

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
October 15, 2018**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, and Wing. Trustee Warren and Trustee Zabel excused absences. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

PLEDGE OF ALLEGIANCE:

Proclamation - National Red Ribbon Week, October 23-31. Pres. Wolter read and signed the Proclamation.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Trustees provided information on upcoming meeting dates and times.

- A. Oath of Office:
 - 1. Fire Chief – John Delain.
 - 2. Full-Time Firefighter Paramedic – Caitlin Krieg.
- B. Village Administrator: Update on EPA Brownfields Assessment Coalition Development Grant; Saxony Village / Main Street Connectivity.
Administrator Kreklow gave an update on a connectivity plan in the Saxony Village Area. There will be stakeholder meetings on November 7th, 8th, and 9th. The location and time of the meetings will be announced.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

None.

CONSENT AGENDA:

- A. Approval of Minutes: October 1, 2018 Regular Village Board Meeting.
- B. Accounts payable/payroll

1.	September 30, 2018	Accounts Payable	\$ 27,942.21
2.	October 2, 2018	Payroll (Hourly)	\$228,584.63
3.	October 10, 2018	Accounts Payable	\$741,927.31
4.	October 15, 2018	Payroll (Salary)	\$ 90,669.19

The following items were forwarded from **Public Works Committee** with a unanimous recommendation.

- C. Culvert Replacement, West Rockfield Road, DF Tomasini Inc., not to exceed \$22,326.51.

MOTION (Baum/Myers) to approve Consent Agenda Items A-C. Roll Call Vote Carried Unanimously.

NEW BUSINESS:

Intergovernmental Agreement with the Germantown School District and Village Park and Recreation. Motion by Baum/Myers to Convene into closed session at 7:12 p.m. per Wis. Stats. §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 may convene into open session to take such action as it deems appropriate; and,**Purchase of Land along Goldendale Road from James Stout for the purposes of locating a booster/pressure reducing station for the water main being constructed along Goldendale Road. The Village Board may Convene into closed session per Wis. Stats. §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 may convene into open session to take such action as it deems appropriate. **The Village Board, Administrator Kreklow and Attorney Sajdak included in the entire closed session, and Directors Schroeder and Rataycak were included in closed session as needed. Roll Call Vote Carried Unanimously.**

Reconvened into open session at 8:05 p.m.

MOTION (Baum/Myers) to director staff to proceed as discussed in closed session in regards to the Purchase of Land along Goldendale Road from James Stout for the purposes of locating a booster/pressure reducing station for the water main being constructed along Goldendale Road. Motion Carried.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on November 5, 2018 at 7:00 p.m.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:06 p.m.

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

STATE OF WISCONSIN

VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 79-2018

APPROVING AMENDMENTS TO THE 2018 BUDGET

Establish a 2018 Budget for TID No. 8

WHEREAS, the Village Board of the Village of Germantown approved the 2018 Budget on November 18, 2017; and,

WHEREAS, TID No. 8 which is a 2018 creation was fully recognized as a district on July 10, 2018 when the Joint Review Board Approved Resolution 56-2018; and,

NOW THEREFORE BE IT RESOLVED, that the attached 2018 Budget for TID No. 8 is hereby approved.

Introduced by: _____

Adopted: _____

Vote: Ayes: _____ Nays: _____ Absent: _____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
 FOR 12 PERIODS ENDING DECEMBER 31, 2018

FUND: T.I.F. #8 CAPITAL PROJECT FUND

ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
TAXES							
REVENUES							
TAXES							
48-410-411-1150	TAXES - T.I.F. #8 INCREMENT	0.00	0.00	0.0	0.00	0.00	0.0
48-410-411-3400	AGRICULTURAL USE VALUE PNEALTY	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL TAXES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL REVENUES: TAXES		0.00	0.00	0.0	0.00	0.00	0.0
INTERGOVERNMENTAL REVENUES							
REVENUES							
INTERGOVERNMENTAL REVENUES							
48-430-431-4100	STATE AID - PERSONAL PROPERTY	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL INTERGOVERNMENTAL REVENUES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL REVENUES: INTERGOVERNMENTAL REVENUES		0.00	0.00	0.0	0.00	0.00	0.0
MISCELLANEOUS REVENUES							
REVENUES							
INTEREST REVENUE							
48-480-481-1100	INTEREST ON INVESTMENTS	125.00	0.00	100.0	1,500.00	0.00	100.0
TOTAL INTEREST REVENUE		125.00	0.00	100.0	1,500.00	0.00	100.0
PROPERTY SALES							
48-480-483-3150	SOIL SALES	0.00	0.00	0.0	0.00	0.00	0.0
48-480-483-3155	CRUSHED AGGREGATE MATERIAL	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL PROPERTY SALES		0.00	0.00	0.0	0.00	0.00	0.0
MISCELLANEOUS REVENUES							
48-480-489-9800	MISCELLANEOUS REVENUES	1,250.00	0.00	100.0	15,000.00	15,000.00	0.0
48-480-489-9900	TRANSFER IN	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL MISCELLANEOUS REVENUES		1,250.00	0.00	100.0	15,000.00	15,000.00	0.0
TOTAL REVENUES: MISCELLANEOUS REVENUES		1,375.00	0.00	100.0	16,500.00	15,000.00	(9.0)
OTHER FINANCING SOURCES							
REVENUES							
PROCEEDS OF LONG TERM DEBT							
48-490-491-1200	GENERAL OBLIGATION NOTE/BONDS	615,000.00	0.00	100.0	7,380,000.00	0.00	100.0
48-490-491-1300	PREMIUM ON ISSUANCE	0.00	0.00	0.0	0.00	0.00	0.0

VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
 FOR 12 PERIODS ENDING DECEMBER 31, 2018

FUND: T.I.F. #8 CAPITAL PROJECT FUND

ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
TOTAL PROCEEDS OF LONG TERM DEBT		615,000.00	0.00	100.0	7,380,000.00	0.00	100.0
TOTAL REVENUES: OTHER FINANCING SOURCES		615,000.00	0.00	100.0	7,380,000.00	0.00	100.0
PROJECT ADMIN & GENERAL EXP EXPENSES							
SALARIES & WAGES							
48-571-510-1100	SALARIES & WAGES	2,083.33	0.00	100.0	25,000.00	20,625.83	17.5
TOTAL SALARIES & WAGES		2,083.33	0.00	100.0	25,000.00	20,625.83	17.5
FRINGE BENEFITS							
48-571-520-2100	SOCIAL SECURITY	159.41	0.00	100.0	1,913.00	785.17	58.9
48-571-520-2200	STATE RETIREMENT	141.66	0.00	100.0	1,700.00	712.05	58.1
48-571-520-2300	HEALTH INSURANCE	0.00	0.00	0.0	0.00	0.00	0.0
48-571-520-2400	DENTAL INSURANCE	0.00	0.00	0.0	0.00	0.00	0.0
48-571-520-2500	LIFE INSURANCE	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FRINGE BENEFITS		301.07	0.00	100.0	3,613.00	1,497.22	58.5
OPERATING SUPPLIES & EXPENSE							
48-571-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
48-571-530-4100	CONTRACTED SERVICES - LEGAL	16.66	0.00	100.0	200.00	36.00	82.0
48-571-530-4200	CONTRACTED SERVICES - AUDITING	0.00	0.00	0.0	0.00	0.00	0.0
48-571-530-4300	CONTRACTED SERV - ENGINEERING	2,083.33	0.00	100.0	25,000.00	0.00	100.0
48-571-530-4400	CONTRACTED SERVICES - PLANNING	1,666.66	0.00	100.0	20,000.00	19,591.96	2.0
48-571-530-4900	CONTRACTED SERVICES - OTHER	125.00	0.00	100.0	1,500.00	1,500.00	0.0
48-571-530-4950	BOND ISSUANCE COSTS	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSE		3,891.65	0.00	100.0	46,700.00	21,127.96	54.7
TOTAL EXPENSES: PROJECT ADMIN & GENERAL EXP		6,276.05	0.00	100.0	75,313.00	43,251.01	42.5
SITE GRADING & PREPARATION EXPENSES							
OPERATING SUPPLIES & EXPENSE							
48-573-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
48-573-530-4300	CONTRACTED SERV - ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0
48-573-530-4500	CONTRACTED SERV - CONSTRUCTION	0.00	0.00	0.0	0.00	0.00	0.0
48-573-530-4900	CONTRACTED SERVICES - OTHER	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSE		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL EXPENSES: SITE GRADING & PREPARATION		0.00	0.00	0.0	0.00	0.00	0.0

VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
 FOR 12 PERIODS ENDING DECEMBER 31, 2018

FUND: T.I.F. #8 CAPITAL PROJECT FUND

ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
STREET IMPROVEMENTS EXPENSES							
OPERATING SUPPLIES & EXPENSE							
48-574-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
48-574-530-4300	CONTRACTED SERV - ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0
48-574-530-4500	CONTRACTED SERV - CONSTRUCTION	0.00	0.00	0.0	0.00	0.00	0.0
48-574-530-4900	CONTRACTED SERVICES - OTHER	500.00	0.00	100.0	6,000.00	5,604.00	6.6
TOTAL OPERATING SUPPLIES & EXPENSE		500.00	0.00	100.0	6,000.00	5,604.00	6.6
TOTAL EXPENSES: STREET IMPROVEMENTS		500.00	0.00	100.0	6,000.00	5,604.00	6.6
WATER MAINS & IMPROVEMENTS EXPENSES							
OPERATING SUPPLIES & EXPENSE							
48-576-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
48-576-530-4300	CONTRACTED SERV - ENGINEERING	2,500.00	0.00	100.0	30,000.00	26,548.00	11.5
48-576-530-4500	CONTRACTED SERV - CONSTRUCTION	250,000.00	0.00	100.0	3,000,000.00	0.00	100.0
48-576-530-4900	CONTRACTED SERVICES - OTHER	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSE		252,500.00	0.00	100.0	3,030,000.00	26,548.00	99.1
TOTAL EXPENSES: WATER MAINS & IMPROVEMENTS		252,500.00	0.00	100.0	3,030,000.00	26,548.00	99.1
SANITARY SEWER MAINS & IMPRV EXPENSES							
OPERATING SUPPLIES & EXPENSE							
48-578-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
48-578-530-4300	CONTRACTED SERV - ENGINEERING	2,916.66	0.00	100.0	35,000.00	30,972.90	11.5
48-578-530-4500	CONTRACTED SERV - CONSTRUCTION	250,000.00	0.00	100.0	3,000,000.00	0.00	100.0
48-578-530-4900	CONTRACTED SERVICES - OTHER	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSE		252,916.66	0.00	100.0	3,035,000.00	30,972.90	98.9
TOTAL EXPENSES: SANITARY SEWER MAINS & IMPRV		252,916.66	0.00	100.0	3,035,000.00	30,972.90	98.9
OTHER FINANCING USES EXPENSES							
FISCAL AGENT FEES							
48-590-591-6200	PAYMENT TO ESCROW AGENT	12,300.00	0.00	100.0	147,600.00	0.00	100.0
TOTAL FISCAL AGENT FEES		12,300.00	0.00	100.0	147,600.00	0.00	100.0
TRANSFERS TO OTHER FUNDS							
48-590-592-9310	TRANSFER TO DEBT SERV - PRIN	0.00	0.00	0.0	0.00	0.00	0.0

VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
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FUND: T.I.F. #8 CAPITAL PROJECT FUND

ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE

OTHER FINANCING USES							
EXPENSES							
TRANSFERS TO OTHER FUNDS							
48-590-592-9320	TRANSFER TO DEBT SERVICE - INT	0.00	0.00	0.0	0.00	0.00	0.0
48-590-592-9330	TRANSFER TO DEBT SERV - FEES	0.00	0.00	0.0	0.00	0.00	0.0

TOTAL TRANSFERS TO OTHER FUNDS		0.00	0.00	0.0	0.00	0.00	0.0
INCENTIVE REBATES							
48-590-593-9340	INCENTIVE REBATES	0.00	0.00	0.0	0.00	0.00	0.0

TOTAL INCENTIVE REBATES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL EXPENSES: OTHER FINANCING USES		12,300.00	0.00	100.0	147,600.00	0.00	100.0
TOTAL FUND REVENUES		616,375.00	0.00	100.0	7,396,500.00	15,000.00	(99.8)
TOTAL FUND EXPENSES		524,492.71	0.00	100.0	6,293,913.00	106,375.91	98.3
FUND SURPLUS (DEFICIT)		91,882.29	0.00	100.0	1,102,587.00	(91,375.91)	(108.2)

**VILLAGE OF GERMANTOWN
GENERAL GOVERNMENT & FINANCE COMMITTEE
MEETING MINUTES
October 16, 2018**

CALL TO ORDER: The meeting was called to order at 6:00 p.m. by Chairperson Zabel.

ROLL CALL: Present: Chairperson Zabel, Trustee Members: Kaminski, Miller, and Baum. Also present: Administrator Kreklow, Clerk Boldrey, Finance Director Rath.

APPROVAL OF MINUTES: September 18, 2018 – **MOTION (Kaminski/Baum) to approve.**
Motion carried unanimously.

PUBLIC COMMENT: No public comment.

NEW BUSINESS:

A. Set Salary of Fire Chief.

Administrator Kreklow commented his recommendation is for the salary to remain at the existing level. The Police & Fire Commission did require that he apply for the National Fire Officers Academy School. The application process begins in June of 2019. This is a four-year program. The enrollment is an intense process. As stages are completed would be a good idea to look at increases in salary and to look at incrementally. The program would be funded by the Village. It is not an expensive and subsidized by the Federal Government as part of FEMA. The program is only open to Fire Chiefs. It does require some travel to a facility in Virginia.

MOTION (Kaminski/Baum) to recommend Mr. Delain's Salary maintain at \$83,083 until he enrolls in the Executive Fire Office Program and then at that time increase to \$85,083.
Motion carried unanimously.

B. Resolution 78-2018, Close the Dark Store Loopholes, Stop the Shift.

Tr. Zabel brought from the League of Municipalities. MOTION (Miller/Kaminski) to recommend the Resolution 78-2018, Close the Dark Store Loopholes, Stop the Shift. Motion Carried, Baum voted no.

C. Resolution 79-2018, 2018 Budget Amendment – Adoption of TID #8 Budget.

MOTION (Baum/Kaminski) to recommend the Resolution 79-2018, 2018 Budget Amendment – Adoption of TID #8 Budget. Motion carried unanimously.

D. Health and Dental Plan Renewal Changes.

Director Rath reviewed the changes in the packet for the Health, Dental, and Prescription Changes. The changes have been made periodically about four years ago. Prescription changes included generics. The deductible has not been changed for five years. Director Rath is looking into transplant care. The Village is competitive with other communities.

MOTION (Baum/Miller) to approve the changes as recommended. Motion carried unanimously.

OLD BUSINESS:

A. Update on Fire Station 1.

Administrator Kreklow reported no new activity at this point. Cleaning out supplies and equipment. The RFP will start at GGF and then go to the board for final approval.

REPORTS:

A. **Monthly Year to Date Financials:**

1. Revenue and Expense Report All Funds: Finance Director Rath reviewed the reports. Nothing significant for the budget year to date. Revenues are up. Expenses are true to budget. Reserve should be at 15%-20% currently at 30%. Reserve is over \$2 Million.
2. Health and Dental Plans: Director Rath reviewed the reports.
3. TIF 6 Summary: The payment was made on September 1, 2018.

B. **Impact Fees Financial Reports:** The report was reviewed. Projects are planned and covering their costs.

C. **Accounts Payable:** September 25, 2018 and October 10, 2018 payables were reviewed.

D. **Code Violation Reports:** The reports were reviewed. There are two items. Tr. Zabel questioned the Golf Course metal building. There were some extensions granted. One was until the end of the golf season. Tr. Baum commented that there are other developments proposed.

1. Building Inspection Department.
2. Planning Department.

E. **C.I.P. PROJECTS:** The reports were reviewed.

F. **Letter of Credit Summaries:** The Letter of Credit Summaries were reviewed. There are a couple of items that need to be cleaned up. The Saxony Village letter of credit did expire; however, there are a couple of unresolved items.

1. Building Inspection Department – Reviewed.
2. Public Works Department– Reviewed.
3. Planning Department – None.

G. **Summary of all Village Contracts:** The report was reviewed. The report will come back in December for review.

SCHEDULE NEXT MEETING: The next meeting will be on November 20, 2018 at 6 pm.

ADJOURNMENT: Chairman Zabel adjourned meeting at 6:28 p.m.

Respectfully Submitted,

Deanna Braunschweig
Village Clerk

**VILLAGE OF GERMANTOWN
APPLICATION FOR PUBLIC GRANT PROGRAM**

Application Date: 10/11/2018 **DEADLINE 60 DAYS BEFORE FIRST EVENT

Organization/Group Name: VIEW Post 9209
Address: W159 N11033 LEGEND AVE
Phone: 202 251 9037

Applicant
Name: DARRELL BROWN
Address: W159 N11033 LEGEND AVE
Phone: 202 251 9037
Email: debrown960@gmail.com

Purpose or Mission Statement: To sell Christmas trees
by Late July's coffee house

EVENT #1: _____ Date(s) Of Event: 13 NOV - 24 Dec
Event Description: Sale of Christmas trees

Estimated Attendance: _____ Times of Event: _____
Location of Event: _____
Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

EVENT #2: _____ Date(s) Of Event: _____
Event Description: _____

Estimated Attendance: _____ Times of Event: _____
Location of Event: _____
Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

EVENT #3: _____ Date(s) Of Event: _____

Event Description: _____

Estimated Attendance: _____ Times of Event: _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

EVENT #4: _____ Date(s) Of Event: _____

Event Description: _____

Estimated Attendance: _____ Times of Event: _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

EVENT #5: _____ Date(s) Of Event: _____

Event Description: _____

Estimated Attendance: _____ Times of Event: _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

(If more space is needed for additional events, please attach additional pages.)

How will the event(s) benefit the Village of Germantown? _____

VFW Post 9202

organization or individual shall hold harmless, defend and indemnify the Village of Germantown and its officers, agents, officials, employees and volunteers from and against any and all liability, loss damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with the organization's or individual's performance or work related to the event(s) or gathering(s) which are the subject of the grant award or any failure to comply with any obligations or conditions contained in the Public Grant Program, except such loss or damage which was caused by the sole negligence or willful misconduct of the Village.

Date: 10/11/2018

Darrell E Brown
Signature
DARRELL E BROWN
Print Name of Signature
W159 N11033 LEGEND BLVD
Street Address
W159 35022
City, State & Zip Code

Additional information to be included with submission of application:

- Insurance submitted \$1,000,000 (minimum limit) – required for events having over 100 people in attendance. **Must also name the Village of Germantown as additional insured.**
- A budget stating projected expenses, revenues and funding source(s) specific to the event(s) or gathering(s), which projects a break-even or profitable event(s) or gathering(s) when calculated using the Grant request.
- Proof of non-profit status or like capacity
- Applications for or issued permits, licenses and use permits required for event.

**PLEASE RETURN TO: VILLAGE OF GERMANTOWN
CLERK'S DEPARTMENT
N112 W17001 MEQUON ROAD, P.O. BOX 337
GERMANTOWN, WI 53022-0337
Phone: 262-250-4740 Fax: 262-253-8255**

(Office use only)

Date received by Village Clerk: _____

Date to Village Board: _____

Approval by Village Board: (YES OR NO) _____ Date: _____

Verify which fee(s) listed on application were approved or note those which were not approved:

Date and signature of Clerk staff verification

Notification to Departments of fees waived: _____
(List Dept. and Amount, date and initials of Clerk staff notifying them)

Request to Finance Department for reimbursement to Organization/Individual of fees granted:

Date submitted, initials of person submitting request & amount requested

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 78-2018

CLOSE THE DARK STORE LOOP HOLE AND STOP THE SHIFT

WHEREAS, home owners in Wisconsin already pay 70% of the total statewide property tax levy; and

WHEREAS, that disproportionate burden is about to get much worse unless the Legislature addresses tax avoidance strategies that national chains like Walgreens, and big box retail establishments like Target and Lowe's are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

WHEREAS, a carefully-orchestrated wave of 100s of lawsuits in Wisconsin is forcing assessors to slash the market value of thriving national retail stores, shifting their tax burden to local mom and pop shops and homeowners; and

WHEREAS, Walgreens and CVS stores in Wisconsin have argued in communities across the state that the assessed value of their property for property tax purposes should be less than half of their actual sale prices on the open market; and

WHEREAS, in many cases the courts have sided with Walgreens and CVS, requiring communities to refund tax revenue back to the stores; and

WHEREAS, there are over 200 Walgreens stores located in Wisconsin's cities and villages; and

WHEREAS, Target, Lowe's, Meijer, Menards and other big box chains are using what is known as the "Dark Store Theory" to argue that the assessed value of a new store in a thriving location should be based on comparing their buildings to sales of vacant stores in abandoned locations from a different market segment; and

WHEREAS, the Republican-controlled Indiana state Legislature has on two occasions in the last two years overwhelmingly passed legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores from a different market segment; and

WHEREAS, the Michigan state house overwhelmingly passed similar legislation in May of 2016; and

NOW, THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown urges the Governor and the Legislature to protect homeowners and main street businesses from having even more of the property tax burden shifted to them by passing legislation clarifying that:

1. Leases are appropriately factored into the valuation of leased properties; and
2. When using the comparable sale method of valuation, assessors shall consider as comparable only those sales within the same market segment exhibiting a similar highest and best use rather than similarly sized but vacant properties in abandoned locations.

Be it further resolved that the Village Board directs the Clerk to send a copy of this resolution to our State Legislators, Governor Scott Walker and to the League of Wisconsin Municipalities.

Introduced by: _____

Adopted: _____

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, Village President

ATTEST:


Deanna B. Braunschweig, WCMC/CMC
Village Clerk

**BUSINESS OF THE VILLAGE BOARD
VILLAGE OF GERMANTOWN, WI**

MEETING DATE: Monday, November 5, 2018

AGENDA ITEM: New Business

ITEM TITLE: Agreement between the Village of Germantown and the Aging & Disability Resource Center of Washington County for Year 2019

SUBMITTED BY: Mark Schroeder, Park & Recreation Director 

SUMMARY EXPLANATION:

For many years, a cooperative relationship has existed between the Village of Germantown and Washington County for the use of the Village's Senior Center. Specifically, the village had two agreements with the county; 1) a \$600/year rental agreement for use of the senior center for the county nutrition program, and 2) a \$6,000 county grant to help provide senior programs to the community.

In 2018, the agreement with the county no longer included payment to the village for the \$600/yr. building rental. In addition, the \$6,000 grant was provided on a reimbursable basis, based on the list of approved programs/activities noted in the agreement.

Attached for your review is the 2019 ADRC Agreement. This agreement is nearly identical to the 2018 agreement with the following changes.

- Village can no longer charge a \$10 participant fee for eligible programs as part of the \$6,000 program expense reimbursement grant.
- Washington County has reinstated the \$600/year rental fee for the county nutrition program sites.

Monies associated with the facility rental and county grant have been included in the 2019 Village Budget.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER _x_

RECOMMENDATION:

The village and the county have enjoyed a cooperative relationship for many years. The county serves over 14,000 senior center and home delivered meals through the nutrition program each year, in addition to providing programs to the seniors of the community. Staff is recommending approval of the 2019 Agreement with the Aging & Disability Resource Center (ADRC) of Washington County.

**AGREEMENT BETWEEN
VILLAGE OF GERMANTOWN
AND
AGING & DISABILITY RESOURCE CENTER
OF WASHINGTON COUNTY**

In consideration for the mutual covenants herein, the Aging & Disability Resource Center of Washington County, State of Wisconsin, hereinafter known as the "PROGRAM", having offices at 333 East Washington Street, Suite 1000, West Bend, WI 53095, and the Village of Germantown, for the Germantown Senior's Activity Center, hereinafter known as the "FACILITY", located at W162 N11960 Park Avenue, Germantown, WI 53022, agree as follows:

1. The FACILITY shall provide:

- A. Use of their facility including meeting rooms, kitchen facilities and furnishings to be used for prescheduled activities Monday-Friday between 8:00 am and 4:30 pm as agreed upon by both parties.
- B. Payment of all utility charges.
- C. Provisions of garbage removal.
- D. Storage facilities for equipment and utensils.
- E. General liability insurance coverage \$1,000,000 per occurrence.
- F. A Certificate of Insurance acceptable to the County that shall contain a provision that coverage afforded under the policy will not be cancelled unless at least 30 (thirty) days prior written notice has been given to the County.
- G. Germantown Senior's Activity Center is responsible for providing a quarterly report of activities held at the Germantown Senior's Activity Center to the County. These reports along with an invoice reflecting the cost of eligible expenses should be sent to the County by the 15th of the following month. The reports shall include:
 - 1) Type of program, equipment or supplies
 - 2) Number of participants (include attendance log)
 - 3) Cost of program, equipment or supplies with supporting documentation for eligible programs (Exhibit A)
 - 4) Evidence Based Health Promotion Program Demographic Questionnaire for each participant (Exhibit B)

2. The PROGRAM shall provide:

- A. Meals which shall be delivered and shall contain 1/3 (one-third) minimum daily requirements for an adult.
- B. Recruiting, training, and scheduling of volunteers who shall be responsible for hosting, serving, cleanup, record keeping, and shall follow health and sanitation procedures.

- C. Planning and coordinating of various social and recreational activities preceding meal service, as agreed, with the approval of the Facility.
- D. Services that are for the benefit of older adults of Washington County.

3. The FACILITY and the PROGRAM agree as follows:

- A. Meal service shall be open to all residents of the United States 60 (sixty) years of age or older, or married to a citizen 60 (sixty) years of age or older.
- B. The PROGRAM shall not be held responsible for unclean conditions caused by individuals or groups who use the Facility outside of contract hours.
- C. The PROGRAM may establish various rules and regulations regarding walk-ins as necessary in cooperation with the FACILITY.
- D. The PROGRAM will not operate on a day when:
 - 1) There is a community emergency. Each party will make reasonable efforts to notify the other if such emergency exists.
 - 2) All Washington County holidays including the day after Thanksgiving.
 - 3) Agreed upon by both parties.

4. Payment.

- A. PROGRAM will provide up to \$6,000 per year to FACILITY for planning and coordinating eligible programs listed in Exhibit A. Invoices submitted pursuant to paragraph 1.G. shall be reviewed and approved by the ADRC Director or her designee prior to payment to Facility. Prior approval for reimbursement of cost for programs not listed in Exhibit A must be obtained from Tammy Anderson, Director.
- B. Payment for the use of the facility for the provision of meal site services shall be made by the PROGRAM to the FACILITY in the amount of \$600.00 per year.

5. Term and Termination:

- A. Term. This Agreement shall be effective as of January 1, 2019, and ending December 31, 2019. This Agreement shall automatically renew for subsequent one (1) year periods under the same terms and conditions as outlined herein, unless modified by mutual consent of the parties, which such modification shall be reduced to writing, signed by the parties and attached as an Addendum to this Agreement. This is subject to the termination provision of 6.B. below.
- B. Termination. Either party may terminate this Agreement at any time during the life of this Agreement, or subsequent renewal periods, for any or no reason by giving 30 (thirty) days prior written notice in writing to the other party of the intention to do so. Said written notice for the PROGRAM shall be sent to:

Tammy Anderson, Director
AGING & DISABILITY RESOURCE CENTER OF WASHINGTON COUNTY
333 E Washington Street, Suite 1000
West Bend, WI 53095

And said written notice for the FACILITY shall be sent to:

Dean Wolter, President
Village of Germantown
N112W17001 Mequon Road, PO Box 337
Germantown, WI 53022

6. Insurance. PROGRAM shall not provide any insurance coverage of any kind for FACILITY or FACILITY'S employees. FACILITY shall provide the following general liability coverage: General liability (\$1,000,000 per occurrence). A Certificate of Insurance acceptable to PROGRAM shall be submitted prior to the commencement of this Agreement. The Certificate shall contain a provision that coverage afforded under the policy will not be cancelled unless at least 30 (thirty) days prior written notice has been given to PROGRAM.

7. Entire Agreement and Severability. This Agreement constitutes the entire agreement between the PROGRAM and the FACILITY. If any provision of this Agreement is held to be void, invalid or otherwise unenforceable, in whole or in part, the other provisions shall remain in force and effect.

In Witness Whereof, the parties hereto affix their hands and seals.

FOR THE FACILITY:
Germantown Senior's Activity Center

FOR THE PROGRAM:
Washington County

Dean Wolter
President, Village of Germantown

Donald A. Kriefall
County Board Chairperson

Date: _____

Date: _____

Ashley A. Reichert
County Clerk

Date: _____