

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL
ON TUESDAY, NOVEMBER 17, 2015

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

- | | | |
|---------------|-----------------------|------------------|
| 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 |
| | Paula Schafer | Finance Director |

2. An opening prayer was given by Pastor Steve Rogers.
3. Pledge of Allegiance
4. It was moved by Aldersperson Bailey, seconded by Aldersperson Akers, to approve the November 3, 2015 Council minutes, as recorded. Motion carried unanimously.
5. Mayor's Report - None
6. Aldermanic Reports

Aldersperson Bailey thanked Brad Wentlandt, Chief of Police, and the Police Department for the informational meeting held at Greenfield High School regarding coyotes. The Department of Natural Resources was also in attendance. Problems that some citizens have had with coyotes were addressed. He said his own dog was killed by a coyote and he did not have it on a leash and he regrets that. He said a lady was walking her dog on a leash and when a big coyote charged her and her dog, she picked up her dog and scared it away. He added that it appears the City has a good plan to try to deal with the problem so people can walk their dog on a leash and not be threatened or charged by coyotes.

Mayor Neitzke thanked the Police Department and the Department of Natural Resources for holding the meeting on coyotes. He said the meeting was well attended. He said most coyotes are fearful of humans, nocturnal, don't want to be around cars. However, some coyotes tend to be losing their fear of people and are becoming more brazen. He said the health and safety of people in the City and their properties is the most important thing. He added that he does mourn the loss of Aldersperson Bailey's dog and anyone else's dog that is attacked.

7. Announcements - None

8. Citizen Commentary - None

9. Public hearing on the proposed 2016 Budget

Notice of Public Hearing for the 2016 Budget was published in the City's official newspaper on October 29, 2015.

Mayor Neitzke said some of the department heads are in attendance this evening. He stated that on October 14, 2015 the Finance & Human Resources Committee made a motion allowing the Finance Director to release the 2016 Budget for notice for publishing. Mayor Neitzke explained that for 2016 the levy limit which is a number that is imposed by the State is \$23,125,368. The proposed levy is \$11.00 below that. That is a levy increase of 1.29%. The Expenditure Restraint Program (ERP) allows the City to increase its expenditures under a regulatory formula and if the City does not increase their expenditures by the amount that is allowed, the City will lose State aid which is ultimately a bad thing for the City. This year the ERP was .69%. Next year on a \$100,000 home there would be an average City of Greenfield tax increase of \$11.00. The major items in the budget include that the majority of employees are still covered by collective bargaining agreements. The two big cost drivers in the budget this year are essentially a 2% increase for police and firefighters. Mayor Neitzke said his way is to extend whatever is afforded to them across all department lines to all employees which creates harmony. He added that each department is important. He stated a zero percent increase in the health insurance premium was negotiated this year. With regard to the budget, there is one significant initiative which is the fiber network. There is the potential to share the cost with other governmental entities such as the school districts specifically, which reduces the cost.

Tom Pietrowski, 4801 South 94th Street, stated he is present this evening because he heard that no one attended the budget hearing last year. He said the Mayor indicated there was a summit on coyotes last evening and that is obviously more important than budget hearings and knowing where money is going. Mr. Pietrowski stated the City just implemented a new webpage but there still is no budget on it. He said he believes it is important that the budget and the budget of the previous year be on the webpage which may bring more people to the budget hearing. He said he has questions regarding the Crossings TIF, the Chapman TIF, and the Meijers TIF. He asked what the dollar amount is for the Crossings TIF and what the longevity of it is expected to be.

Mayor Neitzke said currently there have been no dollars borrowed. A (Tax Incremental Finance) TIF has been created in the event that a development opportunity comes along. The site itself is approximately 17 acres. He stated nothing has been expended on I-894 and West Loomis Road other than typical attorney fees and financial fees to create the TIF. He said the City hopes it will spur development in the near future. The City has learned from most developers that sites have to be development ready and municipalities have to be ready to move quickly.

Mr. Pietrowski asked about the Meijers TIF.

Mayor Neitzke stated the Meijers TIF is a unique TIF. It is a TIF that wasn't asked of by Meijers. It was something the City suggested. The intent was, essentially, because Milwaukee County, the school district, and the City, are the three entities that get most of the tax dollars. There are liabilities and issues associated with each of those jurisdictions with regard to revenue streams to pay for improvements at that corner. Mayor Neitzke said he can't remember what the dollar amount is, however, it meets the criteria of the length of the TIF. The projections were conservative in that there is an expectation that the development that has been created will pay back the TIF faster than the perform was created.

Mr. Pietrowski said providing the economy stays somewhat vibrant.

Mayor Neitzke said it stays vibrant if the property values remain relatively constant. Things like the TIF formula look at things like for instance, when the City projected out the return it was assumed the tax rates would go down over time and they don't go down over time. They typically go up over time which usually accelerates the payback. Interest rates were also incorporated that were much higher than what can be expected to get in the event the City does borrow for the TIFs.

Mr. Pietrowski asked if the Chapman TIF is being negotiated.

Mayor Neitzke said the City has negotiated a Developer's Agreement with regard to the Chapman TIF. Money has started to flow. He said he believes \$8 million mostly for property acquisition and infrastructure creation along West Chapman Avenue where the new road would go has been expended. The Developer's Agreement itself calls for the money not to be released except initially during the property acquisition and assemblage stage until the increment is created. He said just the assemblage of the property has doubled plus the value of the property. The longevity of the TIF is determined by the statutory language that sets up the TIF. He said he believes the statutory language is up to 21 to 27 years. It doesn't mean the TIF will actually go that long and the obligations created will be out that long, it just means that the district itself has a life span of that time. He explained that with regard to the Chapman TIF, everything that was between South 84th Street, South 92nd Street, West Layton Avenue, and the freeway had a value before the TIF was created of roughly \$7.8 to \$8 million. Currently, the value of that property as it is assembled is \$16 million or \$17 million. The taxes that would have been generated on the \$8 million initially continue to be generated and continue to flow into the City. He said any value that goes over and above the \$8 million during the length of the TIF goes to pay off the obligations of the TIF.

Mr. Pietrowski said he is frustrated with the Chapman TIF because there were institutional properties included in the TIF and it is too bad the City couldn't have received fair market in order to get somewhat of a tax bump from the get go.

Mayor Neitzke indicated it is not good to get a bump from the get go. The advantage to the TIF at Chapman was that many of the properties had zero base value which means that while some of the properties were incredibly expensive, mostly the residential properties, and they had a value of \$8 million. When creating the TIF, it is desirable to have the increment above that.

Mr. Pietrowski said recently it seems that more and more properties have been taken off the tax rolls. Properties had a much higher use than church property.

Mayor Neitzke said the expected value of the TIF at the Chapman site is approximately \$120 million from \$8 million.

Mr. Pietrowski said the City is going to have to borrow again for road projects. He said the City is on a borrow of 15 years rather than 30 years which is intergenerational. His problem with the TIF is that he will be deceased by the time he sees any revenue offsetting his tax base on that with institutional properties taking the tax base away. He said he doesn't see flat lining as far as coming to a neutral levy in the future because it is all spend. He said he gives the Council credit for keeping the City in order, but he knows that it can do better than it is doing now.

Mayor Neitzke gave an additional overview of the fiber network.

Mr. Pietrowski asked if it is levied for this project.

Mayor Neitzke said initially it will be general obligation debt although it could be a trust fund debt with the creation of an enterprise fund. It would ultimately not be borne by the taxpayer, but it may be initially just to get it off the ground.

Mr. Pietrowski asked if there is money budgeted for a Director of Human Resources and if the City is actively looking for someone.

Mayor Neitzke said there is money budgeted for the Director of Human Resources. He said at this time, he is the Interim Director of Human Resources but he would not object to hiring another Director of Human Resources.

Mr. Pietrowski said he believes the health care benefit should be reinstated to the alderpersons. He said he thinks that would be an incentive for individuals to run for the position of alderperson.

Mayor Neitzke said he shares Mr. Pietrowski's concern that he is the only citizen attending the public hearing for the budget. He also said the Greenfield NOW does the City a great disservice when it doesn't report what is going on. With regard to the City website, it is about a month old. The intent of the website is to provide more transparency, more information to have quicker response time to citizens, to have quicker communication with the relevant entities.

Mr. Pietrowski said he wanted to salute veterans. He added that Vietnam Veterans were not really welcomed home properly. Since the Vietnam War ended, 150,000 Vietnam Veterans have committed suicide. He said today there are 24 veterans committing suicide with 70% of those being 50 years of age or older. He said he is sure the Iraqi veterans will come back the same way and it is just a matter of time.

Aldersperson Lubotsky asked with regard to the school resource officers receiving their premium of 5% during their tenure of assignment which is a three year term and then they can get reassigned again, is it 2%, 2%, and then 1% the third year.

Brad Wentlandt, Chief of Police, said the 5% premium pay has nothing to do with the raises. He explained that while someone is serving as a school resource officer, they will receive pay of 5% above what a police officer receives and it puts the school resource officer while they are in that assignment halfway between an officer and a detective. The school board pays more than 50% now.

Aldersperson Lubotsky said that with regard to Number 6 Article 17 Uniform Allowance [of the Firefighters' contract], she doesn't understand 'add one reflective traffic vest and one flashlight to the list of equipment that must be returned in the event a member leaves the service of the department'.

Jon Cohn, Fire Chief, said it is just equipment provided by the City and when they retire it is returned to the City. He said it has always been returned to the City but it wasn't spelled out in the contract.

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

9a. It was moved by Aldersperson Kastner, seconded by Aldersperson Saryan, to adopt Resolution No. 3527 [levying a property tax in the amount of \$23,125,357 to fund the expenses of the City of Greenfield contained in the 2016 Annual Budget].

RESOLUTION NO. 3527

WHEREAS, the City of Greenfield has prepared an Annual Budget for the 2016 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 17, 2015 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 \$23,125,357 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2016 Annual Budget.

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

1. That the 2016 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 \$23,125,357 (exclusive of the TIF levy) on all taxable property within the City of Greenfield as returned by the Assessor in the year 2015, for the purposes as set forth in the budget.

ADOPTED _____, 2015

APPROVED _____, 2015

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 Saryan, to reconsider [the motion adopting the 2016 Annual Budget with a levy of \$23,125,357]. Motion carried unanimously.

It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to readopt Resolution No. 3527 [levying a property tax in the amount of \$23,125,357 to fund the expenses of the City of Greenfield contained in the 2016 Annual Budget].

RESOLUTION NO. 3527

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READOPTED _____, 2015

REAPPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

CITY OF GREENFIELD
 Adopted Budget for 2016
 Statement of Revenues and Expenditures and Tax Levy

	Year Ending 12/31/13	Year Ending 12/31/14	Actual YTD 7/31/15	Est. Year Ending 12/31/15	2015 Budget	Adopted 2016 Budget	Percent Change
REVENUES							
GENERAL PROPERTY TAXES	17,165,273	16,760,787	16,455,886	16,458,894	16,458,894	16,296,302	-0.99%
INTERGOVERNMENTAL REVENUES	3,209,101	3,316,985	928,775	3,459,672	3,465,589	3,531,256	
LICENSES & PERMITS	1,253,043	1,376,993	690,921	1,319,552	1,314,940	1,446,310	
FINES, FORFEITURES & PENALTIES	700,202	681,066	441,155	681,000	681,000	681,000	
PUBLIC CHARGES FOR SERVICES	699,218	1,514,285	746,835	1,439,294	1,427,850	1,493,500	
INTERGOVERNMENTAL CHARGES	841,553	1,195,757	524,350	869,090	846,028	900,852	
MISCELLANEOUS REVENUES	293,485	185,445	182,931	272,528	206,000	232,200	
OTHER FINANCING SOURCES	17,000	236,250	15,000	15,000	967,936	963,095	
TOTAL REVENUES	24,178,875	25,267,568	19,985,853	24,515,030	25,368,237	25,544,515	0.69%
EXPENDITURES							
GENERAL GOVERNMENT	3,285,203	3,338,835	1,715,575	3,755,035	3,721,754	3,945,786	
PUBLIC SAFETY	14,071,497	14,875,326	8,511,118	15,708,398	15,705,306	16,037,539	
DEPT OF NEIGHBORHOOD SERVICES (Public Works)	3,420,928	3,664,118	2,209,228	3,624,123	3,609,656	3,693,084	
HEALTH & HUMAN SERVICES	569,030	608,140	366,497	631,233	629,077	670,820	
RECREATION & EDUCATION	690,922	748,701	423,529	803,405	803,048	911,284	
DEPT OF NEIGHBORHOOD SERVICES (Community Development)	71,552	83,560	45,073	105,504	105,504	107,137	

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

OTHER FINANCING USES	2,007,019	759,434	793,892	793,892	793,892	178,865	
TOTAL EXPENDITURES	24,116,151	24,078,113	14,064,912	25,421,590	25,368,237	25,544,515	0.69%

All Governmental Funds Combined	Estimated Fund Balance 1/1/16	2016 Total Revenue	2016 Total Expenditures	Other Financing Sources (Uses)	Estimated Fund Balance 12/31/16	Property Tax Contribution
General Fund	8,684,290	25,544,515	25,544,515	(948,095)	7,736,195	16,260,637
Special Revenue Funds	1,903,843	5,032,212	4,990,015	-	1,946,040	2,435,060
Enterprise Funds	22,622,881	5,496,949	5,352,578	-	22,767,252	-
Capital Project Funds	4,354,854	1,503,295	13,037,072	11,554,000	4,375,077	778,640
Debt Service Funds	952,939	4,195,342	4,392,043	-	756,238	3,651,020
TOTAL	38,518,807	41,772,313	53,316,223	10,605,905	37,580,802	23,125,357

On a roll call vote, the motion carried unanimously.

10. Board of Public Works Meeting held October 27, 2015

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

Item #8 Agreement with Verizon to place a small cell wireless node on a city pole at South 31st Street and West Allerton Avenue for \$140 per month plus electricity for a new light and a \$2,000 one-time charge to compensate the Department of Public Works for the work they have to do to provide a pole and light

Item #9 Accept the road reservations at the north side of West Barnard Avenue and the road reservation/exception of right-of-way on the east side of South 43rd Street

Item #10 Repeal Ordinance #2812 because the handicap parking is no longer needed

Item #12 Cancel the December 22, 2015 Board of Public Works meeting

On a roll call vote, the motion carried unanimously.

11. Plan Commission Meeting held November 10, 2015

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

Item #5 Special Use Review for Ryan Stamm, Anderson Restaurants Inc., as the new owner/

operator of the George Webb's Restaurant at 4845 West Forest Home Avenue, subject to Plan Commission and staff comments, Tax Key #531-0222-001

Item #6 Site/Building/Landscaping Review for a proposed single-story, 7,800 sq. ft. office building for Shorewest at 6725 West Layton Avenue, which is the former Tam's Restaurant location, subject to Plan Commission and staff comments, Tax Key #618-9984

On a roll call vote, the motion carried unanimously.

12. Finance & Human Resources Committee Meeting held November 11, 2015

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

Item #3 Memorandum of Understanding with Mary Hlavinka for commercial assessment services

Item #4 Three year agreement with Point & Pay, LLC to provide E-Payment services for the City

Item #5 Memorandum of Understanding between the City of Greenfield and the American Red Cross in Southeastern Wisconsin

Item #6 Statement of Understanding between the City of Greenfield Health Department and the American Red Cross in Southeastern Wisconsin

Item #7 Memorandum of Understanding between the Hales Corners Health Department and the Greenfield Health Department related to provision of immunization services

Item #8 Contractor agreement between the City of Greenfield Health Department and the National Association of County and City Health Officials (NACCHO) pertaining to the 2015-2016 Local Health Department (H+LHD) Accreditation Support Initiative (ASI) grant

Item #9 Schedules of disbursements in the amounts of \$1,158,881.23; \$324,790.33 and \$37,343.75

Item #10 Mileage reimbursements in the amount of \$657.66

Item #11 Accept September 2015 financial statement

On a roll call vote, the motion carried unanimously.

13. Committee of the Whole Meeting held November 11, 2015

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

Item #6 Agreement between the City and Wisconsin Professional Police Association/LEER Division for 2016-2018

Item #7 Agreement between the City and International Association of Firefighters AFL-CIO Local 1963 for 2016-2018

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

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

Guldin, Karen E.-5486 Root River Dr.
Ponivas, Jason A.-1533 15th Ct.

Orlowski, John A.-8801 W. Oklahoma Ave.
Valters, Ellie L.-6831 W. Howard Ave.

Motion carried unanimously.

14a. After a discussion, it was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the amendment to the Section 105 Health Reimbursement Arrangement Plan with Diversified Benefit Services, Inc. regarding the change in the amount of the deductibles. On a roll call vote, the motion carried unanimously.

15. Department of Neighborhood Services Report:

a, b, c & d.

It was moved by Alderperson Lubotsky, seconded by Alderperson Bailey, to adopt the following:

a. RESOLUTION NO. 3528

BE IT RESOLVED, by the Mayor and the Common Council of the City of Greenfield that the reservations contained in the instruments listed below and recorded as indicated for street purposes, be and the same is hereby accepted by the City of Greenfield.

Reservation:	That part of the Northeast $\frac{1}{4}$ of Section 26, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follow: Commencing at the Northeast corner of said $\frac{1}{4}$ Section, thence South along the East line of said $\frac{1}{4}$ Section 734.41 feet to a point; thence N 45° W, 270.00 feet to a point; thence S $19^{\circ}11'$ W, 420.69 feet to the point of beginning of lands to be described; thence continue S $19^{\circ}11'$ W, 63.31 feet to a point; thence S $89^{\circ}06'$ W, 30.26 feet to a point; thence Northeasterly along the arc of a curve (with a radius of 60.00 feet, with its center lying towards the Southeast and a chord which bears N $40^{\circ}16'$ E a distance of 79.00 feet), a distance of 86.23 feet to the point of beginning.
Tax Key No.	620-9994-002
Section Number:	Northeast 1/4 Sec. 26, T 6 N, R 21 E
Recording Data:	Document 4134369 Reel 214 Images 710-711 Recorded October 2 nd , 1969

also

Reservation/ Exception: West 55 feet
Tax Key No. 646-9971
Section Number: Southwest 1/4 Sec. 26, T 6 N, R 21 E
Recording Data: Document 3452776
Volume 3518 Pages 438-439
Recorded December 9th, 1955

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke

b. ORDINANCE NO. 2829

AN ORDINANCE AMENDING SECTION 8.04 OF THE
TRAFFIC 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 adopted to read as follows:

Ordinance No. 2812, which established handicap parking along the side yard of the property at 3700 West Howard Avenue, Tax Key 554-1024, is hereby repealed.

PART II. The Superintendent of Public Works is hereby directed and authorized to place/remove the appropriate signs to control traffic as indicated above.

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.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

c. Proposed 2016 Operating Plan for the South 27th Street Business Improvement District Board #1 & #2 (aka South 27th Street Business Association/Historic Hwy. 41)

d. RESOLUTION NO. 3529

RESOLUTION AMENDING RESOLUTION 3317 OF THE STORM WATER UTILITY RATES

WHEREAS, on December 15, 2009, the City of Greenfield Common Council adopted Resolution No. 3317 establishing Storm Water Utility rates in the form of three charges, including the Base Charge (BC), the Equivalency Charge (EC), and the Special Charge (SC);

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Greenfield that Resolution No. 3317 is hereby amended by revising the Equivalency Charge (EC) to equal \$15.00 per ERU, wherever applicable.

ADOPTED_____, 2015

APPROVED_____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke

On a roll call vote, the motion carried unanimously.

16. Items for future agenda

Intergovernmental agreements regarding fiber network

17. It was moved by Alderperson Bailey, seconded by Alderperson Saryan, to adjourn the meeting at 7:53 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

JG:slw

Distributed: November 19, 2015