

**CITY OF GREENFIELD
REGULAR CITY COUNCIL MEETING MINUTES
August 7, 2024**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, August 7, 2024, at 7:13 p.m. at City Hall at 7738 Commerce Circle.

1. Call Meeting to Order

Mayor Johnson 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 Brad Johnson, Council Members Corey Bronczyk, Kyal Klawitter, Nick Roehl, and Mark Workcuff

Staff present: City Administrator Margaret Webb, Accountant Bianca Sanchez, City Engineer Ron Wagner

4. Approval of Agenda

MOTION by Roehl, seconded by Klawitter to approve the agenda moving item 8C to after 9D. All voted in favor. Motion carried 5-0.

- 5. Public Comment** – Mathew McSheehy 8845 Greenfield Rd – wants Council to recognize disparity on some of the Greenfield Road properties regarding potential assessment amounts. Also asked the Mayor if updating the assessment policy is still under discussion. Joe Lepore 6965 Belle St – wanted to know why RFQ for IT wasn't advertised more. Joe & Kathy Hanson 8820 Greenfield Rd – they have 5.01 acres, concerns regarding their assessment. Tom Snyder 8875 Greenfield Rd – questions equitable and consistent concerns regarding assessment. Nathen Hesse 8779 & 8757 Greenfield Road asked for clarification on direct access. Emily Bidne 8757 Greenfield Road – asked to have her appraised value reconsidered due to wetlands.

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 \$201,680.40

Check #32397-32421

General Fund	\$ 155,899.23
American Rescue Plan Act	\$ 8,342.50
Park Dedication	\$ 62.50
Greenfield Road Paving	\$ 29,444.94
Industrial Park Water	\$ 2,740.59
Lake Sarah Sewer	\$ 166.00
Industrial Park Sewer	\$ 1,466.48
Developer Escrow	\$ 3,558.16

B. Approve Worksession Minutes of the July 16, 2024 Council Meeting

C. Approve Minutes of the July 16, 2024 City Council Meeting

D. Approve Performance Increase for Administrative Assistant

MOTION by Klawitter, seconded by Workcuff to approve consent agenda. All voted in favor.
Motion carried 5-0.

7. Public Hearing

8. Discussion/Action Items

A. Approve Resolution No. 24-31 – Authorizing the Issuance and Awarding the Sale of General Obligation Improvement Bonds, Series 2024A.

Jessica Green with Northland Securities explained that two bids were received with Baird and Co. the low bid. Green went over the bond summary. This will be a 15 year bond. Rating Report came in with a AA rating, which is a good score rating. True Interest cost came in at 3.47%, which was lower than predicted. This saved the City around \$192,000.00.

MOTION by Klawitter, seconded by Workcuff to approve Resolution 24-31. All voted in favor.
Motion carried 5-0.

B. Individual Resident Questions/Answers regarding Assessments on Greenfield Road Project. Engineer Wagner explained that the assessment numbers presented in the Feasibility Study were preliminary. The final numbers are one year away. He consulted with the City Attorney and the Appraiser to collectively answer the concerns. Wagner would like to see a cutoff of concerns until the actual public hearing. Council did not agree with his request and encouraged residents that have questions/concerns to contact staff for review and staff will advise Council on their findings. Wagner reported his findings on each individual property that had concerns.

C. Closed Session pursuant to MN Stat. 13D.05 subd. 3©(3) to discuss offers and counteroffers related to the real property located at PID's (5-119-24-22-0003 and 35-119-24-23-0005)

This item was moved to after 9D. Council entered into its regular session after the closed session noted above. Staff has direction.

9. Information/Miscellaneous

A. **Comments/reports from Mayor** – Night to Unite was a great success. Johnson thanked staff, public works, the Sheriff, and the Vendors for making this a great success.

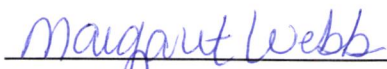
B. **Comments/reports from Councilors-** Roehl confirmed the Highway 55 Coalition dues were approved for 2025. Council echoed the Mayors comments that Night to Unite was a success.

C. **Comments/reports from City Administrator/Staff** – Night to Unite helicopter was called out so was not able to attend. Wagner – variance to seal the errant well was approved. The contractor will begin new well installation in October, electronic wiring will get done during winter and the pipework should be hooked up by May. Greenfield Road scheduled to start on Monday with Silt fence weather pending. Wagner is anticipating phase II and III to be initiated in the spring. He will not allow phase II to begin this year after September 30, 2024.

D. **Hennepin County Sheriff Update**

10. Adjournment 8:41pm



Mayor Brad Johnson

Attest: Margaret Webb, City Administrator