



City of Northfield

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

Meeting Agenda

City Council

Tuesday, July 21, 2026

6:00 PM

Council Chambers

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor: Zweifel

Councilmembers: Beumer, Dahlen, Holmes, Ness, Peterson White, Sokup

OPEN PUBLIC COMMENT

Open Public Comment is intended to receive public comment on matters of City business and/or topics under the jurisdiction of the City Council. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time. If the topic relates to an item later in the agenda individuals may speak at this time if that is their preference. However, they will be unable to comment again later on the same agenda item.

Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak if time permits. Open Public Comment will conclude by 6:20 p.m.

APPROVAL OF AGENDA

PRESENTATIONS

1. [26-391](#) Age Friendly Northfield (AFN) Mid-Year Presentation.

Attachments:

[1 - 2026 AFN Mid-Year Presentation](#)

[2 - 2025-2027 FiftyNorth and AFN Service Contract - AMENDED FINAL \(12-25\)](#)

[3 - Age Friendly Northfield website](#)

CONSENT AGENDA

The proposed consent agenda is included on the agenda and shown on the screens in the Council Chambers. The purpose of a consent agenda is to allow for routine motions, resolutions, ordinances, and items previously discussed with consensus made, to be passed with one motion. These items are still important and necessary considerations and full background memo and materials have been prepared and are publicly available on the website and in the Council Chambers. City Council Members have had the opportunity to ask questions for clarification of consent agenda items in advance of the meeting and have had the opportunity to request an item be moved to the regular agenda for further discussion.

2. [26-392](#) Consider Approval of July 7, 2026 City Council Meeting Minutes.

 Attachments: [1 - 07-07-2026 City Council Meeting Minutes](#)
3. [26-393](#) Consider Approval of July 14, 2026 City Council Special Meeting Minutes.

 Attachments: [1 - 07-14-2026 Special Meeting Minutes](#)
4. [26-394](#) Consider Approval of July 14, 2026 City Council Work Session Minutes.

 Attachments: [1 - 07-14-2026 Council Work Session Minutes](#)
5. [26-395](#) Consider Approving Disbursements totaling \$2,679,978.64

 Attachments: [1 - Disbursements](#)
 [2 - Disbursements](#)
 [3 - Disbursements](#)
6. [Res. 2026-072](#) Consider Resolution Proclaiming July 30th through August 2nd, 2026 as
 “Vintage Band Festival Week” in Northfield, Minnesota.

 Attachments: [1 - Vintage Band Festival Week Resolution](#)
 [2 - Vintage Band Festival 2026 webpage](#)
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

The public will have an opportunity to address the City Council on any public hearings. Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak. Persons must give their name and address and if representing a business must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record.

The intent of the public hearing is to receive information from the public. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time.

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

 Attachments: [1 - Ordinance 1096](#)
 [1 - Public Hearing Presentation - Vacation of Easement](#)
 [3 - Easement Vacation Exhibit](#)
 [4 - Public Hearing Notice Mailing](#)

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

Attachments: [1 - Ord. No. 1096](#)
 [2 - Exhibit B Survey Depiction](#)

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

Attachments: [1 - Resolution](#)
 [2 - Exhibit B - Roberts Woods Plat](#)
 [3 - Location Map](#)

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

11. [26-398](#) Reports From the Mayor and Council Members.

REGULAR AGENDA

The public will have an opportunity to address the City Council on the following regular agenda items. Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak. Persons must give their name and address and if representing a business must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record.

The intent of the public comment is to receive information from the public. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time.

12. [Res. 2026-074](#) Consider Resolution Providing for the Issuance and Sale of \$3,350,000 General Obligation Street Reconstruction Bonds, Series 2026B.

Attachments: [1 - Northfield SRP 2026B AWARD RESOLUTION](#)
 [2 - POS.Northfield.2026B](#)
 [3 - S&P report Northfield, MN Jul 14, 2026](#)

13. [26-399](#) Discuss Proposed Traffic and Pedestrian Safety Improvements on Fillmore St., Hayes Dr., & Carter Dr.

Attachments: [1 - 260721 Fillmore Hayes Carter Traffic Safety Review](#)
 [2 - Fillmore Hayes Hayes Traffic Safety Memo](#)

14. [26-400](#) Discuss City Wide Local Speed Limit Study

Attachments: [1 - Northfield Speed Study Council Presentation 07212026](#)

15. [Res. 2026-075](#) Consideration of a Resolution Approving a Final Plat for Harvest Hills Second Addition.

Attachments: [1 - Resolution](#)
 [2 - 2026_07_17 CC PPT Harvest Hills Second Final-DA-TIF v1](#)
 [3 - 23-259 Harvest Hills 2 2026-06-24](#)

16. [Res. 2026-076](#) Consideration of the Development Agreement Resolution for Harvest Hills Second Addition.

Attachments: [1 - Resolution](#)
 [2 - Harvest Hill Development Agreement](#)

17. [Res. 2026-077](#) Consideration of a Resolution Approving Tax Increment Financing (TIF) Assistance Agreement for Harvest Hills Second Addition.

Attachments: [1 - Resolution](#)
 [2 - TIF Assistance Agreement](#)
 [3 - Business Subsidy Policy](#)
 [4 - Tax Increment Policy](#)
 [5 - Sustainable Building Policy](#)
 [6 - TIF Plan from May 19, 2026 City Council](#)

ADMINISTRATORS UPDATE

18. [26-401](#) City Administrator's Update.

Attachments: [1 - Upcoming Council Agenda Items \(07-17-26\)](#)

ADJOURN

Note: The City Council may take a five minute break during the meeting. All regular City Council meetings end at 9:00 pm unless a simple (4/7) majority of the City Council vote to extend the time.

SPECIAL NEEDS: If you require special services to attend or participate in a public meeting, please call the City's Administration Office at (507) 645-3001 or e-mail Lynette Peterson, City Clerk, at lynette.peterson@northfieldmn.gov. TDD users can call (507) 645-3030. Please call at least 24 hours before the meeting, if possible.