

**VILLAGE OF GERMANTOWN  
VILLAGE BOARD MEETING MINUTES  
July 2, 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, Warren, Wing, Zabel. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

**PLEDGE OF ALLEGIANCE:**

**PRESIDENT’S REPORT:** Pres. Wolter reminded everyone about the July 4<sup>th</sup> Festivities including the Parade and Fireworks.

**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:**

None.

**CONSENT AGENDA:**

A. Approval of Minutes: June 18, 2018 Regular Village Board Meeting and June 26, 2018 Special Village Board Meeting.

B. Accounts payable/payroll

1.	June 25, 2018	Accounts Payable	\$ 577,050.41
2.	June 26, 2018	Payroll (Hourly)	\$ 260,902.23
3.	June 29, 2018	Payroll (Salary)	\$ 87,106.70

C. Operator Licenses: Theron Beauregard, Aaron Castellano, Jennifer Fieldhack, Stephanie Glosser, Marie-Ashley Mendiola, Michelle Michek, Luanna Naputi, Susan Nebel, Javier Ortega, Christopher Reason, Elizabeth Reilly, Jon Rieckhoff, Brenda Schultz, Ashley Smith, Samantha Stroebel, Tyler Vavrik, Annette Vesper, Ciara Wilson.

[Recommended Approval]

Tamara R. Miller [Recommended Denial]

The following items were forwarded from **General Government and Finance** with a unanimous recommendation.

D. Auditing Services Agreement Extension – Baker Tilly.

E. Senior Center Van Purchase from A & J Mobility in an amount not to exceed \$43,000, \$26,000 from Capital Improvements, balance from van fund.

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

F. Resolution 53-2018, Contract for 2018 Seal Coating with Fahrner Asphalt in an amount not to Exceed \$270,000.

**MOTION (Baum/Myers) to approve Consent Agenda Items A-F. Motion Carried Unanimously.**

**UNFINISHED BUSINESS:**

- A. Resolution 51-2018, Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 8, Village of Germantown, Wisconsin.

**MOTION (Baum/Myers) to approve Resolution 51-2018, Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 8, Village of Germantown, Wisconsin. Motion Carried; Zabel, Wing, Baum voted no.**

- B. Resolution 52-2018, Development Agreement – ZPG Development LLC – TID No. 8. **MOTION (Baum/Warren) to approve Resolution 52-2018, Development Agreement – ZPG Development LLC – TID No. 8.**

**Discussion ensued of the developer incentives and the transfer of risk from the Village to Zilber. Estimates from the hired engineering firm were discussed.**

**Zabel offered information from the League article, that if the TIF falls short at anytime the Developer will be responsible for costs.**

**Attorney Sajdak advised that the language in the article is not directly applicable in this circumstance as there are project costs that are outside of the development. There is language in the agreement that is similar that the Developer will guarantee a certain level of assessment in the first two buildings.**

**Discussion ensued that this development has an anchor business, Briggs & Stratton. Discussion ensued of the additional developer. The first phase shortfall was discussed with the increment at all phases.**

**Motion Carried; Zabel and Wing voted no.**

**PUBLIC HEARING:**

- A. Rosanne & Daniel Tetzlaff, Property Owners W197 N12525 Prairie Ridge Court. Conditional Use Permit (CUP) to allow the “raising of poultry for family consumption” pursuant to Section 17.14(2)(a) of the Village Zoning Code.

Pres. Wolter read the item. Planner Retzlaff gave background of the conditional use permit application to allow the raising of poultry for family consumption” pursuant to Section 17.14(2)(a) of the Village Zoning Code. This is a five acre parcel in the Rs/1, Single Family Zoning District. Rosanne & Daniel Tetzlaff, Property Owners W197 N12525 Prairie Ridge Court want to raise 6-8 chicken, no roosters. This is for a family hobby purpose; no commercial purposes. The coop will be in the rear yard of their property. Isabelle Farms Homeowners Association has deed restrictions allowing for the hens. Rosanne & Daniel Tetzlaff do have homeowners association approval. The Plan Commission recommended approval subject to two conditions as outlined in the conditional use permit.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 7:33 P.M. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

No one spoke.

The Public Hearing was closed at 7:34 P.M.

**NEW BUSINESS:**

- A. Conditional Use Permit to allow the “raising of poultry for family consumption”, Rosanne & Daniel Tetzlaff, Property Owners of W197 N12525 Prairie Ridge Court.

**MOTION (Zabel/Baum) to approve Conditional Use Permit to allow the “raising of poultry for family consumption”, Rosanne & Daniel Tetzlaff, Property Owners of W197 N12525 Prairie Ridge Court. Motion Carried Unanimously.**

- B. Certified Survey Maps (2) for J.W. Speaker Corporation, Agent for Phylmack LLC and Speaker Corporation LLC, Property Owners; N120 W19434 Freistadt Road; (Lot Combination).

**MOTION (Baum/Myers) to approve Certified Survey Maps (2) for J.W. Speaker Corporation, Agent for Phylmack LLC and Speaker Corporation LLC, Property Owners; N120 W19434 Freistadt Road; (Lot Combination). Motion Carried Unanimously.**

- C. Kiwanis of Germantown, Picnic License, Temporary Class “B” Fermented Malt Beverage for Taste of Germantown, July 26, Firemen’s Park, Northside of Gehl’s Performing Arts Pavilion..

**MOTION (Myers/Baum) to approve Kiwanis of Germantown, Picnic License, Temporary Class “B” Fermented Malt Beverage for Taste of Germantown, July 26, Firemen’s Park, Northside of Gehl’s Performing Arts Pavilion.. Motion Carried Unanimously.**

- D. New Class “B” Fermented Malt Beverage and “Class C” Wine License for MC Roadhouse LLC, DBA Swingtime, W197 N10340 Appleton Ave, Matthew Roadhouse of W160 N10544 Old Farm Road;

**MOTION (Myers/Baum) to approve New Class “B” Fermented Malt Beverage and “Class C” Wine License for MC Roadhouse LLC, DBA Swingtime, W197 N10340 Appleton Ave, Matthew Roadhouse of W160 N10544 Old Farm Road. Motion Carried Unanimously.**

- E. Resolution 40-2018, Employee Policy and Procedure Manual – Amendment to Prohibited Harassment.

**MOTION (Zabel/Kaminski) to approve Resolution 40-2018, Employee Policy and Procedure Manual – Amendment to Prohibited Harassment. The policy was sent to the insurance company. The insurance company did not respond; however, the Village Labor Attorney wrote the policy and assisted with the changes in the policy. Motion Carried Unanimously.**

- F. Ordinance 13-2018, An Ordinance To Amend Section 1.34 (1) of the Germantown Municipal Code Relating to the Composition of Members of the Library Board.

**MOTION (Kaminski/Wing) to approve Ordinance 13-2018, An Ordinance To Amend Section 1.34 (1) of the Germantown Municipal Code Relating to the Composition of Members of the Library Board. Discussion ensued that the ordinance allows for a member to be of the school district rather than a Village resident. Discussion ensued that the library system is very open and collaborative with other libraries. Revenue is coming from other communities. Library Director Smith came to the podium and explained user statistics and revenue information. Motion Carried; Zabel voted no.**

- G. Resolution 54-2018 Germantown Soccer Club Field Usage Agreement for 2018-2020.

**MOTION (Baum/Zabel) to approve Resolution 54-2018 Germantown Soccer Club Field Usage Agreement for 2018-2020. Motion Carried Unanimously.**

- H. Resolution 55-2018, Contract with Frank Armstrong Enterprises, not to exceed \$18,507, for Spassland Park Tennis Court Project.

**MOTION (Zabel/Myers) to approve Resolution 55-2018, Contract with Frank Armstrong Enterprises, not to exceed \$18,507, for Spassland Park Tennis Court Project. Motion Carried Unanimously.**

**ADJOURNMENT:** There being no further business, meeting adjourned at 7:46 p.m.

Deanna L. Boldrey

Deanna L. Boldrey, WCMC/CMC  
Village Clerk