

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
September 19, 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. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Associate Planner Zandt, Director Ratayczak, Chief Snow, and Superintendent Zimmerman.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter read a statement communication from the John Jeffords, President of Richfield describing the Northeast Corridor as light industrial to support three million of building space.

I. APPOINTMENTS:

- A. **Commissions/Boards/Committees**
1. **Board of Review** (5 year term)
Member Kim Leukert
Member Kristine Huber
Alt. Member Wyatt Weir
 2. **Board of Zoning Appeals**
Member Jeffrey Knop (3 year term)
 3. **Ethics Board** (3 year term)
Member Rosemarie Matheus
Member Wyatt Wiehr
Alternate Member Vacant
Alternate Member Vacant
 4. **Historic Preservation Commission** (3 year term)
Member Christine Kauth
Member Barbara Mendenhall
 5. **Library Board** (3 year term)
Member Charlene Brady
Member Darlene Vosen
School Board Member Jake Misiak
 6. **Park & Recreation Commission** (3 year term)
Member Vacant
Member Vacant
School Board Member Russell Ewert
 7. **Police & Fire Commission**
Member Homer Jack Daniels (5 year term)
 8. **Senior Center Advisory Committee** (2 year term)
Member Fay Price
Member Jackie Shebesta
 9. **Utility Advisory Committee** (3 year term)
Scott Hefle
Open
 10. **Tourism Commission**
Hotel Representative to be announced.

Motion (Myers/Pieper) approve the appointments as listed. Motion carried unanimously.

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:

Oktoberfest is in Dheinsville Park this weekend. Tr. Rick Miller gave a report on Oktoberfest with history.

Clerk – Treasurer Braunschweig introduced Deputy Clerk / Deputy Treasurer Rettler and Hanke.

Administrator Kreklow announced the September 29 at 6 p.m., October 11 at 10 am, and October 20 at 6 pm. Information is on the Village website.

Tr. J. Miller reported on the next tentative Fourth of July meeting on October 18 at 6 pm.

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

Melanie Smythe, of Cedar Lane, came to the podium reported on the referendum on the Village website. She commented on the size of the agenda. She commented on development on Lannon Road and Mequon Road.

Scott Hefle, of Old Farm Road, came to the podium and commented on thank you to Clerk Treasurer Braunschweig. He commented on the size of the agenda packet. He commented to table the 2050 plan and have a special meeting for the 2050 plan. He commented on the library building.

Katie Kautz of Meadowbrook Lane came to the podium and commented on the 2050 Plan and neighborhood meetings.

Matt Kimmler of Isabelle Farm Drive came to the podium and commented against the amendment to the 2050 Plan that includes Isabelle Farm area included in the Industrial district.

Doug Lawmen, of Riversbend Circle West came to the podium. He commented on Willow Creek Business District page 104; he spoke against the use of transportation from County Line Road to I-41.

Gidget Strike, Lannon Road, came to the podium. She spoke against the rezoning of Lannon and Mequon Road and against Multi-family homes and rentals.

Ryan Hennes of Isabelle Farms came to the podium. He agreed with Matt Kimmler.

Tammy Schneider of Lannon Road came to the podium. She commented on the 2050 plan and to remove Isabelle Farms from Commercial or and only allow residential.

President Wolter read an email from Ashley Abel against development on Mequon Road

President Wolter read an email from Mark and Laurie Boetcher against development on Mequon Road.

President Wolter read an email from Deborah Suskey against development on Mequon Road.

President Wolter read an email from Dean and Sherry Fox against development on Lannon and County Line Q.

President Wolter read an email from Dean Hennes against the Isabell Farms development in the 2050 plan.

President Wolter read an email from Ryan Hennes against the Isabell Farms development in the 2050 plan.

CONSENT AGENDA:

- A. Approval of Minutes August 15, 2022, Meeting.
- B. Accounts payable/payroll:
 - 1. August 12, 2022 Accounts Payable \$ 280,384.84
 - 2. August 22, 2022 Payroll \$ 13,491.29
 - 3. August 26, 2022 Accounts Payable \$ 1,711,227.68
 - 4. August 30, 2022 Accounts Payable \$ 46,354.64
 - 5. August 30, 2022 Payroll \$ 273,221.86
 - 6. September 3, 2022 Accounts Payable \$ 102,983.41
 - 7. September 9, 2022 Accounts Payable \$ 412,628.74
 - 8. September 13, 2022 Payroll \$ 241,392.73

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

- C. Well 7 Replacement of Motor Control Center with J Miller Electric in an amount not to exceed \$158,258.
- D. F450 Flat Bed Conversion in an amount not to exceed \$22,000. Conversion of ambulance to a 1 ½ ton single axle flat bed truck.

Motion (Myers/Baum) to approve consent agenda items A-D. Roll call vote carried unanimously.

UNFINISHED BUSINESS:

- A. None.

PUBLIC HEARING:

- A. None.

NEW BUSINESS:

Motion (Myers/Hudson) for new business D to be removed from tonight's agenda for a separate meeting.

Motion (Pieper/Baum) for the next Village Board meeting to be on September 26th for item D.

Motion (J. Miller) to change the date to November 15th. Failed due to lack of a second.

Motion as amended to move item D., Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan, to September 26th at 6 pm. Motion carried. Neureuther, Baum and J. Miller voted no.

- A. Brian Depies, SEH, Agent for Thomas Rakow, Property Owner – W140N11066 Country Aire Drive. Ordinance 17-2022 to rezone 5.12 acres from the A-1: Agricultural District to the Rs-1: Single-family Residential District and a 2-Lot Certified Survey Map (CSM).

Associate Planner Zandt came to the podium and reported on the item. The site location, zoning, and use plan were shown.

Motion (R. Miller/Myers) to approve Brian Depies, SEH, Agent for Thomas Rakow, Property Owner – W140N11066 Country Aire Drive. Ordinance 17-2022 to rezone 5.12 acres from the A-1: Agricultural District to the Rs-1: Single-family Residential District and a 2-Lot Certified Survey Map (CSM). Motion carried unanimously.

- B. 2023 Recommended Budget.

Manager Uselding came to the podium and presented the 2023 budget.

Motion (Baum/Hudson) October 5 at 6 pm, October 12 at 6 pm and October 19 at 6:30 pm. October 24 is the last possible date due to publication requirements. Motion carried unanimously.

- C. Canine Squad Car Set Up in an Amount not to Exceed \$20,487.67.

Motion (Baum/Pieper) to approve Canine Squad Car Set Up in an Amount not to Exceed \$20,487.67. Roll Call Vote carried unanimously.

- D. Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

Item was postponed to September 26th.

- E. Potential Relocation / Improvements to Lift Station 6.

Superintendent Zimmerman came to the podium and introduced the item.

Motion (Pieper/Hudson) to approve staff to look into the Potential Relocation / Improvements to Lift Station 6. Discussion ensued of the possible added costs if not expanded. If lift 6 is not expanded then lift 3 will need to be expanded at a larger cost.

The utility would purchase it outright. The cost is approximately \$900,000. This is a long-term replacement plan. Motion carried unanimously.

- F. Library Condenser Replacement Commitment in an amount not to exceed \$202,000.

Motion (Myers/Baum) to approve Library Condenser Replacement Commitment in an amount not to exceed \$202,000. Discussion ensued to include in the borrowing for the DPW Building. This was planned for in the capital plan and is for more than ten years. Roll Call Vote carried unanimously.

- G. Approve Bid for Public Works Facility.

Motion (Myers/Baum) to approve the Bids for Public Works Facility. Discussion ensued as to the Building Oversight Committee jurisdiction. Director Ratayczak came to the podium and introduced item. There is an approved budget by the board and there will likely be an additional approved budget. Moore Construction is in place for the process. Mike Moore of Moore Construction came to the podium. Discussion ensued of the budget in place for the facility. Discussion ensued of the supply timing. Roll call vote carried. Baum, Neureuther, and Pieper voted no.

- H. Award of Bid, Private Property Inflow and Infiltration Phase #1.

Director Ratayczak came to the podium and introduced item. This item started in 2011.

Motion (Myers/Baum) to approve Award of Bid, Private Property Inflow and Infiltration Phase #1. Discussion ensued of phase one and phase two. Roll call vote carried.

- I. Request from Tr. J. Miller and Tr. Myers: Ehlers review of the new TID #9 as well as the three that are open #6, #7, #8 and request an update on Moody's Bond Rating.

Administrator Kreklow reported on the item. The TID reports were in the packet and the Moody's report from the last bond rating were included in the packet. Administrator Kreklow presented information on each Tax Increment District. Discussion ensued of the Aa 2 rating is an excellent rating for a community of our size.

- J. Resolution 27-2022, Denial of Claim from Crystal Hess Binnebose.

Motion (Baum/Pieper) Resolution 27-2022, Denial of Claim from Crystal Hess Binnebose. Motion carried unanimously.

- K. Acquisition of Properties at N116W15843 Main Street and W157N11593 Fond du Lac Avenue. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) 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,

Motion (Myers/Pieper) to convene into closed session for item K. at 9:51 p.m. and to include the Village Board, Village Administrator, Village Attorney, Community Development, Village Clerk – Treasurer. Roll call vote carried unanimously.

- L. Stonecast Concrete Purchase of Village Parcel GTNV 362999, The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) 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,

Motion (Pieper/Baum) to convene into closed session for item L. and to include the Village Board, Village Administrator, Village Attorney, Community Development, Village Clerk – Treasurer. Roll call vote carried unanimously.

- M. Community Development Director. 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 (Pieper/Hudson) to convene into closed session for item M. and to include the Village Board, Village Administrator, and Village Attorney. Roll call vote carried unanimously.

The Board Convened into open session at 11:25 p.m.

Motion (Pieper/R. Miller) to approve staff to proceed as directed. Motion carried. J. Miller and Hudson voted no.

Motion (Pieper/R. Miller) to approve staff to proceed as directed. Motion carried. J. Miller and Hudson voted no.

Motion (Pieper/R. Miller) to approve of the Community Development Director Salary to be set at 105,000. Motion carried. J. Miller and Hudson voted no.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 11:30 p.m.

The next regular meeting of the Village Board will be on Monday, September 19, 2022, at 7:00 p.m.

Respectfully Submitted,
Deanna Braunschweig