

MINUTES OF THE SPECIAL COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, SEPTEMBER 3, 2024

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 6:30 PM.

Present: Alderpersons Andrew Drzewiecki*, Karl Kastner, Pamela Akers, Shirley Saryan

Excused: Bruce Bailey

Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Julie Foley, Human Resources Director; Tim Lemmers, Manager of Information Technology

B. New Business

1. Letter of resignation received from Arika Norgal on the Park and Recreation Board. (Goergen)

Mayor Neitzke said to create a Certificate of Appreciation.

2. Appointment to the Park and Recreation Board:

- a. Council appointment:

- i. A.D. #1

One member to the Park and Recreation Board for a term to expire 5-31-26 (formerly Arika Norgal)

Place on the next agenda.

3. Adopt a Resolution appointing additional election inspectors for 2024-2025. (Goergen)

*Alderperson Drzewiecki was present at 6:33 PM.

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

Mayor Neitzke thanked the election workers for their work.

4. Adopt a Resolution allowing the claim of Tina Mittelstaedt relating to damage to vehicle. (Geary)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve in an amount not to exceed \$2,901.61. On a roll call vote, motion carried unanimously.

5. Consideration and possible action on a "Resolution Creating Tax Incremental District No. 9, Approving its Project Plan and Establishing its Boundaries." (Vlach)

Mayor Neitzke stated that the CEO or President of Mandel was present and continued that it's regarding the Spring Mall property and that it's worked its way through all the appropriate channels. He spoke about the timeline and the process.

Motion by Alderperson Akers, seconded by Alderperson Kastner to approve as presented.

Alderperson Akers and Mayor Neitzke discussed the purchase date.

On a roll call vote, motion carried unanimously.

6. Consider/approve City Wise Software LLC city service and licensing agreement. (Geary)

Mayor Neitzke said that Dominic from City Wise was present.

Mayor Neitzke presented that it's a tool that attaches to the website to see rental units in the community, that there's a revenue component, that colleges and universities use it for off-site housing, that it's not Airbnb, that we can cancel anytime, and we are not liable. He spoke about the website redesign.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve as presented and authorize the mayor to sign it. On a roll call vote, motion carried unanimously.

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

7. Discussion and decision to transfer remaining capitol funds from CE2312 Report Transcription System, to CE 2435 City Emergency Operations Center technologies upgrade (T. Lemmers)
Mayor Neitzke said that for agenda items B7-B9, ARPA dollars are being used, and the money needs to be spent so that there aren't any clawbacks.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
8. Discussion and decision to transfer remaining capitol funds from Gas Mask account (CE2405), to CE 2435 City Emergency Operations Center technologies upgrade (T. Lemmers)
Motion by Alderperson Akers, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.
9. Discussion and decision to transfer remaining capitol funds from Wireless AP CE2414 and Replacement servers CE2416, to Replacement PCs and Printers CE2417. (T. Lemmers)
Motion by Alderperson Drzewiecki, seconded by Alderperson Saryan to approve.

Mayor Neitzke congratulated Tim Lemmers, Manager of Information Technology, for being with the city for 15 years.

On a roll call vote, motion carried unanimously.
10. Discussion/decision regarding reallocation of Capital Equipment ARPA funds for the Parks and Recreation Department. (Jaquish)
Kent Perleberg, Parks/Facilities Supervisor, presented that it's for the purchase of a ride-on aerator and a utility trailer.

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

Mayor Neitzke said that the capital accounts will be identified by Finance and will be shared with the Council.

On a roll call vote, motion carried unanimously.
11. Discussion and decision to approve Amendment to Intergovernmental Agreement with West Allis relating to SW Suburban Health Department. (Neitzke)
Mayor Neitzke spoke about the original agreement regarding West Milwaukee.

Alderperson Akers said that West Milwaukee wanted to be a part of the SW Suburban Health Department and spoke about West Milwaukee's voting rights on the board. They don't know if they want to contract to come on board, so this gives them time until next summer.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
12. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(e)(f) to consider the following:

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (wages, insurance, or investing of public funds).

Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations:

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- a. Ratification of a Resignation Agreement with a Firefighter/Paramedic in the Fire Department (J. Foley)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to go into closed session at 6:51 PM. On a roll call vote, motion carried unanimously.

13. Adjourn closed session and reconvene into open session

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn closed session and reconvene into open session at 7:13 PM. Motion carried unanimously.

14. Decision regarding ratification of a Resignation Agreement with a Firefighter/Paramedic in the Fire Department

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve to ratify and authorize the mayor to sign. On a roll call vote, motion carried unanimously.

- C. Adjourn

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to adjourn at 7:14 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 9/4/2024

RESOLUTION NO. 4020
RESOLUTION APPOINTING ADDITIONAL ELECTION
INSPECTORS FOR 2024-2025

WHEREAS, Wis. Stats. 7.30(4)(a) requires the governing body to appoint election officials no later than the last regular meeting in December of each odd numbered year for the 2024-2025 election cycle; and

WHEREAS, appointments were made, but in addition to the appointments already made, the Common Council desires to add: Cheryl L. Anderson, Richard J. Ban, Amanda L. Barber, Shadwick A. Barry, Jr., Gary J. Durham, Cherie G. Esposito, Jeffrey W. Friedman, Eva M. Gengler, Ivan M. Lappin, Frank Lezala, Mary E. Limon, James Marinkovich, Alice F. McCants, Thomas W. McGee, Eric S. Miller, Karen L. Muna, Veronica Rodriguez-Lewis, Suzanne L. Schwei, Wanda Sheber, Michael J. Wisniewski; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the appointments of the following individuals and adds them to the list of Election Officials for the 2024-2025 election cycle:

Cheryl L. Anderson, 4421 S. 65th St., Greenfield, WI 53220
Richard J. Ban, 3133 W. Bridge St., Greenfield, WI 53221
Amanda L. Barber, 4080 S. 97th St., Greenfield, WI 53228
Shadwick A. Barry, Jr., 4971 W. Maple Leaf Circle, Greenfield, WI 53220
Winston Douglass, 4700 S. Supreme Ct., Greenfield, WI 53228
Gary J. Durham, 10932 W. Cold Spring Rd., Greenfield, WI 53228
Cherie G. Esposito, 4265 S. 68th St., Greenfield, WI 53220
Jeffrey W. Friedman, 4376 S. Placid Dr., Greenfield, WI 53220
Eva M. Gengler, 4554 S. Green Ridge Cir., Greenfield, WI 53220
Ivan M. Lappin, 5064 Wingspan Lane, Greenfield, WI 53228
Frank Lezala, 5316 Sutton Place S., Greenfield, WI 53221
Mary E. Limon, 7007 W. Cold Spring Rd., Greenfield, WI 53220
James Marinkovich, 3938 S. 84th St., Greenfield, WI 53228
Alice F. McCants, 3904 S. Prairie Hill Lane, Greenfield, WI 53228
Thomas W. McGee, 5533 W. Allerton Ave., Greenfield, WI 53220
Eric S. Miller, 3725 S. Rivershire Dr., Greenfield, WI 53228
Karen L. Muna, 4953 S. Heritage Dr., Greenfield, WI 53220
Veronica Rodriguez-Lewis, 5440 S. Honey Creek Dr., Greenfield, WI 53221
Suzanne L. Schwei, 5130 S. 60th St., Greendale, WI 53129
Wanda Sheber, 3904 S. Prairie Hill Lane, Greenfield, WI 53228
Dennis Stowell, 5635 S. 44th St., Greenfield, WI 53220
Michael J. Wisniewski, 6109 S. 38th St., Greenfield, WI 53221

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3rd day of September, 2024.

APPROVED:

ATTEST:

Michael J. Neitzke, Mayor

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 4021

A RESOLUTION ALLOWING THE CLAIM OF TINA MITTELSTAEDT RELATING TO
DAMAGE TO VEHICLE

WHEREAS, the Claimant, Tina Mittelstaedt, submitted a claim with the City on July 30, 2024; and,

WHEREAS, the Claimant alleged that, on or about April 3, 2024, a City of Greenfield snowplow, while backing up in the street, struck her unattended vehicle, which was parked in front of 6450 Nowich Avenue, in the City of Greenfield.

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council allow the claim, as set forth below; 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; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to pay the claimed amount of the loss, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim on behalf of Tina Mittelstaedt, received on July 30, 2024, and relating to alleged loss occurring on April 3, 2024, is hereby allowed in an amount not to exceed **\$2,901.61**.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim to the claimant upon receipt of a signed release of claims from the claimant.

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 3rd day of September, 2024.

Jennifer Goergen, City Clerk

RESOLUTION NO. 4022

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 9,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREENFIELD, WISCONSIN

WHEREAS, the City of Greenfield (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 9 (the “District”) is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Greenfield School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on August 20, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the CDA designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 9, City of Greenfield", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that approximately 26.5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 9, City of Greenfield" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination

of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3rd day of September, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 9
CITY OF GREENFIELD**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]