

**CITY OF GREENFIELD
REGULAR CITY COUNCIL MEETING MINUTES
March 17, 2020**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, March 17, 2020, at 7:00 p.m. in the Council Chambers 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

3. Roll Call

Members present: Mayor Johnson, Council Members Mark Workcuff, Steve Jeska, Kyal Klawitter, Mike Erickson
Staff present: City Administrator-Clerk Margaret Webb, City Planner Brad Scheib

4. Approval of Agenda

MOTION by Johnson, seconded by Erickson to add 6.C., 8.E. and 8 F. to the agenda. All voted in favor 5-0. Motion carried.

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 so 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 \$29,345.99

Check #29254-29286

General Fund	\$ 23,104.90
Park Dedication	\$ 64.00
Industrial Park Water	\$ 8,085.39
Lake Sarah Sewer	\$ 860.35
Industrial Park Sewer	\$ (3,414.28)
Stormwater Management	\$ 27.50
Developer Escrows	\$ 618.13

B. Approve minutes of the March 4, 2020 City Council Meeting

C. Approve Resolution No. 20-21: Approving Interfund Transfer

MOTION by Jeska, seconded by Workcuff to approve the consent agenda as amended. All voted in favor 5-0. Motion carried.

7. Public Hearings – None

8. Discussion/Action Items

A. Approve Resolution No. 20-17: Approving Final Plat for Green Acres East.

City Planner Scheib explained the history and challenges of Green Acres East which is why they are moving from six lots to three lots. Building a road was cost prohibitive with just six lots and no response from the landowner to the south of them to discuss platting and cost sharing. Outlot A is not a buildable lot until they complete the platting process which would be approve a final plat. Schendel Lake Road would have to be built when outlot A is platted. Outlot A has to be developed within 2 year or less or they would have to go through the whole preliminary and final plat process. When further development happens the benefiting property owners will be responsible for the cost of the road connecting from Pioneer Trail to Fern Lane. Johnson had no questions. Klawitter

asked if driveways for Lot 1 and Lot 2 will have Pioneer Trail access. Planner Scheib said yes, Lot 1 and Lot 2 will be off of Pioneer Trail and Lot 3 will be off of Schendel Lake Drive in the Cities ROW. Karineimi, the applicant said this was the best solution they could come up with given all the challenges. Erickson wanted to confirm that the city is doing its best to minimize access points off of Pioneer Trail. Scheib explained with a yes but in this case Lot 1 and Lot 2 couldn't have a shared driveway due to wetland constraints.

MOTION by Klawitter, seconded by Jeska to approve Resolution No. 20-17: Final Plat for Green Acres East. All voted in favor 5-0. Motion carried.

B. Approve Resolution No. 20-18: Approving Preliminary & Final Plat for Rolling Crow Estates.

Scheib reviewed staff report addressing the primary issue which is road connection from Greenfield to Hanover where the cul-de-sac ends at Lot 12 Block 1 Riverbend Estates or through Rolling Crow Estates. Economics make it difficult to require a road for two lots in Rolling Crow Estates. Plan B was to get additional ROW from Lot 12 Block 1 Riverbend Estates, the Holman's parcel and work with Hanover regarding the Bechtold property, 02-19-24-13-0002. Hanover mentioned that the property owner been there forever with no interest in developing but Hanover has noted in the file the cities desire to connect in the future. Plan A solution was to have not require a road to be built now but have an easement given for future road. Scheib reviewed the findings to support council decision.

Council allowed for public comment at this time. Lynn Holman, 10847 Greenfield Road, does not want a road. Hanover does not want the road. Hanover emergency services says it will not save time. Comp plan says should be development driven – this does not seem to be such a project.

Nick Holman, 10847 Greenfield Road, has made statements to Planning Commission and Council in the past. Nick said he understands that it is hard to decide between residents and government.

John Geis, applicant, has owned the property for 20 years and has tried to go through all possibilities. He doesn't like the road easement requirement but it is a common middle ground. Klawitter asked if he was in support with proposal. Geis said not in support but will be ok with it. Klawitter asked the Holman's if the easement is acceptable. Nick Holman said it is acceptable with the driveway easement with landscaping and adequate screening to mitigate the glare. Staff Engineer will work on the road easement to minimize the impact on the property. Erickson asked if Lot 1 would subdivide, will the city require a road. Scheib answered with yes, any subdivision request or in the event of a public safety need. The cost of the future street and improvements shall be borne by the benefiting property owners. Jeska is ok with resolution and understands that Geis has agreed and understands.

MOTION by Workcuff, seconded by Klawitter to approve Resolution No. 20-18: Preliminary and Final Plat for Rolling Crow Estates. All voted 5-0. Motion carried.

C. Approve Resolution No. 20-19: Approving Supporting Infrastructure Accountability

The bill proposal gives the city another tool in the tool box to create revenue for road maintenance and infrastructure. There is no way to generate revenue for indirect roadways to developments and not use the general fund. This is not a tool to apply everywhere. It takes planning. Scheib stated that it is not harmful to approve this, you don't have to use it, but it would be available if needed. Johnson and Erickson are in support of this. Jeska asked if this is this going to be a deterrent to builders. Scheib answered with it could be. Jeska has a concern for too much government control. Klawitter said those driving the cost should pay the cost. Erickson said the roads in Greenfield have issues and this should only apply for when you have a need.

Motion by Erickson, seconded by Workcuff to approve Resolution 20-19. All voted 3-2. Jeska and Klawitter voting nay. Motion carried.

D. Approve Resolution No. 20-20: Approve Grant Funding Application to the Hennepin County Corridor Planning Program.

City Planner Scheib explained grant request of \$50,000 and what the grant would be used for should we get awarded. Grant is to get Siwek property shovel ready, how business can hookup to city sewer/water, regional stormwater plan south of Highway 55 and marketing material for the industrial and general business district and future guided areas of industrial and general business

areas. Staff will also seek support from CorTrust Bank, owner of PID 29-119-24-44-0008 and 29-119-24-41-0039.

MOTION by Klawitter, seconded by Erickson to approve Resolution No. 20-20. All voted in favor 5-0. Motion carried.

E. Mayor's Proclamation Declaring a Local Emergency

Mayor Brad Johnson declared a local emergency.

F. Approve Resolution No. 20-22: Extending Mayor's Declared Emergency

MOTION by Erickson, seconded by Jeska to approve Resolution No. 20-22. All voted in favor 5-0. Motion passed.

9. Information/Miscellaneous

A. Comments/reports from Mayor. Attended the North West League meeting and topic of discussion was legislation that the builder's association is pushing get rid of fees that cities charge to developers and push all fees onto all taxpayers. Other legislation would limit cities ability to regulate development and would change how you would collect for park dedication fees.

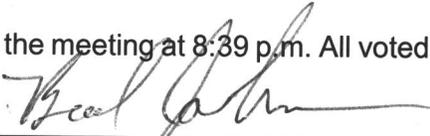
B. Comments/reports from Councilors. Workcuff attended the Planning Commission workshop and mentioned that Scheib gave a quick planning commission training 101 that was very helpful for all. Jeska none. Erickson thanked Council and Staff for kindness shown during his mother's passing. It meant a lot to him and his family. Klawitter none.

C. Comments/reports from City Administrator/Staff. Audit was completed this week and Abdo is scheduled to present the 2019 financials on May 5th.

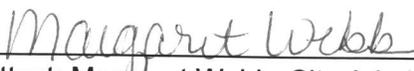
D. Sheriff's Activity Report. Reports included in packet.

10. Adjourn

MOTION by Erickson, seconded by Workcuff to adjourn the meeting at 8:39 p.m. All voted in favor 5-0. Motion carried.



Mayor Brad Johnson



Attest: Margaret Webb, City Administrator-Clerk