



City of Greenfield
7738 Commerce Circle
Council Work Session Meeting Minutes
October 4, 2022
5:30 p.m.

1. Call Meeting to Order

2. Roll Call

Members Present: Mayor Johnson, Councilors Steve Jeska and Mark Workcuff

Members Absent: Kyal Klawitter

Present: City Administrator Margaret Webb, City Planner Brad Scheib, City Engineer Ron Wagner, Jennifer Green with Northland Securities and Accountant Bianca Sanchez

3. Sewer and Water Fee Discussion

a. Direction: concurrence on key assumptions.

Staff has worked hard to research archives to search for costs to develop the trunk system. Jessica Green has update future cost estimates for improvements and expansion of the sewer and water infrastructure. Jessica Green presented a power point showing costs, assumptions, and phases etc. Staff has used the comprehensive plan to confirm land area and to translate future development area into units. Johnson asked how the City (50/50) compares to other cities with developer/builder fees. Scheib suggests push 60 developer and 40 builders. Jeska mentioned that the consumer pays no matter how you split it up. Wagner mentioned that if you use the 50/50 equation, it helps developers get in the door. Wagner said another city he works with uses 60 developer/40 builders based on acres. Should staff try and re-coup costs; Johnson yes; Jeska yes; Workcuff yes. Johnson asked where the city compares with our neighboring cities? City is not the highest but at the high end. Scheib noted that all the developers that have been asking for this research to be done that the fees could come out higher and not lower. Scheib said that staff will go back and fine tune the numbers.

4. Siwek Property

a. Direction: concurrence on long term road layout of preliminary plat

b. Next Steps: offers to purchase - closed session

Scheib went over the upcoming Schedule: the Planning Commission will hold the public hearing on the November meeting but he will introduce it to the Planning Commission at the October meeting as they have 45 days to comment so he will get that ball rolling.

Wagner presented the draft of the preliminary plat which shows the layout and patterning. Scheib noted that they will walk through the realignment of Commerce Drive. Plat is mostly outlots with a couple of lots potentially sold. The land owner to the west of Commerce Drive is working with the City also. Platting the outlots and realigning Commerce Drive would happen at a later date when there is some type of trigger where the Hwy 55 intersection would need to be realigned but until that trigger there is no need to reconstruct Commerce Drive but at least it will be platted and the City would be ready to facilitate that improvement. The costs that may be affiliated to this could be cooperative working with MNDot, cleanup grant opportunities, and land owners who come forward with projects. A wetland delineation will need to be done. The timing of

that is yet to be determined. Wagner noted that delineations are only good for five years so it depends on the timing.

Next step start having conversations with property owners on their future plans.

5. Commerce District

- a. General Alignment
- b. Next Steps and Triggers

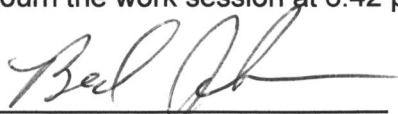
Wagner went over a draft of possible extension of sewer and water to properties on the south side of State Highway 55 running along the railroad. Eventually MNDot will be eliminating access points off of Highway 55 so when that happens there could be grant money available and MNDot could help as well. The City would need to get easements from all property owners. Scheib is there a way to run sewer /water without street?

Wagner said yes. Scheib can we at least get right of way over to Commerce Circle as there are property owners that would benefit by it and the City would benefit by them hooking up. Staff's next steps would be having conversations with the property owners. Johnson has seen this before. Scheib noted the importance of bringing it to the forefront and memorializing that this is the plan and the property owners can see: "this is the plan". Staff will work on costs and talk to property owners wrap this up and put it into a plan document and council can decide to decide if there is a project or not. This also is beneficial when a development or grant opportunity presents itself and we have a plan.

Planning updates – Hedtke property purchased by Clay Montgomery. He is working on concepts. Staff will go through the sketch plan process and then bring it to a workshop as it is a large project. Wagner spoke to his engineer and discussed a lift station or interim lift station on the Hedtke property. Kettering Creek has a developer for the east side of Kola Street.

6. Adjourn

MOTION by Workcuff, seconded by Jeska to adjourn the work session at 6:42 p.m. All voted in favor. Motion carried 3-0.



Mayor Brad Johnson



Attest: Margaret Webb, City Administrator