



City of Northfield

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

Meeting Minutes - Final City Council

Tuesday, July 21, 2026

6:00 PM

Council Chambers

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:02 p.m.

Present: 5 - Council Member Brad Ness, Council Member Davin Sokup, Council Member Chad Beumer, Council Member Peter Dahlen, and Mayor Erica Zweifel

Absent: 2 - Council Member Kathleen Holmes, and Council Member Jessica Peterson White

Council Member Sokup appeared remote via interactive technology.

Also Present: City Administrator Ben Martig, WSB Planning Consultant Lori Johnson, Community Development Director Scott Wopata, Public Works Director/City Engineer David Bennett, Police Chief Jeff Schroepfer, Finance Director Brenda Angelstad and City Clerk Lynette Peterson.

OPEN PUBLIC COMMENT

None.

APPROVAL OF AGENDA

Mayor Zweifel noted Supplemental Agenda Background Memo No. 1.

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

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

PRESENTATIONS

1. [26-391](#)

Age Friendly Northfield (AFN) Mid-Year Presentation.

Galen Malecha and CC Linstroth, Chair and Vice Chair of Age Friendly Northfield, presented the mid-year report highlighting events, programs and workshops Age Friendly sponsors in the community impacting the quality of life for all generations and ages.

CONSENT AGENDA

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

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

2. [26-392](#) Consider Approval of July 7, 2026 City Council Meeting Minutes.
3. [26-393](#) Consider Approval of July 14, 2026 City Council Special Meeting Minutes.
4. [26-394](#) Consider Approval of July 14, 2026 City Council Work Session Minutes.
5. [26-395](#) Consider Approving Disbursements totaling \$2,679,978.64
6. [Res. 2026-072](#) Consider Resolution Proclaiming July 30th through August 2nd, 2026 as “Vintage Band Festival Week” in Northfield, Minnesota.
7. [26-396](#) Consider Approval of a Temporary Liquor License for The Meetinghouse LLC dba Chapel Brewing for September 17, 2026 for the Friends of Downtown Northfield Third Thursday Event.

PUBLIC HEARINGS AND RELATED ACTION

8. [26-397](#) Public Hearing for Ordinance 1096 Vacating Drainage and Utility Easements within 504 & 508 Ivanhoe Avenue.

Mayor Zweifel declared the public hearing open at 6:17 p.m. Community Development Director Scott Wopata introduced Lori Johnson from WSB who presented regarding the vacation of the easements for 504 and 508 Ivanhoe Avenue.

Applicant Julia Albertson addressed the Council regarding the proposed combination of the two lots and the reasons for the request.

Public Works Director/City Engineer David Bennett clarified the purpose of the utility easement and confirmed that staff is comfortable with the proposed drainage of the lots.

A motion was made by Council Member Ness, seconded by Council Member Beumer, to close the Public Hearing at 6:25 p.m. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

9. [Ord. 1096](#) Consider First Reading of Ordinance 1096 Vacating Drainage and Utility Easements within 504 & 508 Ivanhoe Ave.

A motion was made by Council Member Dahlen, seconded by Council Member Beumer, to approve the first reading of Ordinance No. 1096 Vacating Drainage and Utility Easement within 504 and 508 Ivanhoe Avenue. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

10. [Res. 2026-073](#) Consideration of a Minor Subdivision combining 504 & 508 Ivanhoe Ave.

Mayor Zweifel noted that issues related to combining lots should be addressed during the

upcoming updates to the zoning code.

A motion was made by Council Member Ness, seconded by Council Member Beumer, to approve Resolution No. 2026-073 Approval of a Minor Subdivision/Lot Consolidation Combining Lots 2 & 3, Block 1, Roberts Woods. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

11. [26-398](#)

Reports From the Mayor and Council Members.

Councilor Ness - State of the City of Dundas Meeting; 911 Board Meeting.

Councilor Beumer - No Report.

Councilor Dahlen - No Report.

Mayor Zweifel - Transportation Advisory Committee Meeting; Planning Commission Meeting online.

Councilor Sokup - No Report.

REGULAR AGENDA

12. [Res. 2026-074](#)

Consider Resolution Providing for the Issuance and Sale of \$3,350,000 General Obligation Street Reconstruction Bonds, Series 2026B.

Nick Anhut, Senior Financial Advisor with Ehlers and Associates, presented on the sale of \$3,350,000 General Obligation Street Reconstruction Bonds, Series 2026B. The bond sale includes \$3,350,000 General Obligation Street Reconstruction Bonds to fund portions of the 2026 Mill and Overlay, Spring Street and Freemouw projects. Anhut stated Standard and Poors affirmed the City's "AA" credit rating. The City received six bids with the low bidder being TD Financial Products LLC at 3.6769%. Anhut indicated an updated resolution was presented to the Council with the amount reduced to \$3,085,000 with a true interest cost of 3.6963%.

A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve the Resolution No. 2026-074 Awarding the Sale of General Obligation Street Reconstruction Bonds, Series 2026B, in the Original Aggregate Principal Amount of \$3,085,000; Fixing their Form and Specifications; Directing their Execution and Delivery; and Providing for their Payment . The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

13. [26-399](#)

Discuss Proposed Traffic and Pedestrian Safety Improvements on Fillmore St., Hayes Dr., & Carter Dr.

Public Works Director/City Engineer David Bennett introduced the item and provided an overview of existing and proposed safety improvements for Fillmore Street, Hayes Drive, and Carter Drive. He explained that staff had evaluated traffic and pedestrian safety in the area in response to concerns raised during the review of the proposed Harvest Hill Second Addition development. Council Member Beumer provided additional context regarding the photographs he submitted of the area.

Bennett responded to questions from the Council.

The Council discussed the proposed improvements and provided feedback to staff.

14. [26-400](#)

Discuss City Wide Local Speed Limit Study

Public Works Director/City Engineer David Bennett introduced the item and Chloe Christensen and Brian Nemeth of Bolton & Menk. Bennett provided background on the City Speed Limit Study, after which Christensen presented an overview of the study, including the methodology, public engagement process, findings, and recommendations. Nemeth provided additional information regarding the study.

Christensen and Nemeth responded to questions from the Council. Bennett and City Administrator Ben Martig provided additional information and clarification. The Council discussed the study and provided feedback.

Recess

Council recessed at 7:41 p.m. Council meeting resumed at 7:46 p.m.

15. [Res. 2026-075](#)

Consideration of a Resolution Approving a Final Plat for Harvest Hills Second Addition.

Community Development Director Scott Wopata introduced the item and provided an overview of the Final Plat, Development Agreement, and Tax Increment Financing (TIF) Assistance Agreement for Harvest Hills Second Addition.

Public Works Director/City Engineer David Bennett provided additional information regarding stormwater considerations. Wopata also reviewed the criteria for approval of the final plat.

Wopata and Bennett responded to questions from the Council.

Troy Schrom, the developer, addressed the Council, responded to questions, and expressed appreciation for City staff's transparency and expertise throughout the development review process.

Council Members expressed appreciation to City staff and the developer for their work on the project.

A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve Resolution No. 2026-075 Approving a Final Plat for Harvest Hills Second Addition. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

16. [Res. 2026-076](#)

Consideration of the Development Agreement Resolution for Harvest Hills Second Addition.

A motion was made by Council Member Beumer, seconded by Mayor Zweifel, to approve Resolution No. 2026-076 Approving the Development Agreement between the City of Northfield and Schrom Construction, Inc. Related to Harvest Hills Second Additional Final Plat. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

17. [Res. 2026-077](#)

Consideration of a Resolution Approving Tax Increment Financing (TIF)

Assistance Agreement for Harvest Hills Second Addition.

The Council commented on the benefits of TIF to bring developments to Northfield.

A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve Resolution No. 2026-077 Authorizing the Execution of a TIF Assistance Agreement (Harvest Hills Townhomes Project). The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

ADMINISTRATORS UPDATE

18. [26-401](#)

City Administrator's Update.

City Administrator Ben Martig updated the Council on upcoming City events including the budget town hall and League of MN Cities policy committee meetings.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 8:15 p.m. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel