

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY,
FEBRUARY 19, 2025

A. Call to Order & Roll Call

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

Present: Alderpersons Andrew Drzewiecki, Karl Kastner, Shirley Saryan, Bruce Bailey

Excused: Pamela Akers

Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the February 4, 2025 Common Council minutes

Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve. Motion carried unanimously.

E. Mayor's Report

1. Proclamation to proclaim Sunday, March 9 through Saturday, March 15, 2025 as Multiple Sclerosis Awareness Week in the City of Greenfield

Mayor Neitzke introduced and read the proclamation. He said that it's a terrible disease.

2. Resolution Authorizing The Borrowing Of Not To Exceed \$7,485,000; And Providing For The Issuance And Sale Of General Obligation Promissory Notes Therefor

Mayor Neitzke introduced Paul Boening, a representative from Ehlers.

Mr. Boening summarized and went through the Pre-Sale Report. He explained the amount; borrowing for streets, parks, the law enforcement roof, equipment, and City Hall improvements; that a recent law change allowed for more flexibility with notes than bonds; that notes are for 15 years; that Ehlers will monitor and advise about cost savings; interest rates; ratings; the amortization terms of the notes; that it will be a competitive sale on April 2; disclosure; arbitrage monitoring; investments; service providers; the proposed schedule; that table one is the summary of the projects and their amounts; that table two is the components of the borrowing; that table three is a breakdown of the allocation of the debt service, which are estimates, and will be finalized after the sale; that table four is about the tax impact; and that the line graph is about the interest rates over the last year.

There was a discussion about the debt service.

Mayor Neitzke spoke about the levy, capital equipment, that other municipalities have been doing this for a while, that the notes provide flexibility, but that flexibility does not extend to operational expenses, and the law enforcement roof.

Mr. Boening stated that the city benefited from ARPA dollars for equipment and that more communities are borrowing for equipment.

Mayor Neitzke said that it's a universal problem and that the levy limit formula isn't realistic.

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

F. Aldermanic Reports

G. Announcements

H. Citizen Commentary

I. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. Two members to the Civil Service Commission for terms to expire 5/1/27 (formerly David Podeszwa and Paul Leu)
Place on next agenda.

Mayor Neitzke said that he's working with the city attorney on a different process.

J. New Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. Two members to the Community Development Authority for a term to expire 2/19/29 (currently Troy Chowanec, James Hodson)

Mayor Neitzke reappointed Troy Chowanec and James Hodson.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to confirm appointments.
Motion carried unanimously.

- ii. Two alternate members to the Community Development Authority for a term to expire 2/19/28 (currently Bennett Rucka, Stephanie Kosmeder)

Mayor Neitzke reappointed Bennett Rucka and Stephanie Kosmeder.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to confirm appointments.
Motion carried unanimously.

2. Approve an application for a 2024-2025 operator license (Goergen)

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

3. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Daytona Beach Party 2025 event on March 1, 2025, from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

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

4. Adopt an ordinance amending section 3.12(8)(j) of the City of Greenfield Municipal Code relating to hotel, motel, tourist rooming house, and bed & breakfast fees. (Geary)

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to approve as presented.

Under discussion, Alderperson Kastner and Mayor Neitzke discussed having a photo ID as a requirement to be a renter, but this ordinance is regarding the fees, and the other ordinance is being worked on.

On a roll call vote, motion carried unanimously.

5. Approve a maintenance covenant between the City and the Milwaukee Metropolitan Sewerage District (MMSD) for the maintenance of trees purchased with grant funds. (Katz)

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

Alderperson Bailey thanked MMSD for the trees. Mayor Neitzke said that they truly act like a partner in the projects that we do with them.

On a roll call vote, motion carried unanimously.

6. Discussion/decision to approve a Product Supply Agreement and Rider with Linde Gas & Equipment with the purpose of purchasing oxygen for the Greenfield Fire Department (D. Weber)

Mayor Neitzke said that the current vendor prices have skyrocketed after a merger, and the savings will be significant.

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

Assistant Chief Dan Weber compared the cost increases from the previous company to the new company.

On a roll call vote, motion carried unanimously.

7. Discussion and Decision to approve a Licensed Training Provider Agreement with the American Red Cross. (D. Weber)

Mr. Weber presented the reasons for switching from the American Heart Association to the American Red Cross.

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

8. Discussion and Decision to approve the purchase of 4 tandem axle patrol trucks with dump body, plow, wing and salter and authorize City Clerk to sign Declaration of Official Intent. (R. Esch)
Mayor Neitzke stated that the supplies are probably a year out and that we need to order now to get on the list. This isn't to purchase them; this is authorizing us to order and pay for them in the future, probably during the next budget cycle when we go through the borrowing of capital equipment.

Randy Esch, Department of Public Works Superintendent, spoke about the timeline, replacing some of the current fleet, and the problems of waiting longer. Mayor Neitzke spoke about getting the four of them at once next year. There was a discussion about truck brands and what they would do with the old trucks.

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

9. Approval of schedules of disbursements in the amount of \$30,873,639.21. (Schafer)

Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve agenda items J9-J11. On a roll call vote, motion carried unanimously.

10. Approval of mileage reimbursements in the amount of \$315.70. (Schafer)

Approved under agenda item J9.

11. Investments and reinvestments for January 2025. (Schafer)

Approved under agenda item J9.

12. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(e)(f), to consider the following:

- a. Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (wages, insurance, or investing of public funds). (J. Foley)
- b. Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations. (J. Foley)

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

Motion by Alderperson Kastner, seconded by Alderperson Saryan to go into closed session at 7:39 PM. On a roll call vote, motion carried unanimously.

13. Adjourn closed session and reconvene into open session.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to adjourn closed session and reconvene into open session at 8:25 PM. Motion carried unanimously.

14. Decision regarding closed session item(s)

Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to proceed as directed. On a roll call vote, motion carried unanimously.

- K. Items for future agenda

Bonds

- L. Adjourn

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to adjourn at 8:26 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 2/20/2025



Whereas, multiple sclerosis (MS) is a neurological disease of the central nervous system, affecting over 1 million people in the United States alone; and

Whereas, multiple sclerosis generally strikes people in the prime of life, between ages 20 through 50, and the cause and course of the often debilitating symptoms of MS remain unknown and no cure currently exists; and

Whereas, the National Multiple Sclerosis Society is committed **to a world free of MS**, heightening public knowledge about and insight into the disease; and

Whereas, together we have transformed what it means to live with MS and provided global leadership to help achieve our vision of a world free of MS; and

Whereas, since 1946 the National Multiple Sclerosis Society has been a driving force of MS research, relentlessly pursuing prevention, treatments and a cure, and has invested more than \$1 billion in groundbreaking research; and

Whereas, funds raised through the National Multiple Sclerosis Society fuel research on pathways to MS cures and invest in the MS research workforce at the best medical centers, universities and other institutions throughout the U.S. and abroad, leading to many breakthroughs in the treatment of MS; and

Whereas, the mission of the National Multiple Sclerosis Society is to cure MS while empowering people affected by MS to live their best lives and one that all Americans and Wisconsinites should support; and

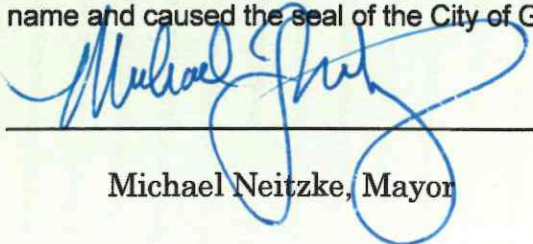
Whereas, the City of Greenfield, Wisconsin recognizes the importance of finding the cause and cure of MS and expresses its appreciation for the dedication that the National Multiple Sclerosis Society – Wisconsin Chapter has shown toward creating a world free of MS.

Now, Therefore, I, Michael J. Neitzke, by virtue of the authority vested in me as Mayor and on behalf of all of the citizens of Greenfield, do hereby proclaim March 9 – 15, 2025, as

Multiple Sclerosis Week

in the City of Greenfield;

In Testimony Whereof, I, Michael J. Neitzke, Mayor of the City of Greenfield, have hereunto signed my name and caused the seal of the City of Greenfield to be affixed this 19th day of February, 2025.


Michael Neitzke, Mayor



ORDINANCE NO. 3070

ORDINANCE AMENDING SECTION 3.12(8)(j) OF THE CITY OF
GREENFIELD MUNICIPAL CODE RELATING TO HOTEL, MOTEL, TOURIST ROOMING HOUSE, AND BED &
BREAKFAST FEES

WHEREAS, the City of Greenfield (the "City") has become a member of the Southwest Suburban Health Department ("SWSHD"); and,

WHEREAS, as part of that transition, the SWSHD has taken over public health administration and inspections within the City of Greenfield, including for hotels, motels, tourist rooming houses, and bed & breakfast establishments, so the City desires to amend its ordinances and fee schedule to reflect the structure and fees imposed by SWSHD for such public health administration.

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I. Section 3.12(8)(j) of the Greenfield Municipal Code is hereby amended to read as follows:

(j)	Hotel/Motel, Tourist Rooming House and Bed & Breakfast Permit Fees	
	Bed & Breakfast	\$165.00
	Pre-Inspection	\$300.00
	1 st Re-Inspection	\$130.00
	2 nd Re-Inspection	\$170.00
	Tourist Rooming House (1-5 rooms)	\$165.00
	Pre-Inspection	\$200.00
	1 st Re-Inspection	\$100.00
	2 nd Re-Inspection	\$200.00
	5 to 30 rooms	\$305.00
	31 to 99 rooms	\$425.00
	100+ rooms	\$630.00
	Pre-inspection	\$215.00
	Re-inspection	\$101.00
	Late Fees	\$100.00

PART II. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield February 19, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4055

RESOLUTION AUTHORIZING THE BORROWING
OF NOT TO EXCEED \$7,485,000; AND
PROVIDING FOR THE ISSUANCE AND SALE OF
GENERAL OBLIGATION PROMISSORY NOTES THEREFOR

WHEREAS, it is necessary that funds be raised by the City of Greenfield, Milwaukee County, Wisconsin (the “City”) for the purpose of paying the costs of capital improvement projects including street, parks and city hall improvements, law enforcement center roofing and equipment acquisition (the “Project”) and there are insufficient funds on hand to pay said costs;

WHEREAS, the City hereby finds and determines that the Project is within the City’s power to undertake and serves a “public purpose” as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes; and

WHEREAS, cities are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes.

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

Section 1. Authorization of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12) of the Wisconsin Statutes, the principal sum of not to exceed SEVEN MILLION FOUR HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$7,485,000) from a purchaser to be determined by subsequent resolution of this Common Council (the “Purchaser”).

Section 2. Sale of the Notes. To evidence such indebtedness, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, General Obligation Promissory Notes aggregating the principal amount of not to exceed SEVEN MILLION FOUR HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$7,485,000) (the “Notes”).

Section 3. Award of the Notes. The Finance Director (in consultation with the City’s financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale and award of the Notes on or after April 2, 2025.

Section 4. Prior 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 and recorded this 19th day of February, 2025.

Michael J. Neitzke
Mayor

ATTEST:

Jennifer Goergen
City Clerk