

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
MARCH 7, 2022**

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, Pieper, and Neureuther. Trustees Pieper joined prior to closed session. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Retzlaff, Director Ratayczak, Director Smith, Superintendent Zimmerman, Manager Hirn, Associate Planner Zandt, and Manager Uselding.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

Congratulations to the Germantown High School ladies basketball team.

**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:

Mia Fest will be on May 20 – May 22nd in the Marketplace parking lot near Life Church and Starbucks.

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

None.

CONSENT AGENDA:

- A. Approval of Minutes February 21, 2022 Meeting.
- B. Accounts payable/payroll:
 - 1. February 25, 2022 Accounts Payable \$ 269,213.69
 - 2. March 1, 2022 Payroll \$ 228,239.70
 - 3. March 4, 2022 Payroll – Election \$ 9,060.85

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

- C. Resolution 10-2022, Professional Firefighters International Association of Firefighters Local 4854, AFL-CIO, CLC Union Collective Bargaining Agreement.
- D. Resolution 11-2022, Budget Carry Overs.

The following items were forwarded from the **Public Works Committee** with a unanimous recommendation:

- E. Contract with Property Solutions Contracting for the spring 2022 tree planting, in an amount not to exceed \$18,120.
- F. Parks Tractor Loader Purchase Kubota LX from John P Lochen in an amount not to exceed 42,950.
- G. 2022 Labor and equipment rates.
- H. Payment to the WI DOT in an amount not to exceed \$61,511.70 for the construction of round-About at the intersection of STH 145 and Donges Bay Road.

Motion (Myers/Hudson) Consent agenda items, A-H. Roll Call Vote carried unanimously.

UNFINISHED BUSINESS:

A. Village Board 2022 Goals.

Village Administrator Kreklow gave history on the goals from a past meeting and reviewed and read a memo on the subject. Four goals were reported on.

1. Maintain or Improve retention rates for Village employees
2. Increase the level of trust Village residents have in the Village Board and Village employees.
3. Improve communication between the Village and residents.
4. Complete the 2050 Comprehensive Land Use Plan by August 1st with at least two public Hearings.

Objectives were reported on from the memo.

1. Maintain or improve retention rate for all Village employees (full-time and part-time) in 2022 from 90.7% in 2021 to:
 - a. Satisfactory – 90%
 - b. Exceeds Expectations – 92%
 - c. Outstanding – 95%
2. Complete design, testing and implementation of new Utilities Billing System before:
 - a. Satisfactory – March 31, 2023
 - b. Exceeds Expectations – December 31, 2022
 - c. Outstanding – December 31, 2022 and under budget
3. Maintain or improve 2022 employee engagement scores for Village Employees from 3.70 in 2021 to:
 - a. Satisfactory – 3.70
 - b. Exceeds Expectations – 3.90
 - c. Outstanding – 4.1
4. By the end of 2022, increase the number of subscribers using See-Click-Fix to:
 - a. Satisfactory – 500
 - b. Exceeds Expectations – 1,000
 - c. Outstanding – 1,500
5. Complete the 2050 Comprehensive Land Use Plan:
 - a. Satisfactory - By July 31st, with two public hearings/listening sessions.
 - b. Exceeds Expectations - By July 31st with three public hearings/listening sessions.
 - c. Outstanding – By June 30th with four public hearings/listening sessions.

Discussion ensued of the outline of retention for employees and a past memo and separation of full and part time employees. Discussion ensued of the baseline as 90.7 and timing of the surveys.

Discussion ensued of the importance of the utility billing system and see Click Fix.

Discussion ensued of using the fourth of July activities for the communication of the land use plan and See Click Fix.

Discussion ensued of the overall intent: The Village Board may adopt or modify the objectives to use going forward. These goals would become the Village Administrator's goals and then roll to department directors and employees.

Motion (Myers/R. Miller) approve the goals and objectives as presented.

Amendment Motion (Hudson/Neureuther) to define what needs improvement in each of the five areas, anything less than 90.7% needs improvement. Motion carried unanimously.

Amendment Motion (J. Miller/Neureuther) to change 5C to July 31 instead of June 30 with four public hearings. This includes a booth at the fourth of July. Motion carried unanimously.

Motion (Hudson/Myers) to amend to complete the Utility Billing System 20% underbudget as exceeds expectations, completed 50% under budget as outstanding, and as budgeted as satisfactory. Needs improvement as anything after December 31. Motion carried unanimously.

Motion Kaminski to move #3 objective to under #1 goal. Motion withdrawn.

Motion (J. Miller/Neureuther) to improve communication by re upping the quarterly newsletter by April 1st, electronic message board maintained on a weekly basis, and to identify person in charge of the website and design the website to be easier to use by June 30. Motion carried unanimously.

Motion carried as amended unanimously.

B. Resolution 12-2022, Allocation of American Rescue Plan Funding.

Budget Manager Uselding reported on the staff recommendations. Discussion ensued of the items including road paving, could reduce debt service for the roads by using the ARPA funding. Village Administrator reported on the items.

Motion (Kaminski/J. Miller) to approve premium pay of 1,500 per employee or \$250,000 as the pool of funds to be determined. Full - time at 1,500, part – time employees and election workers less. The detail and pro ration disbursement would go back to General Government and Finance. Roll Call Vote carried 6-2. Trustees Baum and Hudson voted no.

Motion (Baum/Neureuther) Elimination of the Village Hall Improvements and Library Expansion and put all to the Police Department Building.

Discussion ensued of Village Hall Improvements was the traffic flow, modification of walls, and modification of plexy glass.

Discussion ensued of the general direction of how the Village Board would like the expenditures. You can put into broad categories. We do not have to report until money is actually spent.

Discussion ensued of the Police Department building upgrades.

Amendment Motion (Kaminski/R. Miller) to send the building items back to General Government and Finance as 500,000 to a building fund and to include the Library, Village Hall, Police Building, and 50,000 from the Street Trees.

Motion (R. Miller/Kaminski) to move \$250,000 to road paving from COVID Premium Pay.

Discussion ensued to use the funds to the Water Infrastructure and the increase to the water bills. Using to water infrastructure would not have impact to the water bills. It would assist in infrastructure but would not impact the water bills.

Discussion ensued of using the funds for the Fire Department or Police Department positions. Estimates of addition one police officer is about \$108,000 and does not include a vehicle, the addition of one Firefighter was slightly less at 90,000.

Motion (Kaminski/R. Miller) to approve Resolution 12-2022, Allocation of American Rescue Plan Funding. Roll Call Carried 5-3. J. Miller, Hudson, and Myers voted no.

The eligible costs are to be obligated by December of 2024 and expended by December of 2026.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

- A. Temporary Class B Beer and Wine License –Deutschstadt Heritage Foundation, Mai Fest Celebration, N112W16240 Mequon Road, Market Place Parking Lot, May 20-22, 2022, May 20, Noon to 1 AM; May 21, 11 AM to 1 AM; May 22 11 AM to 8 PM.

Motion (Myers/Hudson) to approve Temporary Class B Beer and Wine License –Deutschstadt Heritage Foundation, Mai Fest Celebration, N112W16240 Mequon Road, Market Place Parking Lot, May 20-22, 2022, May 20, Noon to 1 AM; May 21, 11 AM to 1 AM; May 22 11 AM to 8 PM. 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 March 7, 2022 and ending June 30, 2022: Matteo's, W156N11058 Pilgrim Road, Karla M Cortes. Premise description includes bar area, main dining area, and during summer outdoor patio area.

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/R. Miller) to approve Matteo's, W156N11058 Pilgrim Road, Karla M Cortes. Premise description includes bar area, main dining area, and during summer outdoor patio area 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. Police Department Restructuring of Lieutenant Position with Sergeant.

Motion (Myers/Hudson) to approve Police Department Restructuring of Lieutenant Position with Sergeant. Motion carried unanimously.

- D. Ordinance 01 –2022, 2020 Land Use Plan Map Amendment from Agricultural/Conservation Residential to Industrial/Office, Ordinance 02–2022, Rezoning from B-5:Highway Business to M-1: Limited Industrial District and 2 lot Certified Survey Map (CSM) for Grant Moore, Agent for Moore Designs Inc. & MD Development LLC, property owner of W193 N10980 Kleinmann Drive and Christopher West, agent for Pace Property Management LLC, property owner of N112 W19225 Mequon Road.

Motion (Myers/Hudson) to approve Ordinance 01 –2022, 2020 Land Use Plan Map Amendment from Agricultural/Conservation Residential to Industrial/Office, Ordinance 02–2022, Rezoning from B-5:Highway Business to M-1: Limited Industrial District and 2 lot Certified Survey Map (CSM) for Grant Moore, Agent for Moore Designs Inc. & MD Development LLC, property owner of W193 N10980 Kleinmann Drive and Christopher West, agent for Pace Property Management LLC, property owner of N112 W19225 Mequon Road. Motion carried unanimously.

- E. Germantown Historical Society Dheinsville Park Lease Agreement.

Motion (Myers/Hudson) to approve Germantown Historical Society Dheinsville Park Lease Agreement. Motion carried unanimously.

- F. Department of Public Works Building Tax Increment District (TID) Feasibility Study.

The Village Administrator Kreklow reported on the updates that included the grading. Jonathan Schatz of Ehlers distributed detail of the study. The infrastructure costs have an increase of about 4.2 million dollars. The cash flow and borrowing were also shown. The annual and cumulative numbers show an in balance. There are ways to go back to the drawing board to mitigate the costs. A timeline was included.

This presents an obstacle for the DPW and there are timelines and time constraints. The Village may need to go back to the sellers and communicate the costs to prepare the land, may need to modify. The item will come back to future meetings.

- G. Presentation of Holy Hill Reconstruction and Award Contract for Holy Hill Reconstruction Project.

Holy Hills is being reconstructed and east through Goldendale Road. This will be a four line divided highway with street lights down the median. Some items allowed for a full intersection. Lined up as a four lane to Freistadt Road. This allows for a major project to the north.

Bids were opened on March 2nd. The item previously was recommended by the Board of Public Works earlier this evening.

Motion (R. Miller/Hudson) to approve bid with Michaels Construction Road and Stone at \$4,149,898, with a contingency 207,450. Total 4,357,348.85. This is TID 8 funds. Roll Call Vote Carried.

- H. Village of Richfield Potential Water / Sewer 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; and,
- I. Vacation Separation Payout. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

Motion (Myers/J. Miller) to Convene into closed session for item H. at 9:50 p.m. to include the Village Board Community Development Staff, Village Attorney, and Village Administrator. Roll Call Vote Carried Unanimously.

Motion (J. Miller/Hudson) to Convene into closed session for item I. to include the Village Board, Village Attorney, Village Administrator, and Support Services Manager. Roll Call Vote Carried Unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 11:00 p.m.

The next regular meeting of the Village Board will be on Monday, March 21, 2022, at 7:00 p.m.

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