees.

ARPA identifies the bonuses as premium pay. Discussion ensued with waiting.

Motion failed. President Wolter and Trustee Hudson voted yes.

E. Resolution 39-2021, A Resolution in Support of the 2022 Compensation Plan for Non-Represented Employees.

This is gives the framework and guidelines for performance reviews.

Motion (Myers/R. Miller) to approve Resolution 39-2021, A Resolution in Support of the 2022 Compensation Plan for Non-Represented Employees. Roll Call Vote Carried. Baum and Pieper voted no.

F. Village Board Handbook.

A handbook was distributed to the Village Board at the dias. Handbook utilized by the Village Board sometime in the past. The handbook is from Art Zabel. There is a lot still relevant today. The item would come back in January or February. Attorney Sajdak commented that this is more than ten years old. Discussion of attending League of Municipalities training session. Discussion ensued of the use of a boiler plate item. The document as distributed was reviewed.

Discussion ensued of not needing, there are some pertinent items as there are other items. Discussion ensued of sending to GGF or Committee. Discussion ensued of the League of Municipalities handbook.

Motion (Pieper/Kaminski) to send the handbook to the General Government and Finance Committee. Discussion ensued of the handbook set of rules as new members come on board as a constant reminder of how to interact and responsibilities. Motion carried. Baum, Myers, Neureuther voted no.

G. Plowing of Parking Lot and Trails of Alt Bauer Park.

Tr. Pieper read an email from Jim and Kathy Plank on Carriage Avenue. She read the email stating a request to plow the parking lot and trails of Alt Bauer Park. The pathway south of the creek is plowed. The board could use levy to use resources to increase plowing.

Discussion ensued that the clearing may be a manual effort. Comments of walking on unplowed areas.

Discussion ensued of past plowing, in the past, until 2009 or 2010 the Village did regularly remove snow from the trails and parks. This was removed due savings. The south is plowed due to public works facilities.

Discussion ensued of where do you start plowing and stop of plowing. Discussion of the costs ensued and need to draw line somewhere. Discussion ensued of the secondary plowing after safety intersections are completed.

Discussion ensued of the snow shoes and snow activities. Homestead hollow is not plowed.

Motion (Pieper/J. Miller) to send to Public Works. Motion carried unanimously.

H. Resolution 40-2021, Tyler Munis Contract for Village Financial System Software.

Motion (Myers/Pieper) to approve Resolution 40-2021, Tyler Munis Contract for Village Financial System Software. The CRM module is not included with this quote. We do have See Click Fix further down the road. Discussion ensued of the costs and timeline. Motion carried unanimously.

I. County Line & Lannon Road Development Proposal – Authorization to engage Ehler's to perform tax increment district feasibility study.

Village Administrator reported on discussions with Dickman Development for proposals on County Line Road and Lannon Road. To move forward with the development would require Village Sewer and Water. There would be significant value to the tax base and with the 2050 land use plan. Complete a feasibility analysis similar to TIDs 6, 7, and 8 and review the legality of it and if the finances are feasible. Cost is \$7,500

Motion (Myers/Kaminski) to go forward with a feasibility study for Authorization to engage Ehler's to perform tax increment district feasibility study for County Line & Lannon Road Development.

Discussion ensued of how many jobs, how many businesses and need more details. The feasibility study provides the details and what it encompasses. Work out the finances and bonding. This is a start of preparing presenting information. This is for 80 acres, owned by the dittmar family, corner of County Line & Lannon Road.

The feasibility study brings forward the type of businesses, split use, jobs, financing, tid bonding.

Discussion ensued of developing in other areas. This developer has control of the areas. This would be a TIF analysis or memorandum of understandings.

Developer wants to consider TIF funding for some of the project. This is to get the information on the development including the timeframe.

Village administrator reported the Village would pay for the study in order for Village representation and to receive the analysis.

Discussion ensued of the possibility of mixed-use development.

Discussion ensued of developer paying for the study. Discussion ensued of looping the water around the area.

Discussion ensued of concerns of mixed use and the number of current projects going on right now and filling of other spaces / TIDS. Discussion ensued of the TIDs. TID 6 is full and a spec building to be built soon. TID 7 is part of the Capstone Quadrangle and amendment. TID 8 and current projects.

This is a feasibility study from Ehlers based on the analysis of the development.

Discussion ensued of using Ehlers, and the developer to pay for it.

Amendment Motion by J. Miller to amend the motion and request the Dickmann group to pay for the development feasibility study to be with Ehlers.

Amendment Motion failed for a lack of second.

Administrator Kreklow reported that the developer will be paying for other costs that are significantly more. The developer is willing to pay for the sewer line.

This is probably not an amendment with TID 6.

Motion carries. 6-3. Hudson, J. Miller, Pieper voted no.

- J. Resolution 41-2021, A resolution authorizing the release of utility and access easements on the Capstone Quadrangle Development Site located at N128W20943 Holy Hill Road, Lot 3 of CSM No. 6506.

Motion (Pieper/Myers) to approve Resolution 41-2021, A resolution authorizing the release of utility and access easements on the Capstone Quadrangle Development Site located at N128W20943 Holy Hill Road, Lot 3 of CSM No. 6506. Motion carried unanimously.

- K. Administrator Performance Review. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may convene into open session to take such action as it deems appropriate.

- L. Director of Public Works retirement agreement. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate

Motion (Myers/Pieper) to Convene into closed session 9:02 p.m. and to include the Village Board and Village Administrator. Roll Call Vote Carried Unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:45 p.m.

The next regular meeting of the Village Board will be on Monday, December 20, 2021, at 7:00 p.m. There will not be a Village Board meeting on January 3, 2022.

Respectfully Submitted,
Deanna Braunschweig
Deanna B. Braunschweig, WCMC/CMC
Village Clerk