



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, October 5, 2021

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER

Mayor Pownell called the meeting to order at 6:05 p.m.

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

Absent: 1 - Council Member George Zuccolotto

APPROVAL OF AGENDA

Mayor Pownell noted information included in Supplemental Memo No. 1.

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

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

PRESENTATIONS

1. [21-555](#) Update on Archer House Demolition Permit Request Process and Tax Increment Financing Redevelopment Option Process.

Community Development Director Mitzi Baker updated the Council on the status of the Archer House and the approval process for the permit for demolition. Baker answered questions from the Council.

CONSENT AGENDA

City Clerk Lynette Peterson introduced the Consent Agenda.

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

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

2. [21-556](#) Consider Approval of September 14, 2021 City Council Work Session Meeting Minutes.
3. [21-557](#) Consider Approval of September 21, 2021 City Council Meeting Minutes.

4. [21-558](#) Consider Approving Disbursements totaling \$1,008,846.40
5. [Res. 2021-090](#) Proclaim October 15 as Pregnancy and Infant Loss Remembrance Day.
6. [21-559](#) Consider Approval of 2022 City Administrator Performance Review timeline.
7. [21-560](#) Consideration of 2022 Employee Benefits Renewal.
8. [21-561](#) Consider Approval of New Administrative Policy (Personal Pronoun Sharing).
9. [21-562](#) Consider Approval of Policy (Limited English Proficiency).
10. [21-563](#) Consider Approval of Updates to Handbook Policy (Wellness Program).
11. [21-564](#) Consider Approval of New Handbook Policy (Paid Family Parental Leave).
12. [Res. 2021-091](#) Consider Resolution approving Mill Towns State Trail Conceptual Corridor Design and Preliminary Engineering from Riverside Park to the Waterford Bridge.
13. [Res. 2021-092](#) Consider Approval of the Service Agreement with Cannon River Offroad Cycling and Trails (CROCT) to Perform Trail Building and Maintenance Activities in Oddfellows Park.
14. [Res. 2021-093](#) Consider Renewing the Service Agreement with Cannon River Offroad Cycling and Trails (CROCT) to Perform Various Trail Building and Maintenance Activities in Sechler Park.
15. [21-565](#) Consider Approving Professional Service Agreement for the Prairie Hills #1 and Hidden Valley Pond Dredging Project.
16. [Res. 2021-094](#) Consider Resolution Authorizing Entering into Grant Agreement with the State of Minnesota for the Northfield Transit Hub.

OPEN PUBLIC COMMENTS

Tristan Cox, 508 First Street West, addressed the Council in support of the Environmental Assessment Worksheet (EAW) for the Kraewood Development.

Philip Spensley, 505 Lincoln Street North, thanked the Council for their response to his question about Board/Commission emails not being listed on the website indicating he would like to see this reversed and Board/Commission email addresses listed again on the website.

Erica Zweifel, 406 Highland Avenue, addressed the Council in support of the EAW for the Kraewood Development.

Patrick Tomczik, 1203 Woodland Trail, addressed the Council regarding the proposed preliminary tax levy that was set at 15 percent encouraging the Council to control spending and decrease this as residents cannot afford increased taxes.

Derek Haas, 917 Juniper Avenue West, addressed the Council regarding his concern for saving bees and his support of the EAW for the Kraewood Development.

REGULAR AGENDA

17. [Res. 2021-095](#) Conditional Use Permit Resolution for 1MW Community Solar Garden for SV CSG Northfield, LLC.

City Planner Mikayla Schmidt introduced the item presenting background information on the Conditional Use Permit (CUP) request from SV CSG Northfield, LLC for a 1MW Solar Garden. Schmidt outlined the additional conditions for the CUP. Patrick Dalseth, SunVest Solar, addressed the Council explaining the project requesting the Council consider a 35 year contract versus 25 years as per staff recommendation. Public Works Director/City Engineer Dave Bennett, Schmidt and Dalseth answered questions from the Council.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve Resolution No. 2021-095 Approving a Conditional Use Permit for a 1MW Community Solar Garden in the A-S District. The motion carried by the following vote:

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

18. [Res. 2021-096](#) Consider a Citizen Petition for the Preparation of an Environmental Assessment Worksheet (EAW) to be Completed for the Proposed Kraewood Development.

Assistant City Attorney Robert Scott introduced the item explaining the process for consideration of an Environmental Assessment Worksheet (EAW) for the Kraewood Development. He explained the procedure for tonight's decision.

Council Member Ness addressed the Council to recuse himself from the discussion and vote.

Tom Casey, Attorney for Northfield SHED and the Petitioners, addressed the Council regarding the EAW. Diane Angell, Representative for the Petitioners, addressed the Council and presented on the reasons for the Council to order an EAW. Angell and Casey answered questions from the Council. Baker answered questions from the Council. Jason Ripley, 520 Greenvale Avenue, addressed the Council regarding clarification of the EQC recommendation from their March meeting. Casey explained the last sentence of his October 4 letter. Angell clarified questions regarding the Petition for the Council.

Recess

Council recessed at 8:00 p.m. Council meeting resumed at 8:10 p.m.

18. [Res. 2021-096](#) Consider a Citizen Petition for the Preparation of an Environmental Assessment Worksheet (EAW) to be Completed for the Proposed Kraewood

Development.

Scott Koester, Rebound Real Estate, introduced Vern Swing, Swing Traffic Consultants, Robert Binder and Matt Pavek from CivilSite Group and Annie Weeks and Otto Gockman from Midwest Natural Resources. The development team presented a brief background/history of the project; changes/modifications to the project based on feedback/concerns; points of the EAW Petition to include traffic impacts, tree replacement, stormwater management, wetlands and Rusty Patched Bumblebee impact; and burden of proof for the EAW. The development team and Bennett answered questions from the Council.

Extend the Meeting

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to extend the meeting until a decision is made on the Citizen Petition for the Preparation of an Environmental Worksheet (EAW) for the proposed Kraewood Development. The motion carried by the following vote:

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

- 18. [Res. 2021-096](#)** Consider a Citizen Petition for the Preparation of an Environmental Assessment Worksheet (EAW) to be Completed for the Proposed Kraewood Development.

Public Comment:

Dr. Ralph Brauer, 701 Ecklund Court, addressed the Council in support of the EAW.

Laurie Sieve, 711 Summit Avenue West, addressed the Council in support of the EAW.

Jason Ripley, 520 Greenvale Avenue, addressed the Council in support of the EAW.

Guillermo Gallego Romero, 203 Greenvale Avenue West, #111, addressed the Council in support of the EAW.

Bob Thacker, 505 Ivanhoe Avenue, addressed the Council in support of the EAW.

Karen Cherewatuk, 505 Ivanhoe Avenue, addressed the Council in support of the EAW.

Liz Sandberg, 504 Greenvale Avenue West, addressed the Council in support of the EAW.

Philip Spensley, 505 Lincoln Street North, addressed the Council in support of the EAW.

Barb Howe, 1114 St. Olaf Avenue, addressed the Council in support of the EAW.

Dana Engstrom, 513 Ivanhoe Avenue, addressed the Council in support of the EAW.

Kathy Schuurman, 509 Ivanhoe Avenue, addressed the Council in support of the EAW.

Rick Swearer, 409 Ivanhoe Avenue, addressed the Council in support of the EAW.

Arlene Kjar, 414 Manitou Street, addressed the Council regarding Rusty Patched Bumble Bee observations and pictures.

Ken Engstrom, 513 Ivanhoe Avenue, addressed the Council in support of the EAW.

Dan Saxton, 409 Juniper Avenue, addressed the Council in support of the EAW.

Annie Weeks, Midwest Natural Resources, addressed the Council regarding the assessment of the Paulson Property and the lack of habitat for the Rusty Patched Bumble Bee.

Scott Koester, Rebound Real Estate, addressed the Council reading a portion of the email from LuAnn and Kerry Raadt regarding the landscaping of the project and habitat included for the Rusty Patched Bumble Bee.

Diane Angell, 409 Ivanhoe Avenue, representative for the petitioners, addressed the Council regarding the developers research echoing her support of the EAW.

Rieber Paulson, 600 Greenvale Avenue, addressed the Council stating he has never seen the Rusty Patched Bumble Bee on the property.

Council commented and asked questions regarding the EAW process and petition. Scott, Baker and Bennett answered questions from the Council.

A motion was made by Council Member Peterson White, seconded by Council Member Reister, to approve Resolution No. 2021-096 Denying Citizen Petition for Preparation of an Environmental Assessment Worksheet for the Proposed Kraewood Project. The motion carried by the following vote:

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

Abstained: 1 - C. Ness

ADMINISTRATORS UPDATE

19. [21-566](#) City Administrator's Update.

Administrator Martig gave an update on City operations and developments.

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 Ness, to adjourn the meeting at 10:55 p.m. The motion carried by the following vote:

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