MINUTES OF THE FINANCE AND HUMAN RESOURCES COMMITTEE MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, OCTOBER 9, 2019.

1. The meeting was called to order by Ald. Saryan at 6:02 P.M.

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

Also Present: Paula Schafer, Finance Director
Tim Sowinski, Deputy Comptroller
Kristi Johnson, Community Development Manager
Jeff Katz, Director, Neighborhood Services

2. Approval of the September 25, 2019 Finance and Human Resources Committee minutes.

Approve 9/25/19 Minutes

It was moved by Ald. Bailey, seconded by Ald. Kastner to approve the September 25, 2019 Finance and Human minutes as presented.

The motion carried unanimously.

3. Discussion and decision related to funding the demolition of 9137 W. Waterford Ave and contracting with the lowest bid, D&H Demolition, LLC and Environet, Inc., in an amount not to exceed $25,000.

Approve funding the demolition of 9137 W. Waterford Ave and contracting with the lowest bid, D&H Demolition, LLC and Environet, Inc., in an amount not to exceed $25,000. **Council**

Ms. Johnson stated this home has been a blighting home for the neighborhood for many years. The property owner abandoned it, walked away from it, there are delinquent property taxes accumulating to $82,000. Milwaukee County has not foreclosed on it. Ms. Johnson would label it as a "zombie" property, meaning no one is taking ownership responsibility for it. The City however has great resources and was able to contact and meet the owner of record for this property earlier this year. The owner did sign an agreement to allow access to the City at any time for any reason and did sign an agreement to demolish the house. With that said, the City has taken the steps to move forward with the possibility of demolition. They have moved forward with an asbestos investigation which is needed prior to demolition. The City has contacted WE Energies to disconnect the gas lines which is also required prior to demolition. The City has sought several quotes from demolition contractors, of which two responded. An excel spreadsheet was handed out which summarizes the two quotes. The main demolition contractor was Macemon Inc. and they would subcontract with Environmental Contractors for asbestos abatement and removal. Their quotes totaled $21,280. The second quote was from DNH Demolition, who also subcontracts with Environet, Inc. for asbestos abatement. Their demolition quote did include removal and disposal of all waste, totaling $20,021. This is the lowest quote received. Also in the spreadsheet handed out shows the expenses to date that have been accrued, including the asbestos investigation, WE Energies disconnect. The finance department was able to give Ms. Johnson bills dating back to 2017, totaling expenses to date $8,122.51. To further explain the funding of the demolition of this property, Ms. Johnson will defer to the finance department and Ms. Schafer to go into detail about an account and availability of funds. The state of

Wisconsin has a recent law in the last four years that demolition expenses incurred by municipality through court order, or in this case, the property owner agreeing that the City could demolish the property. The expenses used to be fully refunded and the City would be made whole by Milwaukee County. The recent law basically took away that ability from Milwaukee County to make a municipality whole for the funds for demolition, however, the City would put a lean on the property for all demolition expenses. For this particular property, being approximately $82,000 in delinquent taxes, if Milwaukee County were to foreclose on the house, which they keep telling the City it is on the docket but they haven't yet, if the County were to someday sell this piece of land their back taxes come first before the City's lean for the demolition expenses. Ms. Johnson does not anticipate the City recouping these demolition expenses. To date, $8,000 has been spent, requesting up to in an amount not to exceed $25,000 for the actual demolition and a little "cushion contingency" in case there happens to be a change order needed by the demolition contractors.

Mayor Neitzke added to Ms. Johnson's commentary regarding the taxes not being paid. The taxes are not being paid to Milwaukee County, but Milwaukee County makes the City whole ever year for the taxes the City should have collected.

Ald. Kastner stated that the taxes would go down.

Mayor Neitzke confirmed the taxes would go down significantly. Mayor Neitzke pointed out that the house has a very unique history in the City of Greenfield. This house has a storied past. Over the last decade or so, folks have died, folks have moved away, folks have broken into the house and "squatters" in the house. It did not have utilities. It had a water main that came out of the wall that people would use to fill buckets. The house on the inside is absolutely atrocious. Milwaukee County has labeled this house as inhabitable due to raw human feces in the building, there is dog feces in the building, it is absolutely inhabitable. Ald. Bailey has been aware that this has been going on and for the last two and a half years to try to figure out what the City can do with the property. Mayor Neitzke states that this is the best way to get this blighted property that may not ever have property value again out of our City. It is having a dramatic impact on the neighborhood, the neighbors that live there, Ms. Foley told Mayor Neitzke that the neighbors came to visit her again, asking what the status was. The City has been talking about this for a year and a half once they got a hold of the property owner and once they could gain access to the property, all of those things which took an incredible amount of time and effort and resources internally. This is a unique situation and Mayor Neitzke is not envisioning that they would go through the City condemning and abandoning or doing houses in this fashion, this property has a very unique, checkered history and is truly a blight within that neighborhood.

Ms. Johnson stated that the City does not intend on owning this property. They simply have access to go onto the property, demolish and be done. So no ownership is intended.

Mayor Neitzke added that the City does intend to continue collecting property taxes on this property that has less value. So those property taxes will flow to us even though they will be smaller. This is the only way the City could figure out how to do this.

Ald. Kastner stated that this is a pretty extreme case because other people could think that their house next to them is equally deserving but this property is really bad.

Mayor Neitzke stated that the condition of the property up until earlier this spring and last year, you can see the grass cutting and the entire yard was completely overgrown, the weeds were four to six feet tall. There were rotting skateboard ramps made out of plywood and those were falling apart. The expectation is to get this done this fall. Once the contract is awarded before winter.

It was moved by Ald. Bailey, seconded by Ald. Kastner to fund the demolition of 9137 W. Waterford Ave and contracting with the lowest bid, D&H Demolition, LLC and Environet, Inc., in an amount not to exceed $25,000.

The motion carried unanimously.

4. Discussion and decision to approve fund transfers between Engineering Division capital improvement accounts.

Approve fund transfers between Engineering Division capital improvement accounts.
Council

Mr. Katz stated that this was something the City does on a regular basis a couple times a year, periodically the City transfers funds between capital improvement accounts. So they are taking excess funds from completed or under budgeted projects and transferring those funds to existing and future projects.

Mayor Neitzke stated that we do this as we reconcile the Engineering accounts and the project accounts.

It was moved by Ald. Kastner, seconded by Ald. Bailey to approve fund transfers between Engineering Division capital improvement accounts.

The motion carried unanimously.

5. Approval of schedule of disbursements in the amount of $3,010,575.13.

Approve schedule of disbursements in the amount of $3,010,575.13
Council

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

AP CHECKS	9/20/2019		$1,199,173.94
AP CHECKS	9/27/2019		$764,558.68
WIRE TRANSFERS	SEPT 2019		$1,046,842.51
		TOTAL	$3,010,575.13

The motion carried unanimously.

6. Approval of mileage reimbursements in the amount of $1,175.20.
It was moved by Ald. Bailey, seconded by Ald. Kastner to approve the mileage in the amount of $1,175.20.

Approve mileage in the amount of $1,175.20
Council

The motion carried unanimously.

7. 2020 budget discussion. — Approval to publish the 2020 budget

Mayor Neitzke stated that we are still working through some of the health insurance and some other issues in regard to insurance. Mayor Neitzke expects that the next Finance Committee Meeting will have some significant discussions.

Ms. Schafer stated that she will ask for approval to publish the budget because it will be October 23rd or October 30th when it will be published.

It was moved by Ald. Saryan, seconded by Ald. Bailey for the Finance Director to publish the 2020 budget.

The motion was carried unanimously.

8. It was moved by Ald. Bailey, seconded by Ald. Kastner, for Committee to go into closed session at 6:16 p.m., pursuant to Wisconsin Statutes, Section 19.85(1)(e) to consider the following: — Closed session

   a. Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (wages, insurance, or investing of public funds)

On a roll call vote, the motion carried unanimously.

9. It was moved by Ald. Kastner, seconded by Ald. Bailey, to adjourn closed session and reconvene into open session at 7:04 p.m. — Reconvene

The motion carried unanimously.

10. Decision of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (wages, insurance, or investing of public funds). — Proceed as directed

Schedule discussion for next meeting.

11. Other topics for future agendas.

12. Adjourn. — Adjourn

It was moved by Ald. Kastner, seconded by Ald. Bailey to adjourn the meeting at 7:05 p.m.

The motion carried unanimously.