

**Red Wing City Council
Regular Meeting
City Council Chambers
June 08, 2026**

Council Members Present: Council President Janie Farrar; Council Members Donald Kliewer, Beth Snyder, Becky Norton, Kim Beise, Vicki Jo Lambert, and Ron Goggin

Members Absent: All members were in attendance

Others Present: Gary Iocco, Mayor; Melissa Hill, City Clerk; Chris Heineman, City Council Administrator; Amy Mace, City Attorney; Marshall Hallock, Finance Director; Kyle Klatt, Community Development Director; Mike Warner, Fire Chief; Nick Sather, Police Chief; Shawn Blaney, Public Works Director; Zach Regnier, Engineering Director; Michelle Leise, Public Information and Engagement Officer; Meghan Elliott, New History; Bob Jaszczak, Red Wing Public School Superintendent

Agenda Item 1

Call to Order

Council President Janie Farrar called the meeting to order at 6:01 p.m.

Agenda Item 2

Pledge of Allegiance

Council President Farrar led the recitation of the Pledge of Allegiance.

Agenda Item 3

Excusal of Members

All members were in attendance.

Agenda Item 4

Approval of Agenda

A motion was made by Council Member Norton, seconded by Council Member Lambert, to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

Agenda Item 5

Proclamations and Recognitions

A. Dr. Marsha Danielson Proclamation.

Mayor Iocco read a proclamation recognizing and commending Dr. Marsh Danielson for her five years of service as President of Minnesota State College Southeast.

Dr. Marsha Danielson noted that it has been an honor to serve the Red Wing community and highlighted the support from businesses, citizens, and the foundations in the region.

Agenda Item 6

Presentations

A. Red Wing Amateur Baseball Association's Fundraising Efforts to Support Improvements at the Red Wing Athletic Field.

President of the Red Wing Amateur Baseball Association Paul Irwin provided a brief update on the capital campaign for the athletic field. It is time for a long-term investment in the athletic field. The City of Red Wing was awarded the opportunity to host the Minnesota Amateur Baseball State Tournament, an event that will draw 30,000 people over three weekends to the community in the summer of 2028. He requested that the City continue to lead and promote a community-led capital campaign, update on invested improvements to City-owned assets, and continue the partnership with support for soft costs. Money would go to seating, playing surface, and press box updates. There are currently \$485,000 in pledges and donations.

Council Member Snyder asked if the Red Wing Amateur Baseball Association Board would be willing to fundraise more money to cover the soft costs. Mr. Irwin replied that it is their intention to raise the full amount for the project regardless of what the City can provide.

B. Cannon Valley Trail Presentation.

Trail Manager Scott Roepke provided an update on Cannon Valley Trail capital improvements that have been completed and active projects. He reviewed the trail investment summary of completed projects from 2019 to 2023. The completed projects include the Bridge Replacement Phase 1, conservation, and amenity projects (prairie restoration and vault toilets), visitor experience upgrades (comprehensive signage and electronic pay stations), operations and data collection (articulating flair mower and trail use counters), stewardship and infrastructure (Biological Resources Plan update and Bridge Replacement Phase 2), and ADA accessible drinking fountain and bottle filler.

Mr. Roepke noted that active projects between 2024 and 2027 include future trail improvements (mile 14 and 16 slope failure repair, and bridge and trail surface replacement). He explained that they are currently working on A History of Cannon Valley Trail book which is a three-phase project. The total investment is \$6.7 million in capital improvement projects, and \$5.3 million of the costs are funded by grants.

Agenda Item 7

Public Comment

Council President Farrar reviewed the public comment procedure and provided a reminder about the three-minute time limit.

Amber Dawn Plank, Ward 4, Red Wing, stated that the School District is proposing that public comments at school board meetings are no longer live-streamed or included in official recordings. She expressed concern about the proposal and explained that public comments are often the only opportunity for parents, students, and community members to directly address elected officials in a public setting. Without the live stream,

fewer people are informed about which issues are affecting children and what concerns are being raised. Parents have the right to know what concerns are being addressed to the School Board. Public trust is built through transparency, and public institutions should not be moving away from openness. She added that during the previous Council meeting, there was a comment that insinuated that people should not be proud of renting a home and noted that people who rent are just as worthy as people who own a home.

Carol Overland, Ward 4, Red Wing, acknowledged the changes to the Public Comment portion of the meeting about not identifying people within the community, staff, or the Council. She noted that it can prevent the community from holding the City accountable. She explained that she was upset by Mayor Iocco's presentation in North Dakota because he did not accurately recount what was said during the Public Utility Commission meeting. She urged the Council to look at the transcript to see if Mayor Iocco's comments were true, and noted that she did not believe that the comments he made were authorized by the Council.

Mendal Mearkle, Ward 4, Red Wing, spoke about the American flag etiquette and protocol and noted he is an Army veteran. According to the US Department of Veterans Affairs, on Memorial Day, the American flag should be flown at half staff from sunrise to noon only, and then raised to full staff at noon to honor the nation's battle heroes. He recommended that the City develop a process where all flags on City-owned property would adopt the proper etiquette and protocol for American flags on Memorial Day.

Pete Haverlandt, Ward 4, Red Wing, provided the Council with small sandwich bags of demolition debris from the Highway 19 building and explained that he spoke with the head of the demolition project, who noted that there was no structural reason for the demolition. He urged the Council to have more diligence before making decisions because he had asked the Council previously if any of the Members had set foot on the site, and no one had. There have been too many wasted opportunities in the City.

Tom Wilder, Ward 2, Red Wing, noted that plenty of money has been raised for the approved Habitat for Humanity project. He asked why the permit for the alley has not been signed off on and explained that it is delaying the project.

Deb Schultz, Red Wing, spoke to Agenda Item 9B and expressed concern about going from RM-2 to RM-3 zoning. There is little to no oversight from the City if there is RM-3 zoning.

Allison Gettings, CEO of Red Wing Shoes, spoke to Agenda Item 9B. She noted that a year ago, she gathered a group of larger employers to discuss challenges that impact businesses in the community. One of the common challenges discussed was housing availability. She explained that Red Wing Shoes has difficulty hiring people due to housing. Several young employees have left the city because they cannot find affordable housing. The apartment vacancy rate in the city is 5%, which is below the national average of 7%. The price of housing has increased 300%, and without

progressive action and increasing the supply of housing units, opportunities could start disappearing.

Brad Wronski, Ward 4, Red Wing, spoke on Agenda Item 9B and highlighted that the community's comments have expressed fear of implausible developments. The City is creating possibilities that are currently excluded. There have not been many fears regarding the City not taking action. If the City does not take action soon, the current sites will deteriorate.

Lynn Dulak, Red Wing, spoke on Agenda Item 9B, and presented the Council with signed opposition petitions. She stated she would be impacted by both the Bayview and Jefferson School sites. The City does not own the Bayview site, and it is in terrible condition due to water damage and neglect. The intention of the School Board and the Port Authority has always been to save the Jefferson School historic building and the green space. The Jefferson School site has had three previous sales fall through. The City is trying to get the Jefferson School building on the National Register of Historic Places, which would provide an opportunity for preservation grants and low-interest financing. She stated her dream is to make the Jefferson School site block affordable senior housing to preserve as much of the green space as possible.

Kiel Ploen, Red Wing, spoke on Agenda Item 9B and stated the public is not being heard. There is no development plan, traffic study, infrastructure analysis, or anything for the public to evaluate. The RM-3 zoning has not been used anywhere else in the city. The public cannot trust something that they cannot see. If the green space is taken from the Jefferson School site, there are no second chances to get it back. He expressed concern regarding the Bay View site and the vulnerability of the property. A company in California purchased the property as a real estate speculation and created an opportunity for development to produce quick profit instead of considering the long-term community well-being. The wrong kind of development on the site could change the character of the neighborhood and compromise security. If a development is strong, it should allow public comment and questions, and public review is not a hurdle. An RM-3 zoning without a project would cause the City to lose leverage and voice. Residents are asking for a pause in the process until there is a real development plan to evaluate. He urged the Council to make decisions based on facts instead of speculation.

Apurva Patel spoke on Agenda Item 9B and explained that developing properties is a complicated issue. Providing the zoning would secure the neighborhood because there is more site control. He noted that he has been a recipient of the guardrails that the City puts in place for developments. He stated he has confidence in the Council and staff to do their jobs. The rezoning is a necessity for developers. There have been no proposals because it costs developers money to present a concept to the Council or Planning Commission. Having a ten-story building is not financially feasible for developers. He expressed support for the rezoning because it would give the perception that the city is a welcoming town.

Jim Patterson, Red Wing, spoke to Agenda Item 9B and stated he opposes the proposed rezoning for the Jefferson School and Bay View sites. He asked why the property had to be rezoned before there was a development proposal. Rezoning the site could open the door for developers to do whatever they want to do, and the City may not be able to stop it. He asked the Council to wait until there is an offer before moving forward. The Jefferson School site neighborhood would embrace private condos and would suit the characteristics of the neighborhood. The opposition from the community is from a logical conscience respect.

Daryl Duden, Red Wing, spoke to Agenda Item 9B and his experience as a lifelong resident of the neighborhood. The Jefferson School and Bay View sites would be considered spot zoning based on the definition. He asked why RM-3 zoning is the only zoning that has a staff-only review. The process creates mistrust and a lack of transparency with the community. He asked if it would be in the best interest of the City to have the Council involved in the highest density zoning process.

Debra Stzotvenik, Ward 3, Red Wing, agreed with the last three residents who spoke on Agenda Item 9B. The "Old Fairgrounds" neighborhood is zoned for single-family homes for a reason. The sudden move to rezone the Jefferson School site makes residents wonder what is going on. The Council's objective is to represent residents, but it appears that at times the Council wants to silence any dissent. The Council is communicating that the need for affordable housing trumps the needs that current residents have for stability. Older neighborhoods are not set up for higher density.

Tom Wilder, Ward 2, Red Wing, spoke on Agenda Item 9B and stated it is wrong to rezone the Jefferson School and Bay View sites. It is clear that the neighbors do not support the idea at all. He asked the Council to start listening. He reviewed data from the Red Wing Police Department from January 01, 2026, to May 30, 2026. The three multi-family high-density complexes received 900 police calls during that period. If there is a higher density, there could be more police calls each day in the neighborhood. He urged the Council to slow down and not to put high-density in older neighborhoods.

Jim Snow, Red Wing, spoke on Agenda Item 9B and expressed his opposition to the proposed rezoning of the Bay View and Jefferson School sites. The Bay View site was built to be a care site. Red Wing needs a high care facility back in the area so that residents do not have to travel long distances to receive care or visit loved ones. The Habitat for Humanity designated area needs to have the street and sewer installed immediately, and there should not be any delays. There are many accidents on 4th Street due to speeding cars. He asked that the Police Department ticket more vehicles for speeding in the area. Taxpayers' money should be spent on streets, sewer, city water, curbs, and gutters. He asked the Council to put a crosswalk between 4th Street and Minnesota Street.

Alan Muller, Ward 4, Red Wing, endorsed the comments of Amber Dawn Plank and Carol Overland. He spoke to Agenda Item 8D, the lead service line replacement project,

and the bids received for it. He asked how the bidders determined their bid and noted that the description is vague.

Ron McCarthy, Ward 2, Red Wing, presented housing information for the City from the Port Authority. He pointed out the discrepancy between the projected population and the number of housing units that are needed. The biggest employer is Treasure Island, and the housing would be needed to house employees from there, which does not belong to the City. He asked how parking would be accommodated at the Jefferson School site for so many units. He stated developers would not propose affordable housing because there is a view of the river, and there could be high-rent units.

Agenda Item 8

Consent Agenda

Council President Farrar noted that Council Members may pull Consent Agenda items for further discussion.

A. Motion to Approve Bills (Warrant #127159 - 128338, totaling \$806,291.47).

~~B. Motion to Approve Minutes.~~

~~1. May 26, 2026, Workshop Meeting Minutes.~~

~~2. May 26, 2026, Regular City Council Meeting Minutes.~~

This item was pulled by Council President Farrar.

C. Motion to Appoint Marcus Schmidt to the Advisory Planning Commission for a First Term Expiring December 31, 2028.

D. Actions Related to the 2026 Lead Service Line Replacement Project.

The purpose of this action is to accept bids and award a construction contract for the 2026 Lead Service Line Replacement Project, as well as approve a Construction Management Services Agreement with Bolton & Menk. The project will replace the private portion of galvanized water service lines associated with lead service lines at no cost to participating property owners. This project is part of the City's ongoing multi-year initiative to identify and replace privately owned lead and galvanized water service lines throughout the water distribution system, helping to improve water quality, protect public health, and meet state and federal regulatory requirements.

1. Motion to Accept Bids Received for the 2026 Lead Service Line Replacement Project and Award Construction Contract to the Lowest Responsible Bidder, BCM Construction for \$888,887.
2. Motion to Approve the Construction Management Services Agreement with Bolton & Menk for Oversight and Administration of the 2026 Lead Service Line Replacement Project.

E. Motion to Approve a Lease with Runnings Supply Inc. for Space in the 321 Potter Street Building.

The current lease with Runnings Supply Inc. is due to expire in October 2026. City staff worked with Runnings to negotiate a new ten-year lease agreement for 11,089 square

feet of dedicated space and 668 square feet of common space located in the basement of the 321 Potter Street building. The proposed lease establishes a base rental rate of two dollars per square foot per year, with annual increases of three percent throughout the term of the agreement.

F. Motion to Approve a Master Services Agreement and Work Order with AE2S for the Hydraulic Water Model and Expansion and Capacity Analysis. (Attachment Forthcoming).

The Expansion and Capacity Analysis project is currently identified in the 2027 CIP. However, staff has identified an immediate need for this tool to support ongoing and upcoming planning efforts, including infrastructure prioritization, system reliability assessments, and coordination with capital projects and community development. The City Council approved a Minnesota Pollution Control Agency climate resiliency grant application on December 8, 2025, to request funding for this project in 2026. The City was not selected to receive this grant. Fortunately, a previously awarded grant from DEED's Office of Energy Transition can be utilized to fund this project.

G. Motion to Approve Annual Food Wagon License for The Brick Oven Bus.

~~**H. Motion to Approve Use of Green Fund for the Approved CIP Item — Chief 3 Emergency Response Vehicle.**~~

~~Staff recommends utilizing funds from the City's established Green Fund to offset the additional expenses, which will reduce the total operating costs over the life span of the vehicle.~~

~~*This item was pulled by Council Member Kliewer.*~~

I. Motion to Adopt Resolution No. 8176, Cooperative Agreement for the Minnesota Statewide All-Hazards Incident Management Organization.

Staff recommends City Council approve the resolution and authorize the Fire Chief to execute the agreement.

J. Motion to Adopt Resolution No. 8177, Intra-State Mutual Aid Plan, Dispatch, and Use of Fire Department Equipment and Services.

Staff recommends City Council approval of the resolution and authorizes the Fire Chief to execute the agreement.

K. Motion to Approve Private Use of Public Property (PUPP) Application for An Artful Summer Supper.

Red Wing Arts is presenting An Artful Summer Supper, an arts-centered community experience designed to bring the community together through creativity, shared artmaking, and a communal meal in downtown Red Wing. Attendees will have the opportunity to choose a handcrafted ceramic bowl created by community members, enjoy a simple meal, and participate in a vibrant street experience featuring live music, creativity, and community connection. The event will take place on Saturday, August 15, 2026, from 4 p.m. to 9 p.m.

L. Motion to Approve Private Use of Public Property (PUPP) Application for the Indigenous Artist Market and Concert.

Red Wing Arts and the Honoring Dakota Project are hosting the 4th Annual Indigenous Artist Market + Concert on Wednesday, July 8, 2026, at Central Park and the Bandshell. This vibrant community event celebrates Indigenous artistry and culture, featuring local and regional Indigenous artists showcasing handmade crafts and artwork, community challenge games, tipi teachings, food trucks, live music by Austin Owen, and an evening concert with Tiana Spotted Thunder. The Indigenous Artist Market and Challenge Games will take place from 2 p.m. to 7 p.m., followed by the evening concert at the Central Park Bandshell beginning at 7 p.m.

M. Actions Related to the Federal Emergency Management Agency Building Resilient Infrastructure and Communities Grant.

Staff is requesting City Council authorization to pursue funding through the Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Grant program. The request includes reallocating 2026 Capital Improvement Plan (CIP) funds from the Trickling Filter Roof Replacement project to support the preparation of 30% design plans for the Wastewater Treatment Facility Main Lift Improvements, as well as funding for grant application assistance. The action also includes approval of a work order with Bolton & Menk and authorization for staff to apply for approximately \$5.39 million in BRIC grant funding.

1. Motion to Authorize Staff to Apply for the FEMA BRIC Grant for \$5,392,500.
2. Motion to Approve Reallocation of \$32,500 in the 2026 CIP from Trickling Filter Roof Replacement to Preparation of 30% Plans for Wastewater Treatment Facility Main Lift Improvements and Funding Assistance for FEMA BRIC Grant Application.
3. Motion to Approve Work Order with Bolton & Menk.

N. Motion to Adopt Ordinance No. 235, Fourth Series, Aggressive Panhandling.

The introduction of Ordinance No. 235 was unanimously approved during the May 26, 2026, City Council meeting. The Council is now asked to approve the second reading of this ordinance.

O. Motion to Adopt Resolution No. 8178, Accepting the Donation of Artwork from Red Wing Arts, Designed and Created by Artists Darrell Campbell and Jesse Childs, to be Installed at the Levee Park Circle.

~~**P. Motion to Approve Private Use of Public Property (PUPP) Application for a Red Wing Shoe Corporate Event.**~~

~~Red Wing Shoe Company submitted a Private Use of Public Property (PUPP) application on June 4, 2026, for a corporate event taking place June 5-12, 2026. Organizers are requesting the temporary reservation of 2-3 parking stalls in front of both 314 Main Street (Corporate Offices) and 315 Main Street (Flagship Store) to accommodate shuttle loading and unloading between the two locations. Because the application was submitted one day before the start of the event, staff did not have~~

~~sufficient time to complete the standard interdepartmental review process required under the City's PUPP policy.~~

This item was pulled by Council Member Norton.

A motion was made by Council Member Snyder, seconded by Council Member Lambert, to approve the Consent Agenda, minus Items 8B, 8H, and 8P. Upon call of the roll, Council Members Beise, Lambert, Goggin, Norton, Kliewer, Farrar, and Snyder voted aye; no nay. Seven ayes; no nays; motion carried.

B. Motion to Approve Minutes.

- 1. May 26, 2026, Workshop Meeting Minutes.**
- 2. May 26, 2026, Regular City Council Meeting Minutes.**

Council President Farrar pulled the item and requested an amendment to page 2, the last paragraph, of the Workshop Minutes by changing the statement, "The consensus of the Council..." to "the Council indicated that the Bench Street South location and the Skate Park location are their preferred locations to explore." The Council agreed with the amendment.

Council Member Goggin requested that his opposition to a dog park be included in the Workshop Meeting Minutes. He added that he would like to include his comments on the per capita spending in the audit report and the need for the Council to exercise restraint on spending in the Regular City Council Meeting Minutes.

Council Member Norton asked Council Member Goggin what specifically he would like included in the Regular City Council Meeting Minutes regarding his comments on the per capita spending in the audit report. Council Member Goggin replied that he would like the minutes to reflect that he had made a comment regarding the per capita spending and the Council's ability to control the spending.

A motion was made by Council President Farrar, seconded by Council Member Snyder, to approve the May 26, 2026, Workshop Meeting Minutes as amended, and the motion carried by a vote of 6:0:1, with Council Member Beise abstaining from the vote as he was not present for the meeting in question.

A motion was made by Council Member Goggin, seconded by Council Member Norton, to approve the May 26, 2026, Regular City Council Meeting Minutes as amended, and the motion was carried by a vote of 6:0:1, with Council Member Beise abstaining from the vote as he was not present at the meeting in question.

H. Motion to Approve Use of Green Fund for the Approved CIP Item — Chief 3 Emergency Response Vehicle.

Council Member Kliewer pulled the item and requested information on the balance in the Green Fund. Chief Warner replied that the balance was \$90,330.70 before the request.

Council Member Kliewer expressed his concern about not having more options since it is an emergency vehicle. He asked if it was a specialty vehicle. Chief Warner agreed that it was a specialty emergency vehicle. Council Member Kliewer expressed concern about having an electric vehicle, especially in the winter, since it can reduce the battery function, and questioned whether a gas vehicle would be a better option. Chief Warner explained that other cities in Minnesota are using the same emergency vehicle and have not had any issues during the winter.

Council Member Kliewer stated it would make sense to see what other manufacturer options there are.

Council Member Norton stated that her electric vehicle has been a safer option to drive because of its battery size. She added that she has no concerns about the vehicle purchase. There would be many savings by having an electric vehicle versus a gas-operated vehicle. She added that she supports using the Green Fund for the transition to an electric vehicle.

Council Member Goggin expressed concerns regarding the company being used and its long-term viability. He stated he would not support the item.

Mayor Iocco asked Council Member Norton if she was proposing to use the Green Fund to finance the entire costs. Council Member Norton replied that she supports using the Green Fund to fund the initial step to transition to an electric vehicle.

A motion was made by Council Member Snyder, seconded by Council Member Norton, to approve the use of Green Fund for the approved CIP Item – Chief 3 emergency response vehicle, and the motion was carried by a vote of 5:2, with Council Members Goggin and Kliewer dissenting.

P. Motion to Approve Private Use of Public Property (PUPP) Application for a Red Wing Shoe Corporate Event.

Council Member Norton pulled the item and asked about the modifications to the Private Use of Public Property (PUPP) application and if the Council should be aware of any concerns. Public Works Director Shawn Blaney replied that the modified PUPP is included in the Agenda Packet and staff do not have any concerns.

A motion was made by Council Member Norton, seconded by Council Member Lambert, to approve the Private Use of Public Property (PUPP) application for a Red Wing Shoe Corporate event. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

Agenda Item 9

Motions and General Business

A. Actions Related to Cannon Valley Trail Joint Powers Agreement.

1. Consider Motion to Approve Revised Bylaws

2. Consider Motion to Approve Revised Joint Powers Agreement.

Council Administrator Chris Heineman introduced the item. The revisions to the bylaws and Joint Powers Agreement are standard revisions. There is a Resolution to change the language.

A motion was made by Council Member Kliewer, seconded by Council Member Beise, to adopt Resolution No. 8179 approving the revised Bylaws and Joint Powers Agreement of the Cannon Valley Trail Joint Powers Board. Upon call of the roll, Council Members Lambert, Goggin, Norton, Kliewer, Farrar, Snyder, and Beise voted aye; no nay. Seven ayes; no nays; motion carried.

B. Actions Related to Rezoning.

1. Motion to Bring back from the Table Discussion of Three Ordinance Amendments to Change Certain Properties from R-2 to RM-3 Zoning and a Resolution Amending the Briarwood PUD.

A motion was made by Council Member Snyder, seconded by Council Member Kliewer, to bring back from the Table Discussion of the three Ordinance amendments to change certain properties from R-2 to RM-3 Zoning and a Resolution amending the Briarwood PUD. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

2. Motion to Introduce Ordinance No. 236, Fourth Series, an Ordinance Rezoning the Former Jefferson School Property at 601 Buchanan Street to RM-3.

Community Development Director Kyle Klatt provided background on the item. He reviewed the recommended actions and future meeting actions, and explained the zoning and park discussions and considerations that have been happening. He noted the Port Authority process and next steps with the Jefferson School site. He introduced Meghan Elliott with New History.

Ms. Elliott noted that New History works to help public and private owners to increase the use of historic buildings. She noted that the Jefferson School site is a difficult site to reuse, which is why there are no developers who have come forward on the site. The City is trying to remove as many obstacles as possible for developers in order to redevelop the historic building. Historically, old school buildings are a good candidate for redeveloping into housing. She acknowledged the concerns about losing green space on the site and showed examples of what New History did with sites they worked with to maintain green space. The front lawn of the Jefferson School site would likely be considered historic.

Council Member Lambert asked for clarification regarding the front lawn location on the site. She expressed concern regarding preserving the playground. She asked how a playground and green space could be preserved on the site. Ms. Elliott replied that the front lawn would include the lawn in front of the historic façade. The back side of the property would not be restricted for developers to provide more flexibility on the site.

Council President Farrar asked Ms. Elliott to share how important zoning is for developers. Ms. Elliott replied that the building was put up for sale and there were no viable offers. There was feedback that developers would not come to the table unless they were assured that there could be some traction. The zoning change could provide more assurance for developers.

Red Wing Public School Superintendent Bob Jaszczak noted that the Jefferson School closed in 2003. He provided a history of the use of the space since 2003. The building has been vacant since 2021, and it has cost \$75,000 per year to maintain the building and property. The School District contacted the City to see what viable options were available for the site. It is not feasible to make the space an educational space again because of the handicap accessible requirements, and the School District already has enough space. It does not make sense for the School District to continue to pour money into the site.

Council Member Snyder asked if it would be feasible to do 40 units on the site. Ms. Elliott replied that it is most likely that there would be public funding, and the typical size would be about 40 units and would be most viable for the site.

Director Klatt presented the Planning Commission recommendation, alternative actions the Council could take, and next steps for the Council.

Council Member Lambert asked Ms. Elliott for her perspective on the City requiring a portion of the land to be preserved for a public park and green space. Ms. Elliott replied that the more constraints that are put on the site, the less likely the site will be redeveloped. She cautioned the Council from putting more constraints on the site and encouraged the City to let a potential developer know the desire of the community to have green space on the site.

Council President Farrar recessed the meeting at 8:49 p.m. and reconvened the meeting at 8:57 p.m.

Council Member Kliewer asked what options the School District would have if the City did not rezone the site. Mr. Jaszczak replied that the options are limited since the desire of the community is to keep the building. He added that if the School District decided to demolish the building and subdivide the property into plats, it would be a big undertaking that the School District is not prepared for.

Council Member Lambert pointed out that the community values the green space. She noted that it would be more feasible to have an L-shaped structure in order to preserve the green space on the site. She expressed support for the RM-3 rezoning as long as 40% of the lot is preserved for park space.

Council Member Kliewer mentioned that there has not been a discussion about not having any green space on the site. He added that he is open to supporting RM-3 zoning with a maximum of 40 units on the property, and expressed the desire for green space.

Mayor Iocco agreed with the Council Member's comments and explained that it is a good compromise to limit the units to 40 and require green space on the property.

Council Member Snyder agreed with the desire to have green space and noted that, based on the feedback from Ms. Elliott, the City cannot define green space because it would limit developers. Something needs to be done with the site because it does not currently serve children well. She agreed with the maximum height allowance to be three to four stories and suggested increasing the maximum density to 24 units per acre and telling the developer the desire for green space. Council Member Beise agreed with Council Member Snyder's comments regarding increasing the density.

Council Member Goggin stated he does not support placing high-density into existing single-family residential neighborhoods. The space in front of the building is not feasible for green space. He added that he would like to maximize the park space. He expressed concern regarding the RM-3 zoning process and that there is not much space for public comment in the process.

Council President Farrar noted that Red Wing needs to be sustainable in the future and find uses for empty buildings. She thanked the public for providing comments and contacting Council Members. She expressed concern about not being able to attract a developer to the site. She stated she does not want the School District to continue to spend \$75,000 a year to maintain the building. She added that she supports redeveloping the site and trusted that the staff and the Port Authority would put guardrails on the project. It will be important to have flexibility on the site. She stated she supports limiting the units to 24 per acre.

A motion was made by Council Member Snyder, seconded by Council President Farrar, to consider introducing Ordinance No. 236, Fourth Series, an Ordinance Rezoning the Former Jefferson School Property at 601 Buchanan Street to RM-3, with the RM-2 density allowed and the maximum height allowed at three stories. Council Member Lambert asked Council Member Snyder if she would be willing to include requirements for the amount of green space that needs to be preserved.

Council Member Snyder expressed concern that the City could end up in the same position as the School District if there are too many restrictions on the site. Council Member Lambert replied that disenfranchising the public is not a good plan, and the importance of providing outside spaces for children's mental health. She suggested that at least 25% of the space needs to be preserved.

Council Member Kliewer noted that the Port Authority would be presented with a development plan, and they are not required to approve it. If the plan does not meet the City's desires, it can deny the plan. The Port Authority would give the developer the parameters.

Council Member Snyder offered to amend her motion to include that the Council directs the Port Authority to include in the RFP to have play spaces for children.

Council President Farrar restated the amended motion: to consider introducing Ordinance No. 236, Fourth Series, an Ordinance Rezoning the Former Jefferson School Property at 601 Buchanan Street to RM-3, with the RM-2 density allowed and the maximum height allowed at three stories, with the proposed playground and/or park space preserved.

A vote was conducted, and the motion carried by a vote of 5:1:1, with Council Member Goggin dissenting, and Council Member Norton voting present.

3. Motion to Introduce Ordinance No. 237, Fourth Series, an Ordinance Rezoning the Former Bayview Nursing and Rehabilitation Center and Adjacent Parking Area at 1412 West 4th Street to RM-3.

Council President Farrar led the discussion regarding the rezoning of the former Bay View Nursing and Rehabilitation Center.

Council Member Lambert stated her proposal is to build across the street and have it all be one parking lot, but it would not be feasible due to the structure. She asked what the impact would be on the surrounding homes if the current building were demolished. Director Klatt replied that all developers are required to include a water management plan and a grading and erosion control plan. The developer is required to control any erosion that occurs on the site. The site will be a challenge because it is a steep slope, and there will be concerns about how developers will manage the site.

City Engineer Zach Regnier added that there would be ways to mitigate construction impact, such as putting in double-layered silt fences.

Council Member Lambert asked how feasible it would be to remodel the building. She asked how many units would be able to go into the building. Director Klatt replied that he did not have an answer for the number of units appropriate for the building. He noted that there have been concerns about reusing the building

because of the way the building is oriented and laid out. It would be very costly to remodel the building to be used as a facility again and to keep up with standards. Parking would be a challenge for the site.

Council Member Lambert asked about the buffer zones. Director Klatt replied that the Planning Commission would be discussing buffer zones during the next Planning Commission meeting to make Code amendments. In the meantime, the City is using RM-2 requirements for buffer zones.

Council Member Lambert asked if it was possible to require that the Council approve the development even though it would be zoned RM-3. Director Klatt replied that the Council would need to direct the Planning Commission to recommend amending the zoning Ordinance. Council Member Snyder asked if the zoning Ordinance was amended, if it would apply to all RM-3 developments. Director Klatt agreed that it would apply to sites that were zoned RM-3.

The Council and staff discussed the instances where an RM-3 zoned development would be brought to the Council. Mayor Iocco noted that since the sites have difficulties, it is likely that the developments would be brought to the Council.

Council Member Lambert asked what the maximum number of units could be on the site. Director Klatt replied 90 units.

A motion was made by Council President Farrar, seconded by Council Member Snyder, to introduce Ordinance No. 237, Fourth Series, an Ordinance Rezoning the Former Bay View Nursing and Rehabilitation Center and Adjacent Parking Area at 1412 West 4th Street to RM-3. Council Member Lambert stated she could not support the introduced Ordinance as it was written because it gives too much power to developers.

A vote was conducted, and the motion carried by a vote of 4:3, with Council Members Norton, Goggin, and Lambert dissenting.

4. Motion to Introduce Ordinance No. 238, Fourth Series, an Ordinance Rezoning Outlot F of Siewerts Briarwood Subdivision to RM-3.

Council Member Goggin stated he is not in favor of rezoning Outlot F to RM-3 because it requires too much density.

Council Member Norton stated she supported the item.

A motion was made by Council Member Lambert, seconded by Council Member Snyder, to adopt a motion to introduce Ordinance No. 238, Fourth Series, an Ordinance rezoning Outlot F of Siewerts Briarwood Subdivision to RM-3. A vote

was conducted, and the motion carried by a vote of 6:1, with Council Member Goggin dissenting.

5. Motion to Adopt Resolution 8174 Approving a Conditional Use Permit (CUP) for a Major Change to the Siewerts Briarwood Planned Unit Development (PUD) to Redistribute Previously Approved Residential Density Between Outlots B and F.

Council Member Norton mentioned she did not see a change in the language in the Comprehensive Plan and asked if it would come back to the Council. Director Klatt replied it would come back to the Council.

Council Member Norton requested that when the Comprehensive Plan comes back to the Council to see where density is referenced.

A motion was made by Council Member Norton, seconded by Council Member Beise, to adopt Resolution 8174 approving a Conditional Use Permit (CUP) for a major change to the Siewerts Briarwood Planned Unit Development (PUD) to redistribute previously approved residential density between Outlots B and F. Upon call of the roll, Council Members Lambert, Goggin, Norton, Kliewer, Farrar, Snyder, and Beise voted aye; no nay. Seven ayes; no nays; motion carried.

Agenda Item 10

Communication Items

A. Council Comments.

Council Member Kliewer asked staff if there was an update on utilities on the old hospital site. Director Klatt replied that staff met with Habitat for Humanity to discuss moving forward with a development agreement. There was discussion about doing a phased project, which means updated documents would need to be submitted.

Council Member Lambert referenced the public comment regarding the American flag protocol and asked if the City had a protocol. Administrator Heineman replied that the City has a protocol, and if the flags were not raised at the right time, it was the staff's mistake and they will correct the mistake in the future.

Council Member Snyder provided the Council with an update on the HRA meeting and highlighted the audit, an opening on the HRA, and a discussion on transitional housing.

B. Status Updates

Administrator Heineman highlighted topics from his report:

- Upcoming Projects and MnDOT road closures

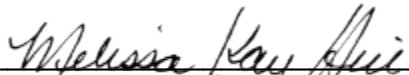
Agenda Item 11

Adjournment

Council President Janie Farrar adjourned the meeting at 10:00 p.m.


Janie Farrar, Council President

ATTEST:


Melissa Hill, MCMC, City Clerk