



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, September 21, 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: 7 - Council Member Clarice Grabau, Council Member Suzie Nakasian, Council Member Brad Ness, Council Member Jessica Peterson White, Mayor Rhonda Pownell, Council Member Jami Reister, and Council Member George Zuccolotto

APPROVAL OF AGENDA

Mayor Pownell noted information included in Supplemental Memos No. 1 and 2.

A motion was made by Council Member Ness, seconded by Council Member Nakasian, to approve the agenda adding to the Consent Agenda Item 8(a) Consider Resolution Acknowledging Receiving Planning Commission Recommendations Memo; adding to the Regular Agenda Item 10(a) Review and Discuss Kraewood Development Petition for Environmental Assessment Worksheet; Postponing Consent Agenda Item 6 Ord. 1028 Consider Ordinance Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236135002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2 to the October 19, 2021 Council Meeting; and Postponing Regular Agenda Item 11 Consideration of the Preliminary Plat Resolution for Kraewood Addition to the October 19, 2021 Council Meeting. The motion carried by the following vote:

Yes: 7 - C. Grabau, C. Nakasian, C. Ness, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

CONSENT AGENDA

City Administrator Martig introduced the Consent Agenda.

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

Yes: 7 - C. Grabau, C. Nakasian, C. Ness, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

1. [21-535](#) Consider Approval of September 7, 2021 City Council Meeting Minutes.
2. [21-536](#) Consider Approval of September 13, 2021 City Council Special/Closed Meeting Minutes.
3. [21-537](#) Consider Approving Disbursements totaling \$1,147,048.01

4. [Res. 2021-088](#) Consider Motion Adopting Electronic Signature Policy.
5. [Res. 2021-082](#) Consider Resolution accepting donation of seating area, bike racks, and bike repair station from Aurora Pharmaceutical for the East Cannon River Trail (ECRT).
7. [Res. 2021-083](#) Consider Adoption of Utility Rates for 2022.
8. [Res. 2021-084](#) Consideration of Resolution Adopting Proposed 2021 Northfield Economic Development Authority (EDA) and Northfield Housing & Redevelopment (HRA) Tax Levies Payable in 2022.
- 8a. [Res. 2021-089](#) Consider Resolution Responding to Recommendation of the Planning Commission.

OPEN PUBLIC COMMENTS

Ken Engstrom, 513 Ivanhoe Avenue, addressed the Council opposing the Kraewood Development project and the process.

Bill Seeberg, 401 Ivanhoe Avenue, addressed the Council opposing the Kraewood Development project.

Paula Seeberg, 401 Ivanhoe Avenue, addressed the Council opposing the Kraewood Development project.

Ellen Cox, 500 Ivanhoe Avenue, addressed the Council opposing the Kraewood Development project.

Kerry Raadt, 512 Ivanhoe Avenue, addressed the Council in favor of the Kraewood Development project.

Dorothy Hammer, 410 Orchard Street North, addressed the Council as a member of ISAIAH Northfield, to express her support and concern for affordable housing.

David Ludescher, 915 S. Washington, addressed the Council regarding the Tax Increment Financing for the Kraewood Development speaking against tax breaks for the development.

Raymond Devries, 316 N. Plum Street, addressed the Council opposed to the Kraewood Development.

Don McGee, 710 Highland Avenue, addressed the Council regarding the Kraewood Development and the Board and Commission process for the development process.

Leota Goodney, 212 Ames Street, addressed the Council regarding the need for affordable housing and environmental goals of the City.

Randolph Jennings, 900 Union Street, addressed the Council in support of the Kraewood Development project.

Rich Graves, 1202 Festler Court, addressed the Council in favor of the Kraewood Development project.

T. S. Turna, 32955 County 24 Blvd, Cannon Falls, addressed the Council regarding an affordable housing project that is similar to the Kraewood Development project that will not harm the environment with a total of 150 housing units.

Derek Haas, 917 Juniper Avenue West, addressed the Council opposing the Kraewood Development project.

REGULAR AGENDA

9. [Res. 2021-085](#) Consideration of Resolution Adopting a Proposed 2021 Total Tax Levy Payable in 2022, includes HRA & EDA.

City Administrator Martig presented on the 2022 Preliminary Levy and Budget to include the budget timeline, budget process, budget and levy scenarios, estimated market value and net tax capacity changes, Northfield median home value, property tax comparison, General Fund Revenue, General Fund Expenditures, City-Wide levy, summary of staff changes and key ratios.

Don McGee, 710 Highland Avenue, addressed the Council regarding lowering the budget to help residents suffering from the pandemic.

Council Members commented the preliminary level is normally set high with the anticipation to work through the budget and lower it when the final levy is adopted.

A motion was made by Council Member Nakasian, seconded by Council Member Grabau, to approve Resolution No. 2021-085 Adopting a Proposed 2021/Payable 2022 Tax Levy with a 15.0 percent increase. The motion carried by the following vote:

Yes: 7 - C. Grabau, C. Nakasian, C. Ness, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

10. [Res. 2021-086](#) Consideration of a Preliminary 2022 General Fund Budget and Establishing a Date and Time for the Public Hearing.

A motion was made by Council Member Peterson White, seconded by Council Member Nakasian, to approve Resolution No. 2021-086 Adopting a Proposed 2022 General Fund Budget with a 15.0 percent increase and Setting the Date and Time for the Public Hearing. The motion carried by the following vote:

Yes: 7 - C. Grabau, C. Nakasian, C. Ness, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto

Recess

Council recessed at 7:22 p.m. Council meeting resumed at 7:32 p.m.

- 10a. [21-550](#) Review and Discuss Kraewood Development Petition for Environmental Assessment Worksheet

Councilor Zuccolotto addressed the Council regarding his signature on the petition stating he will recuse himself from discussion and will be abstaining from the vote of the

Environmental Assessment Worksheet at the October 5 Council Meeting.

City Attorney Chris Hood updated the Council regarding his memo explaining the process for the Citizens Petition regarding the Environmental Assessment Worksheet (EAW) for the Kraewood Development. Attorney Hood asked the Council to refrain from discussion outside of the Council Meetings regarding this matter since this is a Quasi-Judicial proceeding. The City has 30 days to respond to the petition. This item will be on the October 5 Council Meeting for discussion. The Petition for the EAW needs to be analyzed and determined if it contains material evidence that demonstrates the location and nature of the project contains material evidence that the project has potential for significant environmental effects. Attorney Hood stated staff will prepare two resolutions for the October 5 meeting to include one for approval and one for denial. The resolution will need to include findings of fact. All other items for this project will be placed on hold until a decision is made on the EAW.

Attorney Hood answered questions from the Council regarding the process, timeline and costs for the EAW indicating if deemed appropriate to conduct an EAW, costs would be paid by the project applicant as per code.

The following residents presented about the Rusty Patched Bumblebee and advocated for an EAW on the Paulson Property:

*Jason Ripley, 520 Greenvale Avenue West
Liz Sandberg, 504 Greenvale Avenue West
Karen Cherewatuk, 505 Ivanhoe Avenue
Bob Thacker, 505 Ivanhoe Avenue
Diane Angell, 409 Ivanhoe Avenue
Barb Howe, 1114 St. Olaf Avenue*

Philip Spencley, 505 Lincoln Street North, addressed the Council in support of the EAW for the Paulson Property.

Carl Caskey, 1502 Goldenrod Court, addressed the Council in support of trees stating he does not like that 800 trees will disappear if the Kraewood Project is approved.

ADMINISTRATORS UPDATE

12. [21-539](#)

City Administrator's Update.

Administrator Martig gave an update on City operations and developments to include the TIF hearing for the Kraewood Development has been postponed until after the Council makes a determination on the Environmental Assessment Worksheet on October 5.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

C. Ness - Flood meeting regarding Riverwalk Project; Defeat of Jesse James Days (DJJD); Dundas City hall grand opening Wednesday, September 22 from 5-7; State of the School Wednesday, September 29 at Golf Club.

C. Reister - DJJD Parade; Hispanic Heritage Celebration; Age-Friendly Northfield; Beyond the Yellow Ribbon Committee.

C. Nakasian - DJJD; Hispanic Heritage Festival; Rep. Lippert regional rail program meeting.

C. Peterson White - EDA Meeting; Update on Vaccinations.

C. Zuccolotto - Hispanic Heritage Celebration.

C. Grabau - Hispanic Heritage Celebration.

M. Pownell - Board/Commission Appointments.

ADJOURN

A motion was made by Council Member Nakasian, seconded by Council Member Ness, to adjourn the meeting at 8:19 p.m. The motion carried by the following vote:

Yes: 7 - C. Grabau, C. Nakasian, C. Ness, C. Peterson White, Mayor Pownell, C. Reister, and C. Zuccolotto