

MEETING:	<i>AMENDED:</i> REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, February 16, 2026 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 Bob Soderberg called the Village Board meeting to order at 7:00 PM.

- II. **ROLL CALL:**

Present: Trustee Robert Warren, Trustee Meg Cutts, Trustee David Baum, Trustee Jan Miller, Trustee Kristen Borst, Trustee Jolene Pieper (arrived at 7:03 PM), Trustee Rick Miller, Trustee Terri Kaminski, Village President Bob Soderberg
Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak, Park Director Gil Standridge, Public Works Director Matt Mortwedt, Wastewater Superintendent Tim Zimmerman

- III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**

- IV. **PRESIDENT’S REPORT:**

Village President Soderberg spoke regarding the Flower Source demolition project, FEMA's denial of public assistance for damages related to the August 2025 flood, the resignations of DPW Director Mortwedt and Village Administrator Kreklow, the recent Plan Commission and Economic Development Commission meetings, and items on the upcoming Village Board agenda.

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

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on March 4, 2026, at 5:30 PM.

Trustee Rick Miller announced the upcoming General Government & Finance Committee meeting on March 16, 2026, at 5:30 PM.

Trustee Cutts announced the upcoming Public Safety Committee meeting on March 2,

2026, at 6:00 PM, and the Germantown K9 Chili Cook-off on February 22, 2026, at 2:00 PM.

Trustee Jan Miller announced the upcoming Economic Development Commission on March 10, 2026, at 6:00 PM.

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 four (4) 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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

Thomas Nass (W179N11435 Blackstone Cir) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

John Casanova (W177N11586 Blackstone Cir) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

Norman Berger (W141N9978 Seven Pines Way) spoke regarding garbage services and fees.

Bill Knapp (N114W17823 Blackstone Cir) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

Neil Risler (N106W14743 Harrison Cir) spoke regarding Village Board meetings and citizen input.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding New Business Item A (IGA with Washington Co. Related to a \$750,000 Forgivable Loan to Flamingo Marine), and Closed Session items (New Business Items D and E).

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding New Business Item A (IGA with Washington Co. Related to a \$750,000 Forgivable Loan to Flamingo Marine), and development.

Written comments were not read aloud, but are included with these minutes.

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Rick Miller

Consent Agenda Item H removed by Trustee Cutts.

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

On consideration of Item H (to approve as presented):

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

- A. February 2, 2026, Meeting Minutes (ACTION)
- B. Application for a Second Hand Article and Jewelry Dealer License: Premier Gold Silver and Coin (GSC); Event Held at Best Western, W190N10862 Commerce Cir, 02/24/26-02/28/26 (ACTION)
- C. Purchase of traffic detection cameras from TAPCO for an amount not to exceed \$27,340.00. (ACTION)
- D. Purchase of tar and mastic and an application trailer rental from Sherwin Industries for an amount not to exceed \$55,861.65. (ACTION)
- E. Purchase center and edge line striping services from Washington County for an amount not to exceed \$62,000.00. (ACTION)
- F. Purchase two zero turn mowers from Bobcat Plus, Inc. for an amount not to exceed \$31,337.24. (ACTION)
- G. A three-year HVAC service agreement with Martin Peterson Company for a total of \$38,260.00 and a first year cost of \$12,850.00. (ACTION)
- H. Acceptance of an appraisal performed by WisDOT and the transfer of Village of Germantown land to WisDOT for additional right-of-way at the intersection of Divison Road and STH 145 (Fond du Lac Ave). (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Intergovernmental Agreement with Washington County Related to a \$750,000 forgivable loan to Flamingo Marine (ACTION)

Motion: Postpone item until next Village Board meeting

Motioned By: Jan Miller

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

- B. Blackstone Creek Land Exchange (*DISCUSSION*)

Members of the Village Board discussed the potential land exchange, including the provided land appraisal, ideas for development, funding, and concerns.

- C. Fire Station One Remodeling Project (ACTION)

Motion: Approve moving forward with determining how to repair the outdoor pavilion at Firemans Park to extend its life for a minimum of one year, and to use the \$30,000 to make safety repairs and cosmetic repairs to Fire Station One as presented

Motioned By: Terri Kaminski

Seconded By: Jan Miller

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg

No: Jolene Pieper

Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 1, Abstained 0)

- D. Acquisition of N96 W18058 County Line Road (Tax Parcel No. 333-999) for the purpose of relocation of Wastewater Utility Lift Station 6. The Village Board may convene into closed session pursuant to 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. (ACTION)

Wastewater Superintendent Zimmerman and Public Works Director Mortwedt provided information about the requested acquisition of the County Line parcel for the relocation of Wastewater Utility Lift Station 6.

Motion: Enter into Closed Session for New Business Items D and E

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

The Village Board entered into Closed Session at 9:25 PM.

- E. Engagement of a professional recruiting firm to assist the Village in filling the Village Administrator and/or Director of Public Works positions and discussion of process for hiring and/or retaining key staff positions. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and/or 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.
(ACTION)

Motion: Return to Open Session at 10:19 PM

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

Motion: For New Business Item D, authorize the Village Attorney to proceed as directed in Closed Session

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Kristen Borst, Jolene Pieper, Rick

Miller, Terri Kaminski, Bob Soderberg

No: Jan Miller

Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 1, Abstained 0)

Motion: For New Business Item E, hire Innovative Public Advisors for the Village Administrator recruitment and to proceed with an internal posting process for the Public Works Director

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 10:21 PM.

From: [crb.crb](#)
To: [Comments](#)
Subject: V.B. 2-16-26 COMMENTS-NEW/CONSENT AGENDA
Date: Friday, February 13, 2026 10:27:25 AM

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

New Business item:

Item A-INTERGOVERNEMENT AGREEMENT WITH WASHINGTON COUNTY. Does the village have in writing the proper process of how to handle new development in the village and with the Intergovernmental Washington County?

Item D- Purchase County Line Rd Property.

Will we be over paying for this property?
(over paid for the other purchases recently made)
Who is involved in making the deal?

Consent Agenda item:

Item F- Lawnmowers

Do we really need 2 lawnmowers at this time?
Could the village only purchase one this year?
Use the rest of the money to help cover the O.T. ?

Sincerely,
The Schneider's

From: foley.susan10@gmail.com
To: [Comments](#)
Subject: Blackstone
Date: Saturday, February 14, 2026 1:09:27 PM

[Some people who received this message don't often get email from foley.susan10@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello!

I am once again out of state for this meeting but wanted to once again make my case.

The development of any part of the Blackstone golf course property is NOT in the best interest of the village and those of us that live in the village....

Remember the expense and heart ache experienced last summer during the flooding? Since I moved adjacent to this property 5 years ago we have watched over 4 times the flooding closing the golf course and reaching over the bridges! This will be a continuous problem.

Please remember the neighbors that live off of Division Road, that all showed up to tell you that adding any development that would increase traffic is not in their best interest. They showed up to share their every day experience and were not heard or represented.... The motion was passed.

The Village holds all the cards here.... If the property is not rezoned it cannot be developed. Please, please, please... do what is right for the people that live here... the people you represent!

A golf course or park can continue to serve our community in a positive way. Flooding and excessive traffic serves no one!

Thank you,

Sue Foley

W177N11418 Blackstone Circle

262-510-8559

Sent from my iPhone

From: noreply@civicplus.com
To: [Comments](#)
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board
Date: Monday, February 16, 2026 4:23:17 PM

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Meeting Comment Form for Committees and Village Board

First Name	Kari
Last Name	Wohlfeil
Address1	W177N11500 BLACKSTONE CIR
City	Germantown
State	WI
Zip	53022
Email Address	kari.fulkerson@gmail.com
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Village Board
What is the date of the meeting?	2/16/2026
For which item do you wish to provide comments?	Blackstone Creek Land Exchange
What is your opinion of the item?	I am NEITHER in favor or oppose the item.
Would you like to speak at the meeting?	No, I do not wish to speak at the meeting. I only want to submit my comments through this form.
Comments	I am writing to express my concern over the proposed land swap for the Blackstone Creek land. As a resident living on the course, I believe this project presents

significant risks/concerns to our community. Flooding would be my main concern, I would ask that the village consider the impact rain has had on this area in the last 5-10 years, since I've lived here we've since the golf course flood at least 10 times. Safety, security and access to this area is also a concern. I don't feel the park could be accessed by car - so how would it be policed/monitored etc? The parking lot seems to be pretty far from any pavilion/volleyball courts specifically, and since that area is in my direct backyard, I'm worried how that will impact community/families in my area.

While I appreciate how many different park/recreation ideas put forth on this proposal, and see the need for more facilities like this in Germantown, I would ask that the village respect the families in this neighborhood and try to make everyone as comfortable with the plan as possible. I also see there are other projects that need funding like fireman's park for similar activities that have already been started. My 3 kids have greatly benefitted from the parks & rec programs, and enhancing already existing facilities that bring in so much revenue for the village should be our first priority.

I continue to have concerns about the schools handling more families with the same or less resources. There are already numerous housing developments planned or underway along Pilgrim and Mequon Roads. Adding even more apartments, condos, or townhomes at this time would place additional strain on our already limited community resources. Our schools are at capacity, and our Parks and Recreation Department continues to be underfunded and overextended.

The Blackstone Golf Course is a beautiful and unique asset to Germantown — one that should be preserved and enhanced, not developed. I strongly urge the Village to consider maintaining and operating this property through the Parks and Recreation Department. Many surrounding communities take pride in supporting their park systems, and this could be an opportunity for Germantown to do the same. The existing clubhouse could serve as a Parks and Recreation facility, offering local jobs to students during the summer and promoting community engagement.

At a minimum, the Village should consider maintaining the back nine holes of the course, particularly since much of that area lies within a floodplain. Given the extensive flooding we've witnessed over the past decade, it's difficult to imagine any residential

development thriving in those conditions.

Please reconsider this proposal and explore options that preserve the natural beauty, recreation, and community value that Blackstone provides.

Thank you for your time and consideration.

Sincerely,

Kari Wohlfeil

Email not displaying correctly? [View it in your browser.](#)