

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
May 21, 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 (7:09 p.m.), Kaminski, Miller, Myers, Wing, Zabel. Excused Absence, Trustee Warren. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT: Pres. Wolter thanked the organizers and volunteers for the Mai Fest Celebration. Pres. Wolter announced that the first quarterly newsletter can be found on the Village website. Good Job to Michelle Tucker for completing the first quarterly newsletter. Thank you to everyone that contributed information.

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

Trustees provided information on upcoming meeting dates and times.

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

Chris Yatchak came forward to the podium to announce the Memorial Day Activities in the Village. Starting at 10 a.m. on Memorial Day, cemeteries in the Village will be visited with a brief ceremony followed by a Memorial Service at the Germantown Memorial at 11 A.M. The public is invited to a lunch at the American Legion Post One starting at noon.

CONSENT AGENDA:

- A. Approval of Minutes: May 7, 2018 Regular Village Board Meeting
- B. Accounts payable/payroll
 - 1. May 10, 2018 Accounts Payable \$ 1,142,144.59
 - 2. May 15, 2018 Payroll (Salary & Hourly) \$ 311,330.86
- C. Operator's Licenses: Kody Bartel, Elliot Cunningham, Dawn Evans, Bobbi Jo Gabrielsen, James Heimann, Amy Keller, Lana Kisley, Jeremy Long, Shelby Milner, Alan Marquardt, Caitlin Siesco, Shawn Stinson, Eileen Stroud, Paul Thomas, Sara Jane Viduski, Melissa Sue Weber, Karl Wendtlandt, Michael Willavage, [Recommended]

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

- D. Refurbishment of Ladder Truck 1771 – Fire Department, in an amount not to exceed \$200,000, Pierce Manufacturing.

License Renewals: All premise license recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

E. RENEWALS: "Class B" Fermented Malt Beverage and Intoxicating Liquor

Licenses:

- 1. Aldo's Pizza & Pub, LLC, Dwayne Ketterer, Agent, 584 Jordan Circle, Colgate, d/b/a **Aldo's Pizza & Pub**, W156 N11058 Pilgrim Rd. (includes an outside dining area of approximately 30 feet in front of building to be open until 10:00 p.m.)
- 2. Barley Pop Brew Haus, LLC, Deborah Reinbold, Agent, 1388 Parkview Dr, Hubertus, d/b/a **Barley Pop Pub & Restaurant**, N116 W16137 Main Street. (includes Brew Haus and fenced outside extension on north side of building to be open until 10:00 p.m. and outside extension July 4, 2018 from the east end of the building to the western end, all the way to the sidewalk, during the July 4th parade beginning at 11:00 a.m.).

E. RENEWALS: "Class B" Fermented Malt Beverage and Intoxicating Liquor Licenses
(Continued):

3. Blackstone Creek Golf Club Ltd., Troy D. Schmidt, Agent, N105 W14467 Wilson Circle, d/b/a **Blackstone Creek Golf Club**, N112 W17300 Mequon Road. (includes golf course property of 156 acres)
4. BSC LLC, Eric D Schroeder, Agent, 4619 W Bluemound Ct, Milwaukee, d/b/a **Big Sky Country**, W204 N11498 Goldendale Rd. (includes 8' x 55' outside patio on side open until 10:00 p.m.)
5. Bubs on Main, LLC, Scott H. Pecor, Agent, 306 W. Ravine Baye, Bayside, d/b/a **Bubs Irish Pub**, N116 W16218 Main St.
6. Blazin Wings, Inc., Jillian Cabanatuan, Agent, N96 W20309 County Line Rd., d/b/a **Buffalo Wild Wings**, N96 W17990 County Line Rd. (includes attached patio with hours restricted between 10:00 p.m. and 8:00 a.m.)
7. Maple Road, LLC, Boro Buzdum, Agent, 1804 Barton Ave., West Bend, d/b/a **Buzdum's Pub & Grill**, W188 N10515 Maple Rd. (Includes an outdoor patio area).
8. ERJ Dining III, LLC, Paul S. Thompson, Agent, 7188 W Fox Haven Court, Franklin, WI 53132, d/b/a **Chili's Grill & Bar**, N96 W18640 County Line Rd.
9. Eastern Kettle Moraine Moose Lodge 1238, Dan Walk, Agent, W211 N11863 Hilltop, d/b/a **E.K.M. Moose Lodge 1238**, W198 N10217 Appleton Ave., Germantown, WI 53022. (includes outside pavilion 22' x 20', and open area for Lodge picnics including buildings to be open until 10:00 p.m., 480' x 525' grounds area).
10. Florian Park, Inc., Ryan Rahl, Agent, 311 Preserve Way, Colgate, WI 53017, d/b/a **Florian Park Conference & Event Center**, N111 W18611 Mequon Rd, Germantown, WI 53022. (includes outside premise Willow Path, Willow Gardens, and Willow Point on south end of Willow Pond to be open until 10:00 p.m. and outdoor designated smoking area to the north of property).
11. KJ's Bar & Grill, Gerald Louis Wagner, Agent, N112 W21209 Mequon Rd., dba **KJ's Bar & Grill**, N112 W21209 Mequon Rd.
12. Germantown American Legion Post #1, Inc., James A. Heimann, Agent, 2584 Country Aire, Cedarburg, d/b/a **Germantown American Legion Post #1**, N120 W15932 Freistadt Rd.
13. JK GAM, LLC, Jon R. Gamroth, Agent, N104 W15303 Donges Bay Rd, d/b/a **Gamroth's Kuhburg Junction**, W140 N10385 Fond du Lac Ave.
14. Northridge Automotive Enterprises, Inc., David L. Iverson, Agent, N166 W19523 Ravens Way, Jackson, d/b/a **Ivee's at Main**, W157 N11618 Fond du Lac Ave. (includes outside patio in front of building until 10:00 p.m.)
15. La Chimenea LLC, Hector Jimenez, Agent, 2056 S 37th St., Milwaukee, d/b/a **La Chimenea**, N112 W15251 Mequon Rd. (includes 1100 sq. ft. outside patio to be open until 10:00 p.m.)
16. Lone Star, LLC, Karen Ann Pritzlaff, Agent, W204 N11912 Goldendale Rd., d/b/a **Lone Star**, W204 N11912 Goldendale Rd. (includes horseshoe courts, path, outside fenced area to be open until 10:00 p.m., and outside front porch area)
17. Marko's Pizza II Inc., Ken Ubert, Agent, 3943 Rosie Court, Colgate, d/b/a **Marko's Pizza II**, W156 N9664 Pilgrim Rd.
18. Metro Cigars, LLC, Jennifer Lynn Groh, Agent, 1671 Holy Hill Lane, Hubertus, d/b/a **Metro Cigars, LLC**, W182 N9606 Appleton Avenue #104.
19. Old Town WI, LLC, Brian A. Meyer, Agent, N26 W30227 Maple Ave., d/b/a **Old Town Beer Hall**, N116 W15841 Main Street. (includes outdoor deck open until 10:00 p.m.)
20. G-town Pub, LLC, Craig Braidigan, Agent, 2385 Scenic Hill Trail, Richfield, d/b/a **The Public House**, W207 W10466 Appleton Ave.

E. RENEWALS: "Class B" Fermented Malt Beverage and Intoxicating Liquor Licenses (Continued):

21. Robin L. Bird, LLC, Robin L. Bird, Agent, W188 N13367 Maple Rd, Richfield, d/b/a **Sports Corner Bar & Grill**, W187 N12793 Fond du Lac Avenue. (includes outside volleyball courts and smoking room to be open until 10:00 p.m.)
22. Christine A. Brockman, W157 N11638 Fond du Lac Avenue, d/b/a **Tiny T's**, W157 N11638 Fond du Lac Avenue, Germantown, WI 53022. (includes fenced outside premise on July 4, 2018 & August 18, 2018)
23. WI Bier Stube LLC, Brian A. Meyer, Agent, N26 W30227 Maple Ave., d/b/a **Von Rothenburg Bier Stube**, N116 W15863 Main Street. (includes outside fenced beer garden extended to parking lot open until 10:00 p.m.)

F. Class "B" Fermented Malt Beverage and "Class C" Wine Licenses

1. Zhengren Zheng, N111 W16424 Esquire Ct., d/b/a **China Kitchen**, N112 W16560 Mequon Rd.
2. Hung Hao LLC, Hung D. Lu, Agent, N109 W12628 Coneflower Cir., d/b/a **Hung Hao Restaurant**, N112 W15800 Mequon Rd.
3. **ST1X Golf Entertainment**, W164 N11271 Squire Dr., Agent, Robert Stafford 13985 N. Pine Bluff Rd., Mequon; Owners, Daniel Hughes and Ryan Hughes of N108 W6905 Berkshire St., Cedarburg.

G. "Class B" (wine only) Winery License and Class "B" Fermented Malt Beverage

1. Apple Works Winery LLC, Kevin H. Behnke, Agent, W179 N12536 Fond Du Lac Ave., d/b/a **Apple Works Winery/Behnke Estates**, W179 N12536 Fond Du Lac Ave. (Includes an Outside Premise Extension which includes an outdoor patio area and tent.)

H. "Class A" Fermented Malt Beverage and Intoxicating Liquor Licenses

1. **Aldi Inc.**, Michelle Kind, Agent, 5230 State Rd. 167, Hubertus, d/b/a **Aldi #67**, N96 W18838 County Line Rd.
2. Cost Plus, Inc., Heather Lazar, Agent, 443 E Dover St., Milwaukee, d/b/a **Cost Plus World Market**, N96 W18970 County Line Rd.
3. Colgate Gas, Inc., Didar Singh, Agent, W150 N7248 Paseo Lane, Menomonee Falls, d/b/a **County Line BP**, N96 W21962 County Line Rd.
4. Kwik Trip, Inc., Bethany A. Ohde, Agent, 6639 W. Bonniwell Rd., Mequon, d/b/a **Kwik Trip #631**, W188 N10963 Maple Rd.
5. Ultra Mart Foods, LLC., Patricia L. Chastain, Agent, W63 N238 Fairfield Street, Cedarburg, d/b/a **Pick 'n Save #6357**, N112 W16200 Mequon Rd.
6. B&B Inc of Milwaukee, Asif Vadsaria, Agent, W151 N11492 Potomac Cir., dba **Quick Pick Food Mart**, N128 W21760 Holy Hill Rd.
7. Sendik's Germantown LLC, Theodore Balistreri, Agent, 5566 N. Diversey Blvd., Whitefish Bay, d/b/a **Sendik's Food Market**, N112 W15800 Mequon Rd.
8. Speedway, LLC, Richard Eastham, Agent, 2958 S. 90th St, West Allis, d/b/a **Speedway #4465**, W178 N9653 Riversbend Lane.
9. Speedway, LLC, Dawn Reith, Agent, N75 W222586 Cherry Hill Rd., Sussex, d/b/a **Speedway #4495**, W164 N11233 Squire Dr.
10. Walgreen Co., Vickie Matt, Agent, 1411 Deer Trail Ct., Hubertus, d/b/a **Walgreens #05427**, W156 N11261 Pilgrim Rd.
11. Wal-Mart Stores East, LP, Shante T. Travis, Agent, 3115 Lilly Rd., Brookfield; d/b/a **Wal-Mart #1515**, W190 N9855 Appleton Ave. (Includes outside parking lot specifically designated for online grocery pick up.)
12. NSM Enterprises LLC, Naseem Abbas, Agent, N114 W15775 Sylvan Ct, #2, d/b/a **Willow Creek BP**, W201 N10451 Appleton Ave.

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

- I. Resolution 34-2018, Contract with Wisconsin DOT Salt Bid for 2018/2019.
- J. Resolution 35-2018, Washington County Highway Department to Paint Center Lines and Edge Lines in an amount not to exceed \$40,000.
- K. Resolution 36-2018, Repair of Wolf Haus in an amount not to exceed \$51,380.
- L. Blanket Purchase Order in an amount not to exceed \$25,000 with Ferguson Waterworks for manhole repair materials.
- M. Blanket Purchase Order in an amount not to exceed \$16,000 with Core and Main for the purchase of Ladtech manhole adjusting rings and materials.
- N. Blanket Purchase Order in an amount not to exceed \$20,000 with Adaptor, Inc. for the purchase of chimney seals and materials.
- O. Award Globe Contractors with the Prairie Way Water Main Project in an amount not to exceed \$112,370.

MOTION (Baum/Myers) to approve Consent Agenda Items A-O. Zabel commented that the minutes need the correction of a misspelled word. Wing commented he would like to pull item E. from the Consent Agenda. Roll Call Vote Carried Unanimously.

MOTION (Zabel/Miller) to approve Item E. Wing commented that he requested item E to be pulled on advice of the Municipal Attorney as he is a minority member in one of the establishments listed. He will abstain from the vote. Motion Carried, Wing Abstained.

IX. PUBLIC HEARING:

None.

X. NEW BUSINESS:

MOTION (Kaminski/Myers) to suspend the rules and take up item C. in regards to Resolution 37-2018, Release of Kiwanis Community Foundation Letter of Credit. Motion carried unanimously.

C. Resolution 37-2018, Release of Kiwanis Community Foundation Letter of Credit.

MOTION (Kaminski/Myers) to approve Resolution 37-2018, Release of Kiwanis Community Foundation Letter of Credit. Administrator Kreklow commented that the new performing arts pavilion is nearing completion. Final inspections need to be completed. The Development Agreement did require a Letter of Credit. His recommendation is to release the letter of credit to allow the funds to become available for payment to the contractor.

The ribbon cutting will be on Wednesday, June 20th at the pavilion with a band concert at 5:30 PM. There will be recognition to the Gehl Family and all of the donors.

Then on July 26th, the pavilion will be turned over to the Village. Metro Cigars stepped up to contribute to the repairs from the vandalism. Roll call vote carried unanimously.

MOTION (Baum/Miller) to suspend the rules and take up item D. in regards to Resolution 38-2018, J.W. Speaker Corporation Development Agreement. Motion carried unanimously.

D. Resolution 38-2018, J.W. Speaker Corporation Development Agreement.

MOTION (Baum/Myers) to approve Resolution 38-2018, J.W. Speaker Corporation Development Agreement.

Zabel questioned the reference to the Stormwater Drainage on Page 4, 1.06, Stormwater Drainage Facilities. Attorney Sajdak commented that this is an error.

AMENDMENT MOTION (Zabel/Kaminski) to remove sub four under 1.06, Stormwater Drainage Facilities. Motion to Amend Carried Unanimously.

Motion as amended carried unanimously.

A. Presentation on Appropriate and Best Use of Tax Increment Districts.

President Wolter announced that the speaker is ill and will not be able to attend.

Administrator Kreklow reported that we will reach out again and reschedule for a future meeting.

B. Feasibility Analysis of a Possible Tax Increment Districts on land generally located east of USH41/45, north of Holy Hill Road, south of Rockfield Road and west of Goldendale Road.

Administrator Kreklow announced that Chad Novis of Zilber Property Group will be the first speaker and then Phil Cosson of Ehlers will provide information on the feasibility analysis.

Chad Novis of Zilber Property Group came to the podium. He provided a high level overview of the company. Chad presented proposed project site overview illustrations and concept building illustrations.

Phil Cosson of Ehlers, Inc. reviewed the feasibility study for TID #8. The review included the Proposed Map showing the Boundary of the TID, the TID area overview, Phase 1 – Developmental Proposal with the Initial Development assumptions and Project Costs, the Key Financial Assumptions, the Financial Feasibility Analysis – Phase 1 and Overall TID, and the Timetable for the TID Creation.

The boundary area can be revised. TID #8 is an industrial district of approximately 108 developable acres with the initial development of approximately 80 acres. The TID would be created in 2018. The TID allows for phased infrastructure to minimize financial risk. The timeframe is very tight and condensed. The development costs were reviewed. Preliminary analysis has been looked at for the water and sewer. Key dates are June 11th as the Joint Review Board Meeting and Plan Commission Public Hearing and then the Special Village Board meeting on June 26th. The Joint Review Board will meet again in July.

Deb Reinboldt of the Washington County Economic Development came to the podium to explain the EDWC loan that is paid back through the TIF increment.

MOTION (Baum/Myers) to direct staff to commence the process of creating TID #8 as outlined in the feasibility study schedule. Baum commented he has concern with a single Plan Commission Meeting. An informational meeting prior to the public hearing was suggested. Discussion ensued of a developer's agreement to be completed with the TID.

Roll Call Vote Carried, Zabel voted no.

- E. Resolution 39-2018 Awarding the Sale of \$2,480,000 General Obligation Community Development Bonds, Series 2018B; Providing the Form of the Bonds; and Levying a Tax in Connection Therewith.

MOTION (Myers/Miller) to approve Resolution 39-2018 Awarding the Sale of \$2,480,000 General Obligation Community Development Bonds, Series 2018B; Providing the Form of the Bonds; and Levying a Tax in Connection Therewith.

Maureen Holsen of Ehlers came to the podium. She explained the borrowing and resolution. There were six bidders and the winning bid was BOC with a true interest rate of 3.0764%. Roll Call Vote Carried Unanimously.

- F. Ordinance 04-2018, An Ordinance to Create the Municipal Board of Absentee Ballot Canvassers.

MOTION (Baum/Zabel) to approve Ordinance 04-2018, An Ordinance to Create the Municipal Board of Absentee Ballot Canvassers.

Clerk Boldrey reported on the item. The Village owns an extra piece of equipment for processing elections. This will allow for the absentee ballots to be counted here at the Village Hall rather than at each individual district. Motion carried unanimously.

ADJOURNMENT: There being no further business, meeting adjourned at 8:44 p.m.

Deanna Boldrey

Deanna L. Boldrey, WCMC/CMC
Village Clerk