MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, NOVEMBER18, 2014

The meeting was called to order by Mayor Neitzke at

1. ROLL CALL:

	Alderperson Lubotsky	Present
	Alderperson Bailey	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
	Paula Schafer	Finance Director

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

3. Pledge of Allegiance

4. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to reconsider the Council action in Item #8 of the November 5, 2014 Council minutes wherein a proposal was approved for the development of the Loomis Crossing site (Loomis Road & I-894) [with T. Wall Enterprises, City of Greenfield Term Sheet for redevelopment of Loomis Road site, as presented.] Motion carried unanimously.

   After a discussion, it was moved by Alderperson Kastner, seconded by Alderperson Akers, to rescind the initial authorization to sign the Agreement from T. Wall Enterprises. On a roll call vote, the motion carried unanimously.

   It was moved by Alderperson Kastner, seconded by Alderperson Akers, to authorize the Mayor to sign the revised latest Term Sheet for redevelopment of the Loomis Road site between the City of Greenfield and T. Wall Enterprises. On a roll call vote, the motion carried with Alderpersons Bailey, Kastner, Akers & Saryan voting yes; Alderperson Lubotsky voting no.

NOTE: Approval of the November 5, 2014 Council minutes will be placed on the **NEXT AGENDA** as there was no motion regarding their approval.

5. Mayor's Report

   a. Mayor Neitzke wished everyone a Happy Thanksgiving

   b. Mayor Neitzke congratulated Officer Gasiorowski and Sergeant Radakovich for 20 years of great service to the City. He said he is proud of both of them and thanks them for their service to the community.

6. Aldermanic Reports

Alderperson Bailey stated he attended his first Tree Commission meeting. There is a plan to plant over 50 trees next year on City right-of-way and in some parks. There is also more cooperation between the City and the school district to save some of their trees.

Mayor Neitzke added that Greenfield meets every three or four weeks with representatives of the Whitnall, Greendale & Greenfield School Districts in the Forward Thinking Initiative. The level of cooperation between those taxing districts in the City of Greenfield has never been better.

Alderperson Kastner stated he talked with We Energies regarding the desire to totally remove some of the ash trees that are in the City's right-of-way as well as theirs.

7. Announcements - None

8. Citizen Commentary - None

9. Public hearing for the discontinuance and vacation of the remnant alley between South Tuckaway Drive, South 27th Street, and West Abbott Avenue as part of 'Tuckaway Manor' subdivision abutting Tax Key Nos. 645-0001-001, 645-0005, 645-0007 & 645-0008

Notice of public hearing was published in the City's official newspaper on October 23, 2014; October 30, 2014; and November 6, 2014.

Chuck Erickson, Community Development Manager, presented diagrams of the property in question. Mr. Erickson said the plat was created in 1928 and the alley was established at that time. It was never used per se in the traditional alley. Mr. Erickson said the City Forester was at the site today. There are a couple dead elm trees. The area is not readily visible and what is in the way is a batch of brush versus other areas where Frontier Auto is probably already using the 10 ft. alley way with pavement, and then there is the other area off of West Abbott Avenue where Scuttlebutt has their driveway. There still is some work that the Department of Public Works has to do to go in and physically remove two dead elm trees and that wouldn't occur until this winter. The other item that is kind of a loose end is while the City doesn't need the reservation any more for the right-of-way, there are overhead Wisconsin Electric Power Company wires so the City would want to maintain a municipal easement so that at a later date another resolution would be adopted transferring that easement to WE Energies. That would take care of the City involvement or any ownership. Mr. Erickson explained that with a 20 ft. wide alley, as part of the vacation 10 ft. goes to each of the abutting property owners. The City still has some work to do within the alley way before it is appropriately cleaned up in the sense of any hazard trees removed.

Mayor Neitzke said the trees should have been removed and asked that a work order be issued.

Mr. Erickson said to support the idea of the vacation being approved is subject to the removal of the trees.

Mayor Neitzke said it is subject to the change in the right-of-way and easements, subject to the trees, and subject to all sorts of things. He doesn't believe the people want it until the trees are removed so the City should probably withhold judgement on the resolution until the trees are removed.

Kathy Pokrzywinski, 5150 South Tuckaway Drive, stated they do not want the property. It will not increase their property value. She said they are retired on a fixed income and don't need an increase in taxes. She said that piece of property has been there forever and it is useless. It is a mess. She said there are a lot of trees to come down along with a big weeping willow. She said she doesn't want the property and maybe it could be given to Frontier [Auto].

Roger Pyzyk, City Attorney, said they would get it by reason of the vacation. If they want to deed their strip of 10 ft., they would then have to deed their 10 ft. strip over to Frontier if Frontier would want it.

Mayor Neitzke said that would allow the used car lot to be closer to the Pokrzywinski property.

Kathy Pokrzywinski asked if they don't take it, is it theirs anyway.

Mayor Neitzke explained that if the Council votes to vacate the remnant alley, half of it would be hers and half of it would be theirs. If the Council doesn't vote to vacate it and they are the only people at the hearing this evening, it remains as is.

> It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to close the public hearing. Motion carried unanimously.

Mayor Neitzke stated whether or not the property is vacated, it needs to be cleaned up.

Alderperson Kastner asked if no action was taken would the other property owners have to be ordered off of the City's property.

Mayor Neitzke said probably or the City could enter into agreements with them to continue to occupy a portion of the right-of-way.

Attorney Pyzyk said the record should reflect that the public hearing is closed, but action on the discontinuance is delayed until sometime in the future that the issue of the trees is dealt with.

10. Public hearing on the proposed 2015 Budget

Notice of public hearing was published in the City's official newspaper on October 30, 2014.

Mayor Neitzke stated representatives from most of the major departments are present this evening in the event there are questions concerning the budget. A couple of the representatives asked to be excused but indicated they talked with all or most of the Alderpersons regarding the budget. Mayor Neitzke stated that on November 12, 2014 at the Finance & Human Resources Committee meeting, a motion was made allowing the Finance Director to release the 2015 budget notice for publication. The Notice of Public Hearing for the 2015 Budget was published on October 30, 2014 in the Greenfield NOW, the City's official newspaper, (that doesn't serve the entire City). Representatives are present from the Fire Department, Neighborhood Services, Police Department, Library, Information Services. He said the Police, Fire and Neighborhood Services consume most of the budget. Mayor Neitzke said this is the year in which the budget is dedicated to public safety and preparedness for emergencies in the future. It is also one where the City is trying to strengthen the

Police Department, strengthen internal information system controls and operations. He said the City is trying to become the best at everything it does in as much of a cost effective manner as possible. He said he is very proud of a very prudent budget that was introduced by each of the departments. Mayor Neitzke said he believes it is a very prudent, fiscally conservative budget that makes sure services are maintained and improved for the residents of the City of Greenfield. He urged the adoption of the City.

No one registered to speak in favor or in opposition of the proposed budget.

Mayor Neitzke said it is becoming increasingly difficult to manage the City's finances. There are all sorts of things at play, most of it State legislation in the form of levy limits, expenditure restraint programs, state aids, shared revenues, transportation aids. He said when it comes to the budget itself to operate the City going into next year, 49% of the expenditures made in the City are paid through property taxes. Shared revenues and grants are about 12% of the budget. Public charges for service are approximately 17%, fines and forfeitures amount to just 1.4% of the budget. Licenses and permits amount to 2.4% of the revenues collected. Mayor Neitzke said he also acts as Chief Administrator for the City. He said he has tried very hard to balance the needs of the community to make the community a better place.

Alderperson Bailey noted the total budget for the Police Department only increases 0.52% and yet four positions are being added to the Police Department.

Alderperson Lubotsky asked about the increase in overtime budgeted with two patrol officers being hired.

Brad Wentlandt, Chief of Police, said they figure out the amount of overtime per patrol officer because they know over the course of the year officers will get involved in cases in which overtime is involved and they try to make sure they spread that out so they don't come up short at the end of the year. He added that the other reason the overtime line item is higher is because the grant reimbursement for the Department of Transportation for next year for drunk driving and speed enforcement has decreased. Chief Wentlandt also stated that if officers are hired in April, they will not be working by themselves until the end of September due to the training process so they don't do anything to help alleviate overtime until later in the year.

Mayor Neitzke stated law enforcement is a unique situation in which there will almost always be overtime.

Chief Wentlandt stated that on a per capita basis, the overtime in Greenfield compared to other communities is significantly less.

Mayor Neitzke said the staffing level at the Police Department is now returning to the level it was at in 2005.

Chief Wentlandt said the overtime budget has decreased by $200,000 from 2007 or 2008.

No one registered to speak during the public hearing.

> It was moved by Alderperson Saryan, seconded by Alderperson Kastner, to close the public hearing. Motion carried unanimously.

11. It was moved by Alderperson Saryan, seconded by Alderperson Kastner, to adopt Resolution No. 3491 levying a property tax in the amount of $22,831,387 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2015 Annual Budget.

RESOLUTION NO. 3491

WHEREAS, the City of Greenfield has prepared an Annual Budget for the 2015 fiscal year in accordance with the requirements of the City of Greenfield Municipal Code; and

WHEREAS, the Common Council has reviewed the proposed revenues from all sources and the proposed expenditures for all purposes and has directed that the proposed budget be adjusted accordingly; and

WHEREAS, a public hearing on the Annual Budget was held November 18, 2014 after due and proper notice of said hearing having been given in accordance with the provisions of Section 65.90, Wisconsin Statutes; and

WHEREAS, it is necessary to levy a property tax in the amount of $22,831,387 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2015 Annual Budget.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, Wisconsin, as follows:

1. That the 2015 Annual Budget, a summary of which is attached hereto and made a part hereof, be and is hereby approved;

2. That the property tax is hereby levied in the amount of $22,831,387 (exclusive of the TIF levy) on all taxable property within the City of Greenfield as returned by the Assessor in the year 2014, for the purposes as set forth in the budget.

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 Kastner, seconded by Alderperson Lubotsky, to reconsider [the motion adopting the 2015 Annual Budget with a levy of $22,831,387.] Motion carried unanimously.

It was moved by Alderperson Lubotsky, seconded by Alderperson Saryan, to readopt Resolution No. 3491 levying a property tax in the amount of $22,831.387 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2015 Annual Budget.

RESOLUTION NO. 3491

WHEREAS, the City of Greenfield has prepared an Annual Budget for the 2015 fiscal year in accordance with the requirements of the City of Greenfield Municipal Code; and

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READOPTED__________________, 2014 REAPPROVED__________________, 2014

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Jennifer Goergen, City Clerk

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Michael J. Neitzke, Mayor

CITY OF GREENFIELD

Adopted Budget for 2015

Statement of Revenues and Expenditures and Tax Levy

REVENUES	Year Ending 12/31/12	Year Ending 12/31/13	Actual YTD 7/31/14	Est. Year Ending 12/31/14	2014 Budget	Adopted 2015 Budget	Percent Change
GENERAL PROPERTY TAXES	16,848,304	17,165,273	11,756,353	16,754,422	16,754,422	16,458,894	-2.45%
INTERGOVERNMENTAL REVENUES	3,227,318	3,209,101	2,047,567	3,266,395	3,258,717	3,465,589	
LICENSES & PERMITS	1,288,386	1,253,043	672,712	1,167,922	1,153,540	1,314,940	
FINES, FORFEITURES & PENALTIES	830,970	700,202	456,314	706,704	695,200	681,000	

PUBLIC CHARGES FOR SERVICES	698,229	699,218	807,419	1,441,675	1,430,650	1,427,850	
INTERGOVERNMENTAL CHARGES	827,301	841,553	457,492	816,458	785,875	846,028	
MISCELLANEOUS REVENUES	247,606	293,485	133,383	224,354	199,000	206,000	
OTHER FINANCING SOURCES	-	17,000	-	14,750	620,570	967,936	
TOTAL REVENUES	23,968,114	24,178,875	16,331,240	24,392,680	24,897,974	25,368,237	1.89%
EXPENDITURES							
GENERAL GOVERNMENT	3,073,021	3,285,203	1,772,140	3,728,237	3,658,445	3,721,754	
PUBLIC SAFETY	13,561,433	14,071,467	8,205,369	15,687,143	15,672,377	15,705,306	
DEPT OF NEIGHBORHOOD SERVICES (Public Works)	3,033,618	3,420,928	2,096,680	3,480,695	3,456,622	3,609,656	
HEALTH & HUMAN SERVICES	555,702	569,030	336,299	628,110	625,782	629,077	
RECREATION & EDUCATION	643,333	690,922	408,206	749,815	748,623	803,048	
DEPT OF NEIGHBORHOOD SERVICES (Planning & Economic Development)	73,194	71,552	46,398	104,275	104,275	105,504	
OTHER FINANCING USES	1,883,281	2,007,019	631,850	631,850	631,850	793,892	
TOTAL EXPENDITURES	22,823,582	24,116,121	13,496,942	25,010,125	24,897,974	25,368,237	1.89%

All Governmental Funds Combined	Estimated Fund Balance 1/1/15	2015 Total Revenue	2015 Total Expenditures	Other Financing Sources (Uses)	Estimated Fund Balance 12/31/15	Property Tax Contribution
General Fund	7,783,948	25,368,237	25,368,237	(952,936)	6,831,012	16,446,990
Special Revenue Funds	2,355,359	4,602,176	5,063,440	-	1,894,095	1,558,587
Enterprise Funds	22,658,424	5,418,532	5,516,670	-	22,560,286	-
Capital Project Funds	3,254,494	3,600,907	9,066,472	5,535,000	3,323,929	1,332,630
Debt Service Funds	189,539	3,533,680	3,533,680	-	189,539	3,493,180
TOTAL	36,241,764	42,523,532	48,548,499	4,582,064	34,798,861	22,831,387

On a roll call vote, the motion carried unanimously.

12. Board of Public Works Meeting held October 28, 2014
(action taken on Items 7, 8 & 13 at 11/5/14 Council meeting)

It was moved by Alderperson Lubotsky, seconded by Alderperson Akers, to approve the following:

Item #10 Pledge $2,000 in support for the storm water public outreach and education program of Sweet Water calendar for 2015 and 2016

Item #11 Accept the policy change and proposed rates of the Special Assessment Rate Schedule so that the optional storm sewer connections and not storm sewer laterals are specifically assessed

Item #12 Special assessment policy intent by making the attached modification to language contained within Resolution 3150

On a roll call vote, the motion carried unanimously.

13. Plan Commission Meeting held November 11, 2014

Item #4 It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve a Site/Building/Landscaping Review for a 2,600 sq. ft. free-standing building near the southeast corner of the existing building at Pressworks Printing, 10201 West Oklahoma Avenue, subject to Plan Commission and staff comments, Tax Key #524-8998-001. Motion carried unanimously.

14. Finance & Human Resources Committee Meeting held November 12, 2014

It was moved by Alderperson Saryan, seconded by Alderperson Lubotsky, to approve the following:

Item #3 The 2015 and 2016 agreement for July 4th Fireworks at Konkel Park with Spielbauer Fireworks Co., Inc.

Item #4 Amending the contract with Independent Inspections, Ltd. to continue providing fill-in Building Inspection Services on an on-call-as-needed basis through December 31, 2015

Item #5 Amending a resolution regarding the benefit package of the Municipal Judge commencing January 1, 2015

Item #6 Amending Ordinance No. 2516 regarding health insurance benefits for Alderpersons

Item #7 Intergovernmental Cooperation Agreement with Milwaukee County regarding GCS Software and authorize the Mayor to sign it

Item #9 Schedules of disbursements in the amounts of $488,415.40; $330,321.14; $83,331.25 and ($393.40)

Item #10 Mileage reimbursements in the amount of $1,323.26

On a roll call vote, the motion carried unanimously.

15. Appointments to various committees and commissions:

No appointment was made. Therefore, the following appointment is to be placed on the **NEXT AGENDA**:

Council appointments:

A.D. #5
One member to the Park & Recreation Board for a term to expire 5/31/16
(formerly Marge Oelschlaeger)

16. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to approve the issuance of an operator license to the following:

Jiang, Lizhen – 7300 W. Southridge Dr. Seavers, Jessica L.-10927 W. Wildwood Ln.

Motion carried unanimously.

17. Department of Neighborhood Services Report:

a. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to re-approve the Planned Unit Development amendment – Final Plat called 'Tuckaway Woods' for a proposed 12 lot single-family subdivision with access from South 37th Street (south of West Abbott Avenue) extended southerly approximately +/-700' ending with a cul-de-sac, subject to Plan Commission and staff comments; initially approved last August, 2013 with a re-approval in May, 2014, Tax Key #646-9922-019. On a roll call vote, the motion carried unanimously.

b. It was moved by Alderperson Lubotsky, seconded by Alderperson Akers, to adopt Resolution No. 3492

RESOLUTION NO. 3492

SPECIAL ASSESSMENTS

I. INTRODUCTION AND PURPOSE: In order to provide for the equitable distribution and assessment of costs incurred in the installation of various public works projects within the jurisdiction of the City of Greenfield, which includes contractual relationships with another municipality or governmental unit under authorization granted by Section 66.0703, Wisconsin Statutes, the Common Council of the City of Greenfield ordains these regulations, all subject to, and in conformance with, the latest revisions of the said Section 66.0703, Wisconsin Statutes.

II. GENERAL: For the purpose of this resolution, the assessable benefits accruing to any given property from public improvements shall be determined as relating directly to the frontage thereof, as explained hereinafter for the specific improvement. Side frontage, in the case of corner lots, shall refer to that side of the lot which has the most frontage on an improvement.

Where so provided herein, certain improvements may be assessed on an actual cost basis, or some percentage thereof, as specified in the Preliminary Resolution for the particular improvement program.

None of the improvements described herein shall be used by any property for which the applicable assessment has not been paid or payment provided for. Any assessment for such use shall be based on the assessment rate in effect at the time said improvement is requested for use.

Where additional frontage is created by a land division, a connection charge is due on the additional frontage, based on the assessment rate in effect at the time of request for said land division for each improvement.

None of the requirements of this resolution shall prohibit Common Council from making adjustments in assessment rates, assessable costs, or in assessable frontages, when, in the opinion of said Common Council, a standard assessment will prove to be excessive or otherwise unreasonable, and not in conformity with the intent of this resolution.

III. <u>SANITARY SEWERS AND/OR WATER MAINS (Developed Areas)</u>

A. <u>Regular Shaped Lots</u> - The assessment is based on the frontage of said lots along the public street.

B. <u>Irregular Shaped Lots</u> - The assessment, on pie shaped lots or extremely tapered lots, where the frontage lot dimension and the rear lot dimension vary by a ratio of at least 2:1, is based on the width of the lot at the minimum building setback line.

The assessment is exempt on extremely tapered lots for that portion of the frontage where the depth of a lot becomes less than 60 feet.

C. <u>Corner Lots</u> - The assessment is exempt to the long side of a nondivisible lot. The assessment on divisible parcels is based on the following procedures:

(1) The parcel is tested for possible alternate divisions according to the zoning restrictions.

(2) The assessable frontage is assumed to be on the side where the greatest number of lots could be created.

(3) The assessable frontage, for a divisible parcel that has sanitary sewer and/or water main installed abutting both sides, will be based on the actual short side frontage of said parcel, plus the portion of the actual long side frontage of said lot in excess of 1.5 times that zoned minimum width. However, if the remainder of frontage on the long side is less than the zoned minimum width, it is exempt.

D. <u>Disproportionate Assessments</u> - When an assessment for sanitary sewer and/or water main results in an amount which is inconsistent with the balance of the neighborhood, that lot would be assessed disproportionately because of unique shape, relief would be provided for that lot by assessing not more than 125% of the average of the lots containing the same characteristics of the lot, said relief to be granted by the Board of Public Works after recommendation by the City Engineer.

E. Exclusions:

(1) When sanitary sewer and/or water mains are installed in and through easements, alleys, pedestrian or public walks, and when they do not constitute a direct benefit to the abutting properties, such abutting properties shall not be assessed.

(2) When there is an easement for municipal purposes, such frontage shall be exempt from assessment.

F. Service Laterals:

(1) A service lateral for each utility shall be required to serve each parcel of land except in cases where a dual system is installed to the property line.

(2) Large parcels of land, which are divisible in accordance with the existing zoning requirements, shall have a service lateral installed to each possible future parcel under said division.

G. Assessments - Rates are established by the Board of Public Works and approved by the Common Council. Rates shall be established on a yearly basis.

IV. STORM SEWER (Developed Areas)

A. Regular Shaped Lots - The assessment is based on the frontage of said lots along the public street.

B. Irregular Shaped Lots - The assessment, on pie shaped lots or extremely tapered lots, where the front lot dimension and the rear lot dimension vary by a ratio of at least 2:1, is based on the width of the lot at the minimum building setback line.

The assessment is exempt on extremely tapered lots for that portion of the frontage where the depth of a lot becomes less than 60 feet.

C. Corner Lots - The assessment is exempt to the long side of a nondivisible lot. The assessment on divisible parcels is based on the following procedures:

(1) The parcel is tested for possible alternate divisions according to the zoning restrictions.

(2) The assessable frontage is assumed to be on the side where the greatest number of lots could be created.

(3) The assessable frontage, for a divisible parcel that has storm sewer installed abutting both sides, will be based on the actual short side frontage of said parcel, plus that portion of the actual long side frontage of said lot in excess of 1.5 times

the zoned minimum width. However, if the remainder of frontage on the long side is less than the zoned width, it is exempt.

D. Disproportionate Assessments - When an assessment for storm sewer results in an amount which is inconsistent with the balance of the neighborhood, that lot would be assessed disproportionately because of unique shape, relief would be provided for that lot by assessing not more than 125% of the average of the lots containing the same characteristics of the lot, said relief to be granted by the Board of Public Works after recommendation by the City Engineer.

E. Exclusions:

(1) When storm sewers are installed in and through easements, alleys, pedestrian or public walks, and when they do not constitute a direct benefit to the abutting properties, such abutting properties shall not be assessed.

(2) When there is an easement for municipal purposes, such frontage shall be exempt from assessment.

F. Storm Sewer Service Connection:

(1) Storm Sewer Service Connections are provided at the option of the property owner.

(2) Large parcels of land, which are divisible in accordance with the existing zoning requirements, shall be assessed separate storm sewer service connection assessments to each possible future parcel under said division.

G. Assessments - Rates are established by the Board of Public Works and approved by the Common Council. Rates shall be established on a yearly basis.

V. PAVEMENT IMPROVEMENTS (Developed Areas)

A. Street Pavement/Sidewalk:

(1) Regular Shaped Lots - The assessment is based on the frontage of said lots along the public street. If the street improvement does not extend across the full frontage of the lot, the lesser dimension shall be used.

(2) Irregular Shaped Lots - The assessment, on pie shaped or extremely tapered lots, where the front lot dimension and the rear lot dimension vary by a ratio of at least 2:1, is based on the width of the lot at the minimum building setback line.

(3) Corner Lots - The assessment is exempt to the long side of a nondivisible lot. The assessment on divisible parcels is based on the following procedures:

(a) The parcel is tested for possible alternate divisions according to the zoning restrictions.

(b) The assessable frontage is assumed to be on the side where the greatest number of lots could be created.

(c) The assessable frontage for a divisible parcel where street improvements are installed abutting both sides, will be based on the actual short side frontage of said parcel, plus that portion of the actual long side frontage of said parcel in excess of 1.5 times the zoned minimum width. However, if the remainder of the frontage on the long side is less than the zoned minimum width, it is exempt.

(4) Disproportionate Assessments - When an assessment for street pavement / sidewalk results in an amount which is inconsistent with the balance of the neighborhood, that lot would be assessed disproportionately because of unique shape, relief would be provided for that lot by assessing not more than 125% of the average of the lots containing the same characteristics of the lot, said relief to be granted by the Board of Public Works after recommendation by the City Engineer.

B. Alleys:

(1) Assessments shall be based on the lineal frontage of the alley affected.

(2) Parcels abutting an alley improvement on two (2) sides shall be assessed on the short side.

(3) Parcels abutting an alley on its long side only, shall be assessed on the short side (street frontage).

C. Assessments - Rates for pavement improvements are established by the Board of Public Works and approved by the Common Council. Minimum return rates (cost of assessment versus cost of installation) for various zonings (Commercial/Industrial, Multi-Family and 1-2 Family Residential) are to be considered in the establishment of the assessment rates. Rates shall be established on a yearly basis.

D. Public Sidewalk:

(1) Where public sidewalk installation is part of a new and/or reconstructed street project, there will be no direct special assessment for this improvement; the cost is included in the street improvement assessment rates.

(2) Where public sidewalk installation is not part of a new and/or reconstructed street project, but is installed along an existing street, a special assessment will be levied.

VI. IMPROVEMENTS FOR UNDEVELOPED AREAS: The City of Greenfield provides all of the improvements for an undeveloped area by the installation of underground utilities and street improvements, and 100% of the project costs shall be assessed to the abutting parcels, as a per parcel assessment, based on the contemplated division of the parcels.

In cases where projects serving undeveloped areas provide improvements to existing dwelling units, the dwelling unit shall be assessed under the requirement of "Developed Areas" with the City funding the difference.

VII. IMPROVEMENT LIFE - REASSESSMENT: Due to the uncertainty connected with estimating the life expectancy of the given improvement and due to the many extraneous factors which can contribute to the reduction in the useable life thereof, the Common Council shall, at the time the reconstruction of the specific improvement becomes necessary, weigh the factors which contributed to this necessity and determine what portion of the cost, if any, shall be reassessed against the abutting properties according to the assessment basis previously outlined for the improvement. Special assessments shall not be made for identical infrastructure within 50 years.

VIII. APPEAL OF ASSESSMENT(S):

A. The appeal for relief from the installation of laterals based on the divisibility of property and/or the basis for the assessment for said improvement shall be made to the Board of Public Works within thirty (30) days of the adoption of a Final Resolution for the installation of said improvement.

B. Appeals to Circuit Court must be made within ninety (90) days after date of the notice or of the publication of the Final Resolution and in conformance with Section 66.0703(12)(a), Wisconsin Statutes.

ADOPTED____________________, 2014 APPROVED____________________, 2014

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

On a roll call vote, the motion carried unanimously.

18. City Attorney's Report:

a. It was moved by Alderperson Akers, seconded by Alderperson Bailey, to **TABLE** the Resolution for the discontinuance and vacation of the remnant alley between South Tuckaway Drive, South 27th Street, and West Abbott Avenue as part of 'Tuckaway Manor' subdivision abutting Tax Key Nos. 645-0001-001, 645-0005, 645-0007 & 645-0008 until action is taken on the public at a future date. Motion carried unanimously.

This item will be removed from the table once the vacation and the removal of the trees is resolved, if it ever is.

b. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Resolution No. 3493

RESOLUTION NO. 3493

RESOLUTION REGARDING THE COMPENSATION OF THE MUNICIPAL JUDGE OF THE CITY OF GREENFIELD COMMENCING MAY 1, 2014

WHEREAS, Effective May 1, 2014, the Municipal Judge shall receive $26,016 per year paid annually; and

WHEREAS, It was previously determined that the Municipal Judge shall not receive medical and surgical insurance benefits; and

WHEREAS, The Municipal Judge is not eligible to participate in a Section 125 medical reimbursement plan ($1,000/family or $500/single) paid for by the City.

NOW, THEREFORE, BE IT RESOLVED, that the City will provide a Technology Expense Allowance up to $1,000 dollars (one thousand dollars) to cover high speed internet and/or cell phone expenses. Consistent with how other allowances are handled, the Technology Expense Allowance would be pre-tax if monthly bills are submitted, or on an after tax basis if bills are not submitted.

BE IT FURTHER RESOLVED that in addition to the Technology Expense Allowance, the City extends to the Municipal Judge the opportunity to participate in the City's Wellness Program at no cost to the Judge.

This resolution shall take effect and be in force effective January 1, 2015.

ADOPTED ___________________, 2014 APPROVED ____________________, 2014

______________________________ ______________________________

Jennifer Goergen, City Clerk Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

c. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to adopt Ordinance No. 2816

ORDINANCE NO. 2816

AN ORDINANCE AMENDING ORDINANCE NO. 2516 REGARDING HEALTH INSURANCE BENEFITS FOR ALDERPERSONS

The Common Council of the City of Greenfield do ordain as follows:

PART I. Ordinance No. 2516 is hereby amended to read as follows:

Whereas, It was previously determined that no person elected to or sitting in an aldermanic position will be eligible for medical and surgical insurance benefits through the City of Greenfield.

Whereas, Anyone sitting in an Aldermanic position is also not eligible to participate in a Section 125 medical reimbursement plan ($1,000/family or $500/single) paid for by the City.

The City will provide a Technology Expense Allowance up to $1,000 dollars (one thousand dollars) to cover high speed internet and/or cell phone expenses. Consistent with how other allowances are handled, the Technology Expense Allowance would be pre-tax if monthly bills are submitted, or on an after tax basis if bills are not submitted.

In addition to the Technology Expense Allowance, the City extends to the Alderpersons the opportunity to participate in the City's Wellness Program at no cost to the Alderpersons.

PART II. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART III. This ordinance shall take effect and be in force on January 1, 2015.

ADOPTED ____________________, 2014 APPROVED ___________________, 2014

_________________________________ _________________________________

Jennifer Goergen, City Clerk Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

d. It was moved by Alderperson Akers, seconded by Alderperson Bailey, to go into closed session pursuant to Wisconsin Statutes, Section 19.85(1)(b)&(f) at 7:53 p.m. for the following:

   Considering licensure, social or personal history, or medical information for purposes of issuing a Secondhand Article Dealer License to MMX 4 LLC, Robert A. Settecase, Mgr., for the property located at 7828 West Layton Avenue (Mega Media Xchange)

   On a roll call vote, the motion carried unanimously.

e. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to adjourn closed session and reconvene into open session at 8:37 p.m. Motion carried unanimously.

f. It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to deny the issuance of a Secondhand Article Dealer License to MMX 4 LLC, Robert A. Settecase, Mgr., for the property located at 7828 West Layton Avenue (Mega Media Xchange).

Under discussion, Attorney Pyzyk, City Attorney, stated the following to Mr. Settecase: The Council has asked that I relate to you their discussion in closed session, their basis for their reasons for denial. Their basis for denial, sir, or the motion for denial, they haven't ruled on the motion yet, but there is a first and a second to it, is the fact that you were operating and open for business without having first obtained the required license that you were suppose to get, that you were advised numerous times by Detective Fletcher that a license was required and that you were to call him before you opened up, that there were approximately, at least to our knowledge, 170 transactions that were conducted while the store was open, that the information collected on those 170 transactions, there were deficiencies in the information collected as required by State law and local ordinance, and that there was no person in charge as required by law on the premises on review by our detective when he was on the premises there was no person in charge present which is required, and the last item that they are using in their discussion and basis to make the motion to deny, sir, is the fact that you don't deny any of those items and, therefore, there is a motion on the floor to deny and there is a second.

On a roll call vote, the motion carried unanimously.

19. Items for future agenda

There may be some joint meetings with the Community Development Authority relating to development in late December or early January.

20. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to adjourn closed session and reconvene into open session at 8:42 p.m. Motion carried unanimously.

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Jennifer Goergen, City Clerk

JG:slw

Distributed: 12/2/14