



City of Northfield

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

Meeting Minutes - Final City Council

Tuesday, October 3, 2023

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 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 Administrator Ben Martig (remote), Finance Director Brenda Angelstad, Deputy Chief of Police Paul Haider, City Engineer/Public Works Director David Bennett, Engineering Manager Sean Simonson, City Clerk Lynette Peterson, City Planner Mikayla Schmidt, and Ehlers Senior Municipal Financial Advisor Nick Anhut.

APPROVAL OF AGENDA

Mayor Pownell noted Supplemental Agenda Background Memo No. 1 and 2.

A motion was made by Council Member Peterson White, seconded by Council Member Ness, to approve the agenda. 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

CONSENT AGENDA

A motion was made by Council Member Ness, seconded by Council Member Peterson White, to approve the Consent Agenda. 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

1. [23-1485](#) Consider Approval of September 19, 2023 City Council Meeting Minutes.

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

2. [23-1486](#) Consider Approving Disbursements totaling \$2,037,434.53
3. [Res. 2023-088](#) Proclaim October 15 as Pregnancy and Infant Loss Remembrance Day.

4. [23-1487](#) Consider Amendment to City/Hospital Playbook Related to Changes in the Hospital Board Appointment Timeline.
5. [23-1488](#) Consideration of 2024 Employee Benefits Renewal.
6. [23-1489](#) Consider Approval of Updated Handbook Policy (3.75 Non-DOT Drug, Alcohol, and Controlled Substance Free Workplace Policy).
7. [Res. 2023-089](#) Consider Resolution Accepting Public Improvements and Approving Final Payment for the Prairie Hills #1 and Hidden Valley Park Pond Dredging Project (STRM2022-K30).
8. [Res. 2023-090](#) Consider Accepting Bids and Awarding Contract - Purchase of Mobile Stage.
9. [Res. 2023-091](#) City Council Call for Public Hearing - Creation of New Redevelopment Tax Increment Financing (TIF) District

OPEN PUBLIC COMMENTS

Bill Lillibridge, 824 Fremont Street E., addressed the Council regarding his newly created website.

Gary Freking, 1900 Lincoln Street S., addressed the Council regarding the community engagement model which has 5 phases.

REGULAR AGENDA

10. [Res. 2023-092](#) Consider Resolution Awarding the Sales of \$7,880,000 General Obligation Street Reconstruction, Abatement and Equipment Bonds, Series 2023B.

Finance Director Brenda Angelstad introduced Ehlers Senior Financial Advisor Nick Anhut. Anhut gave a brief presentation regarding the sale of \$7,880,000 General Obligation Bonds, Series 2023B. The bond sale includes \$3,995,000 Street Reconstruction Plan Bonds; \$3,600,000 Tax Abatement Bonds; and \$325,000 Equipment Certificates. The City received 5 bids with low bidder being BOK Financial Securities at 4.186%. Anhut indicated an updated resolution was presented to the Council with the amount reduced to \$7,350,000 with a true interest cost of 4.1980%.

Anhut and Public Works Director/City Engineer David Bennett answered questions from the Council.

A motion was made by Council Member Reister, seconded by Council Member Holmes, to approve Resolution No. 2023-092 Awarding the Sale of \$7,350,000 General Obligation Street Reconstruction, Abatement and Equipment Bonds, Series 2023B. 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

11. [23-1490](#) Discuss Preliminary Design for Wall Street Road Improvement Project (STRT2022-A70).

Public Works Director/City Engineer David Bennett introduced the item giving a brief outline of the project along with alternate design options 1, 2, 3A, 3B and 3C. The purpose of the discussion is for Council to give staff direction on design options. Bennett answered questions from the Council.

Peggy Hanson, 1704 Sunset Drive, addressed the Council regarding preserving the trees on the street.

Diane Pearsall, 291 Spring Creek Road, addressed the Council in support of Option 3B.

Craig Holden, 8620 90th Street E., addressed the Council regarding Wall Street Road construction asking them to preserve the trees on North side of Wall Street Road.

Nancy Braker, 317 Winona Street, Arboretum Director at Carleton College, addressed the Council regarding the Wall Street project with suggestions for the project.

Dorothea Hiosowyc, 8620 Wall Street Road, addressed the Council regarding the climate catastrophe supporting leaving the trees in place for the Wall Street Project voicing support of option 3B.

Brent Nystrom, 913 4th Street East, addressed the Council concerned about safety with suggestions for the project design.

Donna Jackson, 1300 Parmeadow Drive, addressed the Council regarding concerns with water flow with the large paths.

Mari Hanson, 608 Primrose Court, addressed the Council regarding preserving the trees in the project voicing support of Option 3B.

Fred Rogers, 12436 100th Street East of Northfield Township (remote), addressed the Council regarding preserving the trees along the project voicing support of Option 3B.

Bennett answered additional questions from the Council.

The consensus of the Council was to direct staff to pursue Option 3B with removal of the sidewalk on the north side of Wall Street Road from Spring Creek Road to Fourth Street with a single shared use path from 4th to Spring Creek Road.

Recess

Council recessed at 7:52 p.m. Council meeting resumed at 8:00 p.m.

12. [Res. 2023-093](#) Consider Accepting Feasibility Report and Authorizing Plans and Specifications for the 2024 Jefferson Parkway West Mill and Overlay and Mill Towns Trail Improvements Project (STRT2024-A78).

City Engineer/Public Works Director David Bennett introduced Engineering Manager Sean Simonson who gave a brief description of the project. Bennett answered questions from the Council.

Karen Mader, 1158 Spruce Court, addressed the Council regarding the design of Spruce Court.

Ed Durand, 1186 Spruce Court, addressed the Council regarding the history of Spruce

Court asking for voting on the amendment.

Russ Matson, 1162 Spruce Court, addressed the Council regarding the impact of homes and driveways and preserving the trees and in support of a 6 foot sidewalk.

Gabriel Dickinson, 1206 Spruce Court, addressed the Council regarding the safety of Spruce Court.

Patrick Mader, 1158 Spruce Court, addressed the Council regarding the trail versus the walkway.

Deb Norberg-Meyer, 1154 Spruce Court, addressed the Council regarding snow removal challenges with a sidewalk expressing opposition to the sidewalk.

Cathy Collison, 1118 Spruce Court, addressed the Council with concerns regarding the addition of a sidewalk on Spruce Court.

Kay Adkins Brown, 1190 Spruce Court, addressed the Council regarding the safety of the Spruce Court neighborhood.

Patrick Ziegler, 1150 Spruce Court, addressed the Council regarding preserving the trees on Spruce Court.

A motion was made by Council Member Peterson White, seconded by Council Member Zuccolotto, to approve Resolution No. 2023-093 Accepting Feasibility Report and Authorizing Plans and Specifications 2024 Jefferson Parkway West Mill and Overlay and Mill Towns Trail Improvements Project STRT2024-A78.

A motion was made by Council Member Reister, seconded by Council Member Ness to remove from the resolution the third bullet point stating Spruce Court from Jefferson Road to Northfield High School (sidewalk and trail improvements).

The amended motion carried by the following vote:

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

The original motion carried by the following vote:

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

- 13. [Res. 2023-094](#) Consider Accepting Feasibility Report and Authorizing Plans and Specifications for the 2024 College Street and Water Street Areas Reconstruction Project (STRT2024-A77).**

Engineering Manager Sean Simonson introduced the project. Simonson and Public Works Director/City Engineer David Bennett answered questions from the Council.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve Resolution No. 2023-094 Accepting Feasibility Report and Authorizing Preparation of Plans and Specifications 2024 College Street and Water Street Areas Reconstruction Project STRT2024-A77.

Council Member Holmes moved, seconded by Council Member Sokup to amend the motion by removing the protected on-street bikeway on Eighth Street from Water Street to Nevada Street and replace with on-street bikeway bike boulevard.

Extend the Meeting

A motion was made by Council Member Peterson White, seconded by Council Member Reister, 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

- 13. [Res. 2023-094](#)** Consider Accepting Feasibility Report and Authorizing Plans and Specifications for the 2024 College Street and Water Street Areas Reconstruction Project (STRT2024-A77).

Addition discussion continued regarding the project. Simonson and Bennett answered additional questions from the Council.

Council Member Ness moved, seconded by Council Member Zuccolotto to Call the Question the vote on the amendment and motion.

Vote on the Call the Question:

Yes: 2 - C. Ness and C. Zuccolotto

No: 5 - Mayor Pownell, C. Reister, C. Holmes, C. Sokup and C. Peterson White

The amended motion failed by the following vote:

Yes: 2 - C. Ness and C. Zuccolotto

No: 5 - Mayor Pownell, C. Reister, C. Holmes, C. Sokup and C. Peterson White

The original motion passed by the following vote:

Yes: 6 - Mayor Pownell, C. Reister, C. Zuccolotto, C. Holmes, C. Sokup, and C. Peterson White

No: 1 - C. Ness

- 14. [Res. 2023-095](#)** Resolution for Cedar Meadows Preliminary Plat.

City Planner Mikayla Schmidt introduced the item giving a brief summary of the Cedar Meadows Preliminary Plat. There are two resolutions for consideration; one resolution with planning commission recommendations and one with staff recommendations.

Public Works Director/City Engineer David Bennett and Schmidt answered questions from the Council.

Tim Brown, Terrace Companies, representing ownership group of Cedar Meadows Preliminary Plat, addressed the Council regarding the plat.

A motion was made by Council Member Reister, seconded by Council Member Sokup, to approve Resolution No. 2023-095 Approving a Preliminary Plat for Cedar Meadows with the staff recommendations.

A motion was made by Council Member Reister, seconded by Council Member Peterson White to amend the resolution to add consider cost sharing for the trail on the west side of Cedar Avenue from North Avenue to the limits of the development property.

The amended motion carried by the following vote:

Yes: 7 - C. Ness, Mayor Pownell, C. Reister, C. Zuccolotto, C. Holmes, C. Sokup,

and C. Peterson White

The original motion carried by the following vote:

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

ADMINISTRATORS UPDATE

15. [23-1491](#) City Administrator's Update.

Due to time constraints, no report was given.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

Due to time constraints, no reports were given.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Sokup, to adjourn the meeting at 9:57 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