



City of Greenfield
7738 Commerce Circle
Regular Council Meeting Agenda
August 18, 2020
7:00 p.m.

**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. Dial 1-800-430-1833, when prompted enter access code 2527125#.*

	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 Comments <i>*During the COVID-19 declared emergency, all posted meetings will be held at scheduled time and date but open to the public at limited capacity. Some members may attend telephonically. Should you have public comment please email mwebb@ci.greenfield.mn.us by noon on the scheduled meeting date and your comments will be read at the meeting.</i>	
6. Consent Agenda <i>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.</i>	
A. Approve payment of claims in the amount of \$275,088.48	2-5
Check #(29510-29539)	
General Fund	\$ 272,983.78
Park Dedication	\$ 333.79
Industrial Park Water	\$ 527.02
Lake Sarah Sewer	\$ 228.95
Industrial Park Sewer	\$ 802.43
Stormwater Management	\$ 82.51
Developer Escrows	\$ 130.00
B. Approve minutes of the August 5, 2020 City Council Workshop Meeting	6
C. Approve minutes of the August 5, 2020 City Council Meeting	7-8
7. Public Hearings - None	
8. Discussion/Action Items	
A. Approve Resolution No. 20-31; Accepting the Feasibility Study and Calling for a Public Hearing on the 2021 Street Improvements	9-35
B. Approve Ordinance 2020-02: Ordinance Amending Section 90.02 Nuisance Ord	36-38
C. Border to Border Broadband Development Grant Program https://mn.gov/deed/programs-services/broadband/grant-program/	
9. Information/Miscellaneous	
A. Comments/reports from Mayor	
B. Comments/reports from Councilors	
C. Comments/reports from City Administrator	
10. Adjourn	

***Check Detail Register©**

August 2020

Check Amt Invoice Comment

10100 Bank West

Paid Chk# 029510 8/18/2020 ACE HARDWARE					
G 100-20200	Accounts Payable	\$1.90	20-07/31		Fasteners
G 100-20200	Accounts Payable	\$49.99	20-07/31		Metal Tripoxy Sprayer
G 100-20200	Accounts Payable	\$118.29	20-07/31		Misc. Supplies
Total ACE HARDWARE		\$170.18			

Paid Chk# 029511 8/18/2020 AFFORDABLE SANITATION					
G 100-20200	Accounts Payable	\$126.00	4265		Monthly Service(Handicap)
Total AFFORDABLE SANITATION		\$126.00			

Paid Chk# 029512 8/18/2020 AMERIPRIDE SERVICES INC					
G 100-20200	Accounts Payable	\$7.89	10004828929		Service Charge
G 100-20200	Accounts Payable	\$8.86	10004828929		Kris M
G 100-20200	Accounts Payable	\$6.13	10004828929		Kris B
G 100-20200	Accounts Payable	\$6.10	10004828929		Sean P
G 100-20200	Accounts Payable	\$9.92	10004828929		Towels
G 100-20200	Accounts Payable	\$10.40	10004828929		Mats
G 100-20200	Accounts Payable	\$6.10	1004783631		Kris B
G 100-20200	Accounts Payable	\$7.89	1004783631		Service Charge
G 100-20200	Accounts Payable	\$8.86	1004783631		Kris M
G 100-20200	Accounts Payable	\$10.10	1004783631		Towels
G 100-20200	Accounts Payable	\$6.10	1004783631		Sean P
G 100-20200	Accounts Payable	\$10.40	1004783631		Mats
G 100-20200	Accounts Payable	\$6.10	1004834068		Sean P
G 100-20200	Accounts Payable	\$10.40	1004834068		Mats
G 100-20200	Accounts Payable	\$9.92	1004834068		Towels
G 100-20200	Accounts Payable	\$6.13	1004834068		Kris B
G 100-20200	Accounts Payable	\$8.86	1004834068		Kris M
G 100-20200	Accounts Payable	\$7.89	1004834068		Service Charge
Total AMERIPRIDE SERVICES INC		\$148.05			

Paid Chk# 029513 8/18/2020 ANCHOR INDUSTRIES INC					
G 100-20200	Accounts Payable	\$7,044.00	78878		COVID 20X40 Tent-Elections
Total ANCHOR INDUSTRIES INC		\$7,044.00			

Paid Chk# 029514 8/18/2020 CARSON, CLELLAND & SCHREDER					
G 100-20200	Accounts Payable	\$748.15	20-07/30		Zoning Enforcement-7685 84th Ave N
G 100-20200	Accounts Payable	\$1,089.93	20-07/30		Criminal w/expenses
G 100-20200	Accounts Payable	\$35.63	20-07/30		COVID-Guidance
G 820-20200	Accounts Payable	\$47.50	20-07/30		Joint Powers Agreement
Total CARSON, CLELLAND & SCHREDER		\$1,921.21			

Paid Chk# 029515 8/18/2020 CEMSTONE PRODUCTS COMPANY					
G 100-20200	Accounts Payable	\$520.00	2216734		Concrete Blocks for Material Storage
Total CEMSTONE PRODUCTS COMPANY		\$520.00			

Paid Chk# 029516 8/18/2020 CENTRAL APPLICATORS INC					
G 100-20200	Accounts Payable	\$1,518.00	17583		Ditch Spraying
Total CENTRAL APPLICATORS INC		\$1,518.00			

Paid Chk# 029517 8/18/2020 CENTURYLINK					
G 100-20200	Accounts Payable	\$373.71	20-07/28		Phone service
Total CENTURYLINK		\$373.71			

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August 2020

			Check Amt	Invoice	Comment
Paid Chk# 029518	8/18/2020	CITY OF ROCKFORD			
G 100-20200	Accounts Payable		\$46,760.78	20-07/31	1st 1/2 Fire Protection
	Total CITY OF ROCKFORD		\$46,760.78		
Paid Chk# 029519	8/18/2020	CMS FABRICATING ENTERPRISES IN			
G 100-20200	Accounts Payable		\$50.00	2020-11678	Trailer Repair
	Total CMS FABRICATING ENTERPRISES IN		\$50.00		
Paid Chk# 029520	8/18/2020	DAVES MULCH STORE LLC			
G 100-20200	Accounts Payable		\$780.00	21261	Wood Chips-Playground
	Total DAVES MULCH STORE LLC		\$780.00		
Paid Chk# 029521	8/18/2020	FOBBE, CHRISTINA D			
G 100-20200	Accounts Payable		\$100.00	20-08/06	Cleaning City Hall
G 100-20200	Accounts Payable		\$100.00	20-08/13	Cleaning City Hall
	Total FOBBE, CHRISTINA D		\$200.00		
Paid Chk# 029522	8/18/2020	HAKANSON ANDERSON ASSOC. INC.			
G 100-20200	Accounts Payable		\$187.50	44419	(3) ROW Permits
G 602-20200	Accounts Payable		\$110.00	44419	Review Water Hookup
G 404-20200	Accounts Payable		\$312.50	44419	Park Shelter Structure Issue
G 820-20200	Accounts Payable		\$82.50	44419	Sidewalk Grading Consulting
	Total HAKANSON ANDERSON ASSOC. INC.		\$692.50		
Paid Chk# 029523	8/18/2020	HOLIDAY CREDIT OFFICE			
G 100-20200	Accounts Payable		\$66.12	20-08/08	Fuel
G 100-20200	Accounts Payable		(\$0.95)	20-08/08	Fuel Credit
	Total HOLIDAY CREDIT OFFICE		\$65.17		
Paid Chk# 029524	8/18/2020	HOLLYWOOD AUTO LLC			
G 100-20200	Accounts Payable		\$187.90	6251	Tires for Patching Trailer
	Total HOLLYWOOD AUTO LLC		\$187.90		
Paid Chk# 029525	8/18/2020	INDIGO SIGNWORKS INC			
G 100-20200	Accounts Payable		\$1,170.00	82468	COVID Barrier Shields-Elections
	Total INDIGO SIGNWORKS INC		\$1,170.00		
Paid Chk# 029526	8/18/2020	INNOVATIVE OFFICE SOLUTIONS LL			
G 100-20200	Accounts Payable		\$239.35	30400001	CRF Pens and Tape for Elections
G 100-20200	Accounts Payable		\$26.13	30400001	Bathroom Towels
G 100-20200	Accounts Payable		\$54.54	3048932	Batteries for Hand Sanitizer Stations Covid 19
	Total INNOVATIVE OFFICE SOLUTIONS LL		\$320.02		
Paid Chk# 029527	8/18/2020	KD & COMPANY RECYCLING INC			
G 604-20200	Accounts Payable		\$82.51	17570	Shouldering Repairs
	Total KD & COMPANY RECYCLING INC		\$82.51		
Paid Chk# 029528	8/18/2020	LAMPERTS			
G 100-20200	Accounts Payable		\$22.00	1948870	Treated Wood
	Total LAMPERTS		\$22.00		
Paid Chk# 029529	8/18/2020	MCFOA			
G 100-20200	Accounts Payable		\$45.00	20-07/02	Dues-Tori
	Total MCFOA		\$45.00		

***Check Detail Register©**

August 2020

		Check Amt	Invoice	Comment
Paid Chk# 029530 8/18/2020 OMANN CONTRACTING COMPANIES				
G 100-20200	Accounts Payable	\$164.82	14647	Mix Pothole Patching
G 100-20200	Accounts Payable	\$32,777.25	29033	Lee Street Overlay
G 100-20200	Accounts Payable	\$22,662.75	29033	Linda Lane Overlay
G 100-20200	Accounts Payable	\$112,629.00	29033	Country Cir & Country Ln Overlay
G 100-20200	Accounts Payable	\$30,516.75	29033	Davis Street Overlay
Total OMANN CONTRACTING COMPANIES		\$198,750.57		
Paid Chk# 029531 8/18/2020 PIKE, SEAN				
G 404-20200	Accounts Payable	\$21.29	20-08/03	Stake For Parking Lot Barriers Central Park
Total PIKE, SEAN		\$21.29		
Paid Chk# 029532 8/18/2020 PREMIUM WATERS INC				
G 100-20200	Accounts Payable	\$41.19	603275-07-20	Monthly Water
Total PREMIUM WATERS INC		\$41.19		
Paid Chk# 029533 8/18/2020 QUILL CORPORATION				
G 100-20200	Accounts Payable	\$73.02	8661150	Copy Paper
Total QUILL CORPORATION		\$73.02		
Paid Chk# 029534 8/18/2020 SUN PRESS & NEWSPAPERS				
G 100-20200	Accounts Payable	\$39.58	786403	PAT Primary
G 100-20200	Accounts Payable	\$63.32	787446	Primary Election
Total SUN PRESS & NEWSPAPERS		\$102.90		
Paid Chk# 029535 8/18/2020 T-MOBILE				
G 100-20200	Accounts Payable	\$20.82	20-08/05	Sean
G 100-20200	Accounts Payable	\$20.82	20-08/05	Kris B
G 100-20200	Accounts Payable	\$20.80	20-08/05	Kris M
Total T-MOBILE		\$62.44		
Paid Chk# 029536 8/18/2020 WEBB, MARGARET				
G 100-20200	Accounts Payable	\$64.24	20-08/11	PreBoxed Touchless Lunch Election Judges
G 100-20200	Accounts Payable	\$44.30	20-08/11	PreBagged Touchless Dinner-Election Judges
Total WEBB, MARGARET		\$108.54		
Paid Chk# 029537 8/18/2020 WELLAVITA INC				
G 100-20200	Accounts Payable	\$10,995.00	901491	Crowd Control-Elections
Total WELLAVITA INC		\$10,995.00		
Paid Chk# 029538 8/18/2020 WRIGHT HENNEPIN -CITY USAGE				
G 603-20200	Accounts Payable	\$801.35	20-08/10	150-1486-5200 - WWTP
G 100-20200	Accounts Payable	\$689.41	20-08/10	Streetlights
G 601-20200	Accounts Payable	\$32.20	20-08/10	050-1513-9600 - WTP Security
G 603-20200	Accounts Payable	\$1.08	20-08/10	050-1486-5200 - WWTP Security
G 100-20200	Accounts Payable	\$96.61	20-08/10	040-1364-0800 - OTH Security
G 100-20200	Accounts Payable	\$20.52	20-08/10	000-0100-6938 - Siren
G 601-20200	Accounts Payable	\$494.82	20-08/10	150-1513-9600 - WTP
G 602-20200	Accounts Payable	\$118.95	20-08/10	121-1276-6200/6300/6400-Lk Sar
G 100-20200	Accounts Payable	\$345.37	20-08/10	121-1270-0101 - City Hall
G 100-20200	Accounts Payable	\$60.69	20-08/10	150-1539-8500 - Stoplights
Total WRIGHT HENNEPIN -CITY USAGE		\$2,661.00		
Paid Chk# 029539 8/18/2020 XCEL ENERGY				
G 100-20200	Accounts Payable	\$75.05	20-08/03	51-5652764-9 - Streetlight OTH

***Check Detail Register©**

August 2020

	Check Amt	Invoice	Comment
G 100-20200 Accounts Payable	\$0.45	693566472	51-5840754-6 - Usage-OTH Shed
Total XCEL ENERGY	\$75.50		
10100 Bank West	\$275,088.48		

Fund Summary

10100 Bank West

100 General Fund	\$272,983.78
404 Park Dedication	\$333.79
601 Industrial Park Water	\$527.02
602 Lake Sarah Sewer	\$228.95
603 Industrial Park Sewer	\$802.43
604 Stormwater Management	\$82.51
820 Developer Escrows-2014 to Curr	\$130.00
	\$275,088.48

**GREENFIELD CITY COUNCIL WORKSHOP
MINUTES
August 05, 2020**

The City Council of the City of Greenfield, Hennepin County, Minnesota, met in workshop session, on Tuesday, August 05, 2020 at 6:00 p.m. at City Hall, 7738 Commerce Circle.

1. Call meeting to order

Mayor Johnson called the meeting to order at 6:00 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

4. 2021 Budget Discussion

Webb highlighted many line items that had significant changes or needed further explanation. Due to the current pandemic, Council's intent for the 2021 budget cycle is to try and keep the levy impact to the residents flat. As detail costs continue to become available staff will continue to update the budget projections with Council's intent in mind.

5. Adjourn

MOTION by Erickson, seconded by Jeska to adjourn at 7:00 p.m. All voted in favor 5-0. Motion carried.

Mayor Brad Johnson

Attest: Margaret Webb, City Administrator-Clerk

**CITY OF GREENFIELD
REGULAR CITY COUNCIL MEETING MINUTES
August 05, 2020**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, August 05, 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 7:03 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 Margaret Webb

4. Approval of Agenda

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

5. Public Comment. **During the COVID-19 declared emergency, all posted meetings will be held by telephonic means pursuant to Minnesota Statutes Section 13D.021. Should you have public comment please email mwebb@ci.greenfield.mn.us by noon on the scheduled meeting date and your comments will be read at the meeting*

Mayor responded to last meeting's public comments and stated the potholes on Belle have been taken care of.

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 \$96,107.71

Check #(29489-29509)

General Fund	\$ 81,482.18
Park Dedication	\$ 1,757.30
Industrial Park Water	\$ 3,962.90
Lake Sarah Sewer	\$ 1,577.19
Industrial Park Sewer	\$ 5,591.90
Developer Escrows	\$ 1,376.24

B. Approve minutes of the July 21, 2020 City Council Meeting

C. Approve Liquor License for Harvest Wines & Spirits, LLC

D. Approve performance increase for Administrative Assistant

E. Approve performance increase for Zoning Administrator/Accountant

F. Approve performance increase for Public Works Maintenance/Heavy Equipment Op

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

7. Public Hearings

A. Vacation of Drainage & Utility Easement between Lot 1 and Lot 2 Greenfield Third Addition

MOTION by Workcuff, seconded by Erickson to open public hearing at 7:06 p.m. All voted in favor. Motion carried 5-0.

Public Hearing Comments - None

MOTION by Erickson, seconded by Jeska to close public hearings at 7:07 p.m. All voted in favor. Motion carried 5-0.

8. Discussion/Action Items

A. Approve Resolution 20-30 Vacating a Drainage and Utility Easement between Lot 1 and Lot 2 Greenfield Third Addition.

MOTION by Jeska, seconded by Klawitter to approve Resolution 20-30. All voted in favor. Motion carried 5-0.

9. Information/Miscellaneous

A. Comments/reports from Mayor. Mayor recapped Night to Unite. Last night was the best weather we have ever had. Thank you to the Sheriff's office, Rockford Fire Department, Loretto Fire Department and Rockford Royalty for attending. Also, thank you to Veolia for providing the food and serving it. Stated the park looked great and a huge thank you to Public Works staff for their work they did prior to the event and Staff for working the event. Also, noted the face painter and animal balloon artist was there and popular as always. Mayor stated residents and vendors thanked him for having the event.

B. Comments/reports from Councilors. Workcuff stated he attended the virtual watershed meeting – 4th generation comments were taken. He also stated the roads look good. Erickson stated roads look good, even Greenfield road. Klawitter summarized the internet committee meeting. Introductions and housekeeping were taken care of along with establishing a meeting schedule for Wednesday evenings at 6 p.m. He stated they had a good meeting, discussed DEED, next thing is brainstorming. The committee realizes this is a community problem not a city problem. Klawitter feels there will not be a one vendor/carrier solution. Greenfield will need multiple answers due to its' topography.

C. Comments/reports from Zoning Administrator/Staff. Staff reminded Council and residents that City Hall is open for AB voting Saturday by law. Staff noted the informational comments provided by Hakanson Anderson regarding the PSCWC 4th generation plan. Hoisington will update Council on Ag Preserve at the next workshop. Workshop will start at 5:30 to accommodate the City Planner and budget discussion. The City has spent about 12,000 out of the \$218,000. Reports are due to Minnesota Management on a monthly basis.

IT – COPO received a reasonable quote from CenturyLink for faster internet for the city. Lead time is 90-120 days and the cost is lower than expected. Staff will start the process to upgrade.

10. Adjourn

MOTION by Workcuff, seconded by Erickson to adjourn the meeting at 7:34 p.m. All voted in favor. Motion carried 5-0.

Mayor Brad Johnson

Attest: Margaret Webb, City Administrator

MEMORANDUM

TO: City Council
Margaret Webb, City Administrator
Kris Menth, City Public Works Supervisor

FROM: Ronald J. Wagner, PE
City Engineer

DATE: August 13, 2020 for August 18, 2020 Council Meeting

RE: 2021 Street Renewal Project

Per the Capital Improvement Plan (CIP) the following improvements are proposed for the 2021 project:

- a. Overlays
 - i. 76th Avenue N
 - ii. Fern Court
 - iii. 71st Avenue N
 - iv. 69th Lane N
 - v. 70th Avenue N
- b. Reclaim and repave
 - i. Nielsen Circle
 - ii. Pioneer Trail
 - iii. Belle Street (north of Pioneer Trail)
 - iv. 71st Lane N
- c. Shape and Pave
 - i. Belle Street (south of Pioneer Trail)

A topographic survey of the existing street and ditches has been completed and we are just starting our final design of the project. Our design will provide drainage solutions that have plagued portions of these streets.

This is proposed to be an assessment project for the improvements. It has been determined Special Assessment 429 for the street improvements would be the proper avenue to use for assessment of benefitting properties.

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.

A preliminary plan and cost estimate with resulting associated potential assessments have been prepared for discussion purposes. The methodology used for the preliminary assessment roll was 50% would be City funded with the remaining cost as being full assessment for direct access and 1/3 (33%) assessment for most types of indirect access and 1/6 (16.2%) for indirect access at the edge of the project. These assessments values are within the Draft Feasibility Report.

The cost estimates include 25% cost for contingency and overhead. Once the final design is completed this factor can be reduced. Also, the appraisals are anticipated to be available by the time of the meeting. Knowing those appraisals amount of the benefit of a street renewal or new street, the proposed residents' assessments may need to be adjusted to meet the City's policy to only charge up to 90% of the lowest appraisal value range. This means the City's total contribution may be more than shown in the Draft Feasibility Report.

The overall assessable project costs (per Greenfield Assessment Policy) are estimated at around \$1.1 million.

We anticipate modifications of the Draft Feasibility Report will be necessary to match Greenfield Assessment Policy once the appraisal value is known. We recommend the City Council provides us with direction to make adjustments necessary to the Feasibility Report and then accept the to be modified Feasibility Report per Resolution and order a public information hearing for September 25, 2020.





Greenfield

FEASIBILITY REPORT
FOR
2021 GREENFIELD STREET RENEWAL PROJECT INCLUDING RECLAMATION OF
PIONEER TRAIL (SOUTH OF 76TH ST TO CITY LIMIT), 71ST LANE (PIONEER TRAIL
TO BELLE STREET) & BELLE STREET (71ST LANE TO PIONEER TRAIL) ALSO
INCLUDES BELLE STREET SHAPE AND PAVE (PIONEER TRAIL SOUTH TO
EXISTING TERMINUS)

CITY OF GREENFIELD, MINNESOTA

AUGUST 2020

DRAFT

Prepared by:



3601 Thurston Avenue
Anoka, MN 55303
Telephone: 763-427-5860

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under State of Minnesota Statutes Sections 326.02 to 326.16.

Ronald J. Wagner

26052
Reg. No.

August 13, 2020
Date

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TITLE SHEET

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EXHIBITS

LOCATION MAP A

2019 CITY PCI RATING MAP B

TYPICAL STREET SECTIONS C

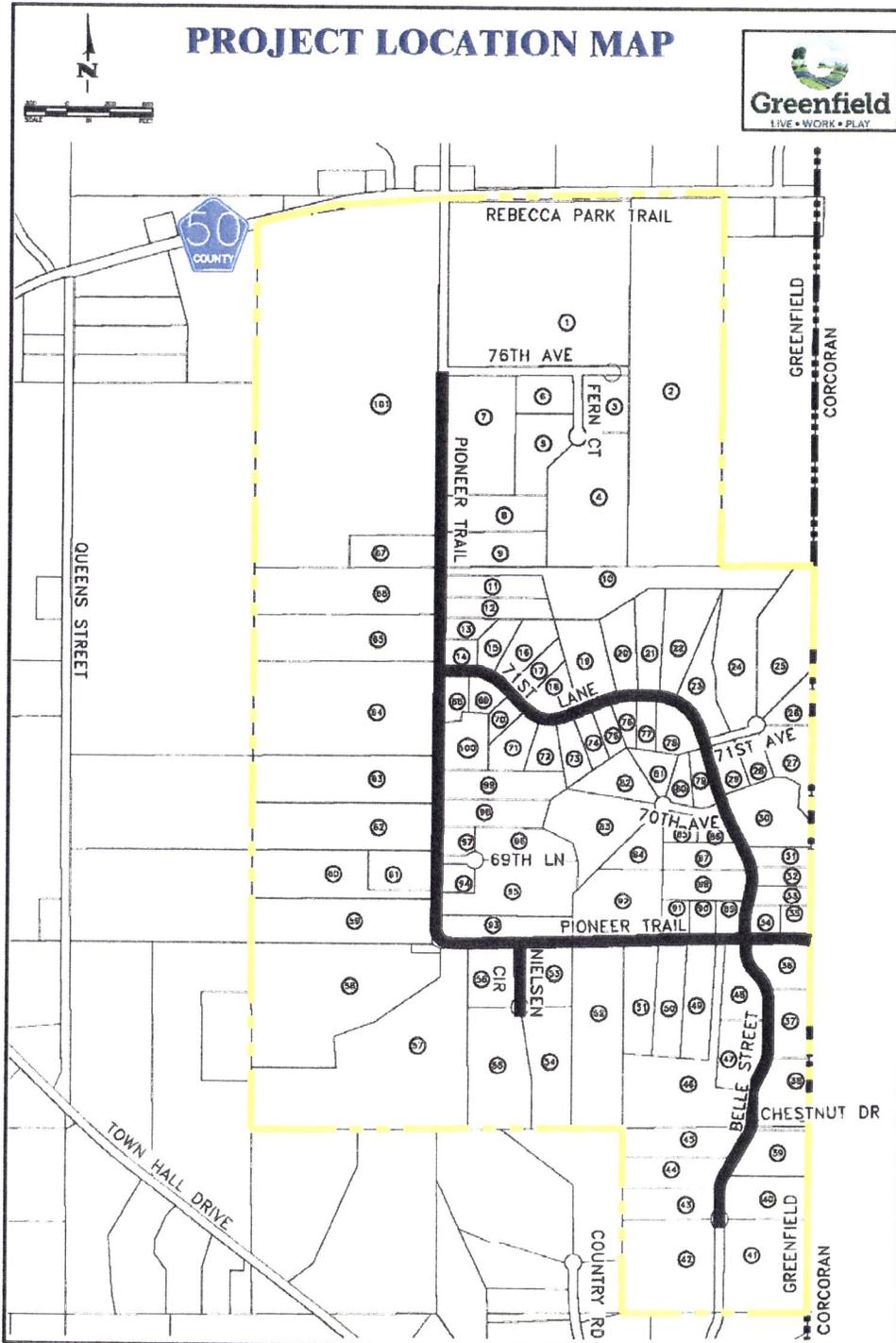
BENEFITING PROPERTIES MAP D

ASSESSMENT CALCULATION E

I. INTRODUCTION

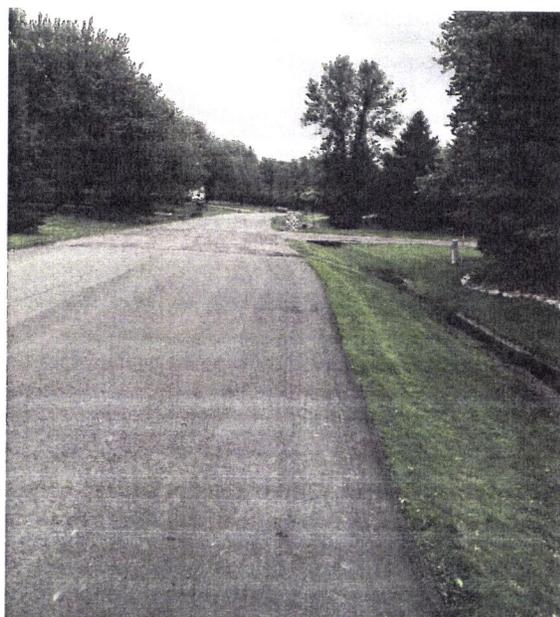
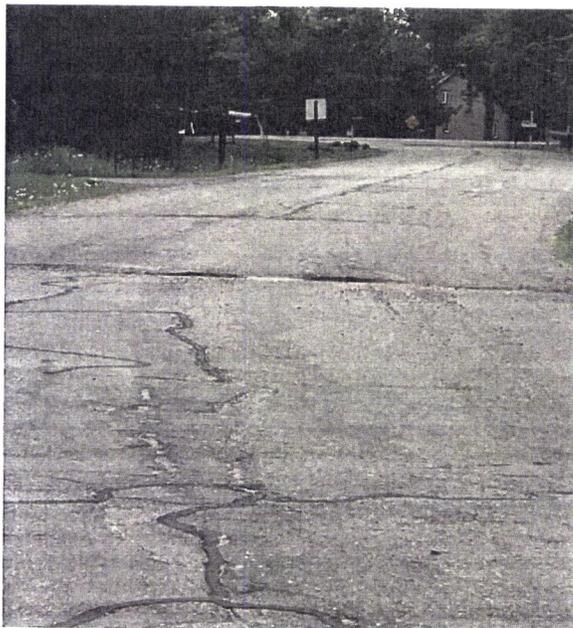
The purpose of this Feasibility Report is to present the City of Greenfield with a preliminary examination of municipal street improvements for the following streets within Greenfield, Minnesota.

1. Pioneer Trail (south of 76th Street to city limit)
2. 71st Lane (Pioneer Trail to Belle Street)
3. Belle Street (71st Lane to Pioneer Trail)
4. Belle Street (Pioneer Trail south to existing terminus)



The report discusses the proposed scope of improvements, preliminary cost estimates and a project schedule. The report has been prepared in compliance with Minnesota State Statutes 429 for projects resulting in special assessments.

Loretto Estates was platted in the early 1970's. According to city records, Pioneer Trail, 71st Lane, and Belle Street north of Pioneer Trail were all paved in 1976 or 44 years ago. The existing conditions of these streets have deteriorated to a point that a full depth reclaim is recommended. The cost and time associated with patching necessary to maintain the streets is increasing and becoming substantial.

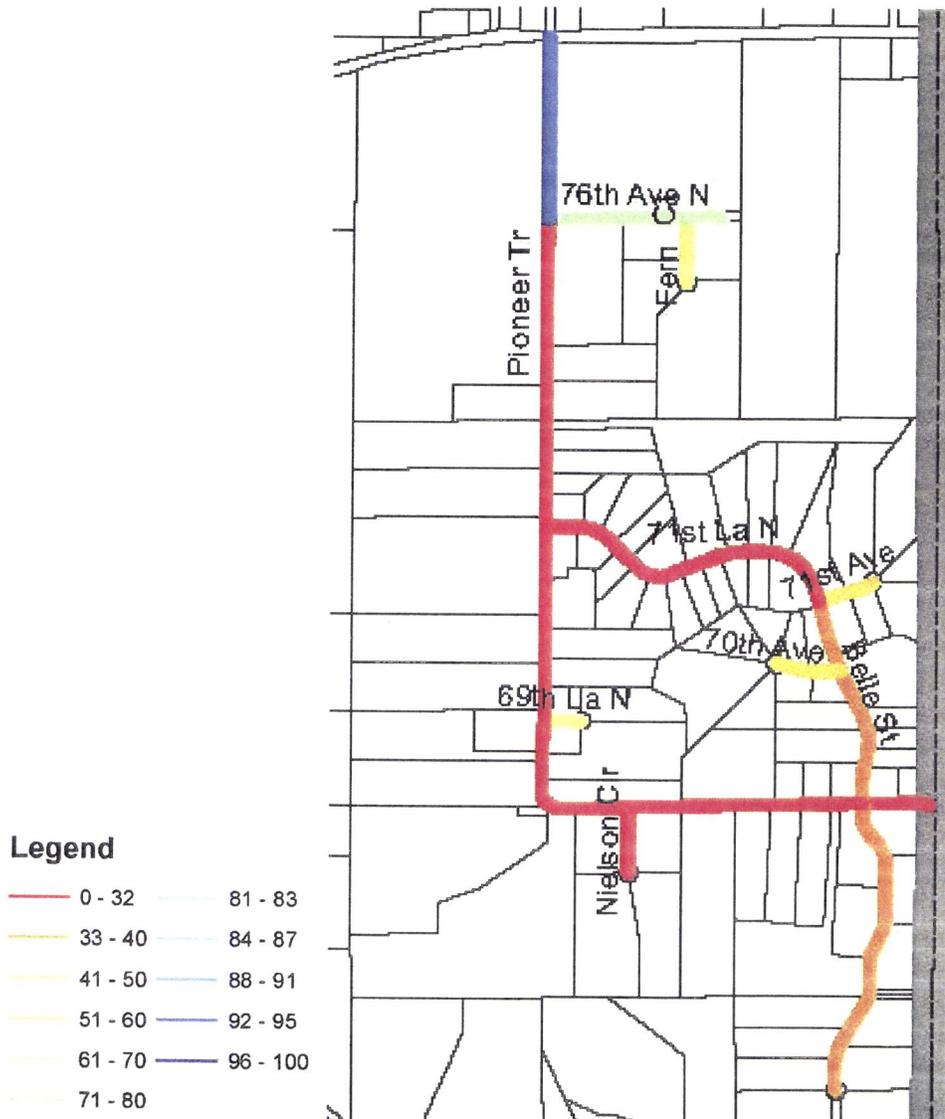


A few areas of these streets, particularly 71st Lane for 1,000' east of the creek crossing and Pioneer Trail where it crosses the creek have needed extra attention from the city over the years.

The section on 71st Lane is extremely flat and holds water in the ditches. This causes the street base to stay wet and weak and promotes frost damage. Our intention is to provide curb, gutter, and storm sewer to alleviate this issue.

The low area of Pioneer Trail has also required additional attention from city public works. Since no driveways exist in this area, our intention is to increase the strength of the street by thickening the street base. This will raise the street away from the water level and provide more cover over the culvert.

The existing street surface in the project site have PCI (Pavement Condition Index) Ratings of between 39 and 54 which is well below the average in the City of Greenfield. See Exhibit B for City wide PCI rating map. Typically, pavements with PCI Ratings of 50 or less are in their final stages of useful life and will need to be reconstructed or overlaid in the very near future.

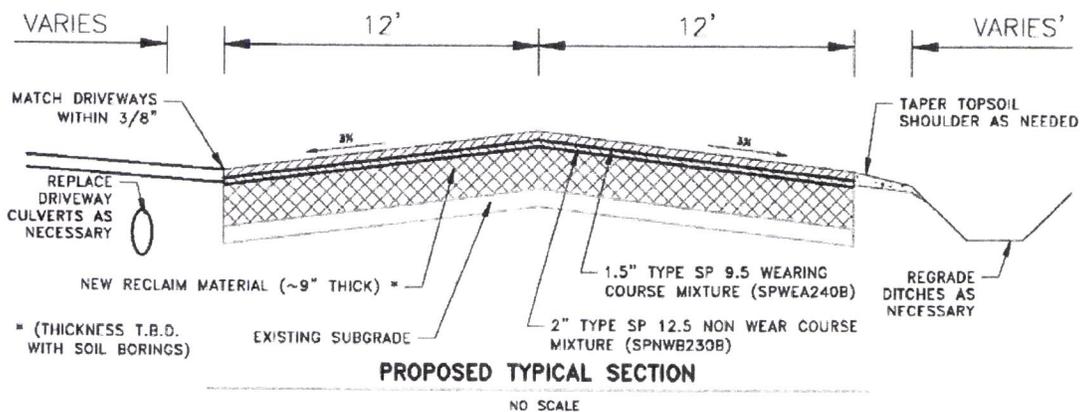
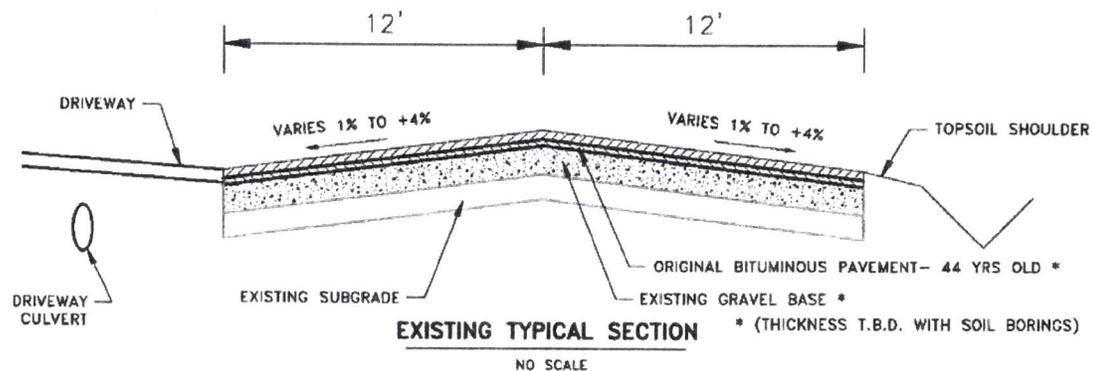


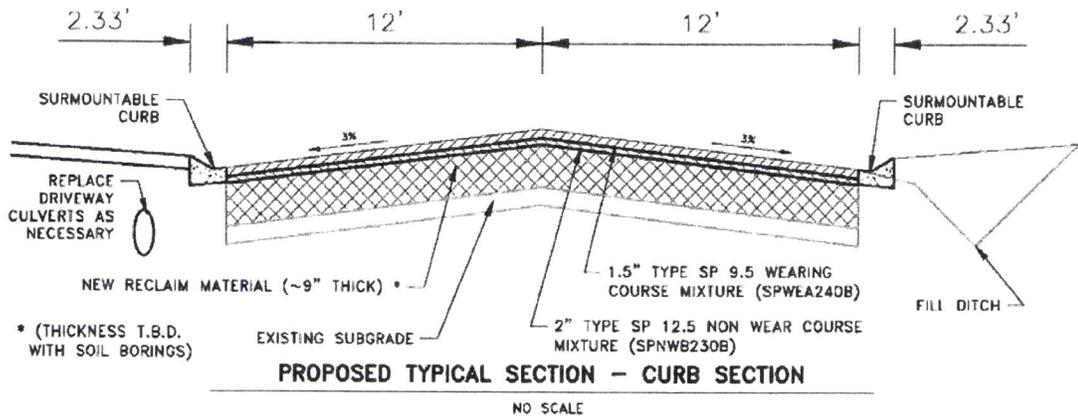
The project area 2019 streets have been included on the Street Renewal list and included in the Capital Improvement Plans (CIP). Due to this, the City Council authorized a Feasibility Report be completed to determine costs and potential sources of funding.

II. PROPOSED PROJECT

The proposed street renewal project consists of improving the following streets within and around Loretto Estates, specifically 71st Lane, Pioneer Trail, and Belle Street. Proposed improvement work includes full depth reclaim, replacement of any center line culverts determined as structurally deficient, shaping and compaction of the reclaim and placement of a 3 ½" of bituminous with a topsoil shouldering and seeding. The proposed street typical section would be in general conformance with current City Street Standards.

The typical street section would be a paved rural section with no curb and gutter. A short section of 71st Lane is anticipated to need curb and gutter to address existing road failures likely caused by lack of proper drainage. Existing bituminous driveways will be milled a few feet back from the road and matched into the new road elevation. All concrete driveways will be saw cut at a joint and replaced with concrete to match the new bituminous elevation. All gravel driveways will have in kind gravel material added to match the new bituminous street elevation.





Surface water within the project area will be conveyed via the existing storm sewer system through a combination of driveway culverts, ditches and cross culverts except the short section of 71st Lane where curb and gutter with catch basins and storm sewer will be installed. Most center line culverts will be replaced as existing culverts are corrugated metal pipe that are up to 45 years old and the life expectancy of the reconstructed road will exceed the life expectancy of the existing culverts. Minimal ditch work and driveway culvert replacement is included as part of this project.

Also included in this report is Belle Street south of Pioneer Trail. The City Council requested this be added for several reasons:

1. It is currently gravel and located at least 1 ½ miles away from any other Greenfield gravel street which increases cost to maintain and wear and tear on city equipment.
2. Some residents have inquired regarding asphalt pavement for the street to alleviate dust and improve ride and remove recurring frost boils.
3. The cost to complete the work will be lower if combined with a larger adjacent similar project.

The Belle Street south project would consist of adding additional new class 5 aggregate as needed to provide a stable base for the asphalt. The street will be "shaped" to ensure proper cross slopes for drainage off of the surface. Some minor ditch work to ensure the ditches drain properly will be required in the northern section of this project. Some culvert replacement or elevation adjustment may also be necessary. Once the street has been shaped, the street will receive two layers of asphalt for a total of 3 ½" thick and 24' wide. On either side, approximately 2' of topsoil shouldering with grass seed shall be placed. Since Chestnut Street is not city right-of-way and three properties served by Chestnut Street are not in the City of Greenfield, Chestnut Street cannot be included in the project without a number of items occurring (mainly cooperation from all three Chestnut Street residents and the City of Corcoran).

As part of the City of Greenfield's ongoing Street Maintenance Program the overall project will include an overlay of 69th Lane, 70th Avenue and 71st