



City of Greenfield  
7738 Commerce Circle  
Regular Council Meeting Agenda  
March 4, 2025  
7:00 P.M.

*\*Public Comment: To address the Council, speakers are asked to sign in and will be heard in the order of sign-up. Public comments shall be made at the podium with a three-minute time limit per speaker. Please begin by stating your name and address.*

	Page
1. Call Meeting to Order	
2. Pledge of Allegiance	
3. Roll Call - Mayor Roehl, Councilors Bronczyk, McSheehy, Vandeputte	
4. Approval of Agenda	
5. Three Rivers Park District Presentation	
6. Public Comments*	
7. 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 \$71,118.98	2-4
Check #32824-32843	
General Fund	\$ 28,562.25
Greenfield Road Paving	\$ 36,202.18
Industrial Park Water	\$ 202.50
Industrial Park Sewer	\$ 637.50
Stormwater Management	\$ 1,800.00
Developer Escrows	\$ 3,714.55
B. Approve Minutes of the February 18, 2025 City Council Workshop Meeting	5
C. Approve Minutes of the February 18, 2025 City Council Meeting	6-7
8. Public Hearing	
9. Discussion/Action Items	
A. Resolution No. 25-13: Approving Three Rivers Acquisition	8-9
B. Approve Pay Estimate #4: Greenfield Road Reconstruction	10-13
C. Resolution No. 25-14: Approving 2025 Gravel Hauling Contractor	14-15
D. Resolution No. 25-15: Approving 2025 Dust Control Contractor	16-17
E. Resolution No. 25-16: Approving 2025 Crack Seal Contractor	18-19
F. Resolution No. 25-17: Approving 2025 Fog Seal Coat Contractor	20-21
G. Resolution No. 25-18: Approving 2025 Patching & Overlay Contractor	22-23
H. Resoltuion No. 25-19: Approving 2025 Crushed Aggregate	24-25
I. Appointment to City Council Vacancy	26
9. Information/Miscellaneous	
A. Comments/reports from Mayor	
B. Comments/reports from Councilors	
C. Comments/reports from City Administrator	
D. Comments/reports from Staff - Siwek Property	27-29
10. Adjourn	

## CITY OF GREENFIELD

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**\*Check Detail Register©**

Checks 32824-32843

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>10100 Bank West</b>					
<b>32824</b>	03/04/25	<b>ADAMS PEST CONTROL</b>			
G 100-20200		Accounts Payable	\$82.11	4052108	Quarterly Spray
		Total	\$82.11		
<b>32825</b>	03/04/25	<b>Amazon Capital Services</b>			
G 100-20200		Accounts Payable	\$116.36	1CTM-XDC9-	F350 Toolbox/Fuel Tank Install Supplies - Wire Stripping and Crimping Tools, Metal Switch, Heat Shrink Connectors, Wire Lugs
G 100-20200		Accounts Payable	\$71.55	1THF-TL7H-	Wireless Keyboard and Mouse Combo (City Admin)
G 100-20200		Accounts Payable	\$759.98	1THF-TL7H-	Stand Up Desks (Admin Assistant and Accountant)
		Total	\$947.89		
<b>32826</b>	03/04/25	<b>CITY OF HANOVER</b>			
G 100-20200		Accounts Payable	\$15,198.54	25-03/15	Quarterly 1 - Fire Protection
		Total	\$15,198.54		
<b>32827</b>	03/04/25	<b>ECM Publishers Inc</b>			
G 100-20200		Accounts Payable	\$30.00	1035178	2025 Street Patching/Overlay Projects
		Total	\$30.00		
<b>32828</b>	03/04/25	<b>Hakanson Anderson</b>			
G 820-20200		Accounts Payable	\$381.05	54043adj	Punchlist Items - Bushwood Hills
G 100-20200		Accounts Payable	(\$381.05)	54043adj	Punchlist Items - Bushwood Hills
G 820-20200		Accounts Payable	\$191.50	54564	Wetland Question, Comm. Re. DW and Wetland Fill w/ Engineering Staff and Developer
G 820-20200		Accounts Payable	\$202.50	54565	Review of Dev Agreement and Fin Summary w/ City Admin, Rock Fin Summary and Dev Agreement Info with City Attorney and City Admin
G 820-20200		Accounts Payable	\$270.00	54566	Review of Concept Plan, Prepare Memo for City Planner
G 426-20200		Accounts Payable	\$1,979.00	54567	Greenfield Road Paving
G 100-20200		Accounts Payable	\$5,307.50	54568	Ad for Bid, Questions from Bidders, Bid Opening, Bid Memo, Prepare Memo to Council, Draft Grading Plans, Specs and Bidding Docs, Engineers Estimate
G 100-20200		Accounts Payable	\$372.00	54569	WCA BWSR Reporting
G 100-20200		Accounts Payable	\$1,023.00	54569	9085 Pioneer Trail Wetland Violation
G 820-20200		Accounts Payable	\$372.00	54569	TEP Communication, App Review & Level 1 TEP Meeting
G 601-20200		Accounts Payable	\$202.50	54570	Discussion on Start Up Date, Comm. w/ City Attorney re. Response to Contractors Questions, Comm. w/ MBI
G 100-20200		Accounts Payable	\$67.50	54571	ROW Permit Reviews
G 100-20200		Accounts Payable	\$135.00	54571	Public Works Specs
G 100-20200		Accounts Payable	\$961.00	54571	PCI Map Update
G 100-20200		Accounts Payable	\$67.50	54571	Resident Communication
		Total	\$11,151.00		
<b>32829</b>	03/04/25	<b>HENNEPIN COUNTY TREASURER</b>			
G 100-20200		Accounts Payable	\$116.52	1000238970	Radio Admin Fee (4)
		Total	\$116.52		

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**\*Check Detail Register©**

Checks 32824-32843

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>32830</b>	03/04/25	<b>Hoisington Koegler Group Inc</b>			
G 100-20200		Accounts Payable	\$225.00	006-051-185	Data Practice Request
G 100-20200		Accounts Payable	\$1,556.25	006-051-185	Misc. Planning Svcs
G 603-20200		Accounts Payable	\$637.50	006-051-185	Long Term Infrastructure Planning- Coordination w/ Veolia and City Engineer re. Committee Work, Coordination w/ City Admin re. Workshop Agendas, Infrastructure Committee Coordination, Prepare Scenario Evaluation Matrix, Review Council Member Info and Background Info
G 820-20200		Accounts Payable	\$1,825.00	006-051-185	Internal Team Collaboration, Preparation for PC Meeting, Project Administration, Coordination w/ Applicant, City Attorney and Staff, Review Extension Letter, Review of Additional Public Comments
G 820-20200		Accounts Payable	\$472.50	006-051-185	Sketch Plan Review - Compare Comprehensive Plan Assumptions & Review Staff Report, Project Coordination, Application Coordination, Email Correspondence, Prepare CC Staff Report
		Total	\$4,716.25		
<b>32831</b>	03/04/25	<b>Lano Equipment Inc</b>			
G 604-20200		Accounts Payable	\$450.00	03-1132292	Kubota Excavator Rental - Ice Buildup in Vernon Street Ditch
G 604-20200		Accounts Payable	\$1,400.00	03-1132317	Frost Ripper Tooth-Fits
G 604-20200		Accounts Payable	(\$50.00)	03-1132406	Kubota Excavator Rental - Ice Buildup in Vernon Street Ditch
		Total	\$1,800.00		
<b>32832</b>	03/04/25	<b>LEAGUE OF MN CITIES</b>			
G 100-20200		Accounts Payable	\$1,871.11	423624	2024 Safety Training Meetings
		Total	\$1,871.11		
<b>32833</b>	03/04/25	<b>MENARDS</b>			
G 100-20200		Accounts Payable	\$25.38	23593	2023 Single Axle Brine Pump Repair Parts
G 100-20200		Accounts Payable	\$14.91	23717	Table Cloth (3)
		Total	\$40.29		
<b>32834</b>	03/04/25	<b>MIDCO</b>			
G 100-20200		Accounts Payable	\$160.42	25002410114	Monthly Service
		Total	\$160.42		
<b>32835</b>	03/04/25	<b>NAPA AUTO PARTS</b>			
G 100-20200		Accounts Payable	\$467.38	581689	1999 Grader - Battery
		Total	\$467.38		
<b>32836</b>	03/04/25	<b>NORTHERN LINES CONTRACTING, INC.</b>			
G 426-20200		Accounts Payable	\$34,223.18	25-02/25	Greenfield Road Reconstruction Project - Pay Estimate #4
		Total	\$34,223.18		
<b>32837</b>	03/04/25	<b>OPG-3 Inc</b>			
G 100-20200		Accounts Payable	\$124.00	8588	Laserfiche Scanner - Roller Replacement Parts
		Total	\$124.00		

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Checks 32824-32843

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>32838</b>	03/04/25	<b>O'Reilly Auto Parts</b>			
G 100-20200		Accounts Payable	\$5.98	1524-238501	Oil Absorbing Pads for Fuel Tank
		Total	\$5.98		
<b>32839</b>	03/04/25	<b>SOLUTION BUILDERS, INC</b>			
G 100-20200		Accounts Payable	\$5.52	SB60944	Security for 0365
		Total	\$5.52		
<b>32840</b>	03/04/25	<b>T-Mobile</b>			
G 100-20200		Accounts Payable	\$24.77	25-02/04	Justin Z
G 100-20200		Accounts Payable	\$24.77	25-02/04	Sean
G 100-20200		Accounts Payable	\$24.77	25-02/04	Kris M
		Total	\$74.31		
<b>32841</b>	03/04/25	<b>TOLL GAS &amp; WELDING SUPPLY</b>			
G 100-20200		Accounts Payable	\$62.18	0010605021	Gas for Welder
		Total	\$62.18		
<b>32842</b>	03/04/25	<b>VESTIS</b>			
G 100-20200		Accounts Payable	\$5.00	2500611572	Service Charge
G 100-20200		Accounts Payable	\$10.23	2500611572	Mats
G 100-20200		Accounts Payable	\$1.95	2500611572	Towels
G 100-20200		Accounts Payable	\$5.20	2500611572	Kris M
G 100-20200		Accounts Payable	\$2.00	2500611572	Justin
G 100-20200		Accounts Payable	\$3.05	2500611572	Sean P
		Total	\$27.43		
<b>32843</b>	03/04/25	<b>XCEL ENERGY</b>			
G 100-20200		Accounts Payable	\$14.87	915804059	51-0603154-3 - Park Usage
		Total	\$14.87		
		<b>10100</b>	<b>\$71,118.98</b>		

**Fund Summary**

<b>10100 Bank West</b>	
100 General Fund	\$28,562.25
426 Greenfield Road Paving	\$36,202.18
601 Industrial Park Water	\$202.50
603 Industrial Park Sewer	\$637.50
604 Stormwater Management	\$1,800.00
820 Developer Escrows-2014 to Curr	\$3,714.55
	<b>\$71,118.98</b>

**CITY OF GREENFIELD  
CITY COUNCIL WORK SESSION MINUTES  
February 18, 2025  
5:30 p.m.**

The City Council of the City of Greenfield, Minnesota, met in a work session on Tuesday February 18, 2025 at 5:30 p.m. at City Hall at 7738 Commerce Circle.

**1. Call Meeting to Order**

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

**2. Roll Call**

Members present: Mayor Nick Roehl, Council Members Corey Bronczyk, Matthew McSheehy, Ben Vandeputte

Staff present: City Administrator Margaret Webb, Zoning Administrator Daniel Van Holland

**3. Abdo – Long term Financial Plan**

- a. Presentation: Bonnie from Abdo presented the Long Term Financial Plan to give a big picture view of the status now and five years from now both in the general fund and the utility funds. She reminded the Council that this is based on assumptions by management, a work in progress and a moving target. Roehl noted the importance of this tool for future planning.
- b. City Planner Brad Scheib, City Engineer Ron Wagner, John Sieffert, Veolia Water General Manager: John Sieffert with Veolia will work with the infrastructure committee to address utility funds.
- c. Q & A - Questions and comments were made by Council, during the presentation, which will help with future planning.

**4. Updates** – Engineer Wagner said the well # 2 project will commence as soon as the weather permits. Explained the process of the next steps through completion. The Council discussed upcoming work session meeting topics.

**5.**

**6. Adjourn**

Roehl adjourned the meeting at 6:42 p.m.

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Mayor Nick Roehl

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Attest: Margaret Webb, City Administrator

**CITY OF GREENFIELD  
REGULAR CITY COUNCIL MEETING MINUTES  
February 18, 2025**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, February 18, 2025 at 7:00 p.m. at City Hall at 7738 Commerce Circle.

**1. Call Meeting to Order**

Mayor Roehl called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**3. Roll Call**

Members present: Mayor Nick Roehl, Council Members Corey Bronczyk, Matthew McSheehy, Ben Vandeputte

Staff present: City Administrator Margaret Webb, Zoning Administrator Daniel Van Holland, City Attorney John Thames

**4. Approval of Agenda**

McSheehy asked to remove item 6B and 6C from the consent agenda.

**MOTION** by Bronczyk, seconded by Vandeputte to approve the agenda removing item 6B and 6C from the consent agenda moving 6B to 8C and 6C to 8D. All voted in favor. Motion carried 4-0.

**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 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 \$57,008.20**

Check #32793-32823

General Fund	\$	27,433.96
ARPA	\$	489.38
Greenfield Road Paving	\$	4,962.00
Industrial Park Water	\$	9,328.03
Lake Sarah Sewer	\$	2,303.62
Industrial Park Sewer	\$	9,794.21
Developer Escrows	\$	2,697.00

**B. Approve Minutes of the February 4, 2025 City Council Work Session – this item was moved to Item 8C. at the request of McSheehy**

**C. Approve Minutes of the February 4, 2025 City Council Meeting – this item was moved to item Item 8D. at the request of McSheehy**

**MOTION** by Bronczyk, seconded by McSheehy to approve the consent agenda. All voted in favor. Motion carried 4-0.

**7. Public Hearing**

**A. None**

**8. Discussion/Action Items**

**A. Drug Paraphernalia Ordinance:** Attorney Thames provided clarification of concerns raised regarding 4<sup>th</sup> amendment rights and any possible liability. Attorney Thames stated he believes this is a matter of policy and does not increase liability, noting liability is never zero. Council asked clarifying

questions of Thames. Hennepin County Sheriff's Deputy Wasgatt shared his opinion on the ordinance from a law enforcement officer's perspective, as well as explained legal requirements and procedures of the Sheriff's office relating to the ordinance and resulting searches. The Deputy answered clarifying questions the Council had.

**MOTION** by McSheehy to strike Ordinance 2024-05. Motion failed for lack of a second.

- B. Council Communications:** Staff brought this concern to Council with exceeding the adopted budget contracted staff line items. Council Communications with contracted staff is billable time. Internal communications with staff consumes time resulting in opportunity lost. Roehl went over all types of communications internal and external. Roehl asked for discussion on streamlining communications. Council agreed on some ways to improve communication moving forward. Thames gave guidance on social media use by council. Staff received direction moving forward.

- C. Approve Minutes of the February 4, 2025 City Council Work Session**

Roehl handed out an amended version of the February 4, 2025 work session minutes.

**MOTION** by McSheehy to accept the amended version with additional comments. Roehl advised that the best way to do that would be to offer those comments as part of the motion, or to discuss those additions after the motion was seconded and then offer a motion to amend if necessary.

Roehl asked for a clear motion.

**MOTION** by Bronczyk, seconded by Vandeputte to accept the revised version of the February 4 2025 Work Session minutes handed out by the Mayor. Attorney Thames was concerned McSheehy still had the floor. McSheehy agreed to withdraw his motion and allow Bronczyk to continue with his motion. Bronczyk repeated his motion to accept the revised copy of the work session minutes handed out by the mayor. Discussion: McSheehy said the revised version went a long way to address the issues he had with the draft minutes. Bronczyk and Vandeputte offered brief comments. All voted in favor. Motion carried 4-0

- D. Approve Minutes of the February 4, 2025 City Council Meeting.** Roehl handed out an amended version of the minutes.

**MOTION** by Bronczyk, seconded by McSheehy, to accept the amended version of the February 4, 2025 City Council Minutes. All voted in favor. Motion carried 4-0

## **9. Information/Miscellaneous**

- A. Comments/Reports from Mayor:** League training this weekend for the Mayor and the two new council members. Attended the NW League Meeting

- B. Comments/Reports from Councilors:** McSheehy will attend the PSCW meeting. Attended the Hanover fire board meeting. Vandeputte looking forward to the training. Bronczyk encouraged Councilmembers to network. Met with Lt. Koski at Hennepin County Sheriff's Office.

- C. Comments from City Administrator/Staff:** The March 4<sup>th</sup> work session will be interviewing Council candidates.

- D. Hennepin County Sheriff's Report**

## **10. Adjourn -** Roehl adjourned the meeting at 9:46 pm.

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Mayor Nick Roehl

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Attest: Margaret Webb, City Administrator



**City of Greenfield**  
**Regular City Council Meeting**  
**Request for Council Action**  
**March 4, 2025**

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**TO:           Honorable Mayor and Council Members**

**FROM:       Margaret Webb, City Administrator-Clerk**

**SUBJECT:    Three Rivers Park District Land Acquisition**

**INTRODUCTION**

Three Rivers Park District is requesting that the Council adopt Resolution No.25-13: A Resolution of Support for the Acquisition of 9045 Rebecca Park Trail within Lake Rebecca Park Reserve in the City of Greenfield.

The property owner contacted Three Rivers Park District with an interest to sell to the Park District on a willing seller basis.

- Property representatives reached out to Three Rivers with an interest to sell to Three Rivers
- This is a willing-seller opportunity and Three Rivers is paying the appraised value
- Our Board approved a purchase agreement earlier this week and we intend to close in August 2025
- Following the acquisition, Three Rivers will provide a tax equivalency payment to the City in the amount of 180% of the current local tax amount collected by/for the City to help ease the property off of the tax roll. I estimate this to be about \$1,270.
- The property is 5 acres and we intend to remove the structures and return the property to open space and restore it similar to the adjacent parkland
- Consist with the City's Comprehensive Plan

**DISCUSSION**

See attached park inholding map/table – this was shared with City's representatives several years ago in an effort to ensure both parties were on the same page with the Park District's long-term acquisition plans. This parcel is zoned Park and having its use as park is consistent with the Comp Plan.

According to MN state statute, Three Rivers is required to obtain municipal consent prior to acquiring the property.

**BUDGET IMPACT**

As with other acquisitions the City will receive a check for 180% of local taxes following the official closing expected in October.

**ACTION REQUESTED**

Staff recommends adopting Resolution No. 25-13 supporting Three Rivers Park Districts acquisition of 9045 Rebecca Park Trail, Greenfield MN 55373

\*\*\*Three Rivers Park District will be in attendance and give a brief 10 minute presentation of all things Three Rivers.\*\*



**CITY OF GREENFIELD  
RESOLUTION NO. 25-13**

**A RESOLUTION OF SUPPORT  
FOR THE ACQUISITION OF 9045 REBECCA PARK TRAIL WITHIN  
LAKE REBECCA PARK RESERVE IN THE CITY OF GREENFIELD**

**WHEREAS**, the City of Greenfield (City) recognizes Lake Rebecca Park Reserve as an important component of the regional parks system that serves residents of the City and the region; and

**WHEREAS**, the City recognizes that the five-acre parcel located at 9045 Rebecca Park Trail, Greenfield, MN is within the Master Plan Boundaries of Lake Rebecca Regional Park; and

**WHEREAS**, The City of Greenfield recognizes that the owners of the property at 9045 Rebecca Park Trail, Greenfield, MN are willing sellers, with the sellers initiating the request for the Park District to purchase their property; and

**WHEREAS**, The Park District has a purchase agreement in place to acquire the aforementioned property; and

**WHEREAS**, the Property is further described:

9045 Rebecca Park Trail, Greenfield MN  
Property Identification Number: 32-119-24-12-0010

Legal Description:  
Lot 016 Auditor's Subd. No. 199, E 300 Ft Of N 726 Ft (PARTIAL MEETS & BOUNDS),  
HENNEPIN COUNTY, MINNESOTA.

**THEREFORE, BE IT RESOLVED**, that the City supports the Park District's acquisition of 9045 Rebecca Park Trail in Greenfield, MN located in the Lake Rebecca Park Reserve Master Plan.

Adopted this 4th day of March, 2025.

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Mayor Nick Roehl

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Attest: Margaret Webb, City Administrator-Clerk



## **MEMORANDUM**

**TO:** Greenfield City Council

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

**DATE:** March 4, 2025

**RE:** Greenfield Road Reconstruction – Pay Estimate #4

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Pay Estimate #4 includes payment for temporary striping and 30% of the prevailing wages.

Pay Estimate #4 is \$34,223.18.

We recommend a motion to approve payment in the amount of \$34,223.18 to Northern Lines Contracting for work completed through February 2025.

## 4

<b>To (Owner):</b>	City of Greenfield	<b>Application Period:</b>	Through February 2025	<b>Application Date:</b>	February 25, 2025
<b>Project:</b>	Greenfield Road Reconstruction Project	<b>From (Contractor):</b>	Northern Lines Contracting	<b>Via (Engineer):</b>	Hakanson Anderson

[illegible]

1. ORIGINAL CONTRACT PRICE.....	\$	\$4,273,507.55
2. Net change by Change Orders.....	\$	\$134,058.00
3. Current Contract Price (Line 1 ± 2).....	\$	\$4,407,565.55
4. TOTAL COMPLETED AND STORED TO DATE	\$	\$1,344,409.33
5. RETAINAGE:	\$	
a. 5%                   X   Work Completed.....	\$	\$67,220.47
b. 0%                   X   Stored Material.....	\$	\$0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$67,220.47
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$1,277,188.86
7. LESS PREVIOUS PAYMENTS.....	\$	\$1,242,965.68
8. AMOUNT DUE THIS APPLICATION.....	\$	\$34,223.18

The undersigned Contractor certifies, to the best of its knowledge, the following:

The undersigned Contractor certifies, to the best of its knowledge, the following:  
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Brady Enright

Date: 2-26-25

**ENGINEER: HAKANSON ANDERSON**

Certification: We recommend ~~payment for~~ work and quantities shown.

**OWNER: CITY OF GREENFIELD**

(Owner)

Date \_\_\_\_\_

**PAY ESTIMATE #4**  
**City of Greenfield**  
**Greenfield Road Reconstruction Project**

Base Bid

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	1	LS	\$ 146,500.00	\$ 146,500.00	100%	\$ 146,500.00
2	SALVAGE MAILBOXES	35	EACH	\$ 100.00	\$ 3,500.00	12	\$ 1,200.00
3	SALVAGE SIGNS	14	EACH	\$ 45.00	\$ 630.00	6	\$ 270.00
4	REMOVE BITUMINOUS PAVEMENT (DRIVES & STREET ENDS)	1722	SY	\$ 5.00	\$ 8,610.00	570	\$ 2,850.00
5	REMOVE CMP CULVERTS (12" - 24")	1574	LF	\$ 17.00	\$ 26,758.00	540	\$ 9,180.00
6	SAWING BIT PAVEMENT (FULL DEPTH)	1105	LF	\$ 3.50	\$ 3,867.50	383	\$ 1,340.50
7	COMMON BORROW (CV)	1050	CY	\$ 9.00	\$ 9,450.00		\$ -
8	COMMON EMBANKMENT BASINS (CV)	1716	CY	\$ 2.45	\$ 4,204.20	1,105	\$ 2,707.25
9	COMMON EMBANKMENT ROADWAY (CV)	28107	CY	\$ 2.45	\$ 68,862.15	9,381	\$ 22,983.45
10	COMMON EXCAVATION - BASINS (P)	2547	CY	\$ 10.00	\$ 25,470.00	307	\$ 3,070.00
11	COMMON EXCAVATION ROADWAY (P)	28146	CY	\$ 10.00	\$ 281,460.00	9,922	\$ 99,220.00
12	SELECT GRANULAR SUBBASE	53753	TON	\$ 15.00	\$ 806,295.00	16,776	\$ 251,640.00
13	GEOGRID (TENSAR NX850)	10308	SY	\$ 8.25	\$ 85,041.00	6,812	\$ 56,199.00
14	GEOTEXTILE FABRIC FOR CULVERT OUTLETS	330	SY	\$ 4.50	\$ 1,485.00	0	\$ -
15	AGGREGATE BASE FROM STOCKPILE (PLAN)	7674	CY	\$ 5.65	\$ 43,358.10	2,677	\$ 15,125.05
16	SALVAGE AND STOCKPILE AGGREGATE BASE (12" DEPTH)	21161	CY	\$ 3.25	\$ 68,773.25	5,981	\$ 19,438.25
17	SALVAGE TOPSOIL (P)	10540	CY	\$ 3.65	\$ 38,471.00	1,935.0	\$ 7,062.75
18	AGGREGATE BASE CLASS 5	18724	TON	\$ 20.50	\$ 383,842.00	6,984	\$ 143,172.00
19	AGGREGATE FROM STOCKPILE FOR SHOULDERING (PLAN)	2750	CY	\$ 23.00	\$ 63,250.00	241	\$ 5,543.00
20	MILL BITUMINOUS SURFACE 1.5" (DRIVES & STREET ENDS)	259	SY	\$ 15.75	\$ 4,079.25	12	\$ 189.00
21	BITUMINOUS MATERIAL FOR TACK COAT	1134	GAL	\$ 2.90	\$ 3,288.60	50	\$ 145.00
22	TYPE SP 12.5 NON WEAR COURSE MIXTURE (2,B)	8608	TON	\$ 75.60	\$ 650,764.80	2,559	\$ 193,467.20
23	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	6634	TON	\$ 75.10	\$ 498,213.40		\$ -
24	12" CS PIPE APRON	16	EACH	\$ 390.00	\$ 6,240.00	2	\$ 780.00
25	15" CS PIPE APRON	32	EACH	\$ 425.00	\$ 13,600.00	6	\$ 2,550.00
26	15" RC PIPE APRON	19	EACH	\$ 1,060.00	\$ 20,140.00	8	\$ 8,480.00
27	18" CS PIPE APRON	2	EACH	\$ 480.00	\$ 960.00		\$ -
28	18" RC PIPE APRON	9	EACH	\$ 1,180.00	\$ 10,620.00	2	\$ 2,360.00
29	24" RC PIPE APRON	7	EACH	\$ 1,300.00	\$ 9,100.00	6	\$ 7,800.00
30	28" SPAN RC PIPE APRON	4	EACH	\$ 1,300.00	\$ 5,200.00	4	\$ 5,200.00
31	48" CS PIPE APRON	2	EACH	\$ 2,200.00	\$ 4,400.00		\$ -
32	12" CS PIPE CULVERT	177	LF	\$ 50.00	\$ 8,850.00	31.5	\$ 1,575.00

**PAY ESTIMATE #4**  
**City of Greenfield**  
**Greenfield Road Reconstruction Project**

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
34	15" CS PIPE CULVERT	477	LF	\$ 54.00	\$ 25,758.00	90	\$ 4,860.00
35	15" RC PIPE CULVERT	344	LF	\$ 78.00	\$ 26,832.00	120	\$ 9,360.00
36	18" CS PIPE CULVERT	51	LF	\$ 61.00	\$ 3,111.00		\$ -
37	18" RC PIPE CULVERT	56	LF	\$ 81.00	\$ 4,536.00	56	\$ 4,536.00
38	24" RC PIPE CULVERT	96	LF	\$ 96.00	\$ 9,216.00	120	\$ 11,520.00
39	28" SPAN RC PIPE CULVERT	120	LF	\$ 140.00	\$ 16,800.00	96	\$ 13,440.00
40	6" PERF PVC PIPE DRAIN	2172	LF	\$ 26.00	\$ 56,472.00	811	\$ 21,086.00
41	15" RC PIPE SEWER DESIGN 3006 CL III (ALL DEPTHS)	3306	LF	\$ 59.00	\$ 195,054.00	820	\$ 48,380.00
42	18" RC PIPE SEWER DESIGN 3006 CL III (ALL DEPTHS)	131	LF	\$ 63.00	\$ 8,253.00	56	\$ 3,528.00
43	24" RC PIPE SEWER DESIGN 3006 CL III (ALL DEPTHS)	70	LF	\$ 80.00	\$ 5,600.00	48	\$ 3,840.00
44	CONSTRUCT DRAINAGE STRUCTURE 24" X 36"	13	EACH	\$ 2,755.00	\$ 35,815.00	4	\$ 11,020.00
45	CONSTRUCT DRAINAGE STRUCTURE 30" ROUND	2	EACH	\$ 2,855.00	\$ 5,710.00		\$ -
46	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	20	EACH	\$ 3,600.00	\$ 72,000.00	6	\$ 21,600.00
47	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 (DEEP)	4	EACH	\$ 4,800.00	\$ 19,200.00	1	\$ 4,800.00
48	ARTICULATED INTERLOCKING BLOCK OPEN CELL	179	SY	\$ 130.00	\$ 23,270.00		\$ -
49	CURB & GUTTER B618	7307	LF	\$ 18.55	\$ 135,544.85	1,892	\$ 35,096.60
50	6" CONCRETE DRIVEWAY/FLUME PAVEMENT	8	EACH	\$ 1,275.00	\$ 10,200.00	5	\$ 6,375.00
51	INSTALL SALVAGED MAILBOXES	35	EACH	\$ 200.00	\$ 7,000.00	12	\$ 2,400.00
52	TRAFFIC CONTROL	1	LS	\$ 28,000.00	\$ 28,000.00	0.5	\$ 14,000.00
53	INSTALL SALVAGED SIGNS	14	EACH	\$ 240.00	\$ 3,360.00	6	\$ 1,440.00
54	SIGN PANELS (NEW), TYPE C	7	EACH	\$ 440.00	\$ 3,080.00		\$ -
55	STORM DRAIN INLET PROTECTION	2	EACH	\$ 240.00	\$ 480.00		\$ -
56	SEDIMENT CONTROL LOG	13763	LF	\$ 3.15	\$ 43,353.45	6,576	\$ 20,714.40
57	SILT FENCE TYPE MS	34295	LF	\$ 2.15	\$ 73,734.25	11,222	\$ 24,127.30
58	COMPOST GRADE MIX 'C' - BASINS	495	CY	\$ 47.50	\$ 23,512.50	157	\$ 7,443.73
59	EROSION CONTROL BLANKET - CATEGORY 20	42865	SY	\$ 2.15	\$ 92,159.75	9,263	\$ 19,915.45
60	TURF ESTABLISHMENT (HYDRO-SEEDING)	5	ACRE	\$ 5,000.00	\$ 25,000.00		\$ -
61	4" DOUBLE SOLID LINE YELLOW - PAINT	19950	LF	\$ 0.35	\$ 6,982.50	9,470	\$ 3,314.50
62	4" SOLID LINE WHITE - PAINT	40950	LF	\$ 0.20	\$ 8,190.00		\$ -
CO#1	PRECAST CONC. HEADWALL FOR SUBSURFACE DRAINS 6-INCH	65	EACH	\$ 385.00	\$ 25,025.00	23	\$ 8,855.00
CO#2	PREVAILING WAGE	1	LS	\$ 109,033.00	\$ 109,033.00	0.3	\$ 32,709.90

**Total Base Bid**

**\$ 4,407,565.55**

**\$ 1,344,409.33**



City of Greenfield  
Regular City Council Meeting  
Request for Council Action  
March 4, 2025

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**TO:** Honorable Mayor and Council Members  
**FROM:** Kris Menth, Public Works Supervisor  
**SUBJECT:** Gravel Hauling

**INTRODUCTION**

We sent out for quotes, for hauling approximately 7,000 yards of gravel, to four vendors. We received one quote back: the following quote was received:

<b><u>Contractor:</u></b>	<b><u>Price/Ton delivered:</u></b>
Bjorklund Companies	\$ 9.85/Ton Delivered

**DISCUSSION**

Staff recommends awarding the gravel hauling contract to Bjorklund Companies.

**BUDGET IMPACT**

68,135 included in the 2025 Adopted Budget

**ACTION REQUESTED**

Staff recommends adopting Resolution No. 25-14 awarding the gravel hauling contract to Bjorklund Companies.

**CITY OF GREENFIELD  
RESOLUTION NO. 25-14**

**RESOLUTION AWARDING CONTRACT FOR 2025 GRAVEL HAULING**

**WHEREAS**, 2025 gravel hauling quotes were requested and received; and

**WHEREAS**, the following quotes were received for gravel hauling:

Bjorklund Companies                      \$ 9.85/Ton Delivered

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Greenfield, Minnesota, approves and directs the City Administrator to enter into the following contract:

2025 gravel hauling with Bjorklund Companies in the amount of \$9.85/ton delivered.

Adopted by the City Council this 4th day of March 2025.

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk

\_\_\_\_\_  
Mayor Nick Roehl



City of Greenfield  
Regular City Council Meeting  
Request for Council Action  
March 4, 2025

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**TO: Honorable Mayor and Council Members**  
**FROM: Kris Menth, Public Works Supervisor**  
**SUBJECT: Dust Control**

**INTRODUCTION**

We sent out for quotes, for dust control, to four vendors. We received four quotes back: the following quotes were received:

Central Minnesota Dust Control in the amount of \$1.35/gallon; magnesium chloride, Quality Propane in the amount of \$1.378/gallon; magnesium chloride, Envirotech Services Inc. in the amount of \$1.64/gallon; calcium chloride, NSI Northern Salt Inc. in the amount of \$1.621/gallon, calcium chloride

**Contractor:**

**Proposed Price:**

Central Minnesota Dust Control	\$1.35/gallon applied
Quality Propane	\$1.378/gallon applied
NSI Northern Salt	\$1.621/gallon applied
Envirotech Services	\$1.64/gallon applied

**DISCUSSION**

Staff recommends awarding the dust control contract to Central Minnesota Dust Control.

**BUDGET IMPACT**

\$62,000 included in the 2025 Adopted Budget

**ACTION REQUESTED**

Staff recommends adopting Resolution No. 25-15 awarding the dust control contract to Central Minnesota Dust Control.



**CITY OF GREENFIELD  
RESOLUTION NO. 25-15**

**RESOLUTION AWARDING CONTRACTS FOR 2025 DUST CONTROL**

**WHEREAS**, 2025 dust control quotes were requested and received; and

**WHEREAS**, the following three quotes were received for Dust Control:

Central Minnesota Dust Control	\$1.35/gallon
Quality Propane	\$1.378/gallon
NSI Northern Salt Inc.	\$1.621/gallon
Envirotech Services Inc.	\$1.64/gallon

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Greenfield, Minnesota, approves and directs the City Administrator to enter into the following contract:

2025 Dust Control with Central Minnesota Dust Control in the amount of \$1.35/gallon.

Adopted by the City Council this 4th day of March, 2025.

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Attest: Margaret Webb, City Administrator-Clerk

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Mayor Nick Roehl

**City of Greenfield  
Regular City Council Meeting  
Request for Council Action  
March 4, 2025**

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**TO: Honorable Mayor and Council Members**  
**FROM: Kris Menth, Public Works Supervisor**  
**SUBJECT: Crack Sealing**

**INTRODUCTION**

We sent out for quotes, for crack seal, to seven vendors. We received six quotes back: the following quotes were received:

<b><u>Contractor:</u></b>	<b><u>Proposed Price:</u></b>
Metro Paving	\$23,377.00
Turbo Seal	\$24,365.00
Flow Seal Surface Mntnce	\$38,766.00
Allied Blacktop	\$44,975.00
MN Roadways Company Inc	\$48,735.00
MP Asphalt Maintenance	\$54,500.00

**DISCUSSION**

Staff recommends awarding the crack sealing contract to Metro Paving Inc.

**BUDGET IMPACT**

\$71,542 included in the 2025 Adopted Budget

**ACTION REQUESTED**

Staff recommends adopting Resolution No.25-16 awarding the crack sealing contract to Metro Paving Inc

**CITY OF GREENFIELD  
RESOLUTION NO. 25-16**

**RESOLUTION AWARDING CONTRACT FOR 2025 CRACK SEAL PROJECT**

**WHEREAS**, 2025 crack seal quotes were requested and received; and

**WHEREAS**, the following quotes were received for crack seal:

Metro Paving Inc	\$23,377.00
Turbo Seal	\$24,365.00
Flow Seal Surface Mntnce	\$38,766.00
Allied Blacktop Company	\$44,975.00
MN Roadways Company Inc.	\$48,735.00
MP Asphalt Maintenance	\$54,500.00

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Greenfield, Minnesota, approves and directs the City Administrator to enter into the following contract:

2025 Crack Seal project with Metro Paving Inc.

Adopted by the City Council this 4<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk

\_\_\_\_\_  
Mayor Nick Roehl



City of Greenfield  
Regular City Council Meeting  
Request for Council Action  
March 4, 2025

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**TO:** Honorable Mayor and Council Members  
**FROM:** Kris Menth, Public Works Supervisor  
**SUBJECT:** Fog Seal Application

**INTRODUCTION**

We sent out for quotes, for fog seal application, to seven vendors. We received three quotes back:

<b><u>Contractor:</u></b>	<b><u>Proposed Price:</u></b>
Pearson Bros. Inc	\$53,757.80
MN Roadways Company	\$74,098.00
Allied Blacktop Company	\$75,550.80

**DISCUSSION**

Staff recommends awarding the fog seal application contract to Pearson Bros.

**BUDGET IMPACT**

\$56,211.00 included in the 2025 Adopted Budget (Fog Seal and Seal Coat)

**ACTION REQUESTED**

Staff recommends adopting Resolution No. 25-17 awarding the fog seal contract to Pearson Bros.

**CITY OF GREENFIELD  
RESOLUTION NO. 25-17**

**RESOLUTION AWARDING CONTRACT FOR 2025 FOG SEAL COAT PROJECT**

**WHEREAS**, 2025 seal coating quotes were sent out and

**WHEREAS**, the following quotes were received for seal coat/fog seal

Pearson Bros. Inc.	\$53,757.80
Minnesota Roadways Company	\$74,098.00
Allied Blacktop Company	\$75,550.80

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Greenfield, Minnesota, approves and directs the City Administrator to enter into the following contract:

2025 Seal Coating project with Pearson Bros.

Adopted by the City Council this 4th day of March, 2025.

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk

\_\_\_\_\_  
Mayor Nick Roehl



City of Greenfield  
Regular City Council Meeting  
Request for Council Action  
March 4, 2025

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**TO:** Honorable Mayor and Council Members  
**FROM:** Kris Menth, Public Works Supervisor  
**SUBJECT:** Patching and Overlays

**INTRODUCTION**

Staff sent out for sealed bids for patching and overlays: Ten bids were received: Bidders were asked to bid alternative 1 (class 5 millings) and alternative 2 (class 5 gravel). Alternative 1 came in within the 2025 budget and is a better quality product.

<b><u>Contractor:</u></b>	<b><u>Proposed Price:</u></b>
Knife River	\$250,268.00
Omann Brothers Paving	\$253,810.65
Bituminous Roadways Inc	\$279,504.50
Astech Corporation	\$285,005.75
GMH Asphalt	\$285,341.75
Allied Blacktop Co.	\$288,697.80
Minnesota Roadways Company	\$313,073.10
MP Asphalt Mntnce	\$335,856.20
Flow Seal Surface Mntnce	\$442,310.00
Duininck Inc.	No Alternative 1

**DISCUSSION**

Staff recommends awarding the patching and overlay contract, which includes shouldering with Class 5 millings to Knife River.

**BUDGET IMPACT**

\$430,000.00 included in the 2025 Adopted Budget

**ACTION REQUESTED**

Staff recommends adopting Resolution No.25-18 awarding the patching and overlay contract to Knife River

**CITY OF GREENFIELD  
RESOLUTION NO. 25-18**

**RESOLUTION AWARDING CONTRACT FOR THE 2025 PAVED STREET OVERLAYS/PATCHING**

**WHEREAS**, pursuant to a request for sealed bids for the 2025 Paved Street Overlays/Patching Projects, bids were received and tabulated with the following bids received and complying with the advertisement:

Knife River	\$250,268.00
Omann Brothers Paving	\$253,810.65
Bituminous Roadways Inc	\$279,504.50
Astech Corporation	\$285,005.75
GMH Asphalt	\$285,341.75
Allied Blacktop Co.	\$288,697.80
Minnesota Roadways Company	\$313,073.10
MP Asphalt Mntnce	\$335,856.20
Flow Seal Surface Mntnce	\$442,310.00
Duininck Inc.	No Alternative 1

**AND WHEREAS**, it appears that Knife River submitted the lowest bid for alternative 1 which includes shouldering with Class 5 millings,

**NOW, THEREFORE BE IT RESOLVED** by the City Council of Greenfield, Minnesota, that the Mayor and City Clerk are hereby authorized and directed to enter into a contract with Knife River in the name of the City of Greenfield for the 2025 Paved Street Overlays/Patching Project.

Adopted by the City Council this 4th day of March, 2025.

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk

\_\_\_\_\_  
Mayor Nick Roehl

**City of Greenfield  
Regular City Council Meeting  
Request for Council Action  
March 4, 2025**

---

**TO: Honorable Mayor and Council Members**  
**FROM: Kris Menth, Public Works Supervisor**  
**SUBJECT: Crushed Aggregate Quotes**

**INTRODUCTION**

For your consideration is a resolution approving the contract for the 2025 Crushed Aggregate.

We received three quotes for Modified Class 5 crushed aggregate: B. McNamara Inc. in the amount of \$6.80/ton, to be picked up at their facility; Fehn Companies in the amount of \$10.40/ton, to be picked up at their facility; and Bryan Rock Products Inc in the amount of \$13.50/ton to be picked up at their facility.

**DISCUSSION**

Staff recommends awarding the crushed aggregate contract to B. McNamara for crushed aggregate.

**BUDGET IMPACT**

\$52,994.00 included in the 2025 Adopted Budget

**ACTION REQUESTED**

Staff recommends adopting Resolution No. 25-19 awarding the contract to B. McNamara Inc. for the 2025 Crushed Aggregate



**CITY OF GREENFIELD  
RESOLUTION NO. 25-19**

**RESOLUTION AWARDING CONTRACTS FOR 2025 CRUSHED AGGREGATE**

**WHEREAS**, 2025 crushed aggregate quotes were requested and received; and

**WHEREAS**, the following quotes were received for crushed aggregate (MnDOT, Class 5 Modified) – price to include material, picked up at facility by City or subcontractor:

B. McNamara Incorporated	\$ 6.80/ton
Fehn Companies	\$10.40/ton
Bryan Rock	\$13.50/ton

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Greenfield, Minnesota, approves and directs the City Administrator to enter into the following contract:

2025 Crushed Aggregate with B. McNamara Incorporated in the amount of \$6.80/ton.

Adopted by the City Council this 4th day of March, 2025.

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk

\_\_\_\_\_  
Mayor Nick Roehl



**City of Greenfield**  
**7738 Commerce Circle**  
**Request for Council Action**  
**March 4, 2025**  
**7:00 p.m.**

---

**TO: Honorable Mayor and Council Members**

**FROM: Margaret Webb, City Administrator**

**SUBJECT: Appointing City Council Member Due to Vacancy**

**INTRODUCTION**

On November 5, 2024, Nick Roehl was elected Mayor of the City of Greenfield. Prior to that, Mr. Roehl was serving as a Council Member with a term expiring on December 31, 2026. Because of this, a vacancy exists on the City Council.

January 21, 2025 Council set a deadline of February 13<sup>th</sup> to accept applications to interview candidates at the March 4<sup>th</sup> work session and making the appointment at the March 4<sup>th</sup> City Council meeting.

Staff received four applications. The City Council interviewed the four applicants at the work session this evening.

**DISCUSSION**

Council will discuss applicant interviews.

**BUDGET IMPACT**

Included in the 2025 Adopted Budget

**ACTION REQUESTED**

Appoint \_\_\_\_\_ to the City Council vacant seat with the term expiring December 31, 2026.

## MEMORANDUM

**To:** Greenfield City Council  
**From:** Brad Scheib, Consulting Planner  
**Subject:** Commerce District Study Siwek Property Clean Up and Grading Funding  
**Date:** 02/27/2025

### Background

At the February 4 Council meeting, staff provided an update on efforts to sell city owned parcels in the Greenfield Park 4<sup>th</sup> addition plat (formerly referred to as the Siwek Property). That update included the results of the bid opening with estimates to clean up the parcel with the former bridge debris on it and rough grade the remaining lots making them more saleable and building pad ready. Since the February 4<sup>th</sup> Council meeting, staff has collaborated with Jessica Green at Northland Securities and the city's bond counsel to explore appropriate financing strategies to carry the cost of the grading while lots are actively marketed. A plan for financing is needed before the City accepts the bid.

Staff has concluded that the best mechanism for funding is to issue a tax abatement bond to cover this gap. I am confident that the ability to sell the remaining lots when cleaned up and graded, will be greatly improved such and that the benefit over time will prove worthy. We have not done a detailed analysis at this time. As part of the abatement process, additional engagement with Northland Securities will be required.

Staff will provide a quick update on this request and provide further explanation at the CC meeting.

Attached is a memorandum from Jessica Green on the tax abatement approach.

### Action Needed

Staff is looking for direction to proceed with engaging Northland Securities for use of tax abatement in order to move forward with site work to help sell city owned parcels.



## MEMORANDUM

**To:** Brad Scheib, HKGI  
**From:** Jessica Green  
**Date:** February 26, 2025  
**Re:** Property Tax Abatement

---

I understand the City of Greenfield may be considering the use of property tax abatement to finance certain remediation activities and improvements to the Hwy 55 corridor project we discussed with Mary Ippel of Taft Law, the City's bond counsel, a few weeks ago (the "Project"). This memorandum briefly describes the use of tax abatement authority for this purpose and the process for approval.

### Background

The name "tax abatement" is misleading. The enabling statute (Minnesota Statutes, Sections 469.1812 to 469.1815) does not authorize the actual "abatement of taxes". Instead, the City has the ability to levy a property tax (an abatement levy) that is equivalent to taxes that could be abated. When a City issues General Obligation Tax Abatement Bonds, the City then certifies an abatement levy (much like a debt service levy for other General Obligation Bonds) to pay the debt service on the bonds issued to finance project costs.

### Findings

The statute requires a finding that the use of tax abatement is in the public interest, and reasons are defined in the statute. The City is authorized to grant a property tax abatement on specified parcels in order to accomplish certain public purposes, including situations where the abatement will increase or preserve tax base, provide or help acquire or construct public facilities, help redevelop or renew blighted areas, help provide access to services for City residents, or finance or provide public infrastructure.

### Process

Following proper notice published in the City's newspaper of record, the City Council would hold a Public Hearing and consider a resolution approving the property tax abatement. The resolution will include all necessary findings and will define the parameters for the tax abatement. State statute does not require any other documents or notifications. There is no statutory requirement for individual notice to property within the abatement area.

### Abatement Levy

The total amount of the annual taxes to be abated by the City on the parcels within the Abatement area must at a minimum be equal to the principal amount of the Bonds, collected over a term of up to 15\* years. The City may certify a debt service levy to pay interest on the Bonds. The Abatement

resolution will include a not to exceed amount for the abatement. The actual amount of financing may be less but not greater than this amount.

It is important to note that the annual tax abatement levy, collected over a maximum term of 15 years, will be spread over the City's entire general tax base (net tax capacity) the same as the general fund levy. Property within the Abatement area will pay the same amount of City taxes as property outside of the Abatement area. There is no difference between the tax statements, or City taxes payable, for property within the Abatement area compared to other property within the City as a whole.

\* Under the enabling statute, the City may request the county and/or the school districts to participate in the abatement, and if one of the other political subdivisions declines, in writing, to grant an abatement, or if 90 days pass after receipt of the request to grant an abatement without a written response from one of the political subdivisions, the duration limit for an abatement for the parcel by the City and any other participating political subdivision is increased to twenty (20) years.