



City of Northfield

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

Meeting Agenda

City Council

Tuesday, May 6, 2025

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. [25-241](#) Quarterly Police Report, Quarter 1, 2025

Attachments: [1 - 2025 Q1](#)

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. [25-242](#) Consider Approval of April 15, 2025 City Council Meeting Minutes.

Attachments: [1 - 04-15-2025 Council Meeting Minutes](#)

3. [25-243](#) Consider Approving Disbursements totaling \$3,640,293.96
- Attachments:** [1 - Disbursements](#)
 [2 - Disbursements](#)
 [3 - Disbursements](#)
4. [Res. 2025-042](#) Consider Amendments to Board and Commission Rules of Business and Appendices.
- Attachments:** [1 - Resolution Board Commission Rules of Business](#)
 [2 - 1.06 Board and Commission Rules of Business.05.06.25](#)
5. [25-244](#) Consider Approval of a Temporary Liquor License for The Meetinghouse LLC dba Chapel Brewing for June 19, 2025 at the Friends of Downtown Northfield Third Thursday Block Party.
6. [25-245](#) Approve miscellaneous/concessions license for Northfield Senior Citizens, Inc. DBA FiftyNorth Popcorn Wagon.
7. [Res. 2025-043](#) Consideration of a Conditional Use Permit for Loon Liquors, LLC to Operate a Microdistillery at 115 5th Street West.
- Attachments:** [1 - Resolution](#)
 [2 - Loon Liquors Design Development Drawings](#)
 [3 - PC Resolution](#)
8. [Ord. 1076](#) Second Reading of Ordinance No. 1076 Amending Chapter 30 - Health and Sanitation of the City Code Regarding Regulation of Cannabis Businesses, Lower-Potency Hemp Edible Retailers, and Events.
- Attachments:** [1 - Ordinance 1076 Regulating Cannabis](#)
 [2 - League of MN Cities FAQ Cannabis](#)
 [3 - A Guide for Local Governments on Adult Use Cannabis 2.1 tcm1202-627967.](#)
 [4 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)
 [5 - SUPPLEMENTAL 1 - Cannabis Presentation 041525](#)
9. [25-246](#) Consideration of Summary Publication of Ordinance No. 1076 - Amending Chapter 30 - Health and Sanitation of the City Code Regarding Regulation of Cannabis Businesses, Lower-Potency Hemp, Edible Retailers and Events.
- Attachments:** [1 - Ord. 1076 Summary Publication](#)
10. [Res. 2025-044](#) Consider Resolution Setting Fees and Penalties related to Chapter 30 - Health and Sanitation of the City Code, Article III - Regulation of Cannabis Retail Businesses, Lower-Potency Hemp Edible Retailers, and Events.
- Attachments:** [1 - Resolution Fees and Fines - Cannabis and Hemp Retail Businesses](#)

11. [Ord. 1077](#) First Reading of amendments to Chapter 34 - Land Development Code related to cannabis.

Attachments: [1 - PC Resolution 2025-002](#)
 [2 - Ordinance Regulating Cannabis LDC - Northfield 04172025](#)
 [3 - Ordinance 1076 Regulating Cannabis Businesses](#)
 [4 - OCM Applicant Guide](#)
 [5 - OCM Licenses and Endorsement Types Table](#)
 [6 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)
 [7 - SUPPLEMENTAL 1 - PC Res. 2025-002 signed](#)

12. [Ord. 1078](#) First reading of ordinance updating Chapter 34 - Land Development Code related to rental licenses, tenant protections, and affirmatively furthering fair housing

Attachments: [1 - CC Ordinance Rentals draft](#)
 [2 - PC Resolution 2025-001](#)
 [3 - Background presentation \(PDF\)](#)
 [4 - 03-06-2025 HRA Meeting Minutes](#)
 [5 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)
 [6 - SUPPLEMENTAL 1 - PC Res. 2025-001 signed](#)

13. [Res. 2025-045](#) Consider Approving Plans and Specifications and Order Advertisement for Bids for Mill Towns State Trail - Woodley Street to Waterford Bridge Project.

Attachments: [1 - Resolution Approve Plans and Specs](#)
 [2 - Project Process - Current](#)
 [3 - Plan link](#)

14. [Res. 2025-046](#) Consider Resolution Restricting Parking on the Industrial Drive turnaround.

Attachments: [1 - Resolution Restricting Parking](#)
 [2 - Proposed No Parking Area Map](#)

15. [25-247](#) Consider Motion Approving Permanent and Temporary Easements for the 2025 Reclamation and Overlay Project.

Attachments: [1 - Temporary and Permanent Easements](#)
 [2 - Easements Spreadsheet](#)

16. [Res. 2025-047](#) Consider Resolution for the City of Northfield Granting Preliminary Approval of the Issuance of Conduit Debt for Standard Communities (Jefferson Square Townhomes Project).

Attachments: [1 - INDUCEMENT RESOLUTION](#)
 [3 - Hyperlink to Jefferson Square web site](#)

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.

17. [25-248](#) Public Hearing for the City of Northfield Approving Amendments to the Senior Housing Revenue Refunding Note (Northfield Retirement Community Project), Series 2013B and Authorizing Reissuance Thereof.

Attachments: [1 - Northfield Retirement Reissuance NOTICE OF PUBLIC HEARING](#)
 [2 - Northfield Retirement Center MEMO TO CITY REGARDING AMENDMENTS](#)
 [3 - Northfield Retirement HRA RESOLUTION](#)
 [4 - Northfield Retirement CITY RESOLUTION](#)
 [5 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)

18. [Res. 2025-048](#) Consider Resolution for the City of Northfield Approving Amendments to the Senior Housing Revenue Refunding Note (Northfield Retirement Community Project), Series 2013B and Authorizing the Reissuance Thereof.

Attachments: [1 - Northfield Retirement CITY RESOLUTION](#)
 [2 - Northfield Retirement Reissuance NOTICE OF PUBLIC HEARING](#)
 [3 - Northfield Retirement Center MEMO TO CITY REGARDING AMENDMENTS](#)
 [4 - Northfield Retirement HRA RESOLUTION](#)
 [5 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

19. [25-249](#) 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.

20. [25-250](#) Consider Approval of Construction Manager Guaranteed Maximum Price Amendment after bid of New Ice Arena.

Attachments: [1 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)
 [2 - SUPPLEMENTAL 1 - CM GMP council memo](#)
 [3 - SUPPLEMENTAL 1 - Northfield Ice Arena Bid Summary 4.29.25](#)
 [4 - SUPPLEMENTAL 1 - A133-2019 ExhibitA 250506 Final 2025-05-02](#)
 [5 - SUPPLEMENTAL 1 - Northfield Ice Arena Final Bids GMP 5-6-25](#)
 [6 - SUPPLEMENTAL 1 - Ice Arena - Project Schedule 5-1-25](#)
 [7 - SUPPLEMENTAL 1 - Northfield EDA Bonds Levy Impacts 2025-05-02](#)

21. [Res. 2025-049](#) Consider Resolution Approving of Donation Agreement with Northfield Hockey Association for the New Ice Arena.

Attachments: [1 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)
 [2 - SUPPLEMENTAL 1 - Donation Council item memo](#)
 [3 - SUPPLEMENTAL 1 - Resolution - NHA Donation Agreement v.3 041725333](#)
 [4 - SUPPLEMENTAL 1 - Donation Agreement with NHA for Northfield Ice Arena v.5](#)
 [5 - SUPPLEMENTAL 1 - Exh 1 \(Part 1\) to Const. Agr. Northfield Ice Arena Site Work](#)
 [6 - SUPPLEMENTAL 1 - Exh 1 \(Part 2\) to Constr. Agr. Northfield Ice Arena Site Worl](#)

22. [Res. 2025-050](#) Consideration of the Comprehensive Plan 2045 Adoption.

Attachments: [1 - Resolution](#)
 [2 - Comprehensive Plan for 2045 Optimized](#)
 [3 - Hyperlink to Interactive Map Site](#)
 [4 - PC Resolution 2025-006](#)

23. [Res. 2025-051](#) Consider action and summary of conclusions of the evaluation of the performance of Ben Martig, City Administrator, pursuant to Minn. Stat. §13D.05, subd. 3.

Attachments: [1 - 1 step Resolution](#)
 [2 - OPEN ENDED Resolution](#)

ADMINISTRATORS UPDATE

24. [25-251](#) City Administrator's Update.

Attachments: [1 - Upcoming Council Agenda Items \(04-30-25\)](#)

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.