



City of Greenfield
7738 Commerce Circle
Council Work Session Meeting Minutes
February 7, 2023
6:00 p.m.

1. Call Meeting to Order

2. Roll Call

Members Present: Mayor Johnson, Councilors Kyal Klawitter, Mark Workcuff, Corey Bronczyk and Nick Roehl

Present: City Administrator Margaret Webb, City Engineer Ron Wagner, Public Works Supervisor Kris Menth and Accountant Bianca Sanchez

3. Streets/Roads Discussion

A & B History & Planning

Wagner gave an update on where the City has been and where they are going in regards to the streets. Wagner said he started contracting with the City in 2012 and there wasn't any major street work done until 2016 besides general maintenance by the public works department. In 2016 Commerce Circle was done and ¼ mile of Pioneer Trail off County Road 50. In 2019 Wagner put together a street assessment which showed almost all to be in poor condition. The City has been gradually improving the streets since then. In 2021 there was a major Street Improvement project completed. In 2022 there were some street overlay projects completed. With all of this it has brought the paved street completion rate up to close to 30%. In 2022 PCI ratings were not completed but staff will update the PCI numbers in the spring of 2023. Staff is working on the maintenance projects for 2023. Looking forward, staff is working on a 2023 Street Improvement Project using the 429 process. This will get us over 50% of the existing paved streets. The City has gravel roads that they would like to get paved. Senator Robbins is putting together a bonding bill to pave Greenfield Road and improve safety at the intersection of Greenfield Road, Town Hall Drive, and County Road 50. If we get bonding money that would be great but if we don't it is a very significant amount of money to compete. There are three problem areas on Greenfield Road that will be addressed in May or June of this year to make the road passable year round. Once the PCI numbers are in for 2023, staff will start putting together a CIP plan for 2025 and 2027. There is a bunch of unpaved major collector roads – Greenfield Road, Town Hall Drive, Queen Street, and Pioneer Trail. Staff does maintenance annually 50% of streets get crack filled each year and every 7 years a road gets seal coated. There is point where you don't spend any more money on maintenance and go to patching and overlay.

Wagner touched on the Assessment policy which is assessed by lots. 50% of the expense is paid by the City and 50% assessed to direct access lots. 1/3 of the expense assessed to non-direct benefiting lots. If a road goes from gravel to paved it will be 100% assessed to the residents. Public Works Supervisor, Menth noted that there are 15 miles of gravel roads in Greenfield. Roehl asked when Hidden Ln housing was developed? Johnson noted about early 2000's. Roehl asked about the negative escrow on the Hidden Ln development. Johnson said the negative escrow happened during a time when the City went through 7 Administrators during a very short time and this was not the only escrow that had this situation. Bronczyk noted that this would be a dispute between the residents and the developer not the

residents and the City. Klawitter feels for the residents. There is a policy which has to be applied equally which is fair to everyone and if you make an exception in this case now you are creating an avenue for what is the next exception? Klawitter said we are going in the right direction with our street improvements and maintenance. Johnson said the ask in the bonding bill was \$5.38 million to pave and reconstruct Greenfield Road from County Road 10 to Hwy 55 and realign Town Hall Drive and County Road 50. Workcuff asked about Belle Street South gravel portion was divided 50/50? Johnson said the justification was the savings that would be made without having a grader, packer etc. on our new road.

4. Adjourn

MOTION by Workcuff, seconded by Bronczyk to adjourn the meeting. All voted in favor. Motion carried 5-0. Meeting adjourned 6:53 p.m.



Mayor Brad Johnson



Attest: Margaret Webb, City Administrator