

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL
ON TUESDAY, SEPTEMBER 15, 2015

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

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

ALSO PRESENT:	Jennifer Goergen	City Clerk
	Roger Pyzyk	City Attorney
	Rick Sokol	Director of Neighborhood Services
	Chuck Erickson	Community Development Manager

2. An opening prayer was given by Pastor Steve Rogers.
3. Pledge of Allegiance
4. It was moved by Aldersperson Saryan, seconded by Aldersperson Akers, to approve the August 18, 2015 Council minutes, as recorded. Motion carried unanimously.
5. It was moved by Aldersperson Saryan, seconded by Aldersperson Bailey, to approve the August 25, 2015 Special Council minutes, as recorded. Motion carried unanimously.
6. Mayor's Report

Mike Harrigan of Ehlers & Associates addressed the Council and said adoption of the resolution this evening authorizes to initiate the competitive sales process for not to exceed \$4,500,000 of taxable General Obligation Bonds. This borrowing is promulgated by the City's decision to proceed with the Cobalt firm in a development agreement. This sale will raise the proceeds necessary to have capital available to assist in property acquisitions related to the project. It is the first of two borrowings. A second borrowing after January 1st in the amount of an additional \$4,000,000 is per the development agreement and would be for the purpose of assisting in infrastructure improvements for the development area. A competitive sale will be brought back to the Council October 20, 2015 for action. It is expected that the sale, if awarded that evening, would close on or before November 10, 2015. He added that even though General Obligation Bonds would be issued for the development, the expectation is that there will be tax increment dollars generated by this Tax Increment District in a sufficient amount to pay the principal and interest on the debt. In order to cover the cost of this issue and the second issue, they are projecting that approximately \$27 million in value would need to be created to cover the principal and interest on the bonds. The developer is initially guaranteeing up to \$19 million of value and the developer is also agreeing to provide an unconditional Letter of Credit in the amount of \$2.5 million as part of his development agreement to cover any gap between the guaranteed value and the payment of the principal and interest on the debt until the \$27 million is realized.

Mayor Neitzke asked if closings that have been postponed can be moved up.

Mr. Harrigan said there is an option of a fast close. They could be moved up some. November 10, 2015 is a little short of their standard already because knowing there is an interest they did deliberately push to move it up. He said they can probably still get some relief by maybe a week. He said they are happy to expedite to the extent they can.

After additional discussion, it was moved by Alderperson Kastner, seconded by Alderperson Saryan, to adopt Resolution No. 3521.

RESOLUTION NO. 3521

INITIAL RESOLUTION AUTHORIZING
TAXABLE GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$4,500,000

BE IT RESOLVED by the Common Council of the City of Greenfield, Milwaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, Taxable General Obligation Bonds in an amount not to exceed \$4,500,000 for the purpose of paying Tax Incremental District No. 6 land acquisition and assembly costs, capitalized interest and bond issuance costs.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to publish a Notice to Electors in Greenfield NOW (A MyCommunityNOW.com site), within fifteen (15) days of the adoption and recording of the foregoing resolution.

BE IT FURTHER RESOLVED that 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 of the Bonds on October 20, 2015.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

7. Aldermanic Reports

Alderperson Bailey stated he attended the Farmers Market, read the Mayor's proclamation regarding the Emerald Ash Borer, and met with the City Forester. There is a booth at the Farmers Market to inform residents about the Emerald Ash Borer and damage to the Ash trees. He said 18% of the City's trees on City right-of-ways and in parks are Ash trees. He said he is glad the disease can be treated. People can get kits and information on how to treat their trees at the Farmers Market.

8. Announcements

Mayor Neitzke stated Robert Schlytter recently passed away. Mayor Neitzke said Mr. Schlytter was one of the first Alderpersons in the City of Greenfield. He also owned Arrow Oldsmobile. Mr. Schlytter was incredibly generous to the City through his ROS Foundation. He generously donated \$250,000 when money was needed for the library to get going. He also donated \$150,000 toward the amphitheater at Konkel Park. He was a generous supporter of the Police Department and with other library programming. He tended to want to make the donations anonymously.

9. Citizen Commentary

The following addressed the Council:

Don Holt, 4839 South 96th Street, expressed his concern about firefighters being allowed on duty time to solicit funds for Muscular Dystrophy. He said he was disappointed that he had to attend this meeting. He tried to contact the Mayor to discuss this issue, but he did not receive a return call. He stated he also called the Police Department and asked that the Assistant Chief call him but he did not receive a call. He said he was in public service for 30 years. Mr. Holt added that he does have a great deal of respect for the City of Greenfield and has lived in the City for 50 years. He has been a contributing member and he said he also speaks his mind when he feels there is something of concern. He said in his 30 years, if it took him more than 2 hours to return a call to a citizen, he was either completely out of the office, in a meeting, or out of town. Mr. Holt said he believes it is extremely important to be responsible to the citizens. He added that he also sent an email and normally when a button is hit, there is a message that the email was delivered but he did not get such a message. Mr. Holt said for a number of years he observed members of the Fire Department collecting money for Muscular Dystrophy mostly at the intersection of West Layton Avenue and South 76th Street which is certainly one of the busiest intersections in the City. He said he talked with the Fire Chief and found out that those members of the Fire Department were indeed on duty. There was a fire truck parked in a parking lot. He said he doesn't know what City rule, law, or ordinance allows on-duty City resources to be used to collect money for a charity. He said it cannot be said that it is okay to work for one charity and not the other. Mr. Holt said he does not feel it is not appropriate to use any City resources for collection for a charitable organization. He recommends that the Fire & Police Departments have an off-duty baseball game or something and charge admission and make their donation that way. When the firefighters are on-duty, they are all over the road whether it be between traffic lanes and violating the pedestrian laws. He said it is totally illegal. Mr. Holt stated the Fire Chief felt it was okay to do that. Mr. Holt said he doesn't know if the Mayor approves of that. He submitted an open records request regarding the 2015 MD fund solicitation by the City of Greenfield Firefighters often referred to as "Fill-the-Boot". He said the other concern he had when talking with the Fire Chief is that he seemed more concerned in maintaining peace with the union than he did in administering the taxpayer resources. He said if anyone can show him the rule that allows the use of on-duty firefighters, he would be pleased to see that or if the Police Chief can show him how the firefighters can legally be on the roadway as pedestrians, he would like to see that as well.

10. Public hearing for approval of a Special Use requested by Denise Fortier, DVM, Healthy Paws Wellness Clinic LLC, to open a veterinary clinic at 4805 South 74th Street which would be a daytime care facility only with no animals housed overnight and no outside kennel 'run', Tax Key #617-9983-014

Notice of public hearing was published in the City's official newspaper on September 3, 2015.

Chuck Erickson, Community Development Manager, presented diagrams of the property in question. Mr. Erickson said that, per the zoning code, anything regarding animal care triggers the Special Use. The Plan Commission had a favorable recommendation on this matter to approve the Special Use. He added that the applicant, Denise Fortier, and the property owner, Kay Styza, are present to answer any questions.

Denise Fortier, W1565 State Road 92, Brooklyn, Wisconsin, said they have been operating a clinic in the Madison area and are now planning to expand to Milwaukee. This clinic will be a daytime facility only so any types of emergencies that would require overnight care, overnight hospitalization, or surgeries that are going to require continued followup overnight would be referred to the specialty practices and the emergency practices that already exist in the area. There will be no kennels, no dog runs outside, no animals housed overnight. She said they will be operating normal daytime hours, no Sunday hours.

Alderson Bailey asked if she talked with the surrounding businesses.

Ms. Fortier said she talked with the antique shop because that will be the business most closely aligned with her business and Sherry in the ultimate building eventhough it borders between and they were 100% in favor. They feel it will draw business to their business. There were no concerns that were expressed. Ms. Fortier said they talked about how to improve the shared wall so they don't hear noise. She said she is open to continue to work on that if issues arise, but at this time they expressed nothing but support.

Mayor Neitzke said Jansen Park would be properly signed so people are aware they should not use the park for their animals to relieve themselves.

Ms. Fortier said she could provide signage indicating where customers should take their dogs to relieve themselves which would be on the north side of the property and provide bags. She also stated they operate the Healthy Paws Clinic in Pet World on South 27th Street sporadically.

Alderson Lubotsky said it is a great service, it is affordable, and they were great with her pets.

Ms. Fortier said their services would be affordable and more preventative care. They would also see medical cases but nothing that involves hospitalization or intensive care.

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

It was moved by Alderson Kastner, seconded by Alderson Akers, to approve a Special Use requested by Denise Fortier, DVM, Healthy Paws Wellness Clinic LLC, to open a veterinary clinic at 4805 South 74th Street which would be a daytime care facility only with no animals housed overnight and no outside kennel 'run', Tax Key #617-9983-014. Motion carried unanimously.

11. Board of Public Works Meeting held August 25, 2015

Item #9 It was moved by Alderperson Lubotsky, seconded by Alderperson Akers, to approve a new customer service program at the solid waste drop off center (DOC) with all costs to be charged to the solid waste disposal program. Motion carried unanimously.

12. Plan Commission Meeting held September 8, 2015

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

Item #7 A Planned Unit Development Amendment and Site/Building/Landscaping Review in order to construct seven free-standing garages within the Tuckaway Heights Apartments area at South 31st Street and West Grange Avenue, subject to Plan Commission and staff comments, and consider this a minor change not needing a public hearing, Tax Key #645-9999-005

Item #8 A Special Use Review and Site/Building/Landscaping Review for David Ausloos as the prospective new property owner/business operator of 'Sudz Wash and Lube' at the current 'Car Wurx Plus' car wash/auto service location, 10685 West Layton Avenue, subject to Plan Commission and staff comments, with this to be considered a minor change not needing a public hearing, Tax Key #613-8996-018

On a roll call vote, the motion carried unanimously.

Item #4 It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to authorize the scheduling of a public hearing to consider the possible termination of the Special Use for Supreme Gas & Food at 4691 S. 27th Street in accordance with Zoning Code Section 21.04.0701(J) – Review of Special Use Permits, Tax Key #599-8888. Motion carried unanimously.

Item #6 After a discussion during which Chuck Erickson, Community Development Manager, addressed the Council, it was moved by Alderperson Kastner, seconded by Alderperson Akers, to accept the offer from the owner of the property to repaint the building at 4671 South 27th Street in the alternative coral color that he offered with the work done in the Spring of 2016, Tax Key #599-8892.

After further discussion, on a roll call vote, the motion carried with Alderpersons Bailey, Kastner, Akers & Saryan voting yes; Alderperson Lubotsky voting no.

13. Finance & Human Resources Committee Meeting held September 9, 2015

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

Item #3 Contracts for civil engineering services with Graef, Kapur & Associates, Ruekert-Mielke, and Strand Associates

Item #4 Renewal of a contract allowing for the continuation of the Stockbox program for the period of October 1, 2015 through September 30, 2016

Item #5 Awarding a contract to Bluemel's Maintenance Services for the Dan Jansen Park Playground Reconstruction Project

Item #6 A Flexible Benefit Plan Amendment (Section 125 Plan) with Diversified Benefit Services, Inc. effective January 1, 2016 for prepaid benefit cards

Item #7 Schedules of disbursements in the amounts of \$276,408.29, \$78,984.72, \$704,283.64, \$514,226.45, \$9,580.42, \$1,561,477.24, \$80,540.61 and \$55,349.92

Item #8 Mileage reimbursements in the amount of \$90.91, \$786.49 and \$1,187.35

Item #14 A contract with Baker Tilly Search & Staffing, LLC for temporary personnel for the Accounting Department to assist with completing accounting projects, consistent with the City Attorney's review

On a roll call vote, the motion carried unanimously.

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

Baetje, Victoria L.-3729 S. 51st St.
Gordon, John C.-5433 W. National Ave.
Lovora, Lea R.-5532 S. Illinois Ave.
Miller, Casey J.-6200 W. Ohio Ave.

Bettinger, Nicole M.-5698 Cardinal Ct.
Kostrzewa, Kathleen M.-3032 E. Dale Ave.
Melvin, Aaron S.-1620 53rd St.

Motion carried unanimously.

15. It was moved by Alderperson Bailey, seconded by Alderperson Lubotsky, to approve the issuance of a Temporary Class "B" Retailer's License to St. John the Evangelist Parish to sell fermented malt beverages at an indoor Autumn Beer Tasting event on Saturday, October 3, 2015 from 5:30 p.m. to 9:00 p.m. at 8500 West Cold Spring Road. Motion carried unanimously.

16. Department of Neighborhood Services Report:

After a discussion, it was moved by Alderperson Kastner, seconded by Alderperson Akers, to authorize staff, with assistance from the City Attorney, to proceed with appropriate enforcement actions which may include, but not limited to, the issuance of a raze order for the removal of the long-time vacant building at 12140 West Beloit Road, Tax Key #610-9990. Motion carried unanimously.

17. After a discussion, it was moved by Alderperson Lubotsky, seconded by Alderperson Akers, to approve a temporary fund transfer not to exceed \$200,000 from Undesignated Reserves for the Konkel Park improvement project to be reimbursed upon the receipt of future park fees. On a roll call vote, the motion carried unanimously.

18. Discussion/decision regarding award of contract for the Konkel Park Maintenance Garage improvement project is to be placed on the **NEXT AGENDA**.

19. After a discussion during which George Weber, Assistant Fire Chief, addressed the Council, it was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve Affiliation Agreement for Practicum Experience with Milwaukee Area Technical College. On a roll call vote, the motion carried unanimously.

20. City Attorney's Report:

- a. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to go into closed session pursuant to Wisconsin Statutes, Section 19.85(1)(e) at 8:09 p.m. for the following:

Discussion and decision regarding negotiations the City may become involved in

On a roll call vote, the motion carried unanimously.

- b. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to adjourn closed session and reconvene into open session at 8:59 p.m. Motion carried unanimously.
- c. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to proceed as directed to staff on all items as discussed. Motion carried unanimously.

21. Items for future agenda

Budget

22. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to adjourn the meeting at 9:00 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

JG:slw

Distributed: September 18, 2015