

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY,  
NOVEMBER 15, 2022

A. Call to Order & Roll Call

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

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

Also present: Brian Sajdak, City Attorney; Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Kristi Porter, Community Development Manager.

B. Opening Prayer

An opening prayer was given by Pastor Steve Rogers.

C. Pledge of Allegiance

D. Approval of the November 1, 2022 Common Council minutes

Motion by Alderperson Collins, seconded by Alderperson Akers to approve. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke asked for patience with leaf collection and spoke about how the plow trucks are also the leaf pick-up trucks. He spoke about the ice rink, the Veterans' Memorial at Bicentennial Park, and the Intergovernmental Cooperation Council meeting. He thanked Sheila, the Library Director, for making the meeting positive. He thanked the Cousins on Howard Avenue for providing lunch, along with Scott and Julie for organizing that. He spoke more about what was learned at the ICC meeting, the tax software, and that our tax bills will go out.

F. Aldermanic Reports

Alderperson Collins spoke about the Park and Recreation's Letters to Santa, Breakfast with Santa, the Tree Lighting, the Holiday Makers Market, and Cruisin' Santa Claus. These events are also listed on the Park and Recreation's website.

G. Announcements

Mayor Neitzke announced that the 60th Street Bridge, Beloit Road, and Cold Spring Road are open, which are all DOT contracts. Next, will be the Loomis Avenue Overpass. The improvements at Konkel Park are all underway. He thanked Jeff Katz, Director of Neighborhood Services. Mr. Katz said that it will bring recognition to the City, and that environmental types will be talking about this project for a long time. Alderperson Kastner and Mayor Neitzke talked about Kulwicki Park.

H. Citizen Commentary

Mayor Neitzke introduced Joan Stevens. He said that she is the one responsible for planting most of the trees in the City with the Greenfield Beautification Committee, Clean Up Green Up, and Arbor Day. She has dedicated her life to making the City of Greenfield a better place. She thanked the Council for their work and spoke about the Beautification Committee's new sculpture for City Hall, fundraised by doing garden tours, how she found someone to do the sculpture, the location, landscaping plans, its description, that the artist will assist in the installation at City Hall, about a tree sculpture artist she met, and that this one lives in Milwaukee. She's hoping that the dedication, and the unveiling will happen the first week of May and has invited the Council to witness it. The milkweed sculpture will go to another park and this sculpture will go on the side by the Health Department. Mayor Neitzke listed the people that Ms. Steven's has been working with. Ms. Steven's talked about the lighting of the sculpture and the Department of Public Works. Mayor Neitzke said that Ms. Steven's has been working on this project since before 84th South was constructed, and she clarified that it's been in the works for at least five or six years. Mayor Neitzke and Alderperson Collins said that it is a very generous gift.

Ms. Stevens had a complaint about the power company or cable company destroying their yards with big equipment without notice, but she didn't know which company was doing it. Mayor Neitzke said that Mr. Katz will look into it.

I. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. One member to the Board of Review for a term to expire 5/1/2026 (formerly James Jaworowicz)  
Place on next agenda.
- ii. One alternate member to the Tree Commission for a term to expire 5-1-24 (formerly Chloe Selkirt)  
Place on next agenda.

J. New Business

1. Approve applications for 2022-2023 operator licenses (Goergen)

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

2. Approve application for 2022-2023 Entertainment license for El Chile Loco Inc., Bhargavkumar Italia, Agent, for the property at 5110 W. Loomis Rd. (El Chile Loco) (Indoor: There will be a dance floor open till 2AM in the night on weekends. We will have bands coming in to play music. There would be music on outside balcony. Outdoor: There would be speakers on outside balcony.) (Goergen)  
Alderperson Akers said she is against the outdoor portion.

Motion by Alderperson Akers, seconded by Alderperson Collins to approve the indoor license portion and get more information on the outdoor component; no outdoor entertainment was approved at this time. Motion carried unanimously.

3. Approve a Special Use Review and Site Plan Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc. (Tax Key No. 648-0031-003) (PC-11/8/22 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.

4. Approve a Special Use Review and Site Plan Review for a Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016) (PC-11/8/22 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Collins to approve.

Under discussion, Mayor Neitzke said this is a change of ownership. Alderperson Akers said that she doesn't want to overpopulate the City with these types of businesses. The City Attorney, Brian Sajdak, spoke about the legalization of marijuana, which are licensed and highly regulated through the state. He would anticipate that not every CDB store would turn into a marijuana dispensary.

On a roll call vote, motion carried unanimously.

5. Approve a Special Use Review and Site Plan Review for 102 CBD Vape Smoke, an existing CBD and tobacco store located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016) (PC-11/8/22 Kastner)

Mayor Neitzke said that this is an existing business and it is changing owners.

Motion by Alderperson Kastner, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.

6. Approve a Special Use Review and Site Plan Review for Rosen Honda, an existing business located at 6141 S. 27 St., submitted by David A. Pestel/ d/b/a Hardt, Stern & Kanye, P.C. and Jeff Rosen, JMRosen, LLC d/b/a Rosen Honda (Tax Key No. 691-9841-014) (PC-11/8/22 Kastner)

Motion by Alderperson Collins, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.

7. Approve a Certified Survey Map for proposed combination of two parcels located at 38\*\* W. Grange Ave., submitted by Karthikeyan Subbiah. (Tax Key Nos. 667-8996-002 and 667-8996-003) (PC-11/8/22 Kastner)

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

8. Approve a Resolution releasing and extinguishing a storm drainage easement on two parcels located at 38\*\* W. Grange Ave. (Tax Key Nos. 667-8996-002 and 667-8996-003) (PC-11/8/22 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.

9. Deny Site Plans for a proposed fence at Toys For Trucks, an existing business located at 3515 S. 108 St., submitted by Bill Ciuplinski d/b/a Toys For Trucks. (Tax Key No. 563-9999-001) (PC-11/8/22 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Akers to deny the plan.

Under discussion, Mayor Neitzke said that the denial is not only denying the fence that they installed without a permit, but installation of a board on board fence consistent with the original site plan is required.

Motion carried unanimously.

10. Discussion and decision to transfer unused 2022 funds from the Community Development Authority account and the Plan Commission account to a project to be used in 2023. (Porter)

Motion by Alderperson Akers, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.

11. Approve a Professional Services contract with ZoneCo, LLC for zoning ordinance consulting services. (Porter)

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.

12. Approve an agreement with the Wisconsin Department of Transportation accepting a grant for the design and construction of the Howard Avenue Bridge. (Katz)

Mr. Katz explained that it is a box culvert and a regular bridge would be constructed. It will shut down Howard Avenue.

Motion by Alderperson Akers, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.

13. Approve an agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the costs related to the replacement of the Loomis Road Bridge over I-894. (Katz)

Motion by Alderperson Akers, seconded by Alderperson Collins to approve.

Under discussion, Mayor Neitzke explained that this could be rolled into a TIF, along with other infrastructure like this bridge, stoplights, sidewalks, and the south end entrance.

On a roll call vote, motion carried unanimously.

14. Resolution to amend Section 405 of the Employee Handbook related to Health Insurance. (11/9/22 F&HR S. Saryan)

Motion by Alderperson Saryan, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.

15. Decision to approve an agreement between the City of Greenfield and Greenfield Police Association for 2022 - 2024. (11/9/22 F&HR S. Saryan)

Motion by Alderperson Collins, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.

16. Approval of mileage reimbursements in the amount of \$831.20. (11/9/22 F&HR S. Saryan)

Motion by Alderperson Saryan, seconded by Alderperson Collins to approve agenda items J16-J17. On a roll call vote, motion carried unanimously.

17. Approval of schedules of disbursements in the amount of \$1,586,761.22. (11/9/22 F&HR S. Saryan)

Approved under agenda item J16.

K. Items for future agenda

Non-Rep agreement, the City Attorney Resolution, the Prosecutor Resolution

L. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Collins to adjourn at 7:50 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 11/22/22

RESOLUTION NO. 3888

RESOLUTION RELEASING AND EXTINGUISHING  
A STORM DRAINAGE EASEMENT

BE IT RESOLVED, by the Mayor and Common Council of the City of Greenfield that a public “20’ Storm Drainage Easement”, heretofore granted to the City of Greenfield on February 10, 2017 on Document No. 10648437, which “20’ Storm Drainage Easement” is described as follows, to-wit:

Part of Tax Key No’s 667-8996-002 & 667-8996-003

That part of the Northwest ¼ of Section 36, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of Lot 2 of Certified Survey Map No. 8891, said point being the point of beginning of lands to be described; thence North 88°47’27” East, 10.00 feet to a point; thence South 01°15’48” East, 200.00 feet to a point; thence South 88°47’27” West, 20.00 feet to a point; thence North 01°15’48” West, 200.00 feet to a point; thence North 88°47’27” East, 10.00 feet to a point to the point of beginning.

Be and the same is hereby released and extinguished.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of November, 2022.

APPROVED

---

Michael J. Neitzke, Mayor

ATTEST:

---

Jennifer Goergen, City Clerk

RESOLUTION NO. 3889

RESOLUTION TO AMEND SECTION 405 OF THE CITY OF GREENFIELD EMPLOYEE  
HANDBOOK RELATING TO HEALTH INSURANCE BENEFITS

WHEREAS, the Common Council previously adopted its Employee Handbook; and

WHEREAS, the Common Council desires to amend the Employee Handbook as it relates to health insurance benefits;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, that Section 405 of the City of Greenfield Employee Handbook is amended to reflect the form attached hereto as Exhibit A.

ADOPTED November 15, 2022

APPROVED November 15, 2022

---

Jennifer Goergen, City Clerk

---

Michael J. Neitzke, Mayor

## 405 HEALTH INSURANCE

Regular full-time City of Greenfield employees are eligible for coverage under the existing options provided for health insurance. The City currently offers a POS and an Opt Out provision, but reserves the right to change the carrier, benefit levels, plan design and other options at any time at its sole discretion.

Under the current POS (Point of Service) plan, the employee is free to choose the medical provider and bills are submitted to an insurance company. The insurance company pays a usual and customary amount. This insurance option requires an employee co-payment for defined procedures.

Under the current insurance opt-out plan, employees who may be covered by a spouse's or parent's plan may choose not to participate in the above plans. Those so choosing will have either \$500 in lieu of a single plan or \$1,000 in lieu of a family plan deposited into a City paid medical reimbursement plan.

Employees may move among either option during the annual open enrollment period usually held in November.

Coverage begins the first full month after 60 days of employment with the City and continues to the end of the month in which the employee has terminated his/her employment. Employees who have worked a minimum number of years for the City of Greenfield (as defined further within this policy) and retire at or beyond the minimum retirement age, as defined by WRS, are entitled to continued coverage under the health insurance plans from the point of retirement until they reach age 65 or are eligible for Medicare, whichever occurs first.

To ensure eligibility for coverage, employees must, within 30 days of employment, complete the appropriate application form for the above benefits. In the event of marriage, divorce, or adoption or birth of children, employees must amend the plan coverage within 30 days of the event. Failure to complete appropriate forms within the 30 days limits participation to the extent that such application may or may not be accepted by the appropriate company.

Health insurance benefits are non-duplicable. Two employees of the City of Greenfield are entitled to a maximum of one family coverage. The insurance plan summary, the insurance contract, non-represented resolution and individual employee contracts provide specifics in these areas and may modify any of the above enumerated statements.

An employee may be eligible to continue the City's group coverage in accordance with state and federal law in the event of a qualifying event. This may occur as a result of termination, lay-off, reduction in hours, injury or illness or in the event an employee is on military leave, jury duty, or other leave of absence. If an employee satisfies the eligibility requirement for continuation of coverage and is either: on approved military leave; on approved jury duty; or on other unpaid approved leaves, unless otherwise required by law, the City will continue its contribution for the month in which the employee is on the above leave of absence.

The detailed benefits and provisions of the group health insurance plan are explained in the Summary Plan Description that is available to employees by the Administrator of the Plan. Employees should consult the Summary Plan Description for information on the benefits, as well as benefit limitations.

#### Insurance for Surviving Dependents

In the event that an employee who is enrolled in the City's family health insurance plan is killed in the line of duty, the surviving dependent spouse and/or eligible dependent child(ren) may continue in the City's insurance plan (as provided in the insurance contract). Coverage for dependent spouse may continue until spouse is eligible for Medicare. Coverage for dependent child(ren) may continue until child(ren) reach maximum age limit of the plan. The health insurance coverage shall be provided by the City, and the City shall pay the full premium minus the current active employee contributions.

#### Retiree Health Insurance for Represented Police Department Employees

A Greenfield Police Association represented police department employee who retires at the normal retirement age under the Wisconsin Retirement System definitions or thereafter and who has completed ten (10) years of continuous service with the City police department may be covered by the City's group health insurance benefits until such employee is eligible for Medicare. The City agrees to pay toward the premium for the said insurance in an amount equal to the premium being paid for such insurance on the date of the said retirement by said employee, including all subsequent increases, provided the employee is eligible to participate in the applicable plan during retirement and is not eligible for Medicare. In the event that an employee, who is entitled to insurance under the terms of this Section, takes employment with another employer who provides health insurance coverage, that employee shall be taken off the City's coverage while so employed on the condition that such employee may be again provided with the benefit of this Section when his/her employment with such subsequent employer has been terminated, and further, upon the condition that he/she is eligible to participate in the plan and is not eligible for Medicare.

An employee who has 15 years of service with the City and is eligible for normal retirement in the Wisconsin Retirement System and retires before the WRS normal retirement age, and who applies for and receives retirement benefits may be able to continue in the City's group health insurance coverage. The employee shall pay the cost of the coverage, provided the employee is eligible to participate in the applicable plan during retirement and is not eligible for Medicare. The employee is responsible for paying the applicable active employee premium for the single plan. If the employee elects family coverage, the employee is responsible for the difference between the full monthly premium of the family and single plans. At normal retirement age the City shall resume payment, as per the first paragraph of this section.

If, upon full and final resolution of the pending appeals of the Wisconsin Employment Relation Commission's City of Racine decisions (Dec. Nos. 39446 (7/6/2022), 39447 (7/6/2022)), such decisions are overturned in their entirety without further appeal, then the paragraphs under section "Insurance for Surviving Dependents" and Retiree Health Insurance for Represented Police Department Employees" will be reinstituted, as applicable, into the parties' collective bargaining agreement. The City reserves all rights to regarding changes to health care plan design and selection and the impact of health care plan design and selection.