



# City of Northfield

City Hall  
801 Washington Street  
Northfield, MN 55057  
northfieldmn.gov

## Meeting Minutes - Draft City Council

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Tuesday, October 8, 2024

6:00 PM

Council Chambers

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### Work Session

## 6:00 PM - CITY COUNCIL WORK SESSION AGENDA

### CALL TO ORDER

*Mayor Pownell called the meeting to order at 6:02 p.m.*

**Present:** 7 - Council Member Brad Ness, Mayor Rhonda Pownell, Council Member Jami Reister, Council Member George Zuccolotto, Council Member Kathleen Holmes, Council Member Davin Sokup, and Council Member Jessica Peterson White

*Also present: City Engineer/Public Works Director David Bennett; Utilities Manager Justin Wagner; City Administrator Ben Martig; Community Development Director Jake Reilly, Police Chief Jeff Schroepfer and City Clerk Lynette Peterson.*

### REGULAR AGENDA

*Mayor Pownell noted information in Supplemental Agenda Background Memo No. 1. Mayor Pownell also noted switching the order on the agenda moving item 3 in front of item 2.*

1. [24-604](#) Project update for the Water Treatment Plant Project (WATR2023-J34).

*Utilities Manager Justin Wagner provided a water treatment plant update to include an overview of why the water treatment plant is needed; update on Federal funding and water rates; water treatment plant projects; alternative routing for water treatment plant sewer discharge; project timing and next steps. City Engineer/Public Works Director David Bennett added additional information.*

*Wagner and Bennett answered questions from the Council.*

*The Council agreed with the alternate route for sewer discharge and this will be an item on the October 15 Consent Agenda.*

### RECESS

*Council recessed at 7:13 p.m. Council meeting resumed 7:22 p.m.*

3. [24-606](#) Comprehensive Plan update and discussion

*Community Development Director Jake Reilly introduced Stantec's Project Team Lead Erin Purdu for the 2045 Horizon Comprehensive Plan. Purdu went through the vision then*

*and now; values/goals then and now; values and community input; land use decision making; future land use and public access.*

*The Council provided input to Reilly and Purdu.*

2. [24-605](#) Review and Discussion of Amendments to Chapter 34 - Land Development Code related to industrial and agricultural land uses and Re-Zoning of Property.

*Community Development Director Jake Reilly introduced the item giving background on the proposed amendments to the Land Development Code including agriculture, industrial and Cannabis proposed rezoning.*

## EXTEND THE MEETING

**A motion was made by Council Member Holmes, seconded by Council Member Peterson White, to extend the meeting until business is complete. The motion carried by the following vote:**

**Yes:** 7 - C. Ness, Mayor Pownell, C. Reister, C. Zuccolotto, C. Holmes, C. Sokup, and C. Peterson White

- [24-605](#) Review and Discussion of Amendments to Chapter 34 - Land Development Code related to industrial and agricultural land uses and Re-Zoning of Property.

*Community Development Director Jake Reilly continued review of the redlined ordinance version of Zoning Districts. Reilly answered questions from the Council.*

*The staff recommendation is to rezone the Northwest Area to I1-B: Industrial for the full 530 acres. City Administrator Ben Martig added additional information on the zoning of the Northwest Area. Council concurred with the staff recommendation.*

*Reilly presented an overview of Cannabis zoning.*

4. [24-607](#) 2025-2026 Budget Worksession.

*This item was removed from the meeting agenda.*

## ADJOURN

**A motion was made by Council Member Ness, seconded by Council Member Reister, to adjourn the meeting at 9:32 p.m. The motion carried by the following vote:**

**Yes:** 7 - C. Ness, Mayor Pownell, C. Reister, C. Zuccolotto, C. Holmes, C. Sokup, and C. Peterson White