

**VILLAGE OF GERMANTOWN  
COMMITTEE OF THE WHOLE MINUTES  
December 2, 2019**

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m. by President Wolter.

**ROLL CALL:** Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Clerk Braunschweig, Manager Tucker, Engineer Nitschke, Supervisor Rodger, Assistant Planner Zandt, Director Retzlaff, Director Schroeder, Superintendent Olszewski, and Paul Roback.

**GOALS TO VISION WORKSHOP, as facilitated by Paul Roback of UW Extension:**

Paul Roback of the UW Extension came to the podium. He reported on the task to identify and prioritize goals.

This evening will be a review of the goals of staff and Village Board and to clarify the items. Common goals have been identified. Administrator Kreklow encouraged both the Village Board and staff to participate. This is a public meeting and televised. The intention is for staff to come up and participate with Village Board.

Paul reviewed the distributed packet. He noted several of the staff comments that included: Community planning, Planning for next generations, growth and development, infrastructure, and growing staff levels.

Paul commented that there were a lot of similarities between the staff and Village Board. Both included collaboration, community focus, and communication. Also included, better communication and engagement with the public.

He reported on the Village Board survey. Five board members completed the survey. The survey was very broad based and listed goals. Goals focused on planning such as the comprehensive plan, infrastructure plans, identity, protection from crime,

Discussion ensued of downtown neighborhoods and the upcoming EPA grant funding to connect the neighborhoods. Old and historic downtown included by the railroad tracks.

Fiscal responsibility and new public buildings were included in the discussion.

Discussion ensued of the infrastructure within our ability to pay. We are way below and within our ability to pay now. Zabel commented that we need to continue or could pay more in interest. Every year it increases. A future plan has been presented for getting more infrastructure.

Discussion ensued of the comfort level of borrowing for roads and buildings. Borrowing has changed over the years as not borrowing for furniture or computers.

The board has not put forward a referendum to pay for roads. There would have be a sunset built in.

Administrator Kreklow clarified a challenge for all municipalities with infrastructure, the levy limits are of the most stringent in the country. Limiting to net new construction is a difficult constraint. Debt service is outside of the levy limit. As infrastructures age is to issue more debt.

The school board has revenue limits tied to the enrollment that varies from school district to school district.

Zabel commented on the increase to the Fire Department, Capital, and Staff. The amount of work always increases.

Paul commented on the strategic goal alignments between staff and board.

Administrator Kreklow commented on the affordability plan that structured the debt and reserves to smooth out the debt. The increase would be slowly. This would be a gradual increase rather than a dramatic increase. Baum commented on the plan but willing to run down until we get there for the public works building and police station. There would be borrowing for the items. Taking from reserves that will allow from having to completely levy for the items. The surplus is mostly from the planning and permitting departments. We need to make sure the residents are aware.

Director Retzlaff commented to encourage infill development. There are areas that are idle. We need to encourage development where there are already services such as a density bonus.

Discussion of development ensued and the “not in my back yard” developments. Multi-family development and single-family development were discussed.

Manager Tucker commented on on-going public education and communication. People need to have a concept of what we are talking about and residents need to hear both sides of development.

Zabel commented that developments of greater density are often opposed. Baum commented better amenities for community can be available with greater density.

Engineer Nitschke commented on cost savings in road construction. We are doing more with less money because thinking through the projects. Wolter commented that the common sense approach to each project is needed. Zabel commented that the same should be for buildings and vehicles. Buy what we need not what we want.

The affordability model was commented on. The increase of the levy gradually.

Public Engagement and transparency were commented on.

Hughes commented that people are busy. Getting people involved at the front end. Facebook is not always the answer. How do you communicate to get them involved? Have not seen in 8 years.

Zabel commented on the local free newspaper. Discussion ensued of the local newspaper that people read or do not read.

Tucker commented on an on-line survey to residents asking how they want to receive information?

Director Retzlaff commented on rolling out changes to the public hearing process such as posting properties, improving notice, mail to a greater number of people. Zoning Hub to give people the ability for e-notifications within a radius of their property. City of Oconomowoc created a dept of two or three people that manage social media. West Allis has a department to manage outreach and social media. They rolled out a huge campaign and rebranded.

Miller a lot of people read their HOA and COA. He suggested to partner with the HOAs and COAs.

Discussion ensued to prepare flyers of how to keep people up to date and provide the flyer when taxes are paid.

Warren commented that in his position it is very frustrating to see a project that affects thousands of people, and only have twenty show up. Everyone is busy.

Discussion ensued of Inter-agency relationships. Including school district and community needs. Redirection of current resources.

Wolter commented we do not hear much from the County unless we have someone on the board. Zabel commented on limiting the taxing bodies. Wolter commented the further it is away from the residents the further it is from interaction from the residents. Zabel commented that local development does not occur they go to the state to change the rules. Strengthen the relationships. Better job with staff to get information out. A few key people are doing that.

Engineer Nitschke commented that it needs to be focused from start to finish. Oconomowoc rented a bus and bused the board to the roads to show them what needed to be done. Need direction to what needs to be focused on in a group plan.

Baum commented that there is a two-way street and questioned staff what can you bring to the table. Wolter where to focus the resource or communication with a purpose or focus.

Wing commented on the focus for the Village to be on neighborhoods and working with people. The focus is roads still. Still most complaints are roads. Developments are thrown in with neighborhoods and going with game.

Engineer Nitschke commented that the road program has been adjusted due to the boards feedback. Warren the roads directly impacts everyone's life.

In conclusion, Paul will meet with Administrator Kreklow and President Wolter to go over the next steps.

**ADJOURNMENT.**

**ADJOURNMENT: There being no further business, the meeting adjourned at 7:18 p.m.**

*Respectfully Submitted,*

*Deanna Braunschweig*

Deanna B. Braunschweig, WCMC/CMC  
Village Clerk