

MINUTES OF THE SPECIAL COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, AUGUST 27, 2025

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 5:03 PM.

Present: Alderpersons Andrew Drzewiecki, Karl Kastner, Shirley Saryan, Pamela Akers

Excused: Bruce Bailey

Also present: Jeff Katz, Director, Neighborhood Services; Lisa Pelkey, Deputy City Clerk

B. New Business

1. Discussion and decision to approve a sanitary sewer cost share agreement with COBALT 92, LLC and RJ 92, LLC for project #2510 Sanitary Sewer 92nd St. to 99th St. (Katz)

Jeff Katz, Director of Neighborhood Services, presented the agreement and shared the map. He described the shared costs: the City's estimated share was \$1,515,000, and Cobalt 92, LLC, and RJ 92, LLC, would pay the estimated remainder of \$273,000. The actual costs would come at the end of the project. Mayor Neitzke said the city planned to put one line through and referenced the map showing which sections Cobalt would pay for.

Alderman Kastner and Mayor Neitzke discussed that if Cobalt had done the whole thing, Cobalt would have needed to ask for TIF assistance or bonding to go all the way to 99th Street. Mayor Neitzke said that it's important to get the line in regardless of whatever development comes. This also allows a parcel to be developed to the west adjacent to Cold Spring Road. The sanitary sewer goes to 99th Street, which is one of the last few streets that doesn't have sanitary service. They still have septic tanks. After the entire system goes in, the city will receive more sanitary sewer money.

Mayor Neitzke spoke about past engineering and that the new system should provide flood relief.

There was a discussion about including the Ruekert & Mielke letters from 2020 regarding a basin study and capacity. Mayor Neitzke said that they received a bid for this right before the storm.

Mr. Katz stated that construction is expected to begin in the next month or so and should be completed by Christmas.

Motion by Alderman Akers, seconded by Alderman Drzewiecki to approve. On a roll call vote, motion carried unanimously.

2. Discussion and decision to approve a contract for the project #2510 Sanitary Sewer 92nd St. to 99th St. with Globe Contractors. (Katz)

Motion by Alderman Akers, seconded by Alderman Saryan to approve, in the amount \$1,788,910.00. On a roll call vote, motion carried unanimously.

C. Adjourn

Motion by Alderman Drzewiecki, seconded by Alderman Akers to adjourn at 5:13 PM. Motion carried unanimously.

Lisa Pelkey, Deputy City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

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