

**VILLAGE OF GERMANTOWN
GENERAL GOVERNMENT & FINANCE COMMITTEE
MEETING MINUTES
April 26, 2011**

CALL TO ORDER: The meeting was called to order at 6:33 p.m. by Chairperson Zabel.

ROLL CALL: Chairperson Zabel and Trustee Members Hughes and Wing. Also present Administrator Schornack, Village President Wolter (arrived at 6:42 p.m.), Finance Director Rath, and Deputy Clerk Micka. Absent: Trustee Werderman.

APPROVAL OF MINUTES: *Motion Hughes, second Wing, to approve the minutes from the March 22, 2011 meeting and the March 29, 2011 special meeting. Motion carried without negative vote.*

PUBLIC COMMENT: No-one addressed the Committee.

AMENDMENT TO SECTION 12.02(7)(b)2 OF THE MUNICIPAL CODE OF ORDINANCES RELATING TO LICENSE DENIAL FOR DELINQUENT REAL ESTATE TAXES:

Deputy Clerk Micka stated that the ordinance amendment is to make a technical correction to remove unpaid real estate taxes as a reason for denial of a license or permit under Intoxicating Liquor and Fermented Malt Beverages, which was not included in Ordinance 17-10.

Motion Wing, second Hughes, to forward the proposed ordinance relating to license denial for delinquent real estate taxes to the Village Board with a positive recommendation. Motion carried without negative vote.

RESOLUTION – APPROVING AMENDMENTS TO THE 2011 BUDGET – Germantown Community Library County Non-lapsing Funds FY2010:

Finance Director Rath reviewed the proposed resolution with the Committee, which is to carry over unexpended 2010 funds received from Washington County as requested by the Library Board.

Motion Wing, second Hughes, to forward the proposed resolution approving amendments to the 2011 budget for Germantown Community Library County Non-lapsing Funds FY2010 to the Village Board with a positive recommendation. Motion carried without negative vote.

GUIDELINES FOR GRANTING TIF INCENTIVES IN TID #4: Chairperson Zabel stated that President Wolter had requested that this item be placed on the agenda to discuss criteria for incentives used in TID #4. Discussion was held regarding establishing guidelines and policies, if incentives should be negotiated and not discussed openly, and marketing ideas.

President Wolter arrived at 6:42 p.m.

President Wolter discussed his reasons for requesting this item on the agenda. The incentives given to Bradley were publicly known, and there have been questions on how it was determined, and if there is the possibility of increment funding for other companies. He would like to develop some criteria for consideration that would eliminate favoritism, establish guidelines for giving incentives, and possibly be discussed by the Economic Development Commission.

Discussion continued:

- ✓ Plan Commission may revise the 2020 Land Use Plan;
- ✓ The Business Park has infrastructure, water and sewer in place;
- ✓ Expanding the tax base;
- ✓ Incentive standards for future businesses;
- ✓ Process for approvals;
- ✓ Most businesses do not have a developers agreement, there is only a land sale;
- ✓ Closing TIF's;
- ✓ Recruiting more businesses and land sales;
- ✓ Growth potential;
- ✓ Establishing a process and qualifiers for incentives in TIF #4;
- ✓ Developer funded TIF's; and
- ✓ Which committees should be involved with the process.

The consensus of the committee is to have the General Government & Finance Committee develop guidelines for future development, and the Economic Development Commission establish guidelines and qualifiers for incentives. Finance Director Rath will contact Ehlers to find out if other communities have guidelines and written policies regarding TIF incentives.

INFORMATION REGARDING MULTI-FAMILY WATER RATES: Finance Director Rath discussed this item with the Committee. Discussion has been held previously on petitioning the Public Service Commission to allow the Village of Germantown Water Utility to establish a uniform rate code for multi-family residential complexes that are currently bulk billed. She reviewed examples of single residence one meter and bulk metered unit billing and meter charges. She stated that the cost of a rate study is less than a full rate case of \$6,442.06, and would possibly be about \$2,000 to \$3,000.

Motion Wing, second Hughes, to forward to the Village Board approval to add another rate schedule regarding multi-family water rates in the water utility. Motion carried without negative vote.

REPORTS:

Monthly Year to Date Financials:

Revenue and Expense Report – All Funds – Finance Director Rath reviewed the general fund with the Committee.

Health and Dental Plans – No discussion.

Impact Fees Financial Reports – No activity.

TIF Financial Updates – Finance Director Rath reviewed the TIF projects and balances with the Committee.

Accounts Payable – No discussion.

Monthly Code Violation Reports:

Building Inspection Department and Planning Department – No discussion.

C.I.P. Projects – Finance Director Rath reported that the Moody's rating call gave Germantown a rating of AA2 and a stable outlook. Discussion followed on the report.

Letter of Credit Summaries:

Building Inspection Department, Public Works Department, and Planning Department – No discussion.

Summary of all Village Contracts – No discussion.

NEXT MEETING: The next regular meeting is scheduled for Tuesday, May 24, 2011 at 6:30 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

Christine M. Micka, CMC/WCMC
Deputy Clerk