

MINUTES OF THE COMMON COUNCIL MEETING HELD VIA ZOOM MEETING ON TUESDAY,
FEBRUARY 2, 2021

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 p.m.

Present: Alderpersons Denise Collins, Bruce Bailey, Karl Kastner, Pamela Akers, Shirley Saryan

Also present: Brian Sajdak, City Attorney; Paula Schafer, Finance Director; Timothy Sowinski, Deputy Comptroller; Jennifer Goergen, City Clerk.

B. Opening Prayer

A prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the January 19, 2021 Common Council minutes

Motion by Ald. Collins, seconded by Ald. Kastner, to approve. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke invited Dawn Gunderson Schiel, CPFO, Senior Municipal Advisor from Ehlers, to give an overview of the bond process. By state law, bonds need to be approved by purpose. The resolution for \$10,365,000 is to refund existing debt; the resolution for \$3,270,000 provides capital for 2021 street, sidewalk and street lighting projects; the resolution for \$140,000 is for park improvement projects and initial funding for a trail along the power lines; and the resolution for \$410,000 is to finance an underground fuel tank at the DPW facility. The bonds will all go out for sale as general obligation corporate purpose bonds, for a total amount of \$14,185,000. Ms. Gunderson Schiel reviewed a pre-sale report. In terms of rates, it is a decent time to sell the bonds. Currently, the city has an Aa2 rating, and they will meet with Moody's to review the rating between now and the sale. The bonds will be sold on a competitive basis. Tonight's purpose is to get authorization to proceed. They will hold a rating call in early March, and will return to Council on March 16 with results from the sale for a decision on accepting the low bid. Closing would be on April 8th, and they would redeem the outstanding refund bonds on May 1st.

Ms. Gunderson Schiel reviewed the schedules attached to the report. Street, sidewalk and street lighting projects and the underground storage tank would be amortized over 15 years; the park improvements would be amortized over 10 years; and the Powerline Trail funding would be amortized over seven years. The two bond issues being refunded are not being extended for a longer period of time. The pre-sale report includes an explanation of the impact on the tax levy and the tax rate going forward. There is a projected levy savings on the debt service of approximately \$137,000 and \$90,000 from the refunding of the two bond issues.

Ms. Gunderson Schiel said interest rates have stayed low. We are below the average and are lower now than one year ago, so the refunding makes sense now.

Ald. Kastner asked if the underground storage tank would last 15 years.

Mayor Neitzke said the existing ones have been in the ground over 30 years. The useful life seems to be 20 - 30 years.

Ald. Kastner said underground storage tanks are difficult to insure once they get old.

Mayor Neitzke said the existing tanks are old and our insurer won't insure us with old tanks. That is why the city is replacing them. They are not leaking, but they are well beyond their useful life. There is a very limited insurance market for that.

Ms. Gunderson Schiel said the amortization of the tanks could be shortened if the Council desires.

There was a brief discussion about the city's obligation to help fund part of the Powerline Trail under the terms of a grant.

1. Initial Resolution Authorizing General Obligation Bonds In An Amount Not To Exceed \$10,365,000.

Motion by Ald. Kastner, seconded by Ald. Collins, to approve Resolution No. 3786 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

2. Initial Resolution Authorizing General Obligation Bonds In An Amount Not To Exceed \$3,270,000

Motion by Ald. Collins, seconded by Ald. Bailey, to approve Resolution No. 3787 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

3. Initial Resolution Authorizing General Obligation Bonds In An Amount Not To Exceed \$140,000

Motion by Ald. Kastner, seconded by Ald. Collins, to approve Resolution No. 3788 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

4. Initial Resolution Authorizing General Obligation Bonds In An Amount Not To Exceed \$410,000

Motion by Ald. Saryan, seconded by Ald. Collins, to approve Resolution No. 3789 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

F. Aldermanic Reports

Ald. Collins said the 2021 Konkel Cup Pond Hockey Tournament was held on January 22 & 23. She said the Lou Malnati's pizza restaurant has opened and they have a fantastic, true Chicago-style pizza.

Mayor Neitzke said he and Ald. Kastner were in a meeting at the old Alice Chalmers dump site. There may be an opportunity in the future to have environment issues remediated

over a span of 3 to 7 years and there was talk of a dog park as a future use and as an entry to Oak Leaf Trail.

G. Announcements

Mayor Neitzke said the hockey tournament was well-attended, and thanked parks staff.

Ald. Akers said the Konkel Park ice rink is popular. Mayor Neitzke and several alderpersons said the Department of Public Works did a good job clearing snow from the recent storms. Mayor Neitzke said Nick Buerger has left the Parks and Recreation Department and thanked him for his dedication. He also thanked City Clerk Jennifer Goergen for her 15 years of service with the city.

H. Citizen Commentary – none.

I. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments:

- i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz) – to be placed on the **NEXT AGENDA**.

J. New Business

1. Appointments to various committees and commissions:

a. Mayor Appointments, confirmed by Council:

- i. Two members to the Community Development Authority for a term to expire 2/19/25 (currently Troy Chowanec, James Hodson) – to be placed on the **NEXT AGENDA**.
- ii. Two alternate members to the Community Development Authority for a term to expire 2/19/25 (currently Bennett Rucka, David Schilz) – to be placed on the **NEXT AGENDA**.

2. Claim received from Wal-Mart Real Estate Business Trust (Goergen)

Agenda items J2 and J3 were taken together. Motion by Ald. Kastner, seconded by Ald. Akers, to disallow the claim [Resolution No. 3790 at end of minutes]. On a roll

call vote, motion carried unanimously.

3. Resolution to disallow claim of Wal-Mart Real Estate Business Trust (Sajdak)
Approved under agenda item J2.
4. Approve applications for 2020-2021 operator licenses (Goergen)
Motion by Ald. Saryan, seconded by Ald. Collins, to approve. Motion carried unanimously.
5. Approve a change of agent from Chad Carson to David L. Brantner, 6043 111th Ave., Kenosha for the Class "B" beer license held by Portillo's Hot Dogs, LLC, 8705 W. Sura Ln. (Goergen)
Motion by Ald. Collins, seconded by Ald. Bailey, to approve. Motion carried unanimously.
6. Approval of schedules of disbursements in the amount of \$650,194.74 (P. Schafer)
Motion by Ald. Saryan, seconded by Ald. Kastner, to approve agenda items J6 - J8. On a roll call vote, motion carried unanimously.
7. Approval of mileage reimbursements in the amount of \$66.82 (P. Schafer)
Approved under agenda item J6.
8. Investments and reinvestments - December 2020 (P. Schafer)
Approved under agenda item J6.

K. Items for future agenda

Ald. Kastner asked how long Council meetings would be held by ZOOM. Mayor Neitzke said it will probably be at least a couple more months.

L. Adjourn

Motion by Ald. Collins, seconded by Ald. Akers, to adjourn the meeting at 7:31 p.m.
Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Sheryl Hartman, Deputy Clerk

Distributed: February 4, 2021

RESOLUTION NO. 3786

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$10,365,000

BE IT RESOLVED by the Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, General Obligation Bonds in an amount not to exceed \$10,365,000 for the purpose of paying the cost of refunding the callable portion of the City's \$9,460,000 General Obligation Corporate Purpose Bonds, Series 2012A dated May 10, 2012 and \$8,385,000 General Obligation Corporate Purpose Bonds, Series 2013A dated April 10, 2013 and bond issuance costs.

BE IT FURTHER RESOLVED that the Finance Director (in consultation with the City's financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale of the Bonds on March 17, 2021.

Adopted this 2nd day of February, 2021.

APPROVED:

Michael J. Neitzke,
Mayor

ATTEST:

Jennifer Goergen,
City Clerk

(SEAL)

RESOLUTION NO. 3787

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$3,270,000

BE IT RESOLVED by the Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, General Obligation Bonds in an amount not to exceed \$3,270,000 for the purpose of paying the costs of street, sidewalk and lighting improvements, capitalized interest and bond issuance costs.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to publish a Notice to Electors in MKE-Southwest NOW, within fifteen (15) days of the adoption and recording of the foregoing resolution.

BE IT FURTHER RESOLVED that the Finance Director (in consultation with the City's financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale of the Bonds on March 17, 2021.

Adopted this 2nd day of February, 2021.

APPROVED:

Michael J. Neitzke,
Mayor

ATTEST:

Jennifer Goergen,
City Clerk

(SEAL)

RESOLUTION NO. 3788

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$140,000

BE IT RESOLVED by the Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, General Obligation Bonds in an amount not to exceed \$140,000 for the purpose of paying the costs of park and public grounds improvements, capitalized interest and bond issuance costs.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to publish a Notice to Electors in MKE-Southwest NOW, within fifteen (15) days of the adoption and recording of the foregoing resolution.

BE IT FURTHER RESOLVED that the Finance Director (in consultation with the City's financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale of the Bonds on March 17, 2021.

Adopted this 2nd day of February, 2021.

APPROVED:

Michael J. Neitzke,
Mayor

ATTEST:

Jennifer Goergen,
City Clerk

(SEAL)

RESOLUTION NO. 3789

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$410,000

BE IT RESOLVED by the Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, General Obligation Bonds in an amount not to exceed \$410,000 for the purpose of paying the costs of replacing fuel storage tanks for City machinery and equipment, capitalized interest and bond issuance costs.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to publish a Notice to Electors in MKE-Southwest NOW, within fifteen (15) days of the adoption and recording of the foregoing resolution.

BE IT FURTHER RESOLVED that the Finance Director (in consultation with the City's financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale of the Bonds on March 17, 2021.

Adopted this 2nd day of February, 2021.

APPROVED:

Michael J. Neitzke,
Mayor

ATTEST:

Jennifer Goergen,
City Clerk

(SEAL)

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3790

A RESOLUTION DISALLOWING THE CLAIM OF
WAL-MART REAL ESTATE BUSINESS TRUST DATED JANUARY 18, 2021

WHEREAS, Wal-Mart Real Estate Business Trust submitted a claim dated January 18, 2021 to the City on January 21, 2021 in which it asserts a claim for the recovery of an allegedly unlawful tax under Wis. Stat. § 74.35 with respect to the property at 10600 W. Layton Avenue in the City of Greenfield; and

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommended that the Common Council disallow the claim; and

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the claim of Wal-Mart Real Estate Business Trust dated January 18, 2021 for unlawful tax under Wis. Stat. § 74.35 is hereby disallowed.

BE IT FURTHER RESOLVED that the City Clerk's office is directed, pursuant Wis. Stat. § 893.80(1g), to provide written notice of disallowance.

Approved:

Michael J. Neitzke, Mayor

Date Approved: _____

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 2nd day of February, 2021.

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

01/28/2021

Andrew G Stachelski	3504 Indian Trail	Racine, WI 53402
Freddrick Calvin Stewart	4565 N 146th ST	Brookfield, WI 53005
Gina Lee Ali-Carr	5604 S 115th ST	Hales Corners, WI 53130
Jade Christine McKenna	4453 S Austin ST	Milwaukee, WI 53207
Jaelyn Symone Crawley	3718 N 92nd ST Apt 8	Milwaukee, WI 53222
Jennifer Leslie Steil-Palma	6000 S Buckhorn AVE #201	Cudahy, WI 53110
Jessicca Kathleen Bernhardt	1341 Camden Way Apt 2	Waukesha, WI 53186
Kristy Lynn Bowlin	9332 W Coldspring Rd	Greenfield, WI 53228
Maira Cecilia Gutierrez	3309 S 100th ST #17	Milwaukee, WI 53227
Tyler Anthony Behm	1200 N 62nd ST Apt 413	WAUWATOSA, WI 53213
