

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 3, 2026

A. Call to Order & Roll Call

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

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

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 January 20, 2026 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke congratulated firefighter HEO Jim Graf on his retirement from the Greenfield Fire Department after 15 years. He wished him the best.

1. Resolution Providing For The Sale Of Approximately \$7,270,000 General Obligation Promissory Notes, Series 2026

Joe Murray, the City's financial advisor from Ehlers, presented the monetary breakdown for the items the bond pays for, the city's credit rating, amortization, debt service tax rates, rates, and the sale on March 17th.

Mayor Neitzke said that Burlington is doing a series of one-year borrows locally through a bank. Their promissory notes are for a year and a day, if that is a possibility. Mr. Murray answered that it would be a levy limit game. They are doing it for a year and a day, which qualifies as long-term debt. You can levy for it outside of levy limits, which is like this. This is outside of levy limits. The loan would be around October when the city creates the budget, and it's usually paid off around February. But you still have months of interest. It's purely being done as a levy limit game to finance their capital improvements on a short-term basis. Mayor Neitzke asked if it made sense to do that with police cars since they don't last long. He's not suggesting it for the long-term capital equipment, but it's something he'd like to look at for next year's budget. Mr. Murray said that once you move it out of your operating levy and put it onto the debt levy, you'll never get off. You'll be backfilling and using your operating levy capacity to pay for other operating expenses, salaries, and wages. Mayor Neitzke added that he was only talking about police cars and capital equipment. He'd rather finance them for four or five months than four or five years. Mr. Murray said that the amortization could be shortened. The City has traditionally done 15 years for longer-term assets. There would be savings if it was shorter because you wouldn't be paying as much interest. Mayor Neitzke continued that they had been doing that with police cars for five years, so he's wondering if they can amortize it to one year or shorter. We can't levy capital equipment, but we can levy debt. Borrowing for a year and a day is considered long-term debt, which can be levied to pay off quicker. We don't have enough funds in the budget to completely cover new police vehicles. Mayor Neitzke discussed levy limits, capital equipment, and interest. Mr. Murray spoke about Burlington's reasoning.

Mayor Neitzke said that the state is forcing us to borrow for everything except operating expenses. It's costing us more long-term.

Alderperson Drzewiecki asked about the deadline to approve the Promissory Notes. Mayor Neitzke said that the process can't be stopped because there are projects that need this money so we can

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enter into the contracts. Mayor Neitzke said that for next year's budget, we will analyze this. Tim Sowinski, Assistant Finance Director, stated that the debt levy capacity needs to be watched due to the City's policy. Alderperson Drzewiecki and Mr. Murray discussed that Ehlers could work on the one-year and one-day ladder policy for capital improvements in the next twelve months and if that would save interest. Alderperson Drzewiecki said that we could compare interest and if it's within capacity.

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

F. Aldermanic Reports

Mayor Neitzke said that before this meeting there was a gentleman sending him Toronto's snow removal process. It's extremely expensive to purchase the equipment and to have the manpower in that manner.

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. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. Three members to the Community Development Authority for a term to expire 2/17/30 (currently Steven Pietroske, Donald Carlson, Robert Selin)  
Mayor Neitzke reappointed Steven Pietroske, Donald Carlson, and Robert Selin.  
Alderperson Kastner said that they were interested at the last meeting.  
Motion by Alderperson Kastner, seconded by Alderperson Bailey to confirm the reappointment of Steven Pietroske, Donald Carlson, and Robert Selin. Motion carried unanimously.

Steven Pietroske, Donald Carlson, and Robert Selin were reappointed as members to the Community Development Authority for a term to expire 2-17-2030.

2. Claim received from Odalis Corro Arcos. (Goergen)

Referred to City Attorney.

3. Approval of retainer agreement for Wirth & Baynard (La Susa Litigation) (Geary)

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

4. Approve applications for 2025-2026 operator licenses (Goergen)

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

5. Adopt a Resolution appointing additional election inspectors for 2026-2027. (Goergen)

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

6. Discussion and decision to approve a contract for project #2416 S. 31st Street-W. Holmes Avenue Neighborhood Resurfacing Phase 2 with LaLonde Contractors, Inc. in the amount of \$1,114,232.75. (Katz)

Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve agenda items J6-J8; to approve the contract as presented incorporating those two features.

Under discussion, Alderperson Kastner and Jeff Katz, Director of Neighborhood Services, discussed surveying the speed tables. They sent surveys to 160 homes; almost half came back completed, and speed tables were included. There was a discussion about the survey questions and the Board of Public Works discussion. Alderperson Bailey said that the vast majority of people wanted the speed tables in lieu of the closure. It was vetted.

Bob Rick, of 4933 S. 28th Street, said that the speed table was jarring when he drove it going the speed limit. Mr. Katz confirmed that when you're going the speed limit, it shouldn't be too jarring. Mr. Rick said he felt it more going slower than going faster, granted he has a bigger truck. He tested the one by the middle school. There was talk about the 116th Street speed table and speed limits. Mr. Rick spoke about his other concern about the safety of the children walking to middle school. Mayor Neitzke said that they are trying to address speeding by putting speed tables and stop signs. There was a discussion about how it's a problem and bus drop-off safety. Mr. Rick asked for another speed limit survey since the previous one included construction on Holmes Avenue. Mr. Katz said that they can measure the speed prior to and after. Mayor Neitzke said that the speed table cannot wait because there's a contract. Mr. Rick and Mr. Katz discussed the ground clearance on the speed table for vehicles that sit lower on the ground and the middle school speed table. Mayor Neitzke presented the findings of the survey that people didn't want the road closed but wanted traffic to slow down. Stop signs and speed tables are the two best ways to try to slow down traffic.

Mr. Katz said that it would start in April and be done by August sometime.

On a roll call vote, motion carried 3-2, with Alderpersons Drzewiecki and Kastner opposed. Mayor Neitzke broke the tie with an aye. Those in favor were Mayor Neitzke and Alderpersons Bailey and Saryan.

Mayor Neitzke stated that Alderperson Akers spoke to him and indicated she couldn't be here and wanted to express support for that item.

7. Approve a motion to leave Holmes Avenue open between 27th and 28th Streets. (BPW, 1/27/26, Ald. Bailey).  
Approved under agenda item J6.
8. Approve a motion to add two speed tables to Holmes Avenue to slow traffic. (BPW, 1/27/26, Ald. Bailey).  
Approved under agenda item J6.
9. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2822 regarding a handicap parking zone in front of the property at 3636 South 34th Street. (BPW, 1/27/26, Ald. Bailey).

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

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10. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding a stop sign on West Carpenter Avenue at the intersection with South 55th Street. (BPW, 1/27/26, Ald. Bailey).

Mr. Katz said that it was a stop sign that was there before that didn't have an ordinance. It's on a T-intersection, so it should slow down traffic.

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

11. Discussion and decision to sign an agreement with Novo Solutions for Public Works operations software in the amount of \$17,345. (BPW, 1/27/26, Ald. Bailey).

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

Under discussion, Mayor Neitzke and Mr. Katz spoke to IT, and we won't buy the software until we make sure it meets the protocol. Mr. Katz connected the software company with Tim Lemmers, Manager of Information Technology.

On a roll call vote, motion carried unanimously.

12. Approval of schedules of disbursements in the amount of \$1,004,097.21 (Schafer)

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

13. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(b) & (f), considering licensure, social or personal history, or medical information, for purposes of issuing a 2025-2026 operator license to the following:

- a. Jason Wayne Trudell

Motion by Alderperson Kastner, seconded by Alderperson Bailey to go into closed session at 7:40 PM.

On a roll call vote, motion carried unanimously.

14. Adjourn closed session and reconvene into open session.

Motion by Alderperson Bailey, seconded by Alderperson Drzewiecki to adjourn closed session and reconvene into open session at 7:46 PM. Motion carried unanimously.

15. Decision re: 2025-2026 Operator's License for Jason Wayne Trudell. (Goergen)

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

K. Items for future agenda

L. Adjourn

Motion by Alderperson Saryan, seconded by Alderperson Bailey to adjourn at 7:47 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 2/5/2026

ORDINANCE NO. 4004

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 2822 which reads as follows:

A HANDICAP PARKING ZONE is hereby created in front of the property at 3636 South 34<sup>th</sup> Street, Tax Key No. 553-0164-001. This Handicap Parking Zone is reserved for the parking of handicap vehicles.

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 3rd day of February, 2026.

APPROVED:

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Michael J. Neitzke, Mayor

ATTEST:

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Jennifer Goergen, City Clerk

ORDINANCE NO. 4005

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 as follows:

At the intersection of W. Carpenter Avenue and S. 55<sup>th</sup> Street, all westbound traffic must stop before entering the intersection.

City staff is hereby directed to modify the City's official parking map accordingly, and add 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 3rd day of February, 2026.

APPROVED:

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Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

Resolution No. 5015

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$7,270,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2026A

WHEREAS the City of Greenfield, Milwaukee County, Wisconsin (the "City") is presently in need of approximately \$7,270,000 for public purposes, including paying the cost of street improvement projects, street lighting, park improvement projects, building improvement projects and capital equipment (collectively, the "Project"); and

WHEREAS it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Chapter 67, Wisconsin Statutes.

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

Section 1. Issuance of the Notes. The City shall issue its General Obligation Promissory Notes, Series 2026A (the "Notes") in an amount of approximately \$7,270,000 for the Project.

Section 2. Sale of the Notes. The Common Council hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Sale. The City Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Common Council hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the Project prior to the issuance of the Notes with the proceeds of the Notes in an amount not to exceed \$7,270,000.

Adopted, approved and recorded February 3, 2026.

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Michael J. Neitzke  
Mayor

ATTEST:

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Jennifer Goergen  
City Clerk

(SEAL)

RESOLUTION NO. 5016  
RESOLUTION APPOINTING ADDITIONAL ELECTION  
INSPECTORS FOR 2026-2027

WHEREAS, Wis. Stats. 7.30(4)(a) requires the governing body to appoint election officials no later than the last regular meeting in December of each odd numbered year for the 2026-2027 election cycle; and

WHEREAS, appointments were made, but in addition to the appointments already made, the Common Council desires to add Riely Jenkins and Deryk Post; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the appointments of the following individuals and adds them to the list of Election Inspectors for the 2026-2027 election cycle:

Riely Jenkins, 4350 S. 110<sup>th</sup> St., Greenfield, WI 53228  
Deryk Post, 7103 W. Armour Ave., Greenfield, WI 53220

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3<sup>rd</sup> day of February, 2026.

APPROVED:

ATTEST:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

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Jennifer Goergen, City Clerk