



**City of Greenfield**  
**7738 Commerce Circle**  
**Regular Council Meeting Agenda**  
**September 22, 2020**  
**5:30 p.m.**

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*\*Note: Due to COVID-19 Pandemic, the Emergency Management Director declares that it is not safe for the public to attend. Per Statute 13D.021 some members may appear telephonically. The meeting is available to listen to remotely.*

**Page**

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call - Mayor Johnson, Councilors Erickson, Jeska, Klawitter, Workcuff**
- 4. Approval of Agenda**
- 5. Public Hearing – 2021 Street Renewal Project**
  - 1) Presentation of project (Power Pointe by Ron Wagner, City Engineer)**
    - a. Reclaim Project
    - b. Shape and Pave Project
    - c. Overlay Project
    - d. Drainage Issues
      - i. Storm Sewer and Curb and Gutter
    - e. Chestnut Street

**2) Review of Assessment Policy Outline and Assessment Option**

Per City Resolution No. 19-31, Special Assessment Policy, approved October 1, 2019 assessment methods considered were Front Footage, Area, Unit or a combination. The following assessment policy's would apply for each project type:

Overlay – Type 1 Improvement. Covered 100% by the City – no assessment.

Reclaim and Repave (Rehabilitate) – Type 1 Improvement, 90% of the low value of the benefit will be assessed to the property with City covering the remaining cost.

Shape and Pave – Type 1 Improvement, 0% covered by the City. This may require 75% (verify with attorney) of the adjacent residents to agree to the project

\*\*Driveway Approaches – shall be part of the overall project and not assessed separately.

### 3) Project Timeline

1.	City Council Receives Feasibility Report and Schedules Public Hearing	August 18, 2020
2.	City Council Holds Public Hearings for Improvement Project	September 22 & 23, 2020
3.	City Council Orders Plans and Specs	October 5, 2020
4.	City Council Approves Plans and Specifications and City Council Approves and Authorizes to Advertise for Bid	January 19, 2021
5.	Open Bids	February 10, 2021
6.	City Council Considers Award of Contract or Discontinues Process	February 16, 2021
7.	If Awarded, Contractor Completes Construction	By July 31, 2021
8.	City Council Holds Assessment Hearing and Adopts Assessment Roll	September or October, 2021

4. Open Public Hearing

5. Recess

**6. Adjourn**

## MEMORANDUM

**TO:** Margaret Webb, City Administrator

**FROM:** Ronald J. Wagner, PE  
City Engineer

**DATE:** September 17, 2020

**RE:** 2021 Street Renewal Project – Project Public Hearing

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Per current City of Greenfield assessment policies, the 2021 Capital Improvement Plan (CIP) Street Renewal Project will result in assessments of properties adjacent to the project. The Special Assessment process is laid out in State Statute Chapter 429. The following is a brief outline of the process and the information available in the project's Feasibility Report.

Attached to this memorandum will be a map of the project area and proposed assessments for each property. This map is included as part of the feasibility study as well. Also attached is an agenda for the Public Hearings that will take place September 22<sup>nd</sup> and 23<sup>rd</sup>, 2020.

The project area (we are referencing as South Pioneer Trail Area) included the following streets:

- a. Reclaim and repave
  - i. Nielsen Circle
  - ii. Pioneer Trail
  - iii. Belle Street (north of Pioneer Trail)
  - iv. 71<sup>st</sup> Lane N
  - v. 71<sup>st</sup> Avenue N
  - vi. 69<sup>th</sup> Lane N
  - vii. 70<sup>th</sup> Avenue N
- b. Shape and Pave
  - i. Belle Street (south of Pioneer Trail)
- c. Overlay (not an assessment project per City policies)
  - i. 76<sup>th</sup> Avenue N
  - ii. Fern Court

As required by Chapter 429, a Feasibility Report has been prepared by Hakanson Anderson and was approved by City Council at the August 18, 2020 meeting contingent requested revisions being made. The report has now been revised per the Council comments. This report discusses the existing conditions of the project area and the need for the project. It outlines the proposed project schedule, improvements and feasibility of those improvements from a construction stand point as well as from a financial stand point. The report details the estimated total project cost, proposed funding sources, and resulting estimated assessments towards each property.

The City will hold Public Hearings for the improvement project as required by Chapter 429. At these hearings the Council will receive comments and information from property owners. After these public hearings are completed the Council may move forward with the project as proposed or modify the project, or choose to not go forward with the project.

If the project moves forward the Council will need to order the preparation of plans and specifications and the next Council meeting. Once Council approves the plans the project will be advertised for bidding and award the project with an anticipated award date of mid-February 2021. Council can choose to discontinue the project at any time until the project has been awarded to a contractor. Construction would start in the spring of 2021 with completion anticipated mid to late summer.

Once the construction has been completed City Council will hold an Assessment Hearing and Adopt final Assessment Rolls. The construction will need to be 100% complete with all the construction costs totaled prior to this. The Assessment Hearing is anticipated to be September or October 2021.





TREE MEADOWS

REBECCA PARK TRAIL

20310

4865

4805

SHEET 1 OF 1 SHEETS

2021 EXHIBIT FOR CITY OF GREENFIELD  
DATE 06/11/20 FILE NO. GR.301



Hakanson and Anderson  
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DATE	REVISION	BY	CHK
8/12/20	FEASIBILITY REPORT	BML	
9/2/20	REVISED ASSESSMENTS	BML	
		RDW	

76TH AVE

## 1

## 2

2031C

GREENFIELD

PIONEER TRAIL

FERN CT

7500

7495

7460

7455

7400

7350

7310

## 101

7

6

3

5

4

67

7325

66

7295

7290

11

7300

10

7260

12

7240

13

5160

15

5140

16

5130

19

5040

20

5000

21

4970

22

4970

23

4970

24

4960

25

4950

26

7145

64

7140

100

7105

71

5085

72

5075

73

5055

74

5025

75

4985

76

4935

77

4970

81

4975

27

4950

28

JUBERT HILLS

63

7075

62

7045

7070

99

7050

98

5170

96

5160

97

4963

83

4969

84

4970

85

4985

86

4970

81

4960

80

4975

29

4950

28

FOREST TRAIL ADDITION

60

6975

61

6955

60

5175

94

5155

95

5000

92

5000

91

4910

90

6985

87

6965

88

6970

82

6950

33

6940

34

4820

35

59

6905

58

5775

57

5185

5115

56

5055

53

5015

52

4965

51

4945

50

4925

49

6855

48

6840

37

6805

47

6770

38

MCKINLEY 2ND ADDITION

5095

55

5075

54

4905

46

6595

45

6524

44

6565

43

6520

40

6375

42

6370

41

6524

39



- 1/6 REU RENEWAL (\$1144.87)
- 1/3 REU RENEWAL (\$2289.74)
- 1 REU RENEWAL (\$6869.21)
- 1/3 REU RENEWAL (\$2289.74)
- 1 REU BELLE ST SHAPE AND PAVE (\$13511.01)

COUNTRY

BELLE STREET

CHESINU

GREENFIELD

DRGORAN