

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, January 20, 2025 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 Dean Wolter called the Village Board meeting to order at 7:00 PM.

II. **ROLL CALL:**

Present: Trustee David Baum, Trustee Terri Kaminski, Trustee Rick Miller, Trustee Robert Warren, Trustee Jolene Pieper, Trustee Jan Miller, President Dean Wolter, Trustee Meg Cutts

Also Present: Village Administrator Steve Kreklow, Village Attorney Brian Sajdak, Finance Director Matthew Uselding, Public Works Director Matt Mortwedt, Community Development Director Jeff Retzlaff, Chief Deputy Clerk Kasie Miller

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

Village President Wolter spoke about Martin Luther King Jr. Day and Inauguration Day.

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

Trustees provided upcoming meeting dates and times.

- 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.)*

Lynn Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the budget and development.

Steven Wesolowski (W169N10427 Pheasant Run) spoke regarding incorrect water bills.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding water billing error and Blackstone Creek development.

Neil Risler (N106W14743 Harrison Cir) spoke regarding Consent Agenda Item G (Village's 2025 Paving Plan, 10-Year Road program, and 5-Year Sealcoating Program).

Steven Stapleman (N101W16478 Santa Fe) spoke regarding a land swap for Haupt Strasse Pickleball court area.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding Village Board agendas.

Kristen Borst (W151N10313 Windsong Cir W) spoke regarding apartment development.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding Blackstone Creek and land swap at Main St/Division Rd.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding Consent Agenda Item G (Village's 2025 Paving Plan, 10-Year Road program, and 5-Year Sealcoating Program), road grants, summer sewer credit, and land swap.

VII. CONSENT AGENDA:

Motion: Approve Items A-H as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

Request: Pull Items G and H for discussion

Requested By: Trustee Jan Miller

Revised Motion: Approve Items A-F as presented

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

No: None

Abstain: None

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

Motion: Approve Item G as presented

Motioned By: Trustee Jan Miller

Seconded By: Trustee Baum

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

No: None

Abstain: None

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

Motion: Approve Item H as presented

Motioned By: Trustee Jan Miller

Seconded By: Trustee Rick Miller

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

No: None

Abstain: None

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

- A. Minutes: January 6, 2025
- B. Purchase of 4 police squad cars from Ewald Ford for total purchase Price of \$193,276.00.
- C. Award of 2025 GIS Services to Ruekert & Mielke for an amount not to exceed \$45,125.00.
- D. Purchase of 2025 Wastewater pickup truck in an amount not to exceed \$81,000.00.
- E. Purchase of 2025 Highway Department pickup truck in an amount not to exceed \$71,000.00.
- F. Authorization to replace hydrants, replace valves, water main breaks, and water service repairs in 2025 up to identified amounts.
- G. Village's 2025 paving plan, 10-Year Road program, and 5-Year Sealcoating Program.
- H. Acceptance of the WISDOT Agricultural Road Improvement Program grant in the amount of \$2,581,888.00.

VIII. UNFINISHED BUSINESS

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Budget Amendment for Agricultural Road Improvement Program (ARIP) Grant

Motion: Approve as presented

Motioned By: Trustee Rick Miller

Seconded By: Trustee Kaminski

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

No: None

Abstain: None

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

- B. Budget Amendment transferring \$83,901.69 of unencumbered and unspent funds from the 2024 road program.

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Jan Miller

Administrator Kreklow presented information on the options where to move the funds.

Motion to Amend: Place unspent funds toward purchasing brine equipment and lowering debt service

Motioned By: Trustee Warren

Seconded By: Trustee Kaminski

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

No: None

Abstain: None

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

Motion as Amended:

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

No: None

Abstain: None

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

- C. Award of a professional services agreement to TADI for an update to the 2020 traffic safety study in an amount not to exceed \$14,982.

Motion: Approve as presented
Motioned By: David Baum
Seconded By: Robert Warren

Motion to Amend: Push Item back to Public Works & Highways Committee to look for a funding source
Motioned By: Trustee Rick Miller
Seconded By: Trustee Baum

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, President Wolter, Trustee Cutts
No: None
Abstain: None

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

- D. Purchase of 2025 Highway Department patrol truck from Truck Country of Wisconsin / Burke Truck & Equipment for an amount not to exceed \$311,874.38.

Public Works Director Mortwedt requested the approval of the purchase of 2025 truck not to exceed \$311,874.38. He explained that the truck was in the budget for \$295,000, however not the brine attachment. New Business Item B approval will cover the cost of the brine attachment.

Motion: Approve as presented
Motioned By: Rick Miller
Seconded By: David Baum

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, President Wolter, Trustee Cutts
No: Trustee Pieper, Trustee Jan Miller
Abstain: None

Motion Passed by Roll Call Vote (Yes 6, No 2, Abstained 0)

- E. Preliminary design for Division Road including typical sections and specific improvements.

Public Works Director Mortwedt presented the preliminary design for Division Road and answered the Board's questions.

Motion: Approve plan with exception of an added cost analysis to add a path on the west side of Division Rd and a parking lot by the ditch
Motioned By: Trustee Kaminski
Seconded By: Trustee Baum

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

No: None

Abstain: None

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

- F. Inadvertent application of summer sewer service credit to 4th quarter 2024 sewer bills

Village Administrator Kreklow presented background information on the issue that occurred with Q4 sewer bills and provided options for moving forward.

Motion: Move this item to Utility Advisory Committee for recommendation

Motioned By: Trustee Rick Miller

Seconded By: Trustee Jan Miller

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

No: None

Abstain: None

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

- G. An Ordinance Amending Section 14 (Building Code), Section 17 (Zoning Code), and Section 18 (Subdivision & Platting Code) of the Village of Germantown Municipal Code.

Community Development Director Retzlaff presented the ordinance and amendments.

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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

No: Trustee Pieper

Abstain: None

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

Motion 1: Enter into Closed Session for Items H and I

Motioned By: Trustee Pieper

Seconded By: Trustee Rick Miller

Motion 2: Suspend the rules to discuss Item I before Item H and hold the presentation of the proposed plans in open session

Motioned By: Trustee Cutts

Seconded By: Trustee Warren

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

No: None

Abstain: None

Motion 2 Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- I. Exchange Agreement between Blackstone Creek, LLC and the Village for Tax Key No GTNV 211-979, GTNV 211-999 and GTNV 211-9983 located in the Village's Village Center District (generally in the area of Division Road and Main Street). 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.

Village Administrator Kreklow and Mr. Sedgewick of Blackstone Creek, LLC provided discussion on this item and were available to answer questions from trustees in Open Session. Trustees discussed the viability and desirability of pursuing the exchange agreement.

Motion 1: Postpone discussion until the Ethics Board considers the complaint filed against Mr. Sedgwick

Motioned By: Trustee Jan Miller

Seconded By: Trustee Cutts

Trustee Jan Miller retracted her motion to postpone.

Motion 2: Move item forward for further discussion

Motioned By: Trustee Jan Miller

Seconded By: Trustee Kaminski

Discussion ensued.

Motion 3: Call the Question

Motioned By: Trustee Pieper

Seconded By: Trustee Kaminski

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

No: None

Abstain: None

Motion 3 to Call the Question Carried by Voice Vote (Yes 8, No 0, Abstained 0)

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

No: None

Abstain: None

Motion 2 Carried by Voice Vote (Yes 8, No 0, Abstained 0)

Motion: Enter into Closed Session for Item I with the Village Administrator, the Village Attorney, and the Community Development Director

Motioned By: Trustee Pieper

Seconded By: Trustee Baum

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Pieper, President Wolter

No: Trustee Warren, Trustee Jan Miller, Trustee Cutts

Abstain: None

Motion Carried by Roll Call Vote (Yes 5, No 3, Abstained 0)

Motion: Enter into Closed Session for Item H with the Village Administrator, the Village Attorney, the Community Development Director, and Bailey Copeland

Motioned By: Trustee Rick Miller

Seconded By: Trustee Pieper

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, President Wolter

No: Trustee Jan Miller, Trustee Cutts

Abstain: None

Motion Carried by Roll Call Vote (Yes 6, No 2, Abstained 0)

The Village Board entered into Closed Session at 9:50 PM.

- H. Strategy Concerning Acquisition of Properties Located Generally at the Southeast Corner of Mequon and Pilgrim Road 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 10:38 PM

Motioned By: Trustee Pieper

Seconded By: Trustee Rick Miller

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

No: None

Abstain: None

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

Motion: Direct staff to proceed as discussed in Closed Session

Motioned By: Trustee Pieper

Seconded By: Trustee Rick Miller

Yes: Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, President Wolter

No: Trustee Jan Miller, Trustee Cutts

Abstain: Trustee Baum

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

XI. ADJOURNMENT:

Village President Wolter adjourned the Village Board meeting at 10:40 PM.