MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, APRIL 2, 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, Pamela Akers, Shirley Saryan, Bruce Bailey
Also present: Jennifer Goergen, City Clerk

B. Opening Prayer

An opening prayer was given by Deacon Leggett.

C. Pledge of Allegiance

D. Approval of the Month, Date, Year Common Council minutes

Place on the next agenda.

E. Mayor’s Report

Mayor Neitzke thanked Deacon Leggett for speaking about the elections, voting, and exercising the right to vote. Mayor Neitzke spoke about the importance of voting and the voter turnout at the April election. He applauded his opponent, David Scherbarth, for running a good and honorable campaign. Mr. Scherbarth has a long history with the city, and he should be proud of his efforts. Mayor Neitzke is happy, proud, and privileged to have won. He spoke about how he didn't think he would be mayor as long as he have been. He thanked everyone for voting, that it was an honor to be the mayor still, and thanked the Common Council for having a core value of making Greenfield a better place. He thanked the Clerk's Office for the quick results after the election, the election staff for their hard work, and said that Greenfield didn't run out of ballots. He stated that poll workers have a lot of training and responsibility, that they are citizens with a strong commitment to the community, that their goal is to give back to the community, and that all of those people deserve respect and admiration. If it weren’t for them, it would be chaos. He thanked everyone for re-electing him.

1. Resolution awarding the sale of $7,485,000 General Obligation Promissory Notes, Series 2025A; providing the form of the Notes; and levying a tax in connection therewith. (Neitzke)

   Mayor Neitzke said that in the report, there was an administrative error that included a different city's ratings and that Greenfield has a better rating.

   Joe Murray, the City's financial advisor from Ehlers, presented the City's credit rating, the bids, the winning bid, and the Debt Service Tax Rate.

   Mayor Neitzke spoke about the 3.5% interest rate for borrowing and that it is a good thing.

   Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to approve the resolution as presented. On a roll call vote, motion carried unanimously.

F. Aldermanic Reports

Alderperson Drzewiecki presented an award to Scott Jaquish, Parks and Recreation Director, and Jennifer Einwalter, Library Director, for a $500 grant each from the Greenfield Education Foundation for the library's Continuing Education Fund and to the Parks and Recreation's Financial Assistance Fund. He thanked them for all their work. The Greenfield Education Foundation will try to continue awarding the grants annually. Mayor Neitzke thanked Alderperson Drzewiecki for sitting on the Greenfield Education Foundation Board.

Alderperson Bailey spoke about the 34th Annual Arbor Day celebration on Saturday, May 10th at 10:00 AM at Pondview Park. People can use the tree order form to buy a tree for $225.00.

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 the next agenda.

J. New Business

1. Approve applications for 2024-2025 operator licenses (Goergen)

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

2. 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 Customer Appreciation Event on April 12, 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 Saryan to approve agenda items J2 and J3. 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 Used Bike Event on April 19, 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)

   Approved under agenda item J2.

4. Discussion/decision regarding agreement with Klemme Floats LLC. (Jaquish)

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

   Under discussion, there was a discussion about drones and drone shows.

   On a roll call vote, motion carried unanimously.

5. Discussion and decision to do a 2024 transfer from the General Fund to the Post-Retirement Health Fund and the Capital Equipment Fund. (Schafer/Sowinski)

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

   Under discussion, Mayor Neitzke elaborated that this is taking the savings from last year and applying it to the capital and retirement account.

   On a roll call vote, motion carried unanimously.

6. Approve a Cost Sharing Memo of Understanding with the City of Milwaukee for project 2204 Cold Spring Road Concrete Repair Program. (BPW, Ald. Bailey, 3/25/25)

   Motion by Alderperson Akers, seconded by Alderperson Bailey to approve agenda items J6-J10.

   Under discussion, Alderperson Bailey and Mayor Neitzke said that they are pleased with the bids.

   On a roll call vote, motion carried unanimously.

7. Approve a contract for the project 2418 Sanitary Sewer Cleaning with Visu-Sewer in the amount of $ 255,895.00. (BPW, Ald. Bailey, 3/25/25)

   Approved under agenda item J6.

8. Approve a contract for the project [#2411, 8100] W. Van Beck Avenue Storm Sewer Extension with The Wanasek Corp in the amount of $ 43,554.00. (BPW, Ald. Bailey, 3/25/25)

   Approved under agenda item J6.

   There was a discussion that the agenda item had a typo, and it should be "...project #2411, 8100 W. Van Beck Avenue..."

9. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2918 regarding a parking zone reserved for persons with disabilities at 4651 South 48th Street. (BPW, Ald. Bailey, 3/25/25)

   Approved under agenda item J6.

10. Approve an agreement with E-Plan Exam for commercial plan review professional services. (BPW, Ald. Bailey, 3/25/25)

    Approved under agenda item J6.

11. Approval of mileage reimbursements in the amount of $207.20 (Schafer)

    Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items J11 and J12. On a roll call vote, motion carried unanimously.

12. Approval of schedules of disbursements in the amount of $207,241.80 (Schafer)

    Approved under agenda item J11.

K. Items for future agenda

L. Adjourn

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to adjourn at 7:23 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: 4/4/2025

ORDINANCE NO. 3072

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 2918 which reads as follows:

> A parking zone reserved for persons with disabilities is hereby created in front of 4651 South 48th Street, Tax Key 601-0244-000.

City staff is hereby directed to modify the City's official parking map accordingly, and remove or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

PART IV. 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 on the 2nd day of April, 2025.

APPROVED:

____
Michael J. Neitzke, Mayor

ATTEST:

____
Jennifer Goergen, City Clerk

RESOLUTION NO. 4060

RESOLUTION AWARDING THE SALE OF $7,485,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2025A;
PROVIDING THE FORM OF THE NOTES; AND
LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, on February 19, 2025, the Common Council of the City of Greenfield, Milwaukee County, Wisconsin (the "City") adopted a resolution entitled: "Resolution Authorizing the Borrowing of Not to Exceed $7,485,000; and Providing for the Issuance and Sale of General Obligation Promissory Notes Therefor" (the "Authorizing Resolution") which authorized the issuance and sale of General Obligation Promissory Notes 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");

WHEREAS, the City directed its financial advisor, Ehlers & Associates, Inc., Waukesha, Wisconsin to take the necessary steps to sell the proposed note issue;

WHEREAS, sealed bid proposals were received as summarized on 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. Award of the Notes. The bid proposal of Robert W. Baird & Co., Milwaukee, Wisconsin (the "Purchaser") is hereby accepted, said proposal offering to purchase the SEVEN MILLION FOUR HUNDRED EIGHTY-FIVE THOUSAND DOLLARS ($7,485,000) General Obligation Promissory Notes, Series 2025A (the "Notes") for the sum of SEVEN MILLION EIGHT HUNDRED NINETY ONE THOUSAND FIVE HUNDRED THIRTY-THREE DOLLARS AND NINETY CENTS ($7,891,533.90), plus accrued interest to the date of delivery resulting in a net interest cost of ONE MILLION EIGHT HUNDRED SIXTY ONE THOUSAND EIGHT HUNDRED TWENTY-FOUR DOLLARS AND TWENTY-NINE CENTS ($1,861,824.29) and a true interest rate of 3.5120%.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2025A"; shall be dated April 24, 2025; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on April 1 of each year, 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 April 1 and October 1 of each year commencing April 1, 2026. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the "Schedule").

Section 3. 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 Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 4. Redemption Provisions. At the option of the City, the Notes maturing on April 1, 2033 and thereafter shall be subject to redemption prior to maturity on April 1, 2032 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 5. Form of the Notes. The Notes 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 Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all taxable property of the City. Said direct annual irrepealable tax shall be levied in the years 2025 through 2039 for payments due in 2026 through 2040 in the amounts as 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 Notes 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, including any capitalized interest funded with proceeds of the Notes.

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 $7,485,000 City of Greenfield General Obligation Promissory Notes, Series 2025A, dated April 24, 2025." There shall be deposited in said fund account any premium plus accrued interest paid on the Notes 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 Notes when the same shall become due and to retire the Notes at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

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

Section 9. Arbitrage Covenant. The City shall not take any action with respect to the Note 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 Notes (the “Closing”), would cause the Notes 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 Note Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Notes remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Notes, whether such moneys were derived from the Note Proceeds or from any other source, will not be used or invested in a manner which would cause the Notes 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 Notes, 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 Note 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 Notes) to assure that the Notes 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 Notes, 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 Notes 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 Notes 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 Notes, 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 Notes are not “private activity bonds” as defined in Section 141 of the Code.

The City hereby designates the Notes 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 Notes, shall provide an appropriate certificate of the City, all as of the Closing.

Section 11. Persons Treated as Owners; Transfer of Notes. The City Clerk shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note 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 Note 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 Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note 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 execute and deliver in the name of the transferee or transferees a new Note or Notes 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 Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes 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 Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes 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 Notes 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 an official of the City 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 Notes 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 the 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 the Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or the Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Notes. The Notes shall be issued in typewritten form, one Note 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, if any, 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 Notes shall cease to be such officers before the delivery of the Notes, 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 Notes. The principal of and interest on the Notes shall be paid by the City Clerk 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 Noteholder 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 this 2nd day of April, 2025.

Michael J. Neitzke,
Mayor

ATTEST:

Jennifer Goergen,
City Clerk