

MINUTES OF THE FINANCE AND HUMAN RESOURCES COMMITTEE MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, JUNE 11, 2014

1. The meeting was called to order by Ald. Saryan at 6:32 P.M.

Roll Call:	Ald. Saryan	Present
	Ald. Kastner	Present
	Ald. Bailey	Present

Also Present: Paula Schafer, Finance Director
Mayor Neitzke
Carol Edmonds, Court Administrator
Dan Ewert, Supt. of Public Works
Rick Sokol, Director of Neighborhood Services
Chuck Erickson, Community Development Manager
Mike Harrigan – Ehlers
Atty. Nancy Haggerty – Michael Best & Friedrich
Mike Dilworth – Greenfield Highlands

2. Approval of the May 28, 2014 Finance and Human Resources Committee minutes

Approve 5/28/14 minutes

It was moved by Ald. Kastner, seconded by Ald. Bailey, to approve the May 28, 2014 Finance and Human Resources Committee minutes, as presented. The motion carried unanimously.

3. Discussion and decision to approve filling a Part-Time Clerk-Typist position in the Municipal Court due to a resignation (C. Edmonds)

Ms. Edmonds said this part-time position is budgeted for 2014, and the person will work no more than 27 hours per week. The position is essential for the continued efficiency in the Municipal Court, especially with the heavy work-flow during court sessions.

It was moved by Ald. Kastner, seconded by Ald. Bailey, to approve filling a Part-Time Clerk-Typist position in the Municipal Court due to a resignation. The motion carried unanimously.

Approve filling a P/T Clerk-Typist Municipal Court **COUNCIL**

4. Discussion and decision to purchase six (6) new Plow/Dump trucks in the Division of Public Works (D. Ewert)

Mr. Ewert said the Division of Public Works is asking for 6 plow trucks. He wants to purchase some before they are due for replacing on the Capital Equipment replacement schedule. In the past, 15 years was the norm for replacement of plow trucks. This was changed and pushed out to 20 years due to the relatively low miles these trucks accumulate on an annual basis. However, the condition and function of these trucks is deteriorating due to salt damage and corrosion. Most of these trucks

were purchased in 2001. One of the trucks is parked in the lot tonight, if anyone would like to see it.

He explained that in asking for these replacements, the department has considered the best use and productivity of the fleet. The new purchases will help to equal the fleet in numbers of tandems versus single axles in year-round versatility. It has been a long process in dealing with many vendors. Seven bids were received, and he recommends going with the Western Star provided by Badger Truck Center. He said the reason for that choice was reliability and compatibility.

Ald. Kastner asked what is the shortfall in this one million dollar request.

Ms. Schafer replied that right now there is two million in the Capital Replacement account for DPW, which is also used for other items.

\$700,000 is what is in that account for trucks through this year. That doesn't take into consideration trade-in value or sale of these trucks.

Mr. Ewert said two companies are coming in to give estimates on the value of the trucks, and then they probably will be sold on Wisconsin Surplus. He is anticipating between \$5,000-\$8,000 for each truck.

Mayor Neitzke explained that there is a Capital Equipment schedule. Next year the City will put aside money for trucks. DPW is asking to use the money the City would have in a year or two to purchase the other trucks in order to purchase six now. Purchasing in volume also brings the price down. He supports this request.

Mayor Neitzke spoke about the six dump bodies and the plow accessories needed for them. Only Monroe Truck and Equipment sells the stainless steel, as that holds up better than steel.

Ald. Bailey asked about the price of new engines due to the EPA and exhaust emission. If the City waited to purchase some of the trucks, would that cost rise. Mr. Ewert said two suppliers said the prices of trucks have gone up between 10%-20% due to EPA changes. Mayor Neitzke said the answer is yes.

It was moved by Ald. Kastner, seconded by Ald. Bailey, to approve the purchase of two tandem axle and four single axle Western Stars (Badger Truck) chassis at a cost of \$560,210.00, and to purchase six dump bodies and the plow accessories needed for them from Monroe Truck and Equipment at a cost of \$438,974.00, for a total cost of \$999,184.00 coming from the Capital Equipment Program. Any proceeds from the sale of the other six vehicles and equipment would go back into the account.

Purchase of 6
Plow/Dump Trucks
DPW
COUNCIL

Under discussion, Ald. Bailey said the City needs the trucks but has to justify the fact that the lowest bid wasn't taken. That can be justified because the Western Star is the better designed truck, with less maintenance costs in the future. Mayor Neitzke said there are

engine issues with the lowest bid truck.

The motion carried unanimously.

5. Discussion and decision regarding request from Greenfield Highlands to approve a proposed fourth amendment to its Developer's contract (C. Erickson)

Mr. Erickson said the review process for this request started six months ago. Mr. Harrigan/Ehlers, and the Highlands team, Atty. Nancy Haggerty and Mr. Dilworth are here tonight, and staff recommends approval.

Mr. Harrigan said Ehlers was asked to look at the terms of the old Developer's agreement and the proposed changes and the requests for the changes that have been made to determine whether certain of the original targets had been met and whether the proposal was in the City's interest. This has been examined carefully. He is comfortable in recommending the proposed amendment is appropriate and in the interest of the City, as well as the Development. He then explained the review process in detail, which included extending the repayment date from 2023 to 2027 to make up for the years lost in the recession; bringing the TIF agreement up-to-date; substituting the new increased condo unit count; giving the developer '\$\$ credit' for TIF-related completed site work, and extending the 'raze the Budget Cinema building' requirement from 7/1/14 to 7/1/16.

Mayor Neitzke said this is a 'pay-as-you-go' TIF agreement that the City entered into with the Greenfield Highlands in 2007. The developer provides the financing. When the increment is there (increase in value), they get paid back.

Atty. Nancy Haggerty said the written summary provided by Mr. Erickson covers the major points in what the developer is trying to accomplish with the proposed fourth amendment. Mayor Neitzke asked when the Budget Cinema building will be demolished. Atty. Haggerty replied that they have set up a lease agreement with the Budget Cinema that as soon as an offer is obtained from a developer that will close, they have the ability to terminate the lease with Budget Cinema and move them out. In the meantime, Budget Cinema continues to pay taxes. No offers have been refused to buy that land.

It was moved by Ald. Kastner, seconded by Ald. Bailey, to approve a request from Greenfield Highlands regarding approving a proposed fourth amendment to its Developer's contract. The motion carried unanimously.

Approve 4th contract amendment
Greenfield Highlands
COUNCIL

6. Approval of schedules of disbursements in the amount of \$6,240,652.05

It was moved by Ald. Kastner, seconded by Ald. Bailey, to approve the following schedules of disbursements:

Approve disbursements
COUNCIL

AUTHORIZED 5/23/14
Total \$553,932.92

AUTHORIZED 5/30/14
Total \$43,619.90

MAY 2014 WIRE TRANSFERS
Total \$5,643,263.73

MAY 2014 MANUAL CHECKS
Total -0-

MAY 2014 VOIDED CHECKS
Total (\$164.50)

The motion carried unanimously.

7. Approval of mileage reimbursements in the amount of \$717.67

It was moved by Ald. Bailey, seconded by Ald. Kastner,
to approve mileage reimbursements in the amount of \$717.67.
The motion carried unanimously.

Approve mileage
COUNCIL

8. Other topics for future agendas

Mayor Neitzke is trying to schedule meetings with all departments this summer regarding the 2015 budget. The goal is to get the budget done earlier in the season, as opposed to right before publication.

9. It was moved by Ald. Kastner, seconded by Ald. Bailey, to adjourn the meeting at 7:30 P.M. The motion carried unanimously.

Adjourn

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Respectfully submitted,
Joanne Waite, Human Resources Assistant