

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

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL
ON WEDNESDAY, FEBRUARY 20, 2019

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

1. ROLL CALL:	Aldersperson Lubotsky	Present
	Aldersperson Bailey	Excused
	Aldersperson Akers	Excused
	Aldersperson Saryan	Present
	Aldersperson Kastner	Present

ALSO PRESENT:	Brian Sajdak	City Attorney
	Jeff Katz	Director of Neighborhood Services
	Kristi Johnson	Community Development Manager
	Jennifer Goergen	City Clerk

2. Opening prayer – An opening prayer was given.

3. Pledge of Allegiance

4. It was moved by Aldersperson Kastner, seconded by Aldersperson Saryan, to approve the February 5, 2019 Common Council minutes. Motion carried unanimously.

5. Mayor's Report

Mayor Neitzke expressed condolences to the Whitnall School District family who lost 3 members in a recent fire in Waukesha.

a. It was moved by Aldersperson Kastner, seconded by Aldersperson Saryan, to adopt Resolution No. 3677:

RESOLUTION NO. 3677

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$3,180,000

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 \$3,180,000 for the purpose of paying the costs of street and sidewalk 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.

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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 April 3, 2019.

Adopted this 20th day of February, 2019.

APPROVED:

Michael J. Neitzke
Mayor

ATTEST:

Jennifer Goergen
City Clerk

On a roll call vote, the motion carried unanimously.

- b. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Resolution No. 3678:

RESOLUTION NO. 3678

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$100,000

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 \$100,000 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 April 3, 2019.

Adopted this 20th day of February, 2019.

APPROVE:

Michael J. Neitzke
Mayor

ATTEST:

Jennifer Goergen
City Clerk

On a roll call vote, the motion carried unanimously.

- c. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to adopt Resolution No. 3679:

RESOLUTION NO. 3679

INITIAL RESOLUTION AUTHORIZING
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED
\$3,340,000

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 \$3,340,000 for the purpose of paying the cost of refunding the callable portion of the City's \$4,960,000 General Obligation Corporate Purpose Bonds, Series 2011 dated March 8, 2011 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 April 3, 2019.

Adopted this 20th day of February, 2019.

APPROVED:

Michael J. Neitzke
Mayor

ATTEST:

Jennifer Goergen
City Clerk

On a roll call vote, the motion carried unanimously.

6. Aldermanic Reports – Alderperson Saryan attended the Greenfield Concert Band's recent concert and said it was excellent.

Mayor Neitzke said he met with former Packers fullback William Henderson, and the planning is going well for the Henderson Hopes event at Konkel Park at the Amp on June 14-15. The mission is to promote anti-bullying.

7. Announcements - none
8. Citizen Commentary - none

9. 7:05 p.m. Public hearing on Special Use Permit for Regional Finance Corporation of Wisconsin, a consumer lending business to be located within the existing multi-tenant commercial building at 7448 W.

Holmes Ave., submitted by John Schachtel d/b/a Regional Finance Corporation of Wisconsin. (Tax Key No. 617-9975-020).

Community Development Manager Kristi Johnson said the applicant proposes to lease slightly over 1,000 square feet under a seven-year lease at 7448 W. Holmes Ave. for a consuming lending business. The hours would be from 9 a.m. to 6 p.m. Monday through Friday and from 8 a.m. to 2 p.m. on Saturdays. Their services include personal installment loans, convenience check loans, retail installment sales contracts, personal property insurance, auto club, and credit accident and health insurance. Staffing would be two to six employees. They describe themselves as somewhere between a traditional lending bank and a short-term loan business like Payday Loan. Required parking for all uses at the site is 67 spaces; 62 are provided. Council may waive the shortage. The site is in good condition. She has talked to the landowner about making sure the refuse containers stay inside the enclosure with the doors shut, and to make sure the site is properly maintained.

Alderman Lubotsky asked about repossession of items used as collateral for a loan.

Dan Olson, vice president and director of operations for the Midwest region, said his company typically does not repossess any type of collateral unless a loan became “so far past due.” His company does not do anything different than a bank or credit union would do. If his company pursued someone legally for defaulting, they typically would not repossess any personal property. They would get a judgment instead, just like someone would for a credit card or unsecured loan, and then his company would garnish and attach wages.

Alderman Lubotsky asked how is his company different from Pawn America or a Payday Loan store? What is your interest rate?

Mr. Olson said his products start in the mid 20s, and go up, on average over the whole portfolio, to the mid 30s. The customer pays simple interest, just like any amortized loan, and the shortest term loan they will write is 13 months. Typically, their loans will not go past 60 months (5 years).

Alderman Lubotsky asked how is his company different from a Payday Loan store?

Mr. Olson said in Wisconsin, according to a 2015 study, the average Payday Loan rate was 650 percent. His company is “not even in that ballpark.” Title companies charge between 200 and 300, and above. There are no interest rate limits in the state of Wisconsin. He would not categorize his company as a payday lender, or a title lender. His company is a traditional installment lender.

Brief discussion ensued about the company’s website.

No one spoke for or against the proposal during the public hearing.

Mayor Neitzke said he was forwarded message of opposition to the proposal from Aldermen Akers and Kastner, from an undisclosed author. Mayor Neitzke read the message into the record. The writer said businesses that offer money for items (payday loan stores, pawnshops, secondhand dealers) are flooded with merchandise stolen from family and strangers so addicts can get their hands on quick cash.

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Mayor Neitzke said this is not the type of place where items are brought in for quick cash sale. The applicant would need to have collateral that is verifiable to obtain a loan.

Mr. Olson said his company has professional locations in Glendale, Wauwatosa, West Allis, Kenosha, and Oak Creek, and would love to be in Greenfield.

Mayor Neitzke said this business is similar to Household Finance.

Mr. Olson said it is also similar to Beneficial, City Financial (now One Main Financial). They are a traditional installment lender. In comparison to banks, their loans are not as large. Bankers are a prime lender and only service “on the right side of the FICO scale” – his business is “right in the middle.”

Mayor Neitzke said if an applicant had a bad credit score, this company is who they would be going to for a loan.

Mr. Olson said the applicant would be charged an interest rate “a little bit higher” than a credit card, because they offer installment loans, but it would not be a revolving account. They would not be charged interest only, and would not be allowed to owe the money forever. They would get an amortized loan for a period of 13 – 60 months, and loans are only offered up to \$12,000. No pawnshop activity is involved. The business offices look like a bank. “We are nowhere near those other operations,” he said.

Alderman Lubotsky asked if his business worked with a repo company regarding vehicles.

Mr. Olson said everything is handled professionally. It would be rare that the company would “go legal” or “repossess any type of collateral.” The company works with its customers and considers it not in its best interest to repossess any type of collateral, as it is generally “a losing proposition” for the company.

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

At this time, Mayor Neitzke proceeded to Agenda Item #10 (Item #9A & 9B).

10. Plan Commission meeting held on January 8, 2019

Item #9A & 9B It was moved by Alderman Kastner, seconded by Alderman Saryan, to approve a Special Use Review and Site Plan for Regional Finance Corporation of Wisconsin, a consumer lending business to be located within the existing multi-tenant commercial building at 7448 W. Holmes Avenue, subject to Plan Commission and Staff comments. Tax Key No. 617-9975-020. On a roll call vote, motion carried unanimously.

At this time, Mayor Neitzke proceeded to Agenda Item #16a.

11. Plan Commission meeting held on February 12, 2019

It was moved by Alderman Kastner, seconded by Alderman Lubotsky, to approve the following:

Item #6A & 6B Approve a Special Use Review and Site Plan for new tenancy of the existing Clark gas station and convenience store located at 4621 W. Forest Home Ave., submitted by Saif Mian, d/b/a S&Z Oil Mart, Inc., subject to Plan Commission and staff comments. Tax Key No. 531-1117-001.

Item #7 Deny the Site, Landscaping and Architectural Plans for conversion of an existing single-family home to a commercial use located at 5041 W. Forest Home Avenue, subject to Plan Commission and Staff comments. Tax Key No. 531-0201-300.

Item #8 Approve the Architectural and Site Plans and Signage Plan Appeal for proposed modifications to Walmart, an existing business located at 10600 W. Layton Avenue, subject to Plan Commission and staff comments. Tax Key No. 608-9995-010.

Motion carried unanimously.

12. Finance & Human Resources Committee meeting held on February 13, 2019

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

Item #3 Approve transferring \$113,200 from the contingency account in the General Fund and \$30,000 from the reserves of the Community Center Fund to the Capital Improvement Fund to be used for the Community Center Roof replacement project.

Item #4 Award a contract to Langer Roofing & Sheet Metal in an amount not to exceed \$367,274 for the Community Center Roof Project.

Item #5 Approve schedule of disbursements in the amount of \$28,982,144.79.

Item #6 Approve mileage reimbursements in the amount of \$692.07.

On a roll call vote, motion carried unanimously.

13. City Clerk's Report

- a. It was moved by Alderperson Saryan, seconded by Alderperson Lubotsky, to adopt Resolution No. 3681:

RESOLUTION NO. 3681

RESOLUTION APPOINTING ADDITIONAL ELECTION OFFICIALS FOR 2018-2019

WHEREAS, Wis. Stats. 7.30(4)(a) require the governing body to appoint election officials no later than the last regular meeting in December of each odd-numbered year for the 2018-2019 election cycle; and

WHEREAS, appointments were made at that time, but it has become necessary to appoint additional Election Inspectors to fill open positions at the polls;

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NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the additional Election Inspectors for the 2018-2019 election cycle.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of February, 2019.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, motion carried unanimously.

- b. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Ordinance No. 2924:

ORDINANCE NO. 2924

AN ORDINANCE AMENDING SECTION 13.03 (4) (a)
OF THE CITY OF GREENFIELD MUNICIPAL CODE
PERTAINING TO LICENSE APPLICATIONS

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 13.03 (4) (a) of the Greenfield Municipal Code is hereby amended to read as follows:

- (a) *How made.* Application for a license required by this section shall be made in writing on the form prescribed by the State Department of Revenue. It shall be filed with the City Clerk not less than 15 days prior to the granting of such license. The premises shall be physically described to include every room and storage space to be covered by the license if used for sales, service, consumption, and/or storage of alcohol beverages and records, including living quarters, if used, and including all rooms not separated by a solid wall or joined by connecting entrances. Alcohol beverages may be sold and stored only on the premises described.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of

February, 2019.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, motion carried unanimously.

14. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- (1) One member to the Zoning Board of Appeals for a term to expire 5/1/20 (formerly Donald Kopp) – to be placed on the **NEXT AGENDA**.
- (2) One alternate member to the Board of Review for a term to expire 5/1/24 (newly created position) – to be placed on the **NEXT AGENDA**.

b. Mayor appointments:

- (1) One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz) - to be placed on the **NEXT AGENDA**.

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

Chung, Samantha A. – 2213 N. Cambridge Ave.
Hallberg, Kenneth – 1920 E. Tripoli Ave.

Radtke, Justin R. – 3552 E. Tesch Ave.
Wright, Tami A. – 5920 W. Range Ave.

Motion carried unanimously.

At this time, Mayor Neitzke proceeded to Agenda Item #16b.

16. Department of Neighborhood Services

- a. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to adopt Resolution No. 3680:

RESOLUTION NO. 3680

SPECIAL USE PERMIT FOR REGIONAL FINANCE CORPORATION OF WISCONSIN, A PROPOSED CONSUMER LENDING BUSINESS, TO BE LOCATED AT 7448 W. HOLMES AVE.,

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SUBMITTED BY JOHN SCHACHTEL, D/B/A REGIONAL FINANCE CORPORATION OF WISCONSIN. (TAX KEY NO. 617-9975-020)

WHEREAS, John Schachtel, d/b/a Regional Finance Corporation of Wisconsin, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish a consumer lending business at 7448 W. Holmes Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on February 20, 2019, at 7:05 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, John Schachtel, d/b/a Regional Finance Corporation of Wisconsin, has offices at 979 Batesville Rd., Suite B, Greer, SC 29651.
2. The property is owned by Greenfield L.P., c/o Bonnie Management Corporation, 8430 W Bryn Mawr Ave., Suite 850, Chicago, IL 60631.
3. Regional Finance Corporation of Wisconsin will occupy approximately 1,050 sq. ft. of the multi-tenant commercial building located at 7448 W. Holmes Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 4487, being a part of the Northwest 1/4 of Section 27, Township 6 North, Range 21 East in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 617-9975-020

Said land being located at 7448 W. Holmes Ave.

4. The applicant is proposing to establish a consumer lending business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned PUD Planned Unit Development under the Zoning Ordinance of the City of Greenfield, which permits Consumer Lending as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Holmes Ave. corridor that is developed for commercial uses. Properties to the north, south, east, and west are developed as commercial.
7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of John Schachtel, d/b/a Regional Finance Corporation of Wisconsin, to establish a consumer lending business at 7448 W. Holmes Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on January 8, 2019 and by the Common Council on February 20, 2019. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Regional Finance Corporation of Wisconsin will be 9:00am – 6:00pm, Monday through Saturday.
4. Off-Street Parking. The entire building, under the category of “Shopping Centers,” requires off-street sixty-seven (67) parking stalls. Sixty-two (62) off-street parking stalls are to be provided on site. The Common Council may waive the parking shortage.
5. Signage. Signage shall be in compliance with the City’s Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light spills from the property boundaries. Full-cut off fixtures and or house side shields utilized to minimize light spill. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from view by the existing fence/enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.
 - B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;
 - C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;
 - D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.
17. Miscellaneous.
 - A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.
 - B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

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C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

John Schachtel, d/b/a Regional Finance Corporation of Wisconsin

GREENFIELD, L.P., an Illinois Limited Partnership
By: Greenfield Center, Inc., an Illinois corporation, its general partner
David Lasky - President

Provided to applicant on the
_____ day of _____, 2019

Community Development Manager

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of February, 2019.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, motion carried unanimously.

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At this time, Mayor Neitzke proceeded to Agenda Item #11.

- b. It was moved by Aldperson Kastner, seconded by Alderperson Lubotsky, to adopt Ordinance No. 2925 as amended (amendments shown by underline):

ORDINANCE NO. 2925

ORDINANCE AMENDING SECTIONS 3.12(4) and 3.12(9) OF THE MUNICIPAL CODE RELATING TO FEE SCHEDULES

The Common Council of the City of Greenfield do ordain as follows:

PART I. SECTION 3.12(9)(a) of the Municipal Code is hereby amended as follows:

3.12(9) Inspection Services Department.

(a) Building Permit Fees

* * *

21. Special/courtesy inspection \$200.00/inspection

* * *

23. Occupancy permit:

* * *

Commercial and industrial \$150.00 existing building

Commercial and industrial \$250.00 new construction

Conditional occupancy permit \$100.00

Operating without an occupancy permit after the fact 3x applicable occupancy permit fee

* * *

PART II. SECTION 3.12(9)(d) of the Municipal Code is hereby amended by repealing a particular fee as follows:

3.12(9) Inspection Services Department.

(d) Zoning/Land Use Fees

* * *

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Change in use/occupancy \$50.00

* * *

PART III. SECTION 3.12(9)(e) Sign Permits of the Municipal Code is hereby repealed and Sections (f) through (h) are relettered accordingly as follows:

3.12(9) Inspection Services Department.

* * *

- (e) Certificate of Compliance
- (f) Administrative cost of weed abatement violation
- (g) Christmas tree sales

* * *

PART IV. SECTION 3.12(9)(h) of the Municipal Code is hereby created to read as follows:

3.12(9) Inspection Services Department.

* * *

(h) Outdoor Special Events.

- 1. Building Inspection \$60.00/event
- 2. Plumbing Inspection \$60.00/event
- 3. Electrical Inspection \$60.00/event

* * *

PART V. SECTION 3.12(9)(c)7.c. of the Municipal Code is hereby amended as follows:

3.12(9) Inspection Services Department.

* * *

(c) Plumbing Permit Fees

* * *

7. Miscellaneous fees:

* * *

c. Reinspections \$75.00/inspection

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* * *

PART VI. SECTION 3.12(4) of the Municipal Code is hereby amended to read as follows:

3.12(4) Community Development Division.

* * *

PART VII. SECTION 3.12(4) of the Municipal Code is hereby amended as follows:

3.12(4) Community Development Division.

* * *

23. Zoning and building confirmation letter \$200.00

* * *

30. Zoning Board of Appeals \$300.00

31. Temporary Use \$100.00

* * *

Sign Permits

31. Permanent wall, awning/canopy or monument sign, 50 sf or less \$100.00

32. Permanent wall, awning/canopy or monument sign, 51 sf to 100 sf \$150.00

33. Permanent wall, awning/canopy or monument sign, 101 sf to 200 sf \$200.00

34. Permanent wall, awning/canopy or monument sign, more than 200 sf \$250.00

35. Temporary sign/banner \$60.00

36. Annual maintenance inspection fee \$0.25/sf

37. Extension of time to comply with sign ordinance requirements \$250.00

38. Quadruple fee Upon failure to obtain a permit before sign installation has been started, the total fee charged can be assessed at quadruple the standard fees set forth herein.

* * *

PART VIII. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART IX. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART X. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of February, 2019.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Ms. Johnson said the ordinance increases some fees and cleans up some inspection services and community development fees. Tonight's amended language (shown with underlining) adds a new fee for temporary uses.

Aldersperson Saryan asked why this ordinance did not go to Board of Public Works or Legislative Committee before coming before Council. Ms. Johnson said in the past she was told to take fee ordinances straight to Council. She is willing to explain the ordinance at Finance Committee if desired.

Mayor Neitzke said in the past, fee changes have gone to Finance Committee. New fees would go to Legislative Committee for its review of an ordinance creating them.

Ms. Johnson explained the changes in detail covered in the ordinance. Mayor Neitzke said technically, reclassification of items should go to Legislative Committee; fee-related changes should to Finance Committee. It is at the discretion of the Legislative Committee chairman in the future if they want to see "this ministerial stuff."

On a roll call vote, motion carried unanimously.

17. City Attorney's Report

- a. It was moved by Aldersperson Kastner, seconded by Aldersperson Lubotsky, to approve a Memorandum of Understanding between City of Greenfield and City of Franklin relating to funding a study with respect to sharing or consolidating fire service between the parties.

Mayor Neitzke said the MOU was approved by the City of Franklin.

Mayor Neitzke read a letter into the record from Aldersperson Akers in support of a cooperation agreement, who said it would allow the city to continue to provide high levels of service while being financially responsible.

On a roll call vote, motion carried unanimously.

- b. It was moved by Aldersperson Kastner, seconded by Aldersperson Lubotsky, to adopt Resolution No. 3682:

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3682

A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF GREENFIELD AND THE CITY OF FRANKLIN
RELATING TO THE ENGAGEMENT OF THE WISCONSIN POLICY FORUM
TO ENGAGE IN A FIRE SERVICES STUDY

WHEREAS, the City provides emergency medical, fire and rescue services (collectively herein “Fire Service”) to the community; and

WHEREAS, the City seeks to continue to provide effective and efficient Fire Services; and

WHEREAS, the City has determined that current and future budget considerations and constraints may become a challenge to providing effective and efficient Fire Services; and

WHEREAS, the City, together with other surrounding communities, previously engaged the services of the Wisconsin Policy Forum to study ways that Fire Services may be jointly provided with synergy, reduced duplication and increased flexibility; and

WHEREAS, the City wishes to re-engage the Wisconsin Policy Forum to provide further study of Greenfield and Franklin to determine if tangible benefits to both municipalities exist such that sharing and/or consolidating Fire Service between the parties can sustain or improve upon the existing levels of service while better controlling costs; and

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the Memorandum of Understanding between Franklin and Greenfield in the form attached hereto is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk is hereby authorized to execute the same and deliver it to the City of Franklin.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of February, 2019.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, motion carried unanimously.

Mayor Neitzke noted Franklin has approved this resolution as well.

- c. It was moved by Alderperson Lubotsky, seconded by Alderperson Saryan, for Common Council to go into closed session at 7:46 p.m. pursuant to Wisconsin Statutes, Section 19.85(1)(b) & (f) for the following:

- (1) Considering licensure, social or personal history, or medical information for purposes of issuing a 2018-2019 operator license to Ricky A. Taylor (CC 2/5/19)

On a roll call vote, motion carried unanimously.

- d. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to adjourn closed session and reconvene into open session at 7:57 p.m. Motion carried unanimously.
- e. It was moved by Alderperson Lubotsky, seconded by Alderperson Saryan, to approve issuance of a 2018-2019 operator license to Ricky A. Taylor. Motion carried unanimously.

18. Items for future agenda – bond funding process, capital improvement contract process.

19. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adjourn the meeting at 8:01 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk