

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON
TUESDAY, NOVEMBER 21, 2017

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 Akers | Present |
| | Aldersperson Saryan | Present |
| | Aldersperson Kastner | Present |

ALSO PRESENT:	Roger Pyzyk	City Attorney
	Jeff Katz	Director of Neighborhood Services
	Paula Shafer	Finance Director
	Jennifer Goergen	City Clerk

2. An opening prayer was given by Chaplain Joe McFadden.

3. Pledge of Allegiance

4. It was moved by Aldersperson Lubotsky, seconded by Aldersperson Kastner, to approve the November 7, 2017 Council minutes, as recorded. Motion carried unanimously.

5. Mayor's Report – none.

6. Aldermanic Reports – Aldersperson Bruce Bailey gave an update regarding a recent Tree Commission meeting. He said a \$21,000 Department of Natural Resources grant has been applied for. So far, 190 ash trees have been treated in the city. The city is losing about 300 ash trees, and there is a plan to replace some of these trees within the city right of way and on city property.

7. Announcements – Mayor Neitzke said thoughts and prayers are with Aldersperson Saryan, whose mother recently passed away.

8. Citizen Commentary – none.

9. It was moved by Aldersperson Akers, seconded by Aldersperson Lubotsky, to open the public hearing on the proposed 2018 budget.

Mayor Neitzke noted alderspersons should have received about 20 pages of revisions to the proposed budget, totaling about \$50,000. The final Expenditure Restraint Program (ERP) numbers came in, he said, which is a cap on expenditures the city does not want to exceed or it will forfeit state aid. Finance Director Paula Schafer said the city is allowed to increase expenditures by a maximum of \$802,000 under the ERP.

Mayor Neitzke said there is also a state-imposed levy limit. The tax levy could be increased \$481,000, according to Ms. Schafer.

Mayor Neitzke said if the city does not raise expenditures by the \$802,000 maximum, it will lose state aid. He was uncertain as to how much state aid would be forfeited.

Ms. Shafer said the final ERP numbers allow budget expenditures to be increased by \$50,000, to reach the \$802,000 target. The final number for the levy limit allows the tax levy to be increased by \$34,000 to reach the \$481,000 target. This required changes to two different funds, which affected 20 pages of the proposed budget.

Mayor Neitzke said the tax levy was going to go up 1.89%, but with the \$34,000 increase it now will go up by 2.03%. Mayor Neitzke said if the city gives up the additional levy, it is given up forever. Bearing that in mind, and since there is interest in adding additional public safety funding in the future, Mayor Neitzke advised increasing the tax levy by 2.03%.

He proposed shifting roughly \$930 from the City Hall entrance fund to a fund for replacing trees. This would provide a total of \$10,000 budgeted under capital improvements for tree replacement. Alderperson Kastner asked if this funding also could pay for the removal of a hazardous tree for one of his constituents. Mayor Neitzke said it should be sufficient for that as well.

Mayor Neitzke said budgets are getting very difficult to put together. All of the “low hanging fruit” has been trimmed already; in a couple of years, issues with personnel and delivery of services will be severely impacted if the state doesn’t change its funding formulas.

No one signed up to speak for or against the budget.

Mayor Neitzke complained that there was no one present from any newspaper or media outlet to cover the budget hearing. He noted Senate bills 292 and 291 are important bills up for consideration, to end the shifting of the tax burden from commercial to residential property owners, and complained about the lack of media coverage of that as well.

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

Alderperson Bailey asked with tonight’s budget changes, if the final budget expenditure figure is now increased 2.48% instead of 2.42%. Ms. Shafer said that is the percentage increase for the general fund only.

Mayor Neitzke said with the budget, there are many variables outside of the city’s control, such as how much revenue the state provides. The state is giving the local governments less. People also don’t realize that the city only receives a certain percentage of the property taxes; that out of a \$1,000 property tax bill, the city would get \$290 of that; the school district would get about \$350 of that; Milwaukee County would get about \$20 of that. He said spending for the 2018 budget is flat. The biggest budget drivers are the cost of health insurance for city employees, an 8.1% increase, and salary and benefit costs related to firefighters and police officers, who are still unionized and subject to collective bargaining.

Alderperson Kastner said firefighters and police officers should not be included in the mandated spending cap.

10. Decision regarding 2018 budget and adopting of resolution levying property taxes

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Resolution No. 3609, levying a property tax in the amount of \$24,173,612 (exclusive of the TIF levy) on all taxable property within the City of Greenfield as returned by the Assessor in the year 2017, for the purposes as set forth in the 2018 budget. The motion included the changes as listed in the 20 revised budget pages dispersing the additional ERP and levy funds, and included the change to the capital projects fund (moving \$930 from the City Hall entrance fund to the tree replacement fund).

RESOLUTION NO. 3609

WHEREAS, the City of Greenfield has prepared an Annual Budget for the 2018 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 21, 2017 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 \$24,173,612 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2018 Annual Budget.

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

1. That the 2018 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 \$24,173,612 (exclusive of the TIF levy) on all taxable property within the City of Greenfield as returned by the Assessor in the year 2017, for the purposes as set forth in the budget.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of November, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
 Adopted Budget for 2018
 Statement of Revenues and Expenditures and Tax Levy

	Year Ending 12/31/15	Year Ending 12/31/16	Actual YTD 7/31/17	Est. Year Ending 12/31/17	2017 Budget	Adopted 2018 Budget	Percent Change
REVENUES							
GENERAL PROPERTY TAXES	16,460,995	16,221,161	16,566,589	16,597,711	16,597,771	16,692,242	-0.99%
INTERGOVERNMENTAL REVENUES	3,516,629	3,593,374	2,321,687	3,642,145	3,632,114	3,806,532	
LICENSES & PERMITS	1,279,915	1,634,365	1,097,360	1,550,941	1,455,410	1,457,840	
FINES, FORFEITURES & PENALTIES	665,192	622,486	456,519	708,300	681,000	682,000	
PUBLIC CHARGES FOR SERVICES	1,547,629	1,442,617	875,532	1,532,948	1,489,600	1,565,700	
INTERGOVERNMENTAL CHARGES	1,148,323	1,105,055	448,223	1,143,632	1,135,400	1,147,049	
MISCELLANEOUS REVENUES	291,211	307,274	131,606	226,788	222,200	223,900	
OTHER FINANCING SOURCES	15,000	15,000	14,000	14,000	850,588	1,136,431	
TOTAL REVENUES	24,924,894	24,941,332	21,911,516	25,416,465	26,064,083	26,711,694	2.48%
EXPENDITURES							
GENERAL GOVERNMENT	3,131,605	3,334,118	1,982,026	3,860,691	3,825,837	3,965,582	
PUBLIC SAFETY	15,436,617	15,947,691	8,949,432	16,670,301	16,627,029	17,235,778	
DEPT OF NEIGHBORHOOD SERVICES (Public Works)	3,619,328	3,861,458	2,006,495	3,859,384	3,838,441	3,658,466	
HEALTH & HUMAN SERVICES	636,889	625,728	327,583	757,741	757,049	763,735	
RECREATION & EDUCATION	771,456	860,914	508,834	922,286	922,283	971,944	
DEPT OF NEIGHBORHOOD SERVICES (Community Development)	73,335	88,966	46,527	93,444	93,444	111,189	
OTHER FINANCING USES	813,892	217,911	-	-	-	5,000	

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

TOTAL EXPENDITURES	24,483,122	24,936,786	13,820,897	26,163,847	26,064,083	26,711,694	2.48%

All Governmental Funds Combined	Estimated Fund Balance 1/1/18	2018 Total Revenue	2018 Total Expenditures	Other Financing Sources (Uses)	Estimated Fund Balance 12/31/18	Property Tax Contribution
General Fund	9,289,850	26,711,694	26,711,694	(1,116,431)	8,173,419	16,656,577
Special Revenue Funds	2,451,227	6,300,713	6,290,152	-	2,461,788	2,447,332
Enterprise Funds	24,208,655	5,756,476	5,756,476	-	24,208,655	-
Capital Project Funds	7,119,852	1,254,093	5,269,806	3,312,000	6,416,139	753,608
Debt Service Funds	2,451,054	4,316,095	5,620,904	35,500	1,181,745	4,316,095
TOTAL	45,520,638	44,339,071	49,649,032	2,231,069	42,441,746	24,173,612

On a roll call vote, the motion carried unanimously.

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to reconsider. Motion carried unanimously.

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky to reaffirm. On a roll call vote, the motion carried unanimously.

Mayor Neitzke explained the second motion made the budget approval “official” now, rather than waiting two weeks to take a second vote on the budget.

11. Plan Commission meeting held on November 14, 2017

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

Item #4 Approve a Certified Survey Map for a proposed split of the existing parcel at 5320 S. 51st Street into two lots; both proposed parcels would meet the R-2 minimum square footage requirements, but would be less than the 100’ minimum width; subject to Plan Commission and staff comments. Tax Key #647-9966-000.

Item #5 Approve a Site/Building/Landscaping Review for a proposed 2,500 s.f. addition on the east side of the existing Aldi, 4615 W. Layton Avenue, which also includes some interior store remodeling, site lighting and landscaping improvements; subject to Plan Commission and staff comments. Tax Key #620-9979-008.

Item #6 Approve a Site/Building/Landscaping Review for a proposed 5,500 s.f. warehouse addition on the north side of Stu’s Flooring, 4820 W. Loomis Road, subject to Plan Commission and staff comments. Tax Key #620-9958-000.

On a roll call vote, motion carried unanimously.

12. Park & Recreation Board meeting held on November 16, 2017

Mayor Neitzke requested approval of a maintenance agreement for Kulwicki Park, but said there still are some “ministerial changes” being worked out that will not affect the agreement as a whole.

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the Memorandum of Understanding with Milwaukee County Parks, Recreation and Culture regarding a maintenance agreement for Kulwicki Park.

Alderperson Lubotsky asked why the MOU is for one year only, rather than trying to lock the agreement into place for 5 years.

Mayor Neitzke said the county was not willing to consider an agreement for a number of years, and even rejected an agreement previously. He thanked County Supervisor Tony Staskunas for bringing it back onto the county board agenda. It got through the committee, although concerns were raised about it whether it was a good move for the county long-term. The city’s desire was for a 15-year agreement; the county wanted a one-year agreement to see how it works out before making a longer-term decision. Mayor Neitzke said the city won’t spend long-term dollars on the park, but will do its best to make the park shine.

Alderperson Lubotsky asked if non-capital costs like grounds maintenance would be recouped by rental fees. Mayor Neitzke said the Greenfield Little League will provide \$5,000 a year in funding to offset operational costs. The city will also fund and provide services. Over 300 families use the facility. The county wanted \$17,000 or \$18,000 a year from the Greenfield Little League, but the city expects to be able to provide services more cost effectively.

Initially, the city will not replace the roof, just repair it, Mayor Neitzke said. The list of projects accompanying the agreement is what the city would like to do over time. The Greenfield Little League’s \$5,000 contribution will be set aside in a special fund, to be used in Kulwicki Park.

Mayor Neitzke said initially the city would be fixing the roof, forestry work, and grubbing the outfield. A Milwaukee Metropolitan Sewerage District grant also has been applied for to deal with Wildcat Creek issues. The city needs to take care of this park because it is an important part of the city, he said.

On a roll call vote, the motion carried unanimously.

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

Brandemuehl, Catherine S. – 10505 W. Euclid Ave.
Hansen, Claire M. – 4452 S. Burrell St.
Holtz, Alexis M. – 4061 S. 35th St.
Phelps, Sarah N. – 3500 S. Southgate Cir.

Singh, Baljit – 5938 S. 33rd St.
Valdez-Tinoco, Adolfo – 4865 S. 69th St.
Wittek, Maureen E. – 1567 Pumpkin Path
Wyman, Katlyn M. – 2349 S. 51st St.

Motion carried unanimously.

14. Items for future agenda – discuss public safety

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15. It was moved by Alderperson Akers, seconded by Alderperson Bailey, to adjourn the meeting at 7:56 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Sheryl Hartman, Deputy Clerk
Distributed: November 29, 2017