MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, JANUARY 21, 2014

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

1. ROLL CALL:

ROLL CALL:	Alderperson Lubotsky	Present
	Alderperson Pietrowski	Present
	Alderperson Kastner	Present
	Alderperson Akers	Present
	Alderperson Saryan	Present
ALSO PRESENT:	Jennifer Goergen	City Clerk
	Roger Pyzyk	City Attorney
	Rick Sokol	Director of Neighborhood Services
	Chuck Erickson	Community Development Manager

2. An opening prayer was given by Chaplain Jim Leggett.

3. Pledge of Allegiance

4. It was moved by Alderperson Pietrowski, seconded by Alderperson Lubotsky, to approve the January 7, 2014 Council minutes, as recorded. Motion carried unanimously.

5. Mayor's Report

a. Mayor Neitzke announced that Attorney Charles Panosian passed away this past weekend at the age of 86 years. Attorney Panosian served as the City Attorney for the City of Greenfield for 23 years having been appointed to that position on May 4, 1960 and retiring January 1983. He served during the infancy of Greenfield becoming a city and served many mayors and alderpersons for 23 years.

b. Mayor Neitzke stated that Item #14 on this evening's agenda regarding the adoption of a Preliminary Resolution relating to South 43rd Street is going to be removed from the agenda.

c. Mike Harrigan from Ehlers & Associates addressed the Council to discuss the sale of $5,565,000 General Obligation Street Improvement Bonds, Series 2014A. He indicated six bids were received with the low bid received from Robert W. Baird & Co. The low bid was a true interest cost amount of 3.3182%. The estimate going into the planning runs was 3.8%. The result is a reduction in total cost of interest of $109,291 over the life of the issue compared to what was originally planned. He added that because the successful underwriter bid it with a premium meaning, they are offering a dollar amount more than the face amount of the bonds. There are going to be additional dollars available for contingencies or other project costs in the amount of approximately $161,000. Mr. Harrigan also stated the city was again able to retain its positive Aa2 credit rating with Moody's Investor Service as a result of the interview with the Mayor and City staff.

After a discussion, it was moved by Alderperson Kastner, seconded by Alderperson Akers, to adopt Resolution No. 3466.

RESOLUTION NO. 3466

RESOLUTION AWARDING THE SALE OF $5,565,000
GENERAL OBLIGATION STREET IMPROVEMENT BONDS, SERIES 2014A
PROVIDING THE FORM OF THE BONDS;
AND LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, on December 18, 2013, the Common Council of the City of Greenfield, Milwaukee County, Wisconsin (the "City") adopted an Initial Resolution authorizing the issuance of general obligation bonds in an aggregate amount not to exceed $5,575,000 for the purpose of paying the cost of street improvements, related storm and sanitary sewer improvements, capitalized interest and bond issuance costs (the "Project");

WHEREAS, following the adoption of the Initial Resolution, pursuant to the provisions of Section 67.05 of the Wisconsin Statutes, a notice was published in the Greenfield NOW (A MyCommunityNow.com site) on December 26, 2013 stating the purpose and maximum principal amount of said bond issue and describing the opportunity and procedure for submitting a petition requesting a referendum on said bond issue;

WHEREAS, the period set forth in Section 67.05(7)(b) of the Wisconsin Statutes has expired and no petition for referendum has been filed with respect to the issuance of the general obligation bonds authorized by the Initial Resolution;

WHEREAS, the Common Council deems the Project to be within its powers to undertake and therefore to be a public purpose as defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, the City's financial advisor, Ehlers & Associates, Inc., Brookfield, Wisconsin has taken the necessary steps to sell the proposed bond issue;

WHEREAS, a notice of sale was published in the Bond Buyer on January 14, 2014 offering the aforesaid general obligation bonds for public sale on January 21, 2014;

WHEREAS, sealed bid proposals were received as summarized in Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by Robert W. Baird & Co., Milwaukee, Wisconsin, fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the City. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

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

Section 1. Authorization and Award of the Bonds. For the purpose of paying the costs of the Project there shall be borrowed pursuant to Section 67.04 of the Wisconsin Statutes, the principal sum of FIVE MILLION FIVE HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($5,565,000). The bid proposal of Robert W. Baird & Co., (the "Purchaser") is hereby accepted, said proposal offering to purchase the $5,565,000 City of Greenfield General Obligation Street Improvement Bonds, Series 2014A (the "Bonds") for the sum of FIVE MILLION SIX HUNDRED NINETY SEVEN THOUSAND SIX HUNDRED FIFTY TWO

DOLLARS AND NINETY-ONE CENTS ($5,697,652.91), plus accrued interest to the date of delivery, resulting in a net interest cost of TWO MILLION FOUR HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED TWENTY THREE DOLLARS AND FORTY-NINE CENTS ($2,478,323.49) and a true interest rate of 3.3182%.

Section 2. Designation of Purchaser as Agent. The City hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Bonds to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 3. Terms of the Bonds. The Bonds shall be designated "General Obligation Street Improvement Bonds, Series 2014A"; shall be dated February 6, 2014; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on the dates and in the years and principal amounts as set forth in the Pricing Summary attached hereto as Exhibit D and incorporated herein by this reference. Interest is payable semi-annually on February 1 and August 1 of each year commencing on August 1, 2014. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the "Schedule").

Section 4. Redemption Provisions. At the option of the City, the Bonds maturing on February 1, 2024 and thereafter shall be subject to redemption prior to maturity on February 1, 2023 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, from matruities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 5. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged and a direct annual irrepealable tax shall be levied in the years 2014 through 2033 for payments due in 2015 through 2034 in the amounts set forth on the Schedule.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City levied in said years are collected. So long as any part of the principal of or interest on the Bonds remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein.

Proceeds of the Bonds in the amount of $90,076.39 shall be irrevocably deposited in the Debt Service Fund Account for the Bonds created below and shall be used solely to pay the interest on the Bonds coming due on August 1, 2014.

Section 7. Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account designated "Debt Service Fund Account for $5,565,000 City of Greenfield General Obligation Street Improvement Bonds, Series 2014A, dated February 6, 2014." There shall be deposited in said fund account any premium plus accrued interest paid on the Bonds at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Bonds when the same shall become due and to retire the Bonds at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Bonds and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 8. Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest paid at the time of delivery which must be paid into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and disbursed solely for the purposes for which borrowed or for the payment of the principal of and interest on the Bonds.

Section 9. Arbitrage Covenant. The City shall not take any action with respect to the Bond Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Bonds (the "Closing"), would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The Bond Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Bonds, whether such moneys were derived from the Bond Proceeds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage bonds" within the meaning of the Code or Regulations.

The City Clerk, or other officer of the City charged with responsibility for issuing the Bonds, shall provide an appropriate certificate of the City, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the City regarding the amount and use of the Bond Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 10. Additional Tax Covenants; Exemption from Rebate; Qualified Tax Exempt Obligation Status. The City hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Bonds) to assure that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the City to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Bonds will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The City anticipates that the Bonds will qualify for the construction expenditure exemption from the rebate requirements of the Code. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, with respect to said exemption from the rebate requirements, and the City Clerk or other officer is hereby authorized to make any election on behalf of the City in order to comply with the rebate requirements of the Code. If, for any reason, the City did not qualify for any exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements. The City hereby covenants that it is a governmental unit with general taxing powers and that the Bonds are not “private activity bonds” as defined in Section 141 of the Code.

The City hereby designates the Bonds to be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the City Clerk or other officer of the City charged with the responsibility for issuing the Bonds, shall provide an appropriate certificate of the City as of the date of delivery and payment for the Bonds.

Section 11. Persons Treated as Owners; Transfer of Bonds. The City Clerk shall keep books for the registration and for the transfer of the Bonds. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Clerk shall deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the City Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The City Clerk shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Bonds. Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City maintained by the City Clerk at the close of business on the corresponding record date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York (“DTC”), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and the Clerk has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 13. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as “final” as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the “Rule”). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Bonds. The Bonds shall be issued in typewritten form, one Bond for each maturity, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the delivery of the Bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Bonds. The principal of and interest on the Bonds shall be paid by the Treasurer or his or her agent in lawful money of the United States.

Section 16. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate which the City will execute and deliver on the Closing Date. Any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

ADOPTED____________________, 2014 APPROVED____________________, 2014

_________________________________ Jennifer Goergen, City Clerk

_________________________________ Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

It was moved by Alderperson Akers, seconded by Alderperson Kastner, to reconsider the adoption of Resolution No. 3466. Motion carried unanimously.

It was moved by Alderperson Kastner, seconded by Alderperson Akers, to readopt Resolution No. 3466.

RESOLUTION NO. 3466

RESOLUTION AWARDING THE SALE OF $5,565,000
GENERAL OBLIGATION STREET IMPROVEMENT BONDS, SERIES 2014A
PROVIDING THE FORM OF THE BONDS;
AND LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, on December 18, 2013, the Common Council of the City of Greenfield, Milwaukee County, Wisconsin (the "City") adopted an Initial Resolution authorizing the issuance of general obligation bonds in an aggregate amount not to exceed $5,575,000 for the purpose of paying the cost of street improvements, related storm and sanitary sewer improvements, capitalized interest and bond issuance costs (the "Project");

WHEREAS, following the adoption of the Initial Resolution, pursuant to the provisions of Section 67.05 of the Wisconsin Statutes, a notice was published in the Greenfield NOW (A MyCommunityNow.com site) on December 26, 2013 stating the purpose and maximum principal amount of said bond issue and describing the opportunity and procedure for submitting a petition requesting a referendum on said bond issue;

WHEREAS, the period set forth in Section 67.05(7)(b) of the Wisconsin Statutes has expired and no petition for referendum has been filed with respect to the issuance of the general obligation bonds authorized by the Initial Resolution;

WHEREAS, the Common Council deems the Project to be within its powers to undertake and therefore to be a public purpose as defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, the City's financial advisor, Ehlers & Associates, Inc., Brookfield, Wisconsin has taken the necessary steps to sell the proposed bond issue;

WHEREAS, a notice of sale was published in the Bond Buyer on January 14, 2014 offering the aforesaid general obligation bonds for public sale on January 21, 2014;

WHEREAS, sealed bid proposals were received as summarized in Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by Robert W. Baird & Co., Milwaukee, Wisconsin, fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the City. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

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Section 4. Redemption Provisions. At the option of the City, the Bonds maturing on February 1, 2024 and thereafter shall be subject to redemption prior to maturity on February 1, 2023 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, from matruities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

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The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City levied in said years are collected. So long as any part of the principal of or interest on the Bonds remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein.

Proceeds of the Bonds in the amount of $90,076.39 shall be irrevocably deposited in the Debt Service Fund Account for the Bonds created below and shall be used solely to pay the interest on the Bonds coming due on August 1, 2014.

Section 7. Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account designated "Debt Service Fund Account for $5,565,000 City of Greenfield General Obligation Street Improvement Bonds, Series 2014A, dated February 6, 2014." There shall be deposited in said fund account any premium plus accrued interest paid on the Bonds at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Bonds when the same shall become due and to retire the Bonds at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Bonds and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 8. Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest paid at the time of delivery which must be paid into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and disbursed solely for the purposes for which borrowed or for the payment of the principal of and interest on the Bonds.

Section 9. Arbitrage Covenant. The City shall not take any action with respect to the Bond Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Bonds (the "Closing"), would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The Bond Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Bonds, whether such moneys were derived from the Bond Proceeds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage bonds" within the meaning of the Code or Regulations.

The City Clerk, or other officer of the City charged with responsibility for issuing the Bonds, shall provide an appropriate certificate of the City, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the City regarding the amount and use of the Bond Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 10. Additional Tax Covenants; Exemption from Rebate; Qualified Tax Exempt Obligation Status. The City hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Bonds) to assure that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the City to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Bonds will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The City anticipates that the Bonds will qualify for the construction expenditure exemption from the rebate requirements of the Code. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, with respect to said exemption from the rebate requirements, and the City Clerk or other officer is hereby authorized to make any election on behalf of the City in order to comply with the rebate requirements of the Code. If, for any reason, the City did not qualify for any exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements. The City hereby covenants that it is a governmental unit with general taxing powers and that the Bonds are not "private activity bonds" as defined in Section 141 of the Code.

The City hereby designates the Bonds to be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the City Clerk or other officer of the City charged with the responsibility for issuing the Bonds, shall provide an appropriate certificate of the City as of the date of delivery and payment for the Bonds.

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Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Clerk shall deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the City Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The City Clerk shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

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Section 12. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and the Clerk has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 13. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Bonds. The Bonds shall be issued in typewritten form, one Bond for each maturity, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the delivery of the Bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Bonds. The principal of and interest on the Bonds shall be paid by the Treasurer or his or her agent in lawful money of the United States.

Section 16. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate which the City will execute and deliver on the Closing Date. Any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

READOPTED__________________, 2014 REAPPROVED___________________, 2014

____
Jennifer Goergen, City Clerk

____
Michael J. Neitzke, Mayor

Motion carried unanimously.

6. Aldermanic Reports - None

7. Announcements

Mayor Neitzke thanked the Greenfield School District for inviting him, Alderpersons Saryan & Akers, and staff members yesterday. They are starting their strategic planning. He felt it was a very constructive meeting.

At this time, the Council proceeded with Item #8

Mayor Neitzke said on Sunday night he attended an event where Stan's Fit Your Feet was awarded the National Shoe Retailer of the Year.

Mayor Neitzke stated a generous $8,000 donation was made to the Farmers Market by Jack Styza.

At this time, the Council proceeded with Item #18

8. Citizen Commentary - None

9. Public hearing for approval of a special use in order to convert the former 'Fashion Bug' space of approximately 12,400 sq. ft. in the Spring Mall, 4260 L South 76th Street, for a business called 'Laser Tag Pro' which has two components: 1) business sales office open during normal business hours Monday – Friday; and 2) 'laser tag arena' open Thursday – Sunday during the afternoons and evenings, Tax Key #571-8984-008

Notice of public hearing was published in the City's official newspaper on January 9, 2014.

Chuck Erickson, Community Development Manager, presented diagrams of the property in question. Mr. Erickson stated the 400 ft. radius mailing list was given to Aaron Fischer who sent a letter dated January 14, 2014 to those on the list regarding his desire to open a Laser Tag Pro business. Mr. Erickson said Mr. Fischer, at his own risk, started some of the renovations in the building and has a building permit to do the renovations, not to open the business, as that is still subject to consideration this evening and obtaining an occupancy permit. The Plan Commission had a favorable recommendation regarding the proposed use.

The following addressed the Council for information only:

John Wooden, 4185 South 72nd Street, asked what the hours of operation would be and whether it would end up being a kids' hangout with noise until all hours of the night.

Jeremy Brown, 3433 West Lynndale Avenue, and Aaron Fischer, 3433 West Lynndale Avenue, owners of Laser Tag Pro, said it is definitely not going to be that [a kids hangout with noise until all hours of the night]. It is a center for people to come and play, but it is not necessarily a hangout. There are open play nights and reservations are taken, people come in and play, have a soda, perhaps eat pizza. It isn't like an arcade. The kids come and the excitement is the game, it isn't standing outside. He said they want to work closely with the Police & Fire Departments, with the schools. They do not want the business to be a riff raff business nor do they foresee that at all. The business is for team building, seeking corporate and school type things, getting the police involved, working with the kids having fun and interacting some of the young people and adults of the neighborhood with some of the officials. They indicated the last closing hours that were indicated to them was Friday & Saturday at midnight and during the week 10:00 p.m. The only time the business would be open Monday, Tuesday, and Wednesday is maybe for a private event such as for a corporation to do team building.

Mayor Neitzke stated that City recognizes and understands that Spring Mall being vacant is a bad thing and the condition that it is in is a bad thing and those kinds of things tend to create more problems in blight and all those conditions. Pick 'n Save still controls the lease on their old store so at this point there isn't a new tenant prepared to move in. The property ownership of Spring Mall has been in flux for a very, very long time. It use to be owned by the Teamsters Pension Fund and to be called Heritage Trust which was part of the Teamsters Trust Fund. Ultimately, it was sold to a company called Centro. In the past year, there has been a sign that says Brixmor which actually purchased some of the assets from Centro. The properties are no longer cross collateralized which means things can happen there now. City staff met with Brixmor because of concern with vacant space. The City was told they had a potential user in line for the site. Their intent is to improve the site. Mayor Neitzke said it is a very valuable piece of property that needs to have its value engraced for the whole city. They concur with the City's assessment for the property and they continue to believe that it is valuable. They want to do something with it. One of the problems happening in the real estate market now is there aren't a lot of users out there. It sounds as though there are potential good users for the site.

The following also addressed the Council for information only:

Pamela Schulz, 4173 South 72nd Street, expressed a concern with the late hours and asked if there would be alcohol at the business. She also stated there has been a problem with loitering and cars on the vacant site and asked that issues be addressed in a more timely manner if they arise instead of taking over a year as has been the case.

The owner stated there would be no alcohol.

The following addressed the Council in favor:

> Allyson Edwards, 3438 South 14th Street, stated there are two laser tag places where she use to live, one of which was in an industrial area and one in a residential area and there haven't been any problems. In fact, the neighborhood has greatly improved. Those businesses are open until 2:00 a.m. and there are no problems with loitering. She said the business is kid friendly and teenagers go there for fun rather than being out on the streets.

Jeremy Brown asked that they be contacted if there are issues. He added that if people are hanging around outside, he will be the first one to move them along.

> It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to close the public hearing. Motion carried unanimously.
>
> It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to approve a special use in order to convert the former 'Fashion Bug' space of approximately 12,400 sq. ft. in the Spring Mall, 4260 L South 76th Street, for a business called 'Laser Tag Pro' which has two components: 1) business sales office open during normal business hours Monday – Friday; and 2) 'laser tag arena' open Thursday – Sunday during the afternoons and evenings, consistent with the special use conditions as provided at the Plan Commission and as further indicated by Mr. Erickson during the public hearing, with hours of operation being weeknights until 11:00 p.m. and Friday & Saturday until midnight, Tax Key #571-8984-008.

Alderperson Akers said she would prefer the hours of operation be what they said except for Friday & Saturday she would like them to close at 11:00 p.m. as is the case at Lightspeed.

> On a roll call vote, the motion carried with Alderpersons Lubotsky, Pietrowski & Kastner voting yes; Alderpersons Akers & Saryan voting no.

Alderperson Lubotsky will work with Jeremy Brown and Aaron Fischer in the event that the 11:00 p.m. time isn't a good time due to issues as one of the owners lives in her aldermanic district.

Alderperson Akers said they can also work with her as the business will be located in her aldermanic district.

10. Appointments to various committees and commissions:

No appointments were made. Therefore, the following committee appointments are to be placed on the **NEXT AGENDA**:

a. Mayor appointments, confirmed by Council:
   (1) One member to the Board of Review for a term to expire 5/1/15 (formerly Don Holt)

   (2) One member to the Board of Review for a term to expire 5/1/17 (formerly Allen Shutta)

   (3) One alternate member to the Tree Commission for a term to expire 5/1/14 (formerly Lew Silva who was appointed a regular member at the 11/5/13 Council meeting)

b. Mayor appointments:
   (1) One alternate member to the Plan Commission for a term to expire 5/1/15 (formerly Brad Sponholz) (Note: Becky Rupel was appointed 9/18/12 to fill this position but has not been sworn in and has declined the appointment)

   (2) One alternate member to the Zoning Board of Appeals for a term to expire 5/1/15 (formerly Donald Kopp)

11. It was moved by Alderperson Pietrowski, seconded by Alderperson Akers, to approve the issuance of an operator license to Jazmyn E. Palmer, 2530 South 63rd Street. Motion carried unanimously.

12. It was moved by Alderperson Saryan, seconded by Alderperson Pietrowski, to fill a part-time clerical position in the Finance Department due to a resignation. On a roll call vote, the motion carried unanimously.

13. After a discussion, it was moved by Alderperson Lubotsky, seconded by Alderperson Saryan, to approve the First Amendment to a Memorandum of Understanding with Wisconsin Department of Transportation regarding the acquisition of the Loomis Crossing redevelopment site.

After a discussion, on a roll call vote, the motion carried unanimously.

14. Adopt Preliminary Resolution for storm sewer and street improvements and to levy special assessments in the area of South 43rd Street & West Edgerton Avenue to include South 43rd Street from West Edgerton Avenue to West Grange Avenue. Construction scheduled for 2014, Project 2014 #5

This item was **REMOVED FROM THE AGENDA**.

15. It was moved by Alderperson Pietrowski, seconded by Alderperson Kastner, to adopt Preliminary Resolution No. 3467.

PRELIMINARY RESOLUTION NO. 3467

PROJECT 2006 #28

WHEREAS, it is proposed to improve by the installation of storm sewer, storm sewer service laterals, sanitary sewer main, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, concrete or bituminous concrete (asphalt) pavement, street lighting, and street trees on various streets in the City of Greenfield as hereinafter described;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield;

1. That in the judgment of said Common Council, it is expedient and necessary for the best interest of said City and the property affected thereby, that:

IN	FROM	TO
South 67th Street	West Edgerton Avenue	West Carpenter Avenue
West Carpenter Avenue	260 feet +/- west of South 65th Street	South 67th Street
West Holmes Avenue	South 66th Street	125 feet +/- east of South 68th Street

be improved by the installation of storm sewer, storm sewer service laterals, sanitary sewer main, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, concrete or bituminous concrete (asphalt) pavement, street lighting, and street trees.

2. That the Common Council declares its intention to exercise its police powers to levy special assessments under Section 66.0703, Wisconsin Statutes, upon property for the foregoing municipal purposes. The limits of the proposed assessment district are as follows:

Parcels of Real Estate Identified by
Tax Roll Key Numbers as Follows:

618-0001-001	618-0010-002	618-0014	618-9962-001	618-9967	618-9976-001
618-0007	618-0011-001	618-0015-001	618-9962-002	618-9968	618-9979-001
618-0008	618-0011-002	618-0015-002	618-9963-001	618-9969	618-9979-002
618-0009-001	618-0012-001	618-0016-001	618-9964	618-9971	618-9979-003
618-0009-002	618-0012-002	618-0019-004	618-9965	618-9972	618-9980
618-0010-001	618-0013	618-0019-005	618-9966	618-9974	

3. That the Common Council declares that all assessments may be paid in one (1) payment when work is contracted, or on the next succeeding tax roll, or in ten (10) annual installments.

4. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.

5. That the City Engineer or his designee is hereby directed to prepare the report as described in Section 66.0703(4), Wisconsin Statutes.

Said City Engineer or his designee shall file in the City Clerk's office such report and notice shall be given and a hearing conducted by the Board of Public Works in accordance with the provisions of Section 66.0703(7)(a), Wisconsin Statutes.

Said notice shall be delivered or mailed to any person who has an owner's interest in said premise abutting on the proposed improvement, so far as their addresses are known.

ADOPTED____________________, 2014 APPROVED____________________, 2014

___________________________________ ___________________________________

Jennifer Goergen, City Clerk Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

16. It was moved by Alderperson Kastner, seconded by Alderperson Pietrowski, to adopt Preliminary Resolution No. 3468.

PRELIMINARY RESOLUTION NO. 3468
PROJECT 2009 #22

WHEREAS, it is proposed to improve by the installation of storm sewer, storm sewer service laterals, sanitary sewer main, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, concrete or bituminous concrete (asphalt) pavement, street lighting, and street trees on various streets in the City of Greenfield as hereinafter described;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield;

1. That in the judgment of said Common Council, it is expedient and necessary for the best interest of said City and the property affected thereby, that:

IN	FROM	TO
South 122nd Street	West Carpenter Avenue	West Holmes Avenue
South 123rd Street	403' + north of West Holmes Avenue	West Holmes Avenue
West Carpenter Avenue	South 122nd Street	Cul-de-sac (East)
West Holmes Avenue	South 124th Street	Cul-de-sac (East)

be improved by the installation of storm sewer, storm sewer service laterals, sanitary sewer main, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, concrete or bituminous concrete (asphalt) pavement, street lighting, and street trees.

2. That the Common Council declares its intention to exercise its police powers to levy special assessments under Section 66.0703, Wisconsin Statutes, upon property for the foregoing municipal purposes. The limits of the proposed assessment district are as follows:

Parcels of Real Estate Identified by
Tax Roll Key Numbers as Follows:

611-1004	611-1014	611-1024	611-1034	611-8964
611-1005	611-1015	611-1025	611-1035	611-8968
611-1006	611-1016	611-1026	611-1036	611-8975-013
611-1007	611-1017	611-1027	611-1037	611-8975-014
611-1008	611-1018	611-1028	611-1038	611-8975-015
611-1009	611-1019	611-1029	611-1039	611-8975-016
611-1010	611-1020	611-1030	611-1040	611-8975-017
611-1011	611-1021	611-1031	611-1041	611-8975-018
611-1012	611-1022	611-1032	611-1042	611-8975-019
611-1013	611-1023	611-1033	611-1043	

3. That the Common Council declares that all assessments may be paid in one (1) payment when work is contracted, or on the next succeeding tax roll, or in ten (10) annual installments.

4. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.

5. That the City Engineer or his designee is hereby directed to prepare the report as described in Section 66.0703(4), Wisconsin Statutes.

Said City Engineer or his designee shall file in the City Clerk's office such report and notice shall be given and a hearing conducted by the Board of Public Works in accordance with the provisions of Section 66.0703(7)(a), Wisconsin Statutes.

Said notice shall be delivered or mailed to any person who has an owner's interest in said premise abutting on the proposed improvement, so far as their addresses are known.

ADOPTED____________________, 2014 APPROVED____________________, 2014

________________________________ ________________________________
Jennifer Goergen, City Clerk Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

17. City Attorney's Report:

a. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to go into closed session pursuant to Wisconsin Statutes, Section 19.85(1)(b)&(f) at 7:48 p.m. for the following:

Considering licensure, social or personal history, or medical information for purposes of issuing an operator license to Allyson Edwards

On a roll call vote, the motion carried unanimously.

b. It was moved by Alderperson Saryan, seconded by Alderperson Akers, to adjourn closed session and reconvene into open session at 8:04 p.m. Motion carried unanimously.

c. It was moved by Alderperson Kastner, seconded by Alderperson Pietrowski, to approve the issuance of an operator license to Allyson Edwards, S49 W25390 Gruettner Drive. Motion carried with Alderperson Lubotsky voting no.

At this time, the Mayor went back to Item #7

18. Items for future agenda

Alderperson Kastner mentioned elected officials should have ethical training continuing education classes offered to them. Mayor Neitzke concurred and mentioned that the Human Resources Director could look into that.

19. It was moved by Alderperson Akers, seconded by Alderperson Kastner, to adjourn the meeting at 8:11 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

JG:slw

Distributed: January 23, 2014