

**CITY OF GREENFIELD
REGULAR CITY COUNCIL MEETING MINUTES
March 18, 2025**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, March 18, 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. Swearing in Councilmember: Administrator Webb gave the Oath of Office to Robert Wald

4. Roll Call

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

Staff present: City Administrator Margaret Webb, Accountant/Deputy City Clerk Bianca Sanchez, City Engineer Ron Wagner, Attorney John Thames, City Planner Brad Scheib (Remote)

5. Approval of Agenda

MOTION by Bronczyk, seconded by Vandeputte to approve the agenda. All voted in favor. Motion carried 5-0.

6. County Commissioner Update/Presentation – Kevin Anderson

Anderson gave an update on items and projects affecting our district and the County. Federal and State level workings effect Counties and Cities and funding that gets cut will shift responsibility to others. Anderson answered questions from Council. Roehl mentioned that communication between the County and City is key to keeping aware of projects and needs. Anderson welcomed Council and staff to reach out anytime.

7. Public Comment*

Jim Hendrickson 5075 71st Ln – would like to see Greenfield's ordinance amended when it comes to how much wood you can have on a residential property. Asked if Greenfield had a separate ordinance for burning permits. Can burning permits be permanently revoked for a specific property?

8. 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 \$78,190.39

Check #32844-32876

General Fund	\$ 58,614.09
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Industrial Park Water	\$ 6,644.17
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Lake Sarah Sewer	\$	2,262.59
Industrial Park Sewer	\$	9,578.54
Stormwater Management	\$	275.00
Developer Escrows	\$	816.00

B. Approve Minutes of the March 4, 2025 City Council Work Session

C. Approve Minutes of the March 4, 2025 City Council Meeting

MOTION by Bronczyk, seconded by Vandeputte to approve the consent agenda, Motion carried 4-1 with McSheehy voting against.

9. Public Hearing: None

10. Discussion/Action Items

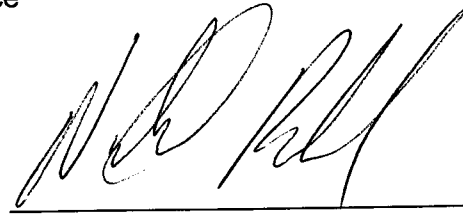
- A. Greenfield Park Fourth Addition – Financing Plan for Site Work: Jessica Green with Northland Securities. Land Clean-up not defined under statutory authorities so Cities look to tax abatement. Propose a private placement with a bank. Presented the impact of a 10 year and 15 year pay back. She suggested a public hearing for April 15th, with a projected bond sale in May and proceeds in June. After discussion and questions, Council directed Northland to look into 7 and 10 year pay back or less, with a bank, with no prepayment penalties. Council consensus was to schedule a public hearing and schedule a closed session for the April 1st meeting to discuss offers and counteroffers.
- B. Approve 90 Day Plat Extension for Woodland Hills Farm Fourth Addition
MOTION by Bronczyk, seconded by McSheehy to approve Plat Extension for 90 days. All voted in favor. Motion carried 5-0
- C. Approve Resolution No. 25-20: Approve Site Plan for PID #11-119-24-41-0009, 9615 Pioneer Trail:
MOTION by Bronczyk, seconded by McSheehy to approve Resolution No. 25-20. All voted in favor. Motion carried 5-0.
- D. Approve Resolution No. 25-21: Approving Preliminary Plat for Vintage Acres, PID #26-119-24-31-0003: Vandeputte recused himself from discussion and voting. Scheib explained the history of the development area with intent to maximize density but couldn't due to site constraints. Planning Commission encouraged shared driveways. Council discussed asking for more right of way (ROW) to assist with trails. Applicant, Sam Vandeputte, 3175 Hunter Dr, Hamel recommended trail consideration on the south side of Town Hall Drive, which is the side the park is located and the north side of Town Hall Drive has topography constraints.
MOTION by Bronczyk, seconded by McSheehy to approve Resolution No. 25-21. Motion carried 4-0 with Vandeputte abstaining.
- E. Approve Resolution No. 25-13: Three Rivers Park Acquisition for PID #31-119-24-12-0010: This item was tabled from March 4th Meeting. The Council discussed asking for more than the 180% minimum requirement but that would make it tough for Three Rivers to defend the use of public funds. Attorney Thames advised a broader conversation requesting changes to the requirements. If Council wants changes they should lobby their State Legislature.
MOTION by Bronczyk, seconded by Wald to approve Resolution No. 25-13. All voted in favor. Motion carried 5-0.

11. Information/Miscellaneous

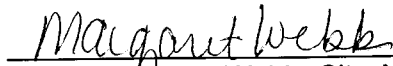
- A. Comments/Reports from Mayor: Roehl attended the NW League meeting where the county assessor updated the mayors on property tax values. Asked to have the proposed zoning reform bill that would limit local decision making authority.

- B. Comments/Reports from Councilors: Bronczyk worked expo with Mayor Roehl and Council Member McSheehy. He talked with a lot of community residents. McSheehy attended the expo also had good conversations with residents. He will attend the PSCWC this Thursday.
- C. Comments from City Administrator/Staff: Webb noted the completion of the 2024 Audit. It went well, with no findings, and ABDO will present the final 2024 Audit at a May Council meeting.
- D. Sheriff Report: Lieutenant Wasgatt was in attendance

12. Adjourn - Roehl adjourned the meeting at 9:51pm.



Mayor Nick Roehl



Attest: Margaret Webb, City Administrator