

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL
ON WEDNESDAY, FEBRUARY 22, 2017

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:	Roger Pyzyk	City Attorney
	Jeff Katz	Director of Neighborhood Services
	Jennifer Goergen	City Clerk

2. An opening prayer was given by Chaplain Leggett.

3. Pledge of Allegiance

4. Mayor's Report – Mayor Neitzke thanked city staff and election workers for working the February 21, 2017 election, called the 10% turnout “disappointing” and encouraged all to vote. He congratulated Aldersperson Linda Lubotsky and challenger Denise Collins for winning their primary in Aldermanic District 1. He and challenger Ben Rucka will be running for Mayor, Bruce Bailey and challenger James Palmar will be running for the District 2 Aldersperson seat, and Tony Evers and challenger Lowell Holtz will be running for state superintendent of education in the April 4, 2017 Spring Election.

Next, Ehlers spokesperson Dawn Gunderson-Schiel presented a pre-sale report for \$2,980,000 in taxable General Obligation Bonds 2017A [agenda item 4(d)]. She said this is the final borrowing for the 84 South development at 84th Street and Layton Avenue. The total amount in the developer's agreement was \$2,700,000; there have been 4 previous financings, 2 in 2015 and 2 in 2016. It is intended this money will be recovered through the tax increment revenue of the district, and will not be passed on to taxpayers through the city's general tax levy.

Ehlers will prepare a prospectus/official statement that will be distributed to the market for sale, the 2 bond issues will be rated (a conference is scheduled with Moody's on March 14), the bonds will go for sale on March 21 and Ehlers will come back to Council then with resolutions for approval. Ehlers will close the deal on April 13, at which time the funds will be available for the development.

Gunderson-Schiel reviewed the report and said the city needed, at minimum, about \$95 million of value to support the debt service with the projected tax increment revenue. Ehlers anticipates about \$106 million in value will be forthcoming. Gunderson-Schiel noted the municipal bond market hit a 55-year low in interest rates in July, but interest rates since have come up somewhat.

A motion was made by Aldersperson Saryan, seconded by Aldersperson Kastner, to adopt Resolution No. 3585.

RESOLUTION NO. 3585

INITIAL RESOLUTION AUTHORIZING
TAXABLE GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$2,980,000

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 \$2,980,000 for the purpose of paying Tax Incremental District No. 6 project 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 March 21, 2017.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 22nd day of February, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

Gunderson-Schiel reviewed the pre-sale report for \$7,895,000 General Obligation Bonds, Series 2017B [agenda items 4(a), (b), (c) and (e)]. The bond issue is tax-exempt because the money will be used for public purposes: (a) is for park improvements; (b) is for streets and sidewalks; (c) is for improvements to 84th Street and Layton Avenue, street lighting on Layton Avenue, and consulting costs; and (e) is for the refinancing of a 2008 general obligation bond issue.

The tax-exempt bond issue will be on the same timeline as the other bond issue. The refinancing on agenda item (e) is expected to save the city between \$12,000 and \$16,000 per year for a total savings of \$158,000 by dropping the interest rate from 3.6 % to 2.6% or lower. The city saves money by doing the refinancing at the same time as the other bond issue items.

A motion was made by Alderperson Akers, seconded by Alderperson Kastner, to adopt Resolution No. 3586.

RESOLUTION NO. 3586

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$105,000

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, General Obligation Bonds in an amount not to exceed \$105,000 for the purpose of paying the costs of park improvements, 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 March 21, 2017.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 22nd day of February, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

A motion was made by Alderperson Akers, seconded by Alderperson Kastner, to adopt Resolution No. 3587.

RESOLUTION NO. 3587

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$3,185,000

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, General Obligation Bonds in an amount not to exceed \$3,185,000 for the purpose of paying the costs of street and sidewalk improvements, capitalized interest and bond issuance costs.

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

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 March 21, 2017.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 22nd day of February, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

A motion was made by Alderperson Akers, seconded by Alderperson Kastner, to adopt Resolution No. 3588.

RESOLUTION NO. 3588

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$1,380,000

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, General Obligation Bonds in an amount not to exceed \$1,380,000 for the purpose of paying Tax Incremental District No. 6 project costs for public infrastructure and professional service 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 March 21, 2017.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 22nd day of

February, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

A motion was made by Alderperson Akers, seconded by Alderperson Lubotsky, to adopt Resolution No. 3589.

RESOLUTION NO. 3589

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$3,225,000

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, General Obligation Bonds in an amount not to exceed \$3,225,000 for the purpose of paying the cost of refunding the callable portion of the City's \$5,445,000 General Obligation Corporate Purpose Bonds, Series 2008 and bond issuance costs.

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 March 21, 2017.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 22nd day of February, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

5. Aldermanic Reports - None

6. Announcements - None

7. Citizen Commentary – Craig Raddatz, 789 N. Water St., #7, Milwaukee, signed up to speak but deferred his input until Council agenda item #8, Item #7.

8. Plan Commission Meeting held February 14, 2017 (Kastner)

Item #6 It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve a PUD Amendment/Special Use Review for HWAG2, LLC as the new owner of both the parcel and the existing ‘Mike Juneau Tri-City Hyundai’ dealership at 6133 S. 27th Street under the new business name of “Hyundai Greenfield”, subject to Plan Commission and staff comments. Tax Key #691-9841-009.

On a roll call vote, motion carried unanimously.

Item #7 After a project overview by Fiduciary Real Estate Development spokesman Craig Raddatz, it was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve an amendment to the PUD/Site, Building, & Landscaping Review approved for Fiduciary Real Estate Development last October regarding the construction of multi-family apartment buildings on an overall 7.5 acre area on the west side of the 84 South development site, all subject to Plan Commission and staff comments:

- The overall site plan with four buildings remains consistent but the overall apartment unit count is reduced from 360 to 268. This is done by eliminating the fourth floor of all four buildings.
- Overall 444 parking stalls will be provided through a combination of under-each-building and surface parking; part of this development area includes a .8 acre parcel to the north which will include surface parking. The previous ‘under the plaza’ parking feature is eliminated.
- Still remaining just south of Building A2 will be a 3,800 s.f. area which will include a leasing office and common space features such as an outdoor pool, club room, fitness studio, tanning room, and other interior/exterior amenities.
- Approve a change to the architectural features to incorporate a roof line overhang, as presented by Fiduciary in an architectural rendering.

On a roll call vote, motion carried unanimously.

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

Diamantopoulos-Owens, Voula-S97 W13927 Stonebridge Way
Garcia, Jacob E.-4556 S. Lenox St.
Horcus, Bobbie R.-10915 E. Edgerton Ave.
Ice, Justin R.-7772 W. Tuckaway Shores Dr.
Kennedy, Kristen N.-2885 S. Kinnickinnic Ave.
Linski, Jill M.-8924 W. Schlinger Ave.
Madrigal, Theresa M.-3661 Erie St.
Montanez, Elvin-223 Berkley Dr.
Morrison, Kyle J.-2641 S. 60th St.
Perez, Tania Y.-2122 S. 29th St.
Reppas, Theodoros T.-10325 W. Grant St.

Torrijos, David-3645 W. Forest Home Ave.
Wright, James U.-W245 N6673 Bowling Green Ct.

Motion carried unanimously.

10. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the issuance of a Temporary “Class B” Retailer’s License received from the Whitnall Falcon Booster Club to sell fermented malt beverages and wine at Falcon Fest (an indoor event) on May 13, 2017 from 4 p.m. to 10 p.m. at 7215 W. Cold Spring Rd. Motion carried unanimously.

11. It was moved by Alderperson Saryan, seconded by Alderperson Lubotsky, to approve an agreement with RecPlex of Pleasant Prairie for School Out day trip. On a roll call vote, motion carried unanimously.

12. It was moved by Alderperson Lubotsky, seconded by Alderperson Akers, to approve 2017 Wisconsin Parks and Recreation Association Theme Park Ticket Agreement. On a roll call vote, motion carried unanimously.

13. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to approve adding an additional adult sports credit card processor/gateway. On a roll call vote, motion carried unanimously.

14. It was moved by Alderperson Saryan, seconded Alderperson Lubotsky, to approve American Red Cross Licensed Training Provider Agreement. On a roll call vote, motion carried unanimously.

15. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve an agreement with “When I Work” seasonal staff scheduling software. On a roll call vote, motion carried unanimously.

16. It was moved by Alderperson Saryan, seconded by Alderperson Kastner, to approve disbursements in the amounts of \$596,347.24; \$200,584.82; \$334.00; \$29,458,552.72; \$19,937.42; \$7,811.38 and \$11,328.43. On a roll call vote, motion carried unanimously

17. Items for future agenda – 10 – 20 minute presentation by Aerotropolis.

Mayor Neitzke highlighted upcoming programming at Konkel Park, the Park and Recreation Department banquet on February 24, 2017, and thanked Nick Buerger, Laura Milke and recreation department staff for their work.

18. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to adjourn the meeting at 7:50 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes prepared by Sheryl Hartman, Deputy City Clerk
Distributed: February 28, 2017