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| <b>MEETING:</b>       | <b>AMENDED REGULAR MEETING OF THE VILLAGE BOARD</b>                   |
| <b>DATE AND TIME:</b> | <b>Monday, October 21, 2024 7:00 PM</b>                               |
| <b>LOCATION:</b>      | <b>Germantown Village Hall Board Room<br/>N112 W17001 Mequon Road</b> |

## MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

Village President Wolter called the Village Board meeting to order at 7:02 PM.

II. **ROLL CALL:**

**Present:** Trustee David Baum, Trustee Terri Kaminski, Trustee Rick Miller, Trustee Robert Warren, Trustee Jan Miller, Trustee Phil Hudson, President Dean Wolter, Trustee Meg Cutts

**Absent:** Trustee Pieper

**Also Present:** Village Administrator Steve Kreklow, Village Attorney Brian Sajdak, Community Development Director Jeff Retzlaff, Public Works Director Matt Mortwedt, Village Clerk Donna Ott, Police Chief Mike Snow, Fire Chief John Delain (via WebEx)

III. **PLEDGE OF ALLEGIANCE:**

The Amy Belle Girl Scouts Troop led the audience in the Pledge of Allegiance.

IV. **PRESIDENT'S REPORT:**

President Wolter spoke regarding the Grand Opening of the new DPW Facility on Saturday, October 26, 2024. Village Clerk Ott spoke regarding the schedule for In-Person Absentee Voting for the General Election.

V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST  
COMMITTEE AND DEPARTMENT REPORTS:**

Trustees provided dates and times of upcoming meetings.

- VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be*

*limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the budget and closed session meetings.

Jerry Weidmann (N112W18025 Mequon Rd) spoke regarding New Business Item A (Determination as to whether sanitary sewer is "public" or "available", per Sec. 13.29 of Village Code, to Mr. Jerry Weidmann at N112W18025 Mequon Rd.)

Sarah Larson (W159N9737 Butternut Rd) spoke regarding open records requests, New Business Item A (Determination as to whether sanitary sewer is "public" or "available", per Sec. 13.29 of Village Code, to Mr. Jerry Weidmann at N112W18025 Mequon Rd.) and New Business Item J (Contract with Copeland Companies with respect to Acquisition of Properties in the Village's Village Center District)

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding political signs and regulations.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the Asset Manager position and development in the Village.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding Community Development concerns, Frenz project, and Public Safety RFPs.

Charles Krueger (W140N9766 Fond du Lac Ave) spoke regarding Waste Management noise complaints.

## **VII. CONSENT AGENDA:**

**Motion:** Approve Consent Agenda items as presented

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Hudson

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)**

A. Minutes: October 7, 2024

B. Police Vehicle Squad Changeover - F150

## **VIII. UNFINISHED BUSINESS**

**IX. PUBLIC HEARINGS:**

**X. NEW BUSINESS:**

- A. ***Determination as to whether sanitary sewer is "public" or "available", per Sec. 13.29 of Village Code, to Mr. Jerry Weidmann at N112 W18025 Mequon Rd.***

**Motion:** Overturn staff's determination that service is available and allow Mr. Weidmann to put in a mound system

**Motioned By:** Trustee Kaminski

**Seconded By:** Trustee Cutts

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, President Wolter, Trustee Cutts

**No:** None

**Abstain:** Trustee Hudson

**Motion Carried by (Yes 7, No 0, Abstained 1)**

- B. ***Everett Frenz, Agent for the Anton Frenz Trust & SA Technologies LLC, Property Owners - 65.2 acres located east of Fond du Lac Avenue/STH145 and north of Donges Bay Road. Application to Rezone 65.2 acres from the M-1: Limited Industrial Zoning District to an Rm-3: Multi-Family & B-1: Neighborhood Business Planned Development District (PDD) for purposes of developing a 570 dwelling unit & 24,000 sqft retail commercial mixed-use development called "ArborVillage". (ACTION)***

**Motion:** Direct Frenz family to work with Community Development Director and Staff for more direction and return when more comfortable

**Motioned By:** Trustee Jan Miller

**Seconded By:** Trustee Cutts

**Yes:** Trustee Jan Miller, Trustee Cutts, Trustee Baum

**No:** Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Hudson, President Wolter

**Abstain:** None

**Motion Failed by Voice Vote (Yes 3, No 5, Abstained 0)**

**Motion:** Approve Rezoning Request proposed at the October Plan Commission meeting

**Motioned By:** Trustee Rick Miller

**Seconded By:** Trustee Baum

**Yes:** None

**No:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts  
**Abstain:** None

**Motion Failed by Voice Vote (Yes 0, No 8, Abstained 0)**

C. Presentation on the results of the Public Safety Building(s) needs assessment by Graef, PRA and Moore Construction.

Mike Paulos of Graef, Jason Puestow of PRA, and Mike Moore of Moore Construction provided a presentation on the results of the Public Safety Building(s) needs assessment:

- Both the existing police department and fire station have become too small for current operations; new police and fire buildings are necessary.
- Site design concepts, proposed locations, cost estimates, and probable project timelines were presented for each building.
- Combining both sites at one location was not proposed, as no location was able to accommodate the response time requirements of both the fire station and police station.

**Motion:** Request that a cost comparison for a combined police and fire location be brought before the Village Board

**Motioned By:** Trustee Hudson

**Seconded By:** Trustee Warren

**Amended Motion:** Request that a cost comparison for a combined police and fire location be brought before the Public Safety Committee and then the Village Board

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Warren

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Amended Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)**

**Motion as Amended:**

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion as Amended Carried by Voice Vote (Yes 8, No 0, Abstained 0)**

D. Award of the Fire Station #2 addition and remodel design services agreement to Graef in the amount of \$419,000.00.

Public Works Director Mortwedt introduced this item and answered questions from trustees.

**Motion:** Bring this item before Public Safety Committee for review of specific funding

**Motioned By:** Trustee Jan Miller

**Seconded By:** Trustee Kaminski

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)**

E. Public Safety - 2024 Budget Amendments

**Motion:** Approve as presented

**Motioned By:** Trustee Rick Miller

**Seconded By:** Trustee Baum

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)**

F. Police Vehicle Squad Changeover - Explorer (ARPA Funds)

**Motion:** Approve as presented

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Jan Miller

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)**

G. Resolution Disallowing the Claim of Mayshell Sardina

Mayshell Sardina provided additional context and was available to answer questions.

**Motion:** Approve as presented

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Rick Miller

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Hudson, President Wolter, Trustee Cutts

**No:** Trustee Jan Miller

**Abstain:** None

**Motion Carried by Voice Vote (Yes 7, No 1, Abstained 0)**

H. Discussion on Plans for Development within the Village Center District

Bailey Copeland of Copeland Companies provided a presentation and answered questions about this item.

- A review of the 2050 Comprehensive Plan was presented, specifically regarding the Village Center District.
- Proposed next steps include engaging a planning firm for community engagement and site planning, expanding the vision already started in the 2050 plan by holding open house sessions and digital surveys, and creating a phasing plan for infrastructure improvements.

Community Development Director Retzlaff and Village Administrator Kreklow added further context regarding the process and how the Village Center District plan falls into the Village's larger 2050 plan.

There was no action taken on this item.

**Motion:** Enter into Closed Session for Item I with the following in attendance: Ms. Copeland, Village Attorney Sajdak, Village Administrator Kreklow, Community Development Director Retzlaff; and for Item J with the following in attendance: Village Attorney Sajdak, Village Administrator Kreklow, Community Development Director Retzlaff

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Warren

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)**

- I. Strategy Concerning Acquisition of Properties in the Village's Village Center District (in the general area of Mequon Road and Pilgrim Road). The Village Board may convene 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.

**Motion:** Return to Open Session at 11:05 PM

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Jan Miller

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried (Yes 8, No 0, Abstained 0)**

**Motion:** For Item I, Direct staff to proceed as discussed in closed session

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Hudson

**Yes:** Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried (Yes 8, No 0, Abstained 0)**

Trustee Kaminski was excused at 11:07 PM.

**Motion:** Enter into Closed Session for Item J at 11:09 PM

**Motioned By:** Trustee Baum

**Seconded By:** Trustee Rick Miller

**Yes:** Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

**No:** None

**Abstain:** None

**Motion Carried (Yes 7, No 0, Abstained 0)**

- J. Contract with Copeland Companies with respect to Acquisition of Properties in the Village's Village Center District. The Village Board may convene 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.

**Motion:** Return to Open Session at 11:20 PM

**Motioned By:** Trustee Cutts

**Seconded By:** Trustee Warren

**Yes:** Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter

**No:** Trustee Cutts

**Abstain:** Trustee Baum

**Motion Carried (Yes 5, No 1, Abstained 1)**

**Motion:** Proceed as discussed in Closed Session

**Motioned By:** Trustee Hudson

**Seconded By:** Trustee Warren

**Yes:** Trustee Rick Miller, Trustee Warren, Trustee Hudson, President Wolter

**No:** Trustee Jan Miller, Trustee Cutts

**Abstain:** Trustee Baum

**Motion Carried (Yes 4, No 2, Abstained 1)**

**XI. ADJOURNMENT:**

Village President Wolter adjourned the Village Board meeting at 11:24 PM.