

**GREENFIELD CITY COUNCIL WORKSHOP  
MINUTES  
May 19, 2020**

The City Council of the City of Greenfield, Hennepin County, Minnesota, met in workshop session, on Tuesday, May 19, 2020 at 5:30 p.m. at City Hall, 7738 Commerce Circle.

**1. Call meeting to order**

Mayor Johnson called the meeting to order at 5:30 p.m.

**2. Roll Call**

Members present: Mayor Johnson, Council Members Mike Erickson, Kyal Klawitter, Steve Jeska, Mark Workcuff

Staff present: City Administrator-Clerk Margaret Webb, City Planner Brad Scheib, City Engineer Ron Wagner, Jessica Green, Northland Securities

**3. Development Financing – Northland Securities**

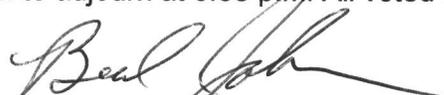
Jessica Green, Northland Securities, explained Tax Increment Financing (TIF) to support different types of projects. Housing TIF can be up to 25 years. Owner occupied can include public utilities. Scenario 1, Kettering Creek 2<sup>nd</sup> Addition, has existing infrastructure but SAC & WAC have not been paid yet. The Preliminary Plat and PUD have been approved and they are looking for TIF. Scenario 2, Hedtke Parcel, is raw land with no infrastructure and no trunk fees paid the developer would have to agree to an assessment. Abatement wouldn't be an option for scenario 2. Johnson stated interest in talking if something comes forward. Scheib asked what is the ask and what the gap from these developers? This will take some time and effort by the developer to present to council. Scheib said developers want to know; what is the cities willingness to listen? Johnson stated that he would be interested in listening if something comes forward. Scheib suggested to re-evaluate our development fees weather they are too high or too low compared to other local cities. Klawitter said fees should have a basis as to what actual costs so we are able to recoupe expenses. Klawitter if the market is not there than that is not in the City's control, that would be a developer issue.

**4. Road Assessment Project – Hakanson Anderson**

Ron Wagner gave an overview of the project. Project cost estimate of 1.1 million includes overhead costs of Hakanson Anderson. Step 1 is the council order a feasibility report which shows a more detail estimate of costs. Statute Chapter 429 follows assessment requirements. Statute Chapter 444 covers stormwater assessment requirements. Council can stop the process at any time but any costs incurred would have to be paid. Johnson would like to send a letter to Belle Street residents (gravel portion) asking their willingness to pay for a paved road. Erickson is in favor of paving Belle Street south of Pioneer Trail. Jeska said it is a horse a piece and is in favor of what the resident wants unless it is added costs to the city. Jeska added his comments from the development fees above. His question would be: do we want to be competitive and have development or not? Workcuff said the roads are a mess. Greenfield has got to do the right thing and it may hurt a little now but it needs to be done. It's a difficult decision. Erickson said there is a lot more to consider when you pave or not. Consider wear and tear on the grader, tires, labor, etc. Workcuff said it would be cheaper now to pave as the contractor would be in the area versus at a later date when they are not in the area. Klawitter said our job is to do what is most cost effective for the city. We need to set the city up for the future with good decisions now.

**5. Adjourn**

MOTION by Klawitter, seconded by Workcuff to adjourn at 6:53 p.m. All voted in favor 5-0. Motion carried.



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Mayor Brad Johnson



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Attest: Margaret Webb, City Administrator-Clerk