

**CITY OF GREENFIELD
CITY COUNCIL WORK SESSION MINUTES
December 3, 2024
5:30 p.m.**

The City Council of the City of Greenfield, Minnesota, met in a work session on Tuesday December 3, 2024 at 5:30p.m. at City Hall at 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 Brad Johnson, Council Members Corey Bronczyk, Kyal Klawitter, Nick Roehl, Mark Workcuff (arrived 5:31pm)

Staff present: City Administrator Margaret Webb, Finance Accountant Bianca Sanchez, City Engineer Ron Wagner, City Planner Brad Scheib

3. Planning Commission Interviews

a. Lyn Holman – Vacancy – 1 year term: Workcuff asked what she felt was weaknesses of the city? Answer: noticing a big resistance to anything different. Would like to move forward in a responsible way. Roehl can you give an example of resistance she has seen? Answer: Paving Greenfield Road. A City East of Greenfield sees farms transitioning into condos not crops. Johnson mentioned that the comp plan explains growth and private sewer and water that shows Greenfield remaining a rural feel. Klawitter thanked Holman for applying, noting she has good experience that will benefit the City.

b. Julie Jones – Reappointment – 3 year term: Jones thanked council for their hard work that they do. Workcuff attends planning commission meetings regularly and is pleased with Jones's work. Bronczyk thanked Jones for her service and sharing her abundance of experience. Roehl said the Council is lucky to have someone with her experience stepping up. Klawitter also thanked Jones for applying. Jones noted that she has worked for a few larger cities and didn't really know what to expect. The City is very lucky to have Hoisington Koegler Group as our contracted planner. They are experienced and wise in knowing what other Cities are doing and can answer difficult questions. Staff has been great to work with and the City is lucky to have the caliber of staff they have for a small City.

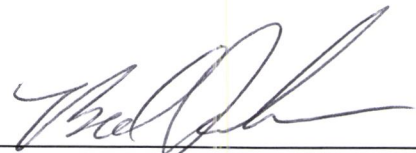
4. Crow Pit EAW Response to Comment Draft & CUP Expansion Scheib started with noting that the responses came from the collective group, not just one person. There is a Planning Commission meeting on December 10th to consider the EAW final decision and CUP, with the intent to bring those recommendations to Council on December 17th. Council is to direct staff if there is anything missing in the EAW. Comments are informative and helpful and can be addressed by the CUP and/or permitting process. The comments/concerns were regarding noise, air quality, water quality, habitat impact mitigation, traffic mitigation, reclamation of existing phase 1, visual impact mitigation. Questions from Council: Johnson asked questions regarding the current CUP and a new/different CUP. Scheib is working with the City Attorney on proper process. Workcuff asked about existing wells and elevations. Mining will be three feet above the water table and so no threat to aquifers and so no impact. Scheib clarified the asphalt plant questions: The existing CUP pre 1982 has an asphalt plant, not currently using but want to retain the right. They will have a state level permit. It would be at the floor level closest to the haul road. Berming on


phase 1 should be adequate but phase II might need higher berm. Scheib suggested an emergency contact plan (Rapid Response Plan). Klawitter asked how does the City manage those conditions placed and make sure they continue to be met? Scheib said a requirement of annual reporting and inspection requirement. Roehl asked about what the reclaimed area would like. The City should plan ahead for the future. The CUP will be the heavy load. Making sure we have the rapid response plan in place and can get rapid corrective action. Bronczyk said this is a balancing act. You can look at a gravel pit as an asset. As far as planning for the future, a communal system could be done but the cost is extensive but could be combined with neighboring properties. Bronczyk feels comfortable moving forward as long as the CUP addresses the concerns. Is dust control more important than how much calcium chloride is used. Scheib will work on a good enforcement mechanism. Consensus was to support as long as the CUP has strict and controllable conditions. Council consensus to staff was the EAW is complete with a couple points of investigating the eagles nest and noise and vibration study and no EIS is necessary.

- 4. Updates.** Commerce district study – phases were discussed with MNDot and timing with their 2029 project. ARPA funds – closed session at the December 17th Council meeting to present purchase agreement and professional services. Need to use ARPA funds or lose them. Siwek property – try to get bids from contractors for cleanup.

5. Adjourn

Johnson adjourned the meeting at 6:51 p.m.



Mayor Brad Johnson

Attest: Margaret Webb, City Administrator