

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON
TUESDAY, MARCH 18, 2014

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

- | | | |
|---------------|-------------------------|---------|
| 1. ROLL CALL: | Aldersperson Lubotsky | Excused |
| | Aldersperson Pietrowski | Present |
| | Aldersperson Kastner | Present |
| | Aldersperson Akers | Present |
| | Aldersperson Saryan | Present |

ALSO PRESENT:	Jennifer Goergen	City Clerk
	Rick Sokol	Director of Neighborhood Services

2. An opening prayer was given by Pastor Steve Rogers.
3. Pledge of Allegiance
4. It was moved by Aldersperson Pietrowski, seconded by Aldersperson Akers, to approve the March 4, 2014 Council minutes, as recorded. Motion carried unanimously.
5. Mayor's Report

Mayor Neitzke stated that Kindred (Mount Carmel) is now closed. He added that Meijer has indicated interest in that property with a projected opening in 2016.

6. Aldermanic Reports - None
7. Announcements

Mayor Neitzke stated there will be an election in two weeks, April 1, 2014. Therefore, the Common Council meeting will be held on Wednesday, April 2, 2014.

8. Citizen Commentary - None
9. 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:

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

10. It was moved by Alderperson Akers, seconded by Alderperson Saryan, to approve the issuance of an operator license to each of the following:

Danning, Alisha M.-12760 Hampstead Dr.
Guse, John V.-7725 S. Scepter Dr.
Huber, Matthew J.-514 E. Otjen St.
Meka, Amber L.-8835 Maple Dr.
Roloff, Dylan F.-13503 W. Prospect Pl.

Day, Travis J.-9627 W. National Ave.
Horn, Gina C.-6810 Kathleen Ct.
Janasik, Jessica M.-6260 S. College Ave.
Nuthals, Amanda R.-1676 N. Van Buren St.
Wilfrath, Jennifer C.-3252 S. 108th St.

Motion carried unanimously.

11. It was moved by Alderperson Pietrowski, seconded by Alderperson Akers, to approve the issuance of an Amusement Device Owner/Distributor License to Mell's Novelty LLC, 100 Lynnwood Lane, Brookfield.

Motion carried unanimously.

12 & 13. It was moved by Alderperson Saryan, seconded by Alderperson Kastner, to approve mileage reimbursements in the amount of \$646.73 and schedules of disbursements in the amount of \$18,532,645.85. On a roll call vote, the motion carried unanimously.

14. It was moved by Alderperson Akers, seconded by Alderperson Pietrowski, to approve a four year agreement with Ricoh Americas to support a multifunction copier/printer/scanner/fax for the Engineering Division. On a roll call vote, the motion carried unanimously.

15. It was moved by Alderperson Akers, seconded by Alderperson Saryan, to accept the lowest responsible bid and award the contract for the installation of 123 Street Trees at various locations [to Dan Larsen Landscaping, Inc. in the amount of \$23,370.50], Project 2014 #1. On a roll call vote, the motion carried with Alderpersons Kastner, Akers & Saryan voting yes; Alderperson Pietrowski voting no.

16. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to adopt Final Resolution No. 3474.

RESOLUTION NO. 3474

FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES AGAINST BENEFITING PROPERTY FOR THE INSTALLATION OF STORM SEWER, STORM SEWER SERVICE LATERALS, SANITARY SEWER SERVICE LATERALS, WATER MAIN, WATER SERVICE LATERALS, CONCRETE DRIVEWAY APPROACHES, CONCRETE OR ASPHALT DRIVEWAY REPLACEMENT, CONCRETE SERVICE WALKS, CONCRETE CURB/GUTTER, AND CONCRETE OR BITUMINOUS CONCRETE (ASPHALT) PAVEMENT, IN THE AREA OF SOUTH 67TH STREET, WEST CARPENTER AVENUE, AND WEST HOLMES AVENUE, PROJECT 2006 #28

WHEREAS, The Common Council heretofore determined by Preliminary Resolution No. 3467 adopted January 21, 2014, pursuant to Section 66.0703, Wisconsin Statutes and the police powers of the City of Greenfield to levy and collect special assessments upon properties benefited by the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 67th Street, West Carpenter Avenue, and West Holmes Avenue, Project 2006 #28; and

WHEREAS, the City Engineer's office prepared the report of the special assessments to be levied, including a schedule of proposed assessments, and filed said report with the City Clerk; and

WHEREAS, notice of public hearing on said report was given by the City Clerk as provided by law, as shown by affidavits of mailing and publication and the records of file herein; and

WHEREAS, the Board of Public Works held a public hearing on Tuesday, the 25th day of February, 2014 in the Council Chambers, Room 100 at City Hall commencing at 6:30 p.m. and all persons desiring to be heard were heard; and

WHEREAS, the Board of Public Works has forwarded its recommendation to the Common Council; and

WHEREAS, the Common Council has previously considered and accepted the recommendation of the Board of Public Works and has been fully advised in these matters and is now ready to proceed with the work and to make the final levy of special assessments for the benefits conferred as set forth herein;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that:

1. After due consideration of the report of the City Engineer's office and the recommendation of the Board of Public Works in the manner set forth in the preamble hereto, the Common Council hereby finds and determines that the properties set forth in said report and each of them are benefited by the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, and the Common Council upon such consideration determines that the proposed assessments made were determined upon a reasonable basis.

2. Upon such findings and determinations, said report, including the proposed project plans and specifications, the statement of estimated project costs, the statement of benefits and the schedule of proposed assessments is hereby approved, and the Common Council directs that the City Engineer's office carry out said work or improvements in accordance with said report and that payment of said special assessments be made as hereinafter provided.

3. The proposed assessments set forth in said report are hereby assessed and levied against said properties as special assessments for the benefits incurred upon them by the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 67th Street, West Carpenter Avenue, and West Holmes Avenue, Project 2006 #28, and the owners of said properties are hereby ordered to pay such special assessments in the manner hereinafter provided.

4. The proceeds from such special assessments shall be used for paying the costs of the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement.

5. The assessments are made pursuant to the police powers of the City of Greenfield and Section 66.0703, Wisconsin Statutes.

6. Each special assessment levied by this resolution shall be a lien on the property against which it is levied on behalf of the City of Greenfield, in accordance with Section 66.0703(13) Wisconsin Statutes.

7. Each property owner has the option to pay his or her assessment in one sum without interest on or before September 30, 2015; or the entire amount plus interest computed at 3.45% from September 30, 2015 may be placed on your 2015 tax bill; or in ten (10) annual installments, as provided for by Section 66.0715(3) Wisconsin Statutes, with interest thereon at 3.45% per year on the unpaid balance beginning September 30, 2015. All assessments will be collected in installments except such assessments which are paid in full to the City of Greenfield on or before September 30, 2015. The first installment shall be entered in the 2015 tax roll as a special assessment on the property upon which the special assessment was levied and thereafter shall be treated in all respects as any other municipal tax, except as otherwise provided in Section 66.0715(3), Wisconsin Statutes. One of the subsequent installments shall be entered in a like manner and with like effect in each of the annual tax rolls thereafter until all are levied. Each property owner who is paying by installments may prepay his or her assessments together with accrued interest at any time without penalty. In the event a property owner fails to pay any installment in full at the time it is due, said owner will be deemed delinquent and his or her or its entire unpaid assessment, together with accrued interest through December 31 of the year said delinquency occurs, shall be extended upon the next succeeding tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

8. All payments hereunder are to be made to the City of Greenfield.

9. The City Clerk is hereby authorized and directed to publish a copy of this resolution as a Class 1 notice in the Greenfield NOW and shall mail a copy of this resolution and a statement of final assessment against his or her property to every interested person whose tax key number appears on the assessment schedule and whose post office address is known or can, with reasonable diligence, be ascertained.

10. The City Clerk is hereby authorized and directed to publish the "Installment Assessment Notice" attached hereto and made a part hereof, as a Class 1 notice and mail a copy thereof to every interested person.

11. This resolution shall become effective upon passage and publication and notice in compliance with Sections 9 and 10 above.

ADOPTED _____, 2014

APPROVED _____, 2014

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

CITY OF GREENFIELD

INSTALLMENT ASSESSMENT NOTICE FOR THE INSTALLATION OF STORM SEWER, STORM SEWER SERVICE LATERALS, SANITARY SEWER SERVICE LATERALS, WATER MAIN, WATER SERVICE LATERALS, CONCRETE DRIVEWAY APPROACHES, CONCRETE OR ASPHALT DRIVEWAY REPLACEMENT, CONCRETE SERVICE WALKS, CONCRETE CURB/GUTTER, AND CONCRETE OR BITUMINOUS CONCRETE (ASPHALT) PAVEMENT, IN THE AREA OF SOUTH 67TH STREET, WEST CARPENTER AVENUE, AND WEST HOLMES AVENUE,

PROJECT 2006 #28

NOTICE IS HEREBY GIVEN that a contract was let for the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 67th Street, West Carpenter Avenue, and West Holmes Avenue; and that amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk. Said assessments may be paid: [1] in one sum without interest on or before September 30, 2015; or [2] the entire amount plus interest computed at 3.45% from September 30, 2015 may be placed on your 2015 tax bill; or [3] in ten (10) equal annual installments, as provided for by Section 66.0715(3), Wisconsin Statutes, with interest thereon at 3.45% per year on the unpaid balance beginning September 30, 2015. All assessments will be collected in installments as provided in said Paragraph 7 of the Final Resolution to which this notice is attached, except such assessments which are paid in full to the City of Greenfield on or before September 30, 2015.

Dated at Greenfield, Wisconsin this _____ day of _____, 2014

Jennifer Goergen, City Clerk

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

17. It was moved by Alderperson Kastner, seconded by Alderperson Pietrowski, to adopt Final Resolution No. 3475.

RESOLUTION NO. 3475

FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES AGAINST BENEFITING PROPERTY FOR THE INSTALLATION OF STORM SEWER, STORM SEWER SERVICE LATERALS, SANITARY SEWER SERVICE LATERALS, WATER MAIN, WATER SERVICE LATERALS, CONCRETE DRIVEWAY APPROACHES, CONCRETE OR ASPHALT DRIVEWAY REPLACEMENT, CONCRETE SERVICE WALKS, CONCRETE CURB/GUTTER, AND CONCRETE OR BITUMINOUS CONCRETE (ASPHALT) PAVEMENT, IN THE AREA OF SOUTH 122ND STREET, SOUTH 123RD STREET, WEST CARPENTER AVENUE, AND WEST HOLMES AVENUE, PROJECT 2009 #22

WHEREAS, The Common Council heretofore determined by Preliminary Resolution No. 3468 adopted January 21, 2014, pursuant to Section 66.0703, Wisconsin Statutes and the police powers of the City of Greenfield to levy and collect special assessments upon properties benefited by the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 122nd Street, South 123rd Street, West Carpenter Avenue, and West Holmes Avenue, Project 2009 #22; and

WHEREAS, the City Engineer's office prepared the report of the special assessments to be levied, including a schedule of proposed assessments, and filed said report with the City Clerk; and

WHEREAS, notice of public hearing on said report was given by the City Clerk as provided by law, as shown by affidavits of mailing and publication and the records of file herein; and

WHEREAS, the Board of Public Works held a public hearing on Tuesday, the 25th day of February, 2014 in the Council Chambers, Room 100 at City Hall commencing at 6:30 p.m. and all persons desiring to be heard were heard; and

WHEREAS, the Board of Public Works has forwarded its recommendation to the Common Council; and

WHEREAS, the Common Council has previously considered and accepted the recommendation of the Board of Public Works and has been fully advised in these matters and is now ready to proceed with the work and to make the final levy of special assessments for the benefits conferred as set forth herein;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that:

1. After due consideration of the report of the City Engineer's office and the recommendation of the Board of Public Works in the manner set forth in the preamble hereto, the Common Council hereby finds and determines that the properties set forth in said report and each of them are benefited by the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, and the Common Council upon such consideration determines that the proposed assessments made were determined upon a reasonable basis.

2. Upon such findings and determinations, said report, including the proposed project plans and specifications, the statement of estimated project costs, the statement of benefits and the schedule of proposed assessments is hereby approved, and the Common Council directs that the City Engineer's office carry out said work or improvements in accordance with said report and that payment of said special assessments be made as hereinafter provided.
3. The proposed assessments set forth in said report are hereby assessed and levied against said properties as special assessments for the benefits incurred upon them by the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 122nd Street, South 123rd Street, West Carpenter Avenue, and West Holmes Avenue, Project 2009 #22, and the owners of said properties are hereby ordered to pay such special assessments in the manner hereinafter provided.
4. The proceeds from such special assessments shall be used for paying the costs of the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement.
5. The assessments are made pursuant to the police powers of the City of Greenfield and Section 66.0703, Wisconsin Statutes.
6. Each special assessment levied by this resolution shall be a lien on the property against which it is levied on behalf of the City of Greenfield, in accordance with Section 66.0703(13) Wisconsin Statutes.
7. Each property owner has the option to pay his or her assessment in one sum without interest on or before September 30, 2015; or the entire amount plus interest computed at 3.45% from September 30, 2015 may be placed on your 2015 tax bill; or in ten (10) annual installments, as provided for by Section 66.0715(3) Wisconsin Statutes, with interest thereon at 3.45% per year on the unpaid balance beginning September 30, 2015. All assessments will be collected in installments except such assessments which are paid in full to the City of Greenfield on or before September 30, 2015. The first installment shall be entered in the 2015 tax roll as a special assessment on the property upon which the special assessment was levied and thereafter shall be treated in all respects as any other municipal tax, except as otherwise provided in Section 66.0715(3), Wisconsin Statutes. One of the subsequent installments shall be entered in a like manner and with like effect in each of the annual tax rolls thereafter until all are levied. Each property owner who is paying by installments may prepay his or her assessments together with accrued interest at any time without penalty. In the event a property owner fails to pay any installment in full at the time it is due, said owner will be deemed delinquent and his or her or its entire unpaid assessment, together with accrued interest through December 31 of the year said delinquency occurs, shall be extended upon the next succeeding tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.
8. All payments hereunder are to be made to the City of Greenfield.

9. The City Clerk is hereby authorized and directed to publish a copy of this resolution as a Class 1 notice in the Greenfield NOW and shall mail a copy of this resolution and a statement of final assessment against his or her property to every interested person whose tax key number appears on the assessment schedule and whose post office address is known or can, with reasonable diligence, be ascertained.

10. The City Clerk is hereby authorized and directed to publish the "Installment Assessment Notice" attached hereto and made a part hereof, as a Class 1 notice and mail a copy thereof to every interested person.

11. This resolution shall become effective upon passage and publication and notice in compliance with Sections 9 and 10 above.

ADOPTED _____, 2014

APPROVED _____, 2014

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

CITY OF GREENFIELD

INSTALLMENT ASSESSMENT NOTICE FOR THE INSTALLATION OF STORM SEWER, STORM SEWER SERVICE LATERALS, SANITARY SEWER SERVICE LATERALS, WATER MAIN, WATER SERVICE LATERALS, CONCRETE DRIVEWAY APPROACHES, CONCRETE OR ASPHALT DRIVEWAY REPLACEMENT, CONCRETE SERVICE WALKS, CONCRETE CURB/GUTTER, AND CONCRETE OR BITUMINOUS CONCRETE (ASPHALT) PAVEMENT, IN THE AREA OF SOUTH 122ND STREET, SOUTH 123RD STREET, WEST CARPENTER AVENUE, AND WEST HOLMES AVENUE,

PROJECT 2009 #22

NOTICE IS HEREBY GIVEN that a contract was let for the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 122nd Street, South 123rd Street, West Carpenter Avenue, and West Holmes Avenue; and that amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk. Said assessments may be paid: [1] in one sum without interest on or before September 30, 2015; or [2] the entire amount plus interest computed at 3.45% from September 30, 2015 may be placed on your 2015 tax bill; or [3] in ten (10) equal annual installments, as provided for by Section 66.0715(3), Wisconsin Statutes, with interest thereon at 3.45% per year on the unpaid balance beginning September 30, 2015. All assessments will be collected in installments as provided in said Paragraph 7 of the Final Resolution to which this notice is attached, except such assessments which are paid in full to the City of Greenfield on or before September 30, 2015.

Dated at Greenfield, Wisconsin this _____ day of _____, 2014

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

18. Engineering Division Report:

- a. It was moved by Alderperson Pietrowski, seconded by Alderperson Akers, to award a sanitary sewer lining project to Terra Engineering & Construction in the amount of \$285,509.50 and authorize the Mayor to execute any agreement that may be necessary to fulfill. On a roll call vote, the motion carried unanimously.
- b. Rick Sokol, Director of Neighborhood Services, addressed the Council, and indicated that due to the winter they are recommending to make a special effort to try to rubblize and overlay South 60th Street between West Edgerton Avenue and West Layton Avenue even though it was not in the budget.

Under further discussion, Alderperson Pietrowski asked as a parliamentary inquiry if the reconsideration and reaffirmation of the budget when the budget was approved allows the budget to be amended.

It was moved by Alderperson Kastner, seconded by Alderperson Akers, to award the following street repair contracts:

Stark-122 nd and Carpenter	\$1,092,705.00 (base plus alt. 1)
Stark-67 th and Holmes	\$1,059,752.30
Payne & Dolan-116 th and Sunset	\$503,407.69 (omit 36/Allerton)
All Ways-45 th and Norwich	\$297,530.07
Payne & Dolan-rubblize 116 th	\$902,756.58
51 st from West Edgerton Avenue north to Konkel Park	
60 th from West Edgerton Avenue to West Layton Avenue	

and transferring street funding consistent with the March 18, 2014 updated transfers sheet prepared by the Department of Neighborhood Services consistent with proposed alternate B of the 2014 Program in the spreadsheet and authorize the Mayor to execute any contracts necessary.

On a roll call vote, the motion carried unanimously.

Mayor Neitzke noted the South 116th Street and South 60th Street projects were not included in the 2014 budget. He said the motion this evening carried with 4 votes of the Council. The portion of the budget that is being amended is adding the South 60th Street and South 116th Street projects. The reason those two projects would be done is due to the fact the roads have disintegrated and they are immediately adjacent to places where children need to be safe.

19. Items for future agenda

Mayor Neitzke stated that in the past Alderperson Kastner asked for ethics training for the Common Council. Mayor Neitzke said he saw there is an organization providing ethics training and a workshop for alderpersons. Therefore, a future item will probably go to the Finance & Human Resources Committee to get the item moving along and then placed on the Common Council agenda.

20. It was moved by Alderperson Akers, seconded by Alderperson Pietrowski, to adjourn the meeting at 7:25 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

JG:slw

Distributed: March 20, 2014