



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Draft City Council

Tuesday, October 19, 2021

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER

Mayor Pownell called the meeting to order at 6:06 p.m.

Present: 6 - Council Member Clarice Grabau, Council Member Suzie Nakasian, Council Member Jessica Peterson White, Mayor Rhonda Pownell, Council Member Jami Reister, and Council Member George Zuccolotto

Absent: 1 - Council Member Brad Ness

APPROVAL OF AGENDA

Mayor Pownell noted information included in Supplemental Agenda Background Memo Nos. 1 and 2.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve the agenda moving Consent Agenda Item 2 Ordinance No. 1028 Consideration of Ordinance Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2 to Item 11(a) on the regular agenda. The motion carried by the following vote:

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

PRESENTATIONS

1. [21-586](#) Presentation of Recognition for Implementing Municipal ID Program.

Lucina (Lucy) Gonzalez Miron and Mar Valdecantos presented an award to the City of Northfield for implementing the Municipal ID program. Northfield was the first City in the State of Minnesota to receive this award. Claudia Garcia, City Interpreter, was present to interpret for Miron. Valdecantos gave background information on the artist from Minneapolis who designed and created the award. A photo was taken of the Mayor and Council, Miron and Valdecantos with the award.

CONSENT AGENDA

City Administrator Martig introduced the Consent Agenda.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve the . The motion carried by the following vote:

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

3. [21-587](#) Consider Approving Permanent Easement Agreements for public utility

purposes and public sidewalk purposes with St. Olaf College.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve the Consent Agenda. The motion carried by the following vote:

4. [21-588](#) Consideration of a Stormwater Maintenance Agreement with St. Olaf College.
5. [21-589](#) Consider Approving Disbursements totaling \$990,296.17
6. [Res. 2021-097](#) Consider Adopting Schedule for 2022 City Council Meetings.
7. [Res. 2021-098](#) Consideration of Resolution Approving State of Minnesota Joint Powers Agreements with the City of Northfield on Behalf of Its Police Department and City Attorney.
8. [21-590](#) Consider Approval of October 5, 2021 City Council Meeting Minutes.
9. [21-591](#) Consider Approval of October 12, 2021 City Council Meeting Minutes.

OPEN PUBLIC COMMENTS

Adrian Thomas, 400 Juniper Avenue West, addressed the Council regarding traffic concerns and density with the Kraewood Development.

Maelynn Thomas, 400 Juniper Avenue West, addressed the Council regarding traffic concerns with the Kraewood Development and affordable housing concerns.

Molly Otte, 700 Grundhoefer Court, addressed the Council regarding traffic concerns with the Kraewood Development.

Ariel Butler, 825 Linden Street North, addressed the Council regarding traffic concerns with Kraewood Drive.

Kathy Schuurman, 509 Ivanhoe Avenue, addressed the Council regarding concerns with the proposed Kraewood Development.

Leota Goodney, 212 Ames Street, addressed the Council regarding concerns with the need for affordable housing and concerns with the Kraewood Development.

Dan Saxton, 409 Juniper Avenue West, addressed the Council regarding concerns with traffic in the Kraewood Development area.

Mar Valdecontos, 6 Fareway Drive, addressed the Council regarding the need for affordable housing in Northfield.

Lucina (Lucy) Gonzalez Miron, 220 Greenvale Avenue West, Apt. #207, addressed the Council regarding the need for affordable housing in Northfield.

Marja Steinberg, 409 Highland Avenue, addressed the Council with concerns regarding traffic in the Kraewood Development area.

Sam Steinberg, 409 Highland Avenue, addressed the Council with concerns regarding traffic in the Kraewood Development area.

REGULAR AGENDA

10. [Res. 2021-099](#) Consider Resolution to Approve Final Concept Plan for the West Riverwalk Entrance Improvements.

City Engineer/Public Works Director David Bennett introduced the item and introduced Karl Weissenborn and Mark Miller from SEH. Weissenborn and Miller detailed changes to the draft concept plan as per Council input at the August 2, 2021 meeting. Bennett, Weissenborn and Miller answered questions from the Council.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve Resolution No. 2021-099 Approving the West Riverwalk Entrance Final Concept Plan. The motion carried by the following vote:

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

11. [21-592](#) Discussion of Lincoln Parkway/Greenvale School Vehicle Congestion and Related Street, Pedestrian and Bicycle Design.

City Engineer/Public Works Director Bennett introduced the item and presented information on the traffic concerns and vehicle congestion for Lincoln Parkway/Greenvale School. Sam Richardson and Matt Hillmann from the School District were present at the meeting.

The Council discussed signage options available to implement for the safety of the pedestrians in the area. Bennett noted the seven short-term improvements scheduled to be completed in the area this fall. Richardson and Hillmann answered questions from the Council.

A discussion was held regarding the addition of colored bollards or painting on the surface of the road. Police Chief Mark Elliott indicated the City should follow the Uniform Traffic Code for all road markings for enforcement purposes. Bennett answered questions from the Council.

A motion was made by Council Member Nakasian, seconded by Council Member Peterson White, to authorize staff to bring options back to the Council for a pedestrian activated crossing signal at Lincoln Parkway and Linden Street.

An amendment was made to the motion by Council Member Reister, seconded by Council Member Zuccolotto to include delineators as discussed per the Uniform Traffic Code. The amendment to the motion carried by the following vote:

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister and C. Zuccolotto

The original motion carried by the following vote::

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

Recess

Council recessed at 8:22 p.m. Council meeting resumed at 8:31 p.m.

11a. [Ord. 1028](#)

Consideration of Ordinance Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

City Planner Mikayla Schmidt introduced the item and gave background information on the request.

Extend the Meeting

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

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

11a. [Ord. 1028](#)

Consideration of Ordinance Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

Community Development Director Mitzi Baker and Schmidt answered questions from the Council.

Jason Ripley, 520 Greenvale Avenue, addressed the Council regarding concerns with the zoning gaps in the City's zoning regulations.

Guillermo Gallego Romero, 203 Greenvale Avenue West, # 111, addressed the Council regarding the absence of definitions in the N2 zoning.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve the first reading of Ordinance No. 1028 Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General to N2-B: Neighborhood General 2. The motion carried by the following vote:

Yes: 5 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, and C. Reister

No: 1 - C. Zuccolotto

12. [Res. 2021-087](#)

Consideration of the Preliminary Plat Resolution for Kraewood Addition.

City Planner Schmidt gave background information on the preliminary plat. Schmidt and Bennett answered questions from the Council.

Ken Engstrom, 513 Ivanhoe Avenue, addressed the Council opposing the preliminary plat.

Jason Ripley, 520 Greenvale Avenue, addressed the Council opposing the preliminary plat.

Dana Engstrom, 513 Ivanhoe Avenue, addressed the Council opposing the preliminary plat.

Barb Howe, 1114 St. Olaf Avenue, addressed the Council opposing the preliminary plat.

Liz Sandberg, 504 Greenvale Avenue West, addressed the Council opposing the preliminary plat.

Diane Angell, 409 Ivanhoe Avenue, addressed the Council regarding protected green space versus cash-in-lieu for the park option in the preliminary plat.

Leslie Reynolds, 13248 8th Avenue, addressed the Council opposing the preliminary plat.

Rick Swearer, 409 Ivanhoe Avenue, addressed the Council opposing the preliminary plat and the dedicated parkland.

Philip Spensley, 505 Lincoln Street North, addressed the Council opposing the preliminary plat.

Guillermo Gallego Romero, 203 Greenvale Avenue West, # 111, addressed the Council environmental review of the property and favors voting in favor of land dedication for a park.

Brad Kmoch, 706 Highland Avenue, addressed the Council opposing the preliminary plat.

Karen Cherewatek, 505 Ivanhoe Avenue, addressed the Council regarding traffic, park dedication and opposing the preliminary plat.

Barbara Carozza, 1118B Water Street, addressed the Council opposing the Kraewood Development preliminary plat.

Bill Seeberg, 401 Ivanhoe Avenue, addressed the Council opposing the preliminary plat.

Bruce Roberts, 301 7th Street West, addressed the Council opposing the preliminary plat.

Scott Koester, Rebound Real Estate, addressed the Council regarding traffic concerns.

Raymond De Vries, 316 Plum Street North, addressed the Council opposing the preliminary plat.

Bob Thacker, 505 Ivanhoe Avenue, addressed the Council regarding conflicts of interest and opposing the preliminary plat.

Attorney Hood addressed the potential conflicts of interest statement indicating these are not conflicts of interest.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve Resolution No. 2021-087 including land dedication for parks and open space acquisition and development. The motion carried by the following vote:

Yes: 5 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, and C. Reister

No: 1 - C. Zuccolotto

ADMINISTRATORS UPDATE

13. [21-593](#) City Administrator's Update.

Due to time constraints, no update was given.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

Due to time constraints, no reports were given.

ADJOURN

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to adjourn the meeting at 10:21 p.m. The motion carried by the following vote:

Yes: 6 - C. Grabau, C. Nakasian, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto