

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, MAY 5, 2026

A. Call to Order & Roll Call

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

Present: Alderpersons Bruce Bailey, Karl Kastner, Shirley Saryan

Excused: Andrew Drzewiecki, Pamela Akers

Also present: Jennifer Goergen, City Clerk

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the April 21, 2026 Common Council minutes

1. Approve correction to the April 21, 2026 Common Council minutes

Mayor Neitzke said that there was a correction from the Clerk's Office regarding the voting of Council President.

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

E. Mayor's Report

1. Appointment of Weed Commissioners.

Mayor Neitzke appointed Mike Wist and Garrett Olson and included their assigns. They are authorized to do so.

Mike Wist and Garrett Olson were appointed as Weed Commissioners.

Mayor Neitzke discussed the proclamations: National Public Works Week, May 17th through May 23rd, 2026; and National Salvation Army Week, May 11th through May 17th, 2026, both of which will be put in the minutes packet. Both do wonderful work in our community.

F. Aldermanic Reports

Alderperson Kastner said that for as little money and staff the city has, we are working hard on repairs and sprucing up for spring to make everything look good. This is the best he's seen in our city in a long time, and gave kudos to everyone that he was referring to. Mayor Neitzke added that the city has amazing people. He spoke of Tim Lemmers, Director of IT, and said that he's had quite an adventure the last month or so. Alderperson Kastner spoke about the quickness of staff.

G. Announcements

Mayor Neitzke spoke about Dan Jansen Fest, which is on Memorial Day weekend. The Alan Kulwicki Car Show will be on Memorial Day. [These details will later be corrected further in agenda item G.]

Alderperson Saryan and Mayor Neitzke discussed that Arbor Day is this weekend. Arbor Day is at Joan Stevens Woods at 10:00 a.m.

Mayor Neitzke said that the shelter at the Turf is being constructed. The plumbing has been inspected, the electrical is going in, and the footings and foundation are in. We are awaiting block. There are plenty of conduits, and Mr. Lemmers is working on an opportunity for us to obtain fiber optics there. The parking lot is scheduled to start around June 22nd. He was told that a group of local skateboarders are trying to organize an event in early September called Milwaukee Mayhem. The name is tentative. It will be a significant skateboard invitational.

Mayor Neitzke continued that they are working vigorously on the footings and foundation on Building C of the Loomis Crossing Apartments. It's being poured. Mandel, across the street, is looking to extend their

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deadlines a little bit. They are working diligently to try to start this year, but finances are incredibly difficult with costs right now. The business technology park behind the Turf at Loomis Crossing is working on financials too. If it works out, they could start construction in June or July of this year. The engineering is underway for the intersection by Fin 'N Feather.

Mayor Neitzke spoke about the water main break at the entrance of Konkel Park, which damaged the retaining wall with overgrown plants. The county was involved with the traffic signal, Milwaukee Water Works was involved with the water and replacing the damaged parts, and the Department of Public Works cleaned up the overgrown plants.

He spoke about Layton Avenue's quick construction compared to the Forest Home Avenue construction. On 92nd Street and Forest Home Avenue, there was a major sewer that was bowing and had to be dug and straightened out before replacing. Before fixing, Milwaukee Water Works thought their water lines were all good. Once construction started, leakage was found in their large main. Jeff Katz, Department of Neighborhood Services, and Bryan Haas, City Engineer, have done a wonderful job working with the contractors diligently. He spoke about the machine on Brookdale Drive, which is a bypass that allows the sewer line to be fixed.

Aldersperson Bailey and Mayor Neitzke discussed the construction of the Powerline Trail and the water flow planning. He spoke about the talks with the county about Forest Home Avenue to the Powerline Trail on the north side of the parkway. We are trying to enter into a long-term maintenance agreement to get access to the river to allow the city to clear debris. He spoke about dredging the lagoon and the PFAS and soil testing.

Mayor Neitzke spoke about the lights at the Turf and said that the nodes should be dimming them again.

Mayor Neitzke went to agenda item H.

Aldersperson Kastner said that the Greater Greenfield Lions Club Cruisin Car Show is on Saturday, May 23, 2026 at Kulwicki Park. Aldersperson Bailey clarified that it's not on actual Memorial Day or May 30th. Mayor Neitzke thinks the Dan Jansen Fest Car Show is on May 24th at Konkel. Memorial Day is May 25, 2026.

Mayor Neitzke went to agenda item J7.

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.
- ii. Three members to the Civil Service Commission for a term to expire 5/1/29 (currently Robert Sherwood, David Shore, Veronica Wallace-Kraemer)
Place on the next agenda.
- iii. One member to the Fire & Police Commission for a term to expire 5/1/31 (currently Dennis Clark)
Place on the next agenda.

J. New Business

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1. Discussion and possible adoption of a resolution disallowing the claim of Raed Mseitif regarding vehicle damage alleged to have occurred in the Greenfield P.D. parking lot. (Geary)
Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve to disallow as presented.
Motion carried unanimously.
2. Discussion and possible adoption of a resolution approving settlement of the claim of Kimberly DeChant. (Geary)
Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve in the amount of \$2,989.51. On a roll call vote, motion carried unanimously.
3. Award bid for publishing legal notices. (Goergen)
Mayor Neitzke said that the award went to Gannett and the South Now.

Alderperson Kastner and Mayor Neitzke discussed their concerns about poor circulation.

Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
4. Daniel's Palace, Rachel Daniels, Agent, requests an extension of the licensed premises of their Combination "Class B" Beer and Liquor License and Entertainment License for the Bags League to include: the speaker outside in the front of the building, and it will have temporary fencing. Alcohol sales will be inside the building and drinks outside in plastic cups. The events will be at 3800 S. 108th Street on May 20, May 27, June 3, June 10, June 17, June 24, July 1, July 8, July 15, July 22, July 29, August 5, August 12, August 19, and August 26, 2026, from 5:00 PM to 9:15 PM. (Goergen)
Alderperson Kastner and Mayor Neitzke talked about how they didn't receive any complaints about previous events. The license is subjective to continuing to do that.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve as listed. Motion carried unanimously.
5. Approve applications for 2025-2026 operator licenses (Goergen)
Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve. Motion carried unanimously.
6. Approve renewal applications for the following licenses to expire June 30, 2027: Class "A" Fermented Malt Beverage, "Class A" Liquor (Cider Only), Class "B" Fermented Malt Beverage, Combination "Class B" Fermented Malt Beverage & Liquor, Class C Wine, Combination "Class A" Fermented Malt Beverage & Liquor, Reserve Combination "Class B" Fermented Malt Beverage & Liquor, Dry Cleaning/Washing Machine, Entertainment, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of all licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges). (Goergen)
Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve subject to City of Greenfield ordinance relating to code compliance and payment of all delinquent taxes and charges.
Motion carried unanimously.
7. Approve an Outdoor Special Event application for the Greater Greenfield Lions Club Cruisin Car Show event, to be located at 10777 W. Cold Spring Rd., on May 23, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve.

Under discussion, Alderperson Kastner went back to agenda item G.

Motion carried unanimously.

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8. Discussion and decision regarding a contract between the City of Greenfield and CrowdStrike for managed detection and response. (Lemmers)

Mayor Neitzke said that this would enhance the security of our system and strongly recommends it.

Mr. Lemmers presented the contract and said that it will severely increase our security profile. He spoke about our current system and CrowdStrike. Alderperson Bailey and Mr. Lemmers discussed the length and cost of the contract. The cost is still being negotiated. The maximum possible cost is \$50,000, but he's trying to get it lowered. As soon as we get the price, he wants to move forward. This is for cybersecurity. Mayor Neitzke said that this is an added defensive layer.

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

9. Discussion and decision to transfer the clearing account balance in excess of 7% of the total escrow fund (Fund 825) to GENRES in the amount of \$8,113. (Schafer)

Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve agenda items J9-J12. On a roll call vote, motion carried unanimously.

10. Approval of schedules of disbursements in the amount of \$3,178,096.33. (Schafer)

Approved under agenda item J9.

11. Approval of mileage reimbursements in the amount of \$295.23. (Schafer)

Approved under agenda item J9.

12. Accept investments and reinvestments for March 2026. (Schafer)

Approved under agenda item J9.

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 2026-2027 Cigarette and Tobacco Products Retail License to the following:

a. Yash Patel, Officer of Falcon One Inc d/b/a Nexus Vape N Smoke

Did not appear. Place on the next agenda.

14. Adjourn closed session and reconvene into open session.

Did not appear. Place on the next agenda.

15. Decision re: 2026-2027 Cigarette and Tobacco Retail License for Falcon One, Inc's Officer, Yash Patel (Goergen)

Did not appear. Place on the next agenda.

- K. Items for future agenda

- L. Adjourn

Motion by Alderperson Bailey, seconded by Alderperson Kastner to adjourn at 7:24 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 5/6/2026



Whereas, The Salvation Army has been serving the people of Milwaukee County for 137 years, physically, emotionally, and spiritually; and

Whereas, The Salvation Army is present wherever needs are greatest, especially during times of crisis, where vulnerable citizens are more at risk of becoming homeless, food insecure, addicted, or spiritually tired; and

Whereas, The Salvation Army invites the people of Greenfield to show love to their neighbors and help the organization continue to provide life-changing aid to those who need it most; and

Whereas, It is fitting and proper during National Salvation Army Week to recognize the tremendous impact of philanthropy, volunteerism, and community service in the city of Greenfield; and

Whereas, National Salvation Army Week is an opportunity to encourage citizens to serve their neighbors in need alongside The Salvation Army with their resources and time.

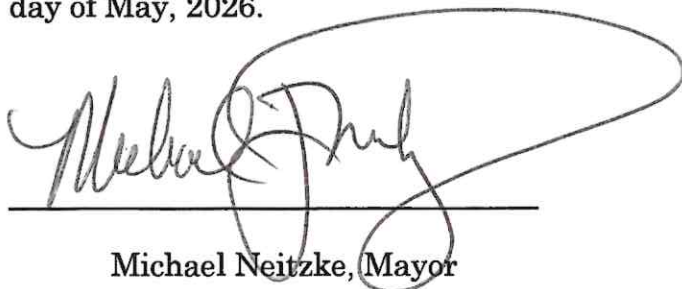
Now, Therefore, I, Michael J. Neitzke, by virtue of the authority vested in me as Mayor and on behalf of all of the citizens of Greenfield, do hereby proclaim May 11th – 17th, 2026 as

National Salvation Army Week

in the City of Greenfield

And I encourage all citizens to join together to give back to the community in any way that is personally meaningful.

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 5th day of May, 2026.


Michael Neitzke, Mayor





Whereas, Public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of Greenfield; and

Whereas, These infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

Whereas, It is in the public interest for the citizens, civic leaders, and children in the city of Greenfield to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

Whereas, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

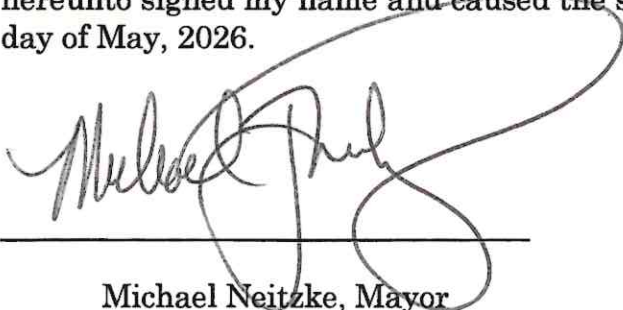
Now, Therefore, I, Michael J. Neitzke, by virtue of the authority vested in me as Mayor and on behalf of all of the citizens of Greenfield, do hereby proclaim May 17th – 23rd, 2026 as

National Public Works Week

in the City of Greenfield

And I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

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 5th day of May, 2026.



Michael Neitzke, Mayor



COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 5037

A RESOLUTION DISALLOWING THE CLAIM OF RAED MSEITIF REGARDING VEHICLE
DAMAGE ALLEGED TO HAVE OCCURRED IN THE GREENFIELD P.D. PARKING LOT

WHEREAS, Raed Mseitif (“Claimant”), submitted a Claim with the City on or about April 6, 2026, relating to damages Claimant alleges to have incurred while his vehicle was parked in the Greenfield Police Department employee parking lot (“Claim”); and,

WHEREAS, the Claimant alleges that his vehicle’s engine wiring was damaged by a rodent chewing on it, and, more particularly, he believes that the damage was caused by a squirrel chewing on the wiring harness while his vehicle was parked at the Police Department; and,

WHEREAS, while the damage itself was covered by the Claimant’s insurance, the Claimant seeks to have his \$500 insurance deductible paid by the City; and,

WHEREAS, the City’s Attorney’s Office has reviewed the facts, circumstances, and law relating to the Claim and recommends that the Common Council disallow the Claim, both because it is impossible to ascertain exactly when and where the damage occurred and because the City is not liable for any damage squirrels may cause, even were such damage to occur on City property.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Raed Mseitif, filed with the City on or about April 6, 2026, and relating to damages allegedly incurred in the P.D. employee parking lot, is hereby **disallowed**; and,

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forward a copy of this disallowance to the Claimants via the procedure required by state law, and the Claimant is further hereby notified that legal action to collect on this Claim must be commenced within six (6) months of the date of service of this notice of disallowance or be forever barred.

Approved: _____

Michael J. Neitzke, Mayor

Date Approved: _____

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 5th day of May, 2026.

Jennifer Goergen, City Clerk

COMMON COUNCIL OF THE
CITY OF GREENFIELD

RESOLUTION NO. 5038

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF KIMBERLY DECHANT

WHEREAS, the Claimant, Kimberly DeChant, submitted a claim with the City on or about March 31, 2026; and,

WHEREAS, the Claimant alleged that, on or about March 12, 2026, in the vicinity of Moorland Road on I-43, a rake flew out of a City of Greenfield maintenance vehicle and struck her car, causing damage; and,

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council approve a settlement of the asserted claims for total amount of **\$2,989.51**; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to settle the claim, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that a settlement of the claim filed by Kimberly DeChant, received on or about March 31, 2025, and relating to certain losses allegedly occurring on or about March 12, 2026, is hereby approved in an amount of **\$2,989.51**; and,

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the settlement amount upon receipt of a signed release of such claim from the Claimant.

Approved:

Michael J. Neitzke, Mayor

Date Approved:

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 5th day of May, 2026.

Jennifer Goergen, City Clerk