



City of Northfield

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

Meeting Minutes City Council

Tuesday, May 1, 2018

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER

Mayor Pownell called the meeting to order at 6:00 pm.

Present: 7 - Council Member Greg Colby, Council Member David DeLong, Council Member Suzie Nakasian, Council Member Brad Ness, Council Member Jessica Peterson White, Council Member Erica Zweifel, and Mayor Rhonda Pownell

APPROVAL OF AGENDA

Mayor Pownell noted the items in the supplemental memos.

A motion was made by Council Member Ness, seconded by Council Member Nakasian, to approve the agenda. A motion was made by Council Member DeLong, seconded by Council Member Zweifel, to amend the motion to move items 7 & 8 from the consent agenda to the beginning of regular agenda. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel and Mayor Pownell

The motion to approve the agenda as amended carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

APPROVAL OF MINUTES

A motion was made by Council Member Nakasian, seconded by Council Member Colby, to approve the April 17, 2018 City Council Meeting Minutes. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

1. [18-238](#) April 17, 2018 City Council Meeting Minutes

Attachments: [1 - Meeting Minutes April 17, 2018](#)

CONSENT AGENDA

City Administrator Martig introduced the items on the consent agenda.

A motion was made by Council Member Ness, seconded by Council Member Colby, to approve the consent agenda. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

2. [18-239](#) Consider Approving Disbursements totaling \$657,589.48

Attachments: [1 - Disbursements 1](#)
[2 - Disbursements 2](#)

Enactment No: M2018-047

3. [18-240](#) Consider Approval of Temporary Liquor Licenses for Imminent Brewing, LLC for June 8, 2018 and July 28, 2018

Enactment No: M2018-048

4. [18-241](#) Consider Approval of Liquor Licenses for Tavern Partners, LLC at 212 Division Street S.

Enactment No: M2018-049

5. [18-242](#) Consider Approval of Landlord Consent with First National Bank of Northfield

Attachments: [1 - Landlord Consent](#)
[2 - Motion M2017-069](#)

Enactment No: M2018-050

6. [18-243](#) Consider Approval of Third Party Services for 2018 City Administrator Performance Evaluation

Attachments: [1 - Barbara Strandell 5.1.18](#)
[2 - Rapp 5.1.18](#)

Enactment No: M2018-051

9. [18-244](#) Approval of Surplus Items for Auction

Attachments: [1 - 2018 Surplus Items](#)

Enactment No: M2018-052

OPEN PUBLIC COMMENTS

Victor Summa, 812 St. Olaf Ave., asked about consent agenda item #6 noting he had never seen that before. Spoke regarding the State of the City address.

Larry DeBoer, 1405 Mayflower Dr., noted he has lived here 26 years and served on the Planning Commission. He stated he believes there is a lack of transparency with the Ice Arena Advisory Board. Spoke regarding sales tax and property tax increases and noted this needs careful Council study and balancing. Feels this opens the door for any association to demand tax payer money. Spoke regarding practice of colleges buying properties and then they are removed from the tax base.

PUBLIC HEARINGS AND RELATED ACTION

10. [18-245](#) Public Hearing on Assessments for the 2018 Division Street and Seventh Street Reconstruction and the Washington Street Mill and Overlay

Attachments: [1 - Notice of Assessment Hearing](#)
[2 - 2018 Assessment Roll](#)
[3 - 2018 HRA Street Assessment Assistance Letter](#)
[4 - Project Process - Division, Seventh, & Washington](#)

Mayor Pownell declared the public hearing open at 6:10 pm. Engineering Manager Simonson introduced this item, reviewed the assessment process and answered questions posed by Council.

Brett Reese, 201 Third Str. E., noted this is the third time the street has been redone. Road seems to be in good shape. Asked if that part of the street needs to be redone.

David Ludescher, 915 Washington Str., submitted objection letter to proposed assessment. Stated mill and overlay is not an improvement to the property. Stated the number is arbitrary and should be based on actual value on increase to the property. Noted streets are a function of the City and all residents should pay. Noted objection to \$2,700 assessment. Stated he paid over \$6,000 for assessments in 1990.

Victor Summa, 812 St. Olaf Ave., commented on process. Finds offensive for Mayor to interpret what Councilor DeLong is saying and feels his points are relevant.

City Attorney Hood noted the Council could close the hearing on all other assessments except related to the one objection or find for or against objection and close the hearing.

City Attorney Hood answered questions posed by Council.

Mayor Pownell read the objection submitted at the public hearing by David Ludescher, 915 Washington Str.

Public Works Director/City Engineer Bennett answered questions posed by Council.

A motion was made by Council Member DeLong, seconded by Council Member Colby, to recess and reconvene the public hearing on May 15, 2018. The motion failed by the following vote:

Yes: 2 - C. DeLong, C. Ness

No: 5 - C. Colby, C. Nakasian, C. Peterson White, C. Zweifel, and Mayor Pownell

A motion was made by Council Member Peterson White, seconded by Council Member Zweifel, to close the Public Hearing at 6:57 pm and declare the objection not well founded. The motion carried by the following vote:

Yes: 5 - C. Colby, C. Nakasian, C. Peterson White, C. Zweifel, and Mayor Pownell

No: 2 - C. DeLong, and C. Ness

REGULAR AGENDA

7. [Res. 2018-045](#) Consider Resolution Approving Estoppel Certificate and First Amendment to Solar Garden Subscription Agreement with CF Novel Solar Gardens Five, LLC dated August 8, 2017

Attachments: [1 - Resolution Solar Garden Amendment](#)
[2 - City of Northfield First Amendment to Solar Subscription Agreement 4-1618](#)
[3 - Estoppel City of Northfield Community Solar - CCR 4-16-18](#)
[4 - Community Solar Presentation v3 Aug 8 2017](#)

Finance Director Angelstad introduced this item and answered questions posed by Council.

A motion was made by Council Member Nakasian, seconded by Council Member Colby, to approve Resolution 2018-045 - Approving Solar Garden First Amendment to Subscription Agreement with CF Novel Solar Gardens Five, LLC. The motion carried by the following vote:

Yes: 5 - C. Colby, C. Nakasian, C. Peterson White, C. Zweifel, and Mayor Pownell

No: 2 - C. DeLong, and C. Ness

8. [Res. 2018-046](#) Consider Resolution of Support for Legislative Bills Related to Appropriating Funds for Mill Towns State Trail Funding

Attachments: [1 - Resolution Mill Towns Trail Funding](#)
[2 - HF 2803 Mill Towns State Trail](#)
[3 - SF3947 Mill Towns State Trail Bonding Request](#)
[4 - Friends PTCM '18 bonding proposal map](#)
[5 - 2018 Parks & Trails Council of Minnesota](#)

City Administrator Martig introduced this item.

A motion was made by Council Member Nakasian, seconded by Council Member Colby, to approve Resolution 2018-046 - Supporting Legislation Related to Appropriating Money for the Mill Towns State Trail Funding. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

Recess

The Council took at 5 minute break at 7:10 pm. The meeting reconvened at 7:15 pm.

11. [18-246](#) Consider Motion Authorizing Staff to Prepare 1/2 Cent Sales Tax question and Property Tax Referendum question related to a Two-Sheet Community Arena for the November Vote

- Attachments:** [1 - Link to Council Acceptance of Advisory Board Report](#)
[2 - Coordinate decision process for Ice Arena v4](#)
[3 - Election Guidelines School Boards](#)

Public Works Director/City Engineer Bennett introduced this item and answered questions posed by Council. City Administrator Martig answered questions posed by Council.

David Stanford, 913 Quie Lane, introduced his daughter Macy, a hockey player. He spoke in support of a 2 sheet rink, sales tax and property tax increase. Stated a new 2 sheet area would be a point of pride for the City and a great opportunity for Northfield. Noted there are many intangibles that can't be pinpointed, but can lead to tangibles like economic development and a positive economic impact.

Chris Kennelly, 1610 Riverview Lane, noted he followed up after the work session with the landowner and the other land asked about is owned by a different entity. Noted that this project will create a recreation center with users year round and provides more than just the sole use of an ice arena. Noted this will be a boon to the City of Northfield and Dundas. Stated the project would have an economic impact of \$1.3 to \$1.8 million on the town and provide a positive cash flow for the City. Asked the Council to put the question to the voters.

Don McGee, 710 Highland Ave., stated he was happy to hear about the presentation and assumes the Council must have come up with a solution to 246 intersection, safe routes to school fix to Greenvale School and many other projects that have been started and identified. Spoke regarding strategic plan and stated it needs to include talk about projects. Feels this this project should go into a pile with the rest and have the Council determine what comes first.

Patrick Tomczik, 1203 Woodland Trail, stated 3% of the people will use the arena and 97% will be required to pay for it. Stated it will sit idle 75% of the time. Noted elderly cannot afford an increase in property tax and sales tax. Stated the study based on older data and larger communities. Noted three businesses going out of business this month in downtown. Feels this is a private project and the City shouldn't be building it.

Emily Beaham, Northfield U12 hockey team. Noted she loves hockey, has best friends on the team and great coaches. Noted going out of town for practices and getting home late is stressful. The Northfield Arena has small locker rooms and the ice is not great. Asked the Council to consider a new arena.

Chris Sorenson, 1411 Creek Lane. Stated he has lived in Northfield for 16 years, is a past president of NHA, and still serves on the board. Spoke in support of the whole project and in support of staff of working on questions. Noted the Ice Arena Advisory Board met for 18 months and a lot of work went into the recommendation. Highlighted some of items in the strategic plan that the project meets. Noted the arena could be a great asset for Northfield and potential Economic Development tool. Spoke about attending hockey tournaments in other towns with two sheets of ice with 18 teams participating per weekend. Spoke about the study and assumptions used. Asked the Council to pass the motion to authorize staff to work on the questions.

Brett Reese, 201 Third Str. E, Chair of Ice Arena Advisory Board. Noted the board met over 18 months in open meetings with a wide variety of representation. Stated this is a good project, benefits many in the community, and will be an economic driver. Noted people have been working on and talking about a new arena for over 25 years. Spoke

about project partners and noted a lot of money will be raised from the outside, not just taxpayers.

Brent Bielenberg, 1807 Truman Ct., coach for girls hockey. Thanked council for their service. Stated he has been coaching for 20 years coaching. The ice arena was last on the ballot in 2006. Stated it is important to put to a public vote. Noted he is excited about the potential and believes an arena can make money for a community by drawing families and businesses to the community. Noted training program that is being started in southern Minnesota and the demand at other venues. Stated the arena can be used year round and is excited to see things grow and expand.

Victor Summa, 812 St. Olaf Ave., stated he understands phrases about economic impact, but finds posturing offensive. Spoke regarding city staff presenting at Dundas Council meetings. Feels there is no transparency in the project. Stated the project needs to be more transparent and the media needs to be more open. Spoke regarding taxes in the historic district.

A motion was made by Council Member Ness, seconded by Council Member Nakasian, to authorize staff to prepare 1/2 cent sales tax question and property tax referendum question related to the recommendation from the Northfield Ice Arena Advisory Board for a two-sheet Ice Arena for the 2018 November vote. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

Enactment No: M2018-046

12. [Res. 2018-047](#) Consider Accepting Bids and Awarding Contract - Fire Station Expansion and Remodel Project

Attachments: [1 - Resolution - Fire Station Accept Bids and Award Contract](#)
[2 - Fire Station Bid Summary 4-12-18](#)
[3 - Total Project Cost Summary](#)
[4 - Rural Fire Resolution Approval of Cost of Fire Station Facility and recommending award of bid](#)
[5 - Dundas Res Approval of Costs 2018-19](#)

City Administrator Martig introduced this item. Dave Medin, DJ Medin Architects, spoke about the project and answered questions posed by Council.

A motion was made by Council Member Nakasian, seconded by Council Member Colby, to approve Resolution 2018-047 - Accepting Bids and Awarding Contract for Fire Station Expansion and Remodel Project FACL 2015-M07. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

13. [Res. 2018-048](#) Consider Resolution providing for the Sale of \$4,215,000 General Obligation Improvement Bonds, Series 2018A for the NAFRS project

- Attachments:** [1 - PreSaleResolution.Northfield.2018A](#)
[2 - PreSaleReport\(Draft\).Northfield.2018A](#)
[3 - Series 2018 GO CIP Bond estimate 4.24.2018 debt apportioned at various NAFRS formulas \(003\)](#)

City Administrator Martig introduced this item. Nick Anhut, Ehlers Inc., provided background and recommendations regarding the sale of the bonds.

A motion was made by Council Member Colby, seconded by Council Member Ness, to approve Resolution 2018-048 - Providing for the Sale of \$4,215,000 General Obligation Capital Improvement Bonds, Series 2018A. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

14. [Res. 2018-049](#) Consider Resolution Amending NAFRS Joint Powers Agreement

- Attachments:** [1 - 2018_04_18 Northfield Resolution to approve JPA amendment \(002\)](#)
[2 - JPA Amendment Exhibit A](#)
[3 - Rural Fire Resolution approving first amendment to Joint Power Agreement](#)
[4 - Dundas Res Approval of first amendment JPA 2018-20](#)

City Administrator Martig introduced this item and noted the reformatted Exhibit A distributed with the supplemental memo.

A motion was made by Council Member Colby, seconded by Council Member Peterson White, to approve Resolution 2018-049 - Authorizing First Amendment to Joint Powers Agreement. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

15. [Res. 2018-050](#) Consider Resolution Authorizing Amended and Restated Fire Station Lease Agreement

- Attachments:** [1 - Resolution - Amendment](#)
[2 - Proposed Fire Station Lease \(Redline\)](#)
[3 - Proposed Fire Station Lease \(FINAL CLEAN\)](#)
[4 - NAFRS Res. 2018-204232018](#)
[5 - Fire Station Tentative Timeline](#)

City Administrator Martig introduced this item and noted resolution changes in distributed with the supplemental memo.

A motion was made by Council Member Zweifel, seconded by Council Member Peterson White, to approve Resolution 2018-050 - Authorizing Amended and Restated Fire Station Lease Agreement. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell

16. [Res. 2018-051](#) Consideration of Budget Amendment Authorizing Gateway Improvements Related to the Fire Station project

Attachments: [1 - Resolution Ames Park Budget Amendment](#)
[2 - Presentation Fire Station Expansion Ames Park Gateway Enhancement](#)
[3 - Ames Park Detail Cost Estimates](#)

City Administrator Martig introduced this item and answered questions posed by Council.

Don McGee, 710 Highland Ave., spoke about talked priorities and asked about the transit hub. Noted funds were raised to move the Depot and they cannot complete landscaping because there is no road. Asked if City Council has any intention on putting a transit hub in this location and when it might be done.

A motion was made by Council Member Zweifel, seconded by Council Member Peterson White, to approve Resolution 2018-051 - Amending the 2018 Budget Related to Ames Park Gateway Enhancements. The motion failed by the following vote:

Yes: 4 - C. Colby, C. Peterson White, C. Zweifel, and Mayor Pownell

No: 3 - C. DeLong, C. Nakasian, and C. Ness

Extend Meeting

During discussion of Item 16, a motion was made by Council Member Peterson White, seconded by Council Member Ness, to extend the meeting until 9:20 pm. The motion carried by the following vote:

Yes: 5 - C. Colby, C. Nakasian, C. Ness, C. Peterson White, and Mayor Pownell

No: 2 - C. DeLong, and C. Zweifel

17. [18-247](#) Discussion on Proposed Temporary City/Hospital Governance Committee

Attachments: [1 - Hospital Board City Council Committee 2 \(002\)](#)

City Administrator Martig introduced this item. Noted this would be a short term committee proposed to look at governance issues and best practices. The Committee would have representatives from the Hospital Board as well as City Council. Martig and Mayor Pownell answered questions posed by Council.

18. [Ord. 997](#) Consideration of Ordinance Amending Section 2-26 of City Code Relating to 2019 and 2020 Mayor and City Council Compensation

Attachments: [1 - Ord Council Compensation](#)
[2 - Ordinance 984](#)

Mayor Pownell introduced the second reading of the ordinance. City Administrator Martig provided a brief review of the ordinance.

A motion was made by Council Member Zweifel, seconded by Council Member Peterson White, to approve the second reading of Ordinance No. 997 - Amending

Section 2-26 of City Code Relating to Council Compensation. The motion carried by the following vote:

Yes: 4 - C. Nakasian, C. Peterson White, C. Zweifel, and Mayor Pownell

No: 3 - C. Colby, C. DeLong, and C. Ness

ADMINISTRATORS UPDATE

City Administrator Martig noted he would e-mail a written report for the City Administrator's update.

19. [18-248](#) Upcoming Agenda Items

Attachments: [Upcoming Agenda Items](#)

ADJOURN

A motion was made by Council Member Nakasian, seconded by Council Member Colby, to adjourn the meeting at 9:18 pm. The motion carried by the following vote:

Yes: 7 - C. Colby, C. DeLong, C. Nakasian, C. Ness, C. Peterson White, C. Zweifel, and Mayor Pownell