

**CITY OF GREENFIELD
REGULAR CITY COUNCIL MEETING MINUTES
February 4, 2025**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, February 4, 2025 at 7:00 p.m. at City Hall at 7738 Commerce Circle.

1. Call Meeting to Order

Mayor Roehl called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Members present: Mayor Nick Roehl, Council Members Corey Bronczyk, Matthew McSheehy, Ben Vandeputte

Staff present: City Administrator Margaret Webb, Zoning Administrator Daniel Van Holland

4. Approval of Agenda

MOTION by Bronczyk, seconded by Vandeputte to approve the agenda. All voted in favor. Motion carried 4-0.

5. Public Comment* - None

6. Consent Agenda

Items listed under Consent Agenda are considered routine in nature and will be enacted by a single roll call vote. There will be no separate discussion on these items unless a Council Member or citizen requests. In that event, the item will be removed from the Consent Agenda and considered in normal sequence.

A. Approve payment of claims in the amount of \$36,133.46

Check #32771-32792

General Fund	\$	25,503.21
ARPA	\$	2,850.00
Greenfield Road Paving	\$	5,010.70
Industrial Park Water	\$	147.00
Industrial Park Sewer	\$	282.00
Developer Escrows	\$	2,340.55

B. Approve Minutes of January 21, 2025 City Council Work session Meeting

C. Approve Minutes of the January 21, 2025 City Council Meeting

D. Quarterly Revenue and Expenditure Report

E. Approve Resolution No. 25-11: Approve Cooperative Agreement with Hennepin County for Local Road Improvement Program Funding

MOTION by Bronczyk, seconded by McSheehy to approve the consent agenda. All voted in favor. Motion Carried 4-0.

7. Public Hearing

A. None

8. Discussion/Action Items

A. Approve Resolution No. 25-12: Accepting Bids and Awarding Contract for Greenfield Park Fourth Addition Lot Grading and Debris Removal

Engineer Wagner explained the Greenfield Park Fourth Addition request by the previous Council, which was to put together plans and specifications to remove trees, grade the lots and remove debris to make the lots pad ready. Thirteen bids were submitted with North Pine Aggregate being the low bid of \$445,246.50. Three options for the Council to consider: 1) award the project, 2) table

for discussion, 3) do not award the bid. Planner Scheib explained the history and the work that has been done through the ARPA funds. The City's goal has been not to make a bunch of money but to get this attractive to the marketplace. This estimate is subject to change order because you don't know what is buried until you get into the trench area of the project. Scheib said that non-City owned lots off Commerce Drive have just sold and he has a couple of interested parties for City owned lots once shovel ready. Scheib is confident that selling three lots will cover the costs. Scheib is working with Northland Securities to approach financial strategies. Scheib recommends tabling the award until more information and details can be gathered.

MOTION by Bronczyk, seconded by Vandeputte to table Resolution No. 25-12. All voted in favor. Motion carried 4-0

- B. City Planner Next Steps Greenfield Park Fourth Addition – covered in item 8A.

9. Information/Miscellaneous

- A. Comments/Reports from Mayor:** None


- B. Comments/Reports from Councilors:** McSheehy shared items he had been researching. He has concerns regarding site lines on the Greenfield Road Paving project. Wagner said it can be made somewhat better and there will be signs with advisory plates. Wagner will have to discuss this with the contractor to see if there will be a change order needed. Brought up concerns regarding the Greenfield Road assessments. Bronczyk asked for dollar amounts rather than percentages. Bronczyk had concerns regarding how McSheehy was phrasing his wording to make sure there is nothing inflammatory. Roehl reminded Council that the reports section of the Council agendas was for updates and not to have discussions. McSheehy brought up retention schedule, Woodland Hills Farm, Lot line adjustments, asked for road information from Public Works, Drug paraphernalia ordinance questions. Bronczyk asked how the process worked to get something put on the agenda or a work session. Roehl said as long as two members of Council want something added it can be put on the agenda. Roehl also stated that responding to residents is great but remember to listen to their concerns and to be patient in response as to get accurate information. McSheehy asked to have the Greenfield Road Assessments/Assessment policy on a work session. No other member supported this request. Roehl noted that he would be interested in this discussion in the future but not at this time. McSheehy asked to have the drug paraphernalia ordinance added to an agenda the next time the attorney is present for other items. Vandeputte supported that request and is interested in listening to the Attorney answer questions/concerns. Bronczyk asked to make sure to record the interviews of potential Council members.

- C. Comments from City Administrator/Staff:** Wagner updated Council with the Well #2 project will be potentially starting up again next week. They need to start soon to meet the March 31st, 2025 deadline.

- D. West Hennepin Fire District 2024 Year End Report**

- 10. Adjourn -** Roehl adjourned the meeting at 8:00 pm.



Mayor Nick Roehl

Attest: Margaret Webb, City Administrator