

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, December 2, 2024 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

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 7:00 PM.

II. **ROLL CALL:**

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

Excused: Trustee Terri Kaminski, Trustee Jolene Pieper

Also Present: Village Administrator Steve Kreklow, Village Attorney Brian Sajdak, Deputy Clerk Maddy Laufenberg, Associate Planner Jordan Yanke, Community Development Director Jeff Retzlaff

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

President Wolter called on Trustee Jan Miller to speak regarding the Windsong subdivision's 31st annual Luminary Night on December 8, 2024.

President Wolter provided information regarding the Germantown Community Band's Holiday Concert on December 14, 2024.

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

Trustees announced upcoming meeting dates and times.

Trustee Phil Hudson announced his resignation of his Village Board seat effective January 15, 2025.

- 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.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding contracts, closed sessions, and citizen comments.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding meeting postings and efficiency, the Village Center District, and closed session acquisition discussion.

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Hudson

Yes: Trustee Baum, 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 7, No 0, Abstained 0)

- A. Minutes: November 18, 2024
- B. Resolution Approving the 2025 Germantown Municipal Employees Union Local 730 Contract
- C. Civic Plus Contract Renewal
- D. Acceptance of the Liability Insurance Proposal from Municipal Property Insurance Company for Policy Year 2025

VIII. UNFINISHED BUSINESS

- A. Shortening Village Board Meetings

Village Administrator Kreklow and President Wolter led discussion regarding shortening Village Board meetings. The recommendations from the General Government & Finance Committee were as follows:

1. Follow Roberts Rules of Order
2. Be Prepared for Each Meeting
3. Keep the Size of the Village Board the Same

4. Request that Staff Provides the Agenda and Packets for Village Board and Three Standing Committees on the Preceding Thursday instead of Friday

Motion 1: Approve recommendations as presented

Motioned By: Trustee Baum

Seconded By: Trustee Jan Miller

Discussion followed.

Motion 2: Call the Question

Motioned By: Trustee Cutts

Seconded By: Trustee Jan Miller

Motion 2:

Yes: Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, President Wolter

No: Trustee Baum, Trustee Hudson, Trustee Warren

Abstain: None

Motion 2 Carried by Voice Vote (Yes 4, No 3, Abstained 0)

Motion 1:

Yes: Trustee Jan Miller, Trustee Cutts

No: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Hudson, President Wolter

Abstain: None

Motion 1 Failed by Roll Call Vote (Yes 2, No 5, Abstained 0)

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Neumann Developments, Agent for Wrenwood North LLC, Property Owner, property south of Freistadt Road and Pleasant View Drive. Final Subdivision Plat for Wrenwood North Addition No. 1 (Phase 2- 26 single-family lots).

Trustee Cutts recused herself on this item.

Associate Planner Yanke provided information regarding this item.

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Rick Miller

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

No: None

Abstain: Trustee Cutts

Motion Carried by Voice Vote (Yes 6, No 0, Abstained 1)

- B. Harter's Lakeside Disposal, Agent for Skyline Development Corp, Property Owner; northeast corner of Fond du Lac Avenue/STH145 @ and Spaten Court. Rezone Application for 12.7 acres from M-1: Limited Industrial to M-2: General Industrial and a Conditional Use Permit (CUP) Application to develop and operate a new "Solid Waste Disposal, Collection and Transportation Operation" business.

Community Development Director Retzlaff provided information regarding this item.

Brian Randall, attorney with Amunsen Davis and representing Harter's Lakeside Disposal, spoke regarding this item.

Motion: Postpone discussion and send back to Plan Commission

Motioned By: Trustee Baum

Seconded By: Trustee Hudson

Citizen Dana Zulic (609 Scenic Rd, Colgate) approached the podium to ask whether the proposed building would be a waste processing facility or a facility that houses trucks that take materials to other processing facilities. Attorney Randall answered that it is the latter.

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

No: None

Abstain: None

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

- C. Village of Germantown Community Development Department - Proposed Text Amendments to Chapter 17.41 (Accessory Use, Building & Structures), Section 17.43 (Site Plan Approval Requirements), Section 17.45 (Traffic, Parking, Loading & Access), and Section 17.46 (Signs) of the Village of Germantown Municipal Code.

Community Development Director Retzlaff provided information regarding this item.

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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

No: Trustee Cutts

Abstain: None

Motion Carried by Roll Call Vote (Yes 6, No 1, Abstained 0)

- D. Renewal Applications of Secondhand Article and Jewelry Dealer Licenses for 2025

Motion: Approve as presented

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 by Voice Vote (Yes 7, No 0, Abstained 0)

Motion: Enter into Closed Session with the following in attendance for Items E and F: Village Administrator Kreklow, Village Attorney Sajdak, Community Development Director Retzlaff, Bailey Copeland of Copeland Companies, and Phil Cossun of Ehlers; and with the following in attendance for Item G: Village Administrator Kreklow

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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

No: Trustee Jan Miller

Abstain: None

Motion Carried by Roll Call Vote (Yes 6, No 1, Abstained 0)

The Village Board entered into Closed Session at 8:09 PM.

- E. 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.
- F. 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.

- G. Administrator Setting 2024 Performance Goals Update. 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: Return to Open Session (9:25 PM)

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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)

Motion: For Item E, direct staff to proceed as discussed in Closed Session

Motioned By: Trustee Hudson

Seconded By: Trustee Rick Miller

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)

Motion: For Item F, direct staff to proceed as discussed in Closed Session

Motioned By: Trustee Rick Miller

Seconded By: Trustee Hudson

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 9:27 PM.