



Legislation Text

Motion 2026-021

File #: 26-051, **Version:** 1

City Council Meeting Date: January 20, 2026

To: Mayor and City Council
City Administrator

From: Andrew Tussing, Streets & Parks Manager
David Bennett, Public Works Director/City Engineer

Consider Motion Approving the Plans and Specifications for the Dresden Hill Park Playground Improvements and Authorize Bids.

Action Requested:

Consider Motion approving the Plans and Specifications for the Dresden Hill Park Site Improvements and Authorize Bids.

Summary Report:

The City has been working with Bruce Jacobson Landscape Architect LLC and Bolten & Menk, Inc. to make park improvements to Dresden Hill Park. The project has been discussed and approved by the Parks and Recreation Advisory Board; staff has held multiple neighborhood meetings. Staff also met with Age Friendly Northfield to get additional input to ensure the park is accessible for all ages.

Bruce Jacobson will present the final project plan. Once approved by Council, staff will move forward on constructing a bid package to send out and request bids to complete this project.

The specific plans for approval (Attachment 1) and the overall presentation (Attachment 2) are attached.

City Plans & Policies Relevance:

Consistent with applicable plans of the following plans: Comprehensive Plan; Pedestrian, Bike and Trail System Plan; Parks, Open Space and Trail System Plans; Northfield Parks & Recreation CIP Study, and Historic Designation with Certificate of Appropriateness review and approval by the Heritage Preservation Commission.

Some examples of consistency includes master plan compliance, equity related to location in the City completing improvements in an underserved/underrepresented area of the community, connectivity to trails and open spaces, accessible play facilities, public engagement to inform park improvements, financial stewardship and responsibility of proper maintenance of facilities with dedicated source of funding that has been planned and implemented, re-use of salvageable amenities versus replacement.

Alternative Options:

NA

Financial Impacts:

Dresden Hill Park upgrades \$300,000 out of the Park Fund, which was approved as part of the CIP adoption.

Tentative Timelines:

- No further action by City Council after plan adoption.
- After approval, detailed construction documents and bidding will proceed forward.
- Project to start spring 2026.

CITY OF NORTHFIELD

CONSTRUCTION PLANS FOR

DRESDEN HILL PARK SITE IMPROVEMENT

REMOVALS, SITE GRADING, CONCRETE SIDEWALKS, PLAYGROUND CONSTRUCTION, SITE AMENITIES

JANUARY, 2026

RESOURCE LIST

CITY OF NORTHFIELD

City Hall
801 Washington Street
Northfield, MN 55057
645-8833

City Administrator:
Ben Martig

Mayor: Erica Zweifel

City Council Members:
Kathleen Holmes
Chad Beumer
Peter Dahlen
Jessica Peterson White
Brad Ness
Davin Sokup

Public Works Director / City Engineer:
David Bennett, P.E.
507-645-3006

Engineering Manager:
Sean Simonson
507-645-3049

Utility Superintendent:
Justin Wagner
507-645-3083

Streets and Parks Manager:
Andrew Tussing
507-645-3027

UTILITIES

GAS
Xcel Energy - Gas
Nathan Luedtke
507-334-2923
nathan.m.luedtke@xcelenergy.com

COMMUNICATIONS

Spectrum (Charter Communications)
Chuck Snyder
952-367-4246
charles.snyder@charter.com

Lumen (CenturyLink)
Justin Elkins
Justin.Elkins@lumen.com
(507)-577-8038

MetroNet
Chris Hart
Chris.Hart@metronet.com
(612)-709-6282

Zayo
Steven Senger
Steven.Senger@zayo.com
(952)-230-9660

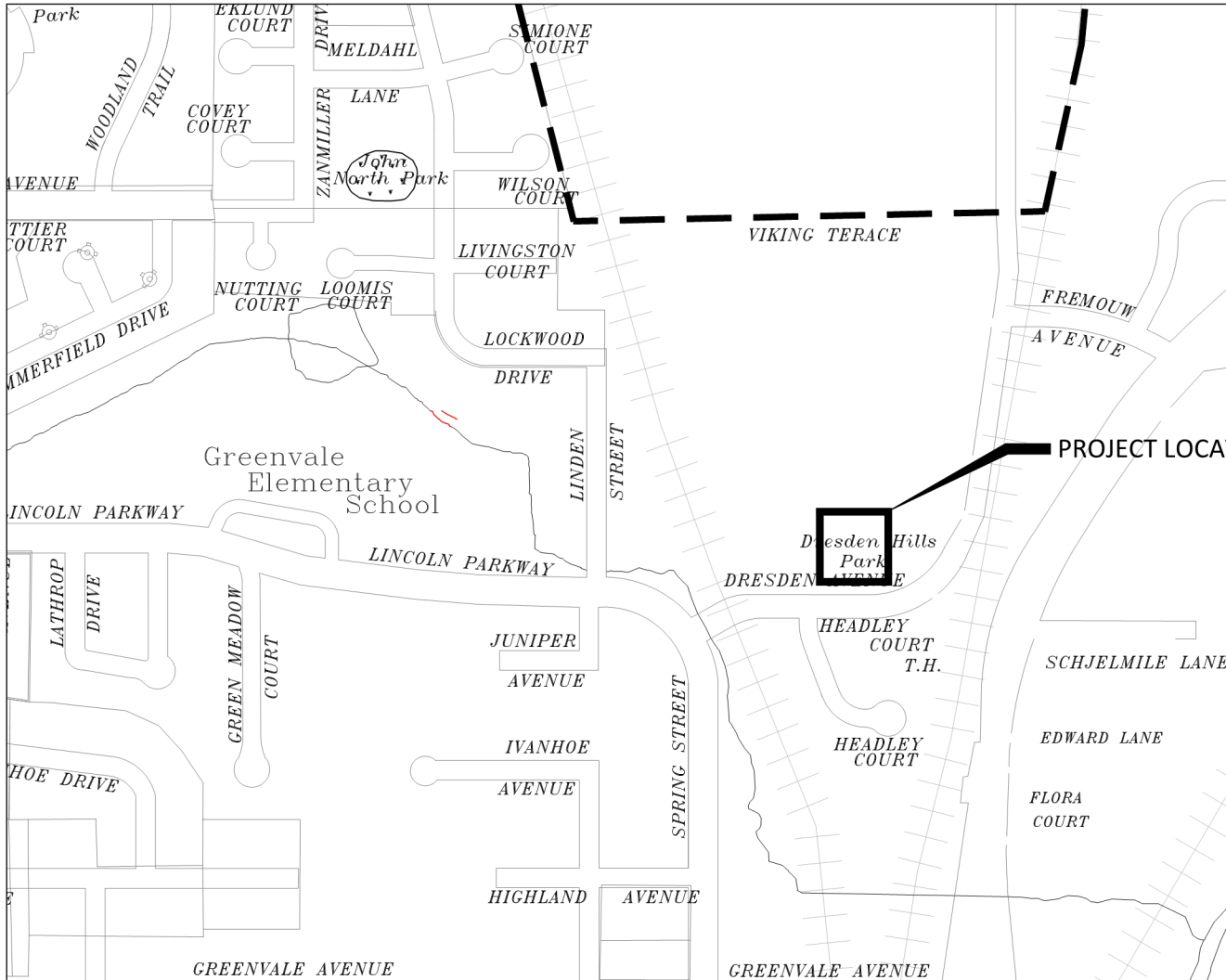
ELECTRIC
Xcel Energy - Electric
TIMOTHY KEELEY
715-308-2631
Timothy.J.Keeley@xcelenergy.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



MAR LEGEND



EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	ORDER MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE





PROPOSED UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR

LEGEND

-  REMOVE CONCRETE WALK
-  REMOVE ENGINEERED WOOD FIBER PLAYGROUND SURFACING
-  CLEAR & GRUB TREE
-  PROTECT TREE

REMOVE 302 LF
TIMBER PLAYGROUND
EDGER

REMOVE 207 CY ENGINEERED
WOOD FIBER (TO BE PAID
UNDER COMMON
EXCAVATION BID ITEM)

PROTECT EXISTING LIGHT POLE

SALVAGE BENCH

REMOVE EXISTING PLAY
EQUIPMENT. SELECT PLAY
EQUIPMENT IS TO BE PROTECTED
IN PLACE. CONTRACTOR TO
COORDINATE WITH THE CITY TO
IDENTIFY PIECES FOR PROTECTION.

REMOVE CONCRETE

SALVAGE TRASH RECEPTACLE

REMOVE PARK SIGN

973

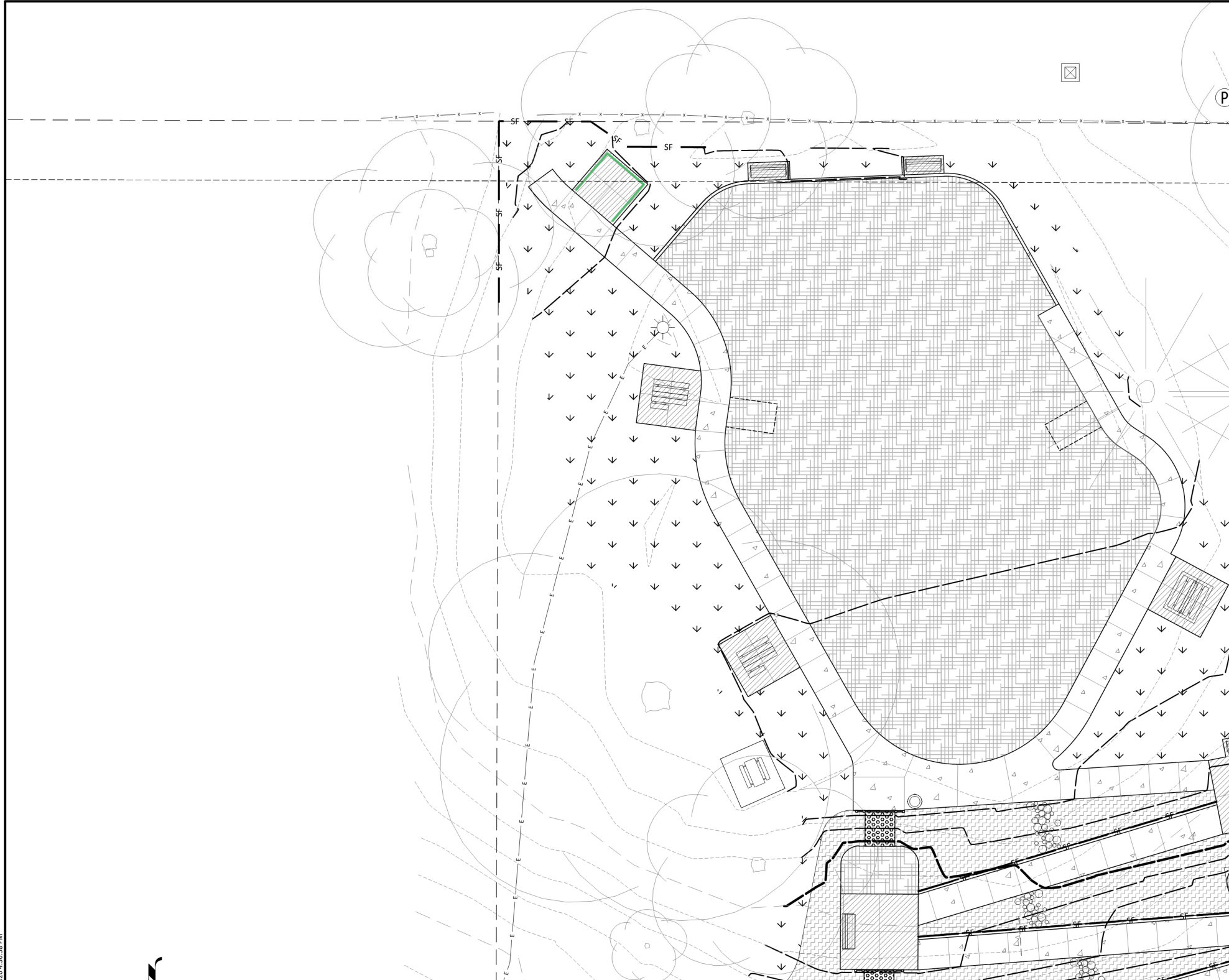
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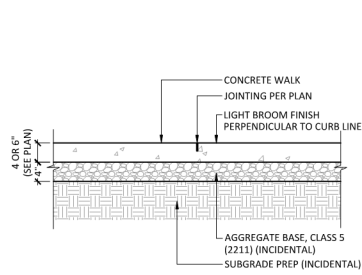
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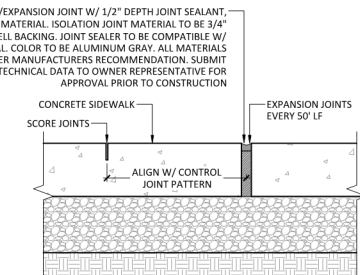
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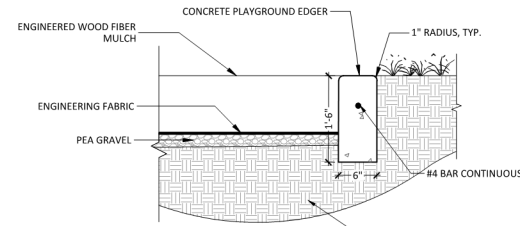




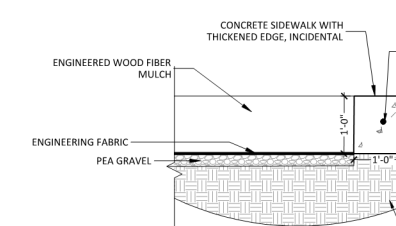
1 CONCRETE SIDEWALK (2521)
SCALE: N.T.S.



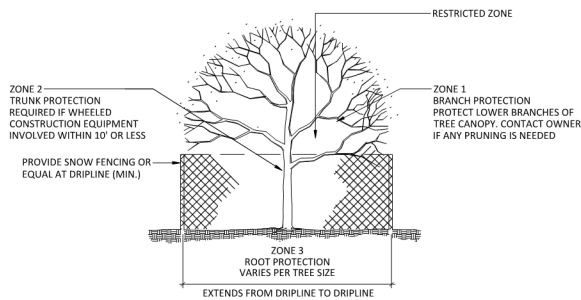
2 CONCRETE SIDEWALK JOINTS
SCALE: N.T.S.



3 CONCRETE PLAYGROUND EDGE RESTRAINT
SCALE: N.T.S.



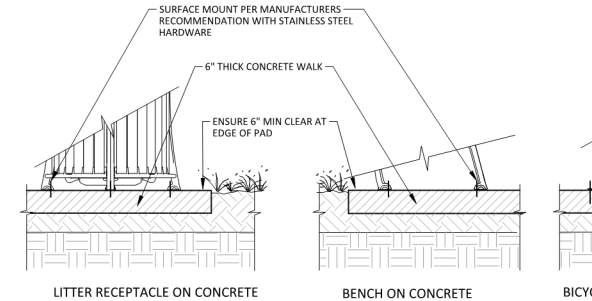
4 THICKENED SIDEWALK ADJACENT TO ENGINEERED
SCALE: N.T.S.



6 EXISTING TREE PROTECTION
SCALE: N.T.S.

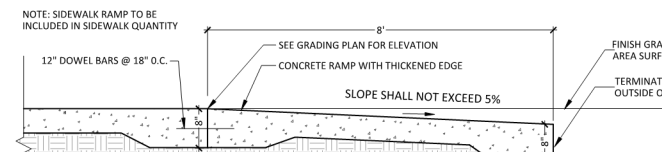
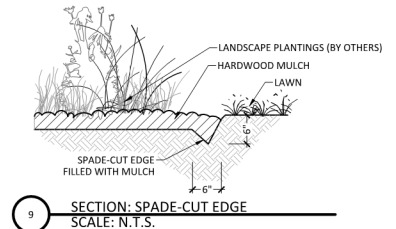
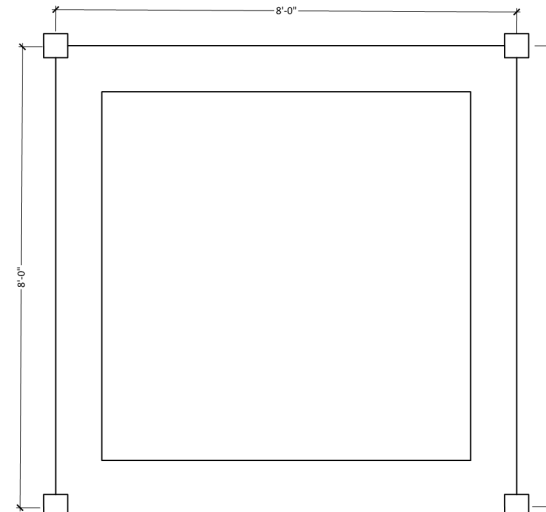
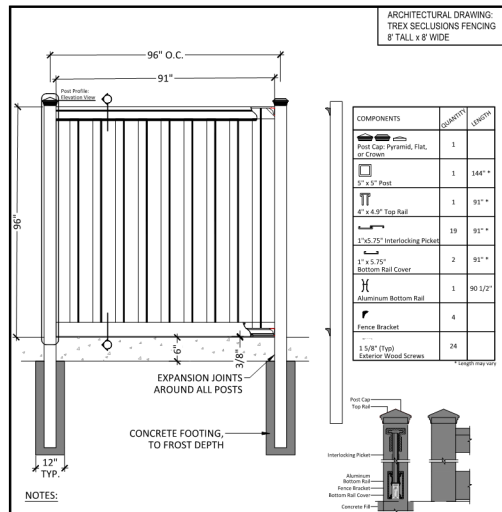
TREE PROTECTION NOTES

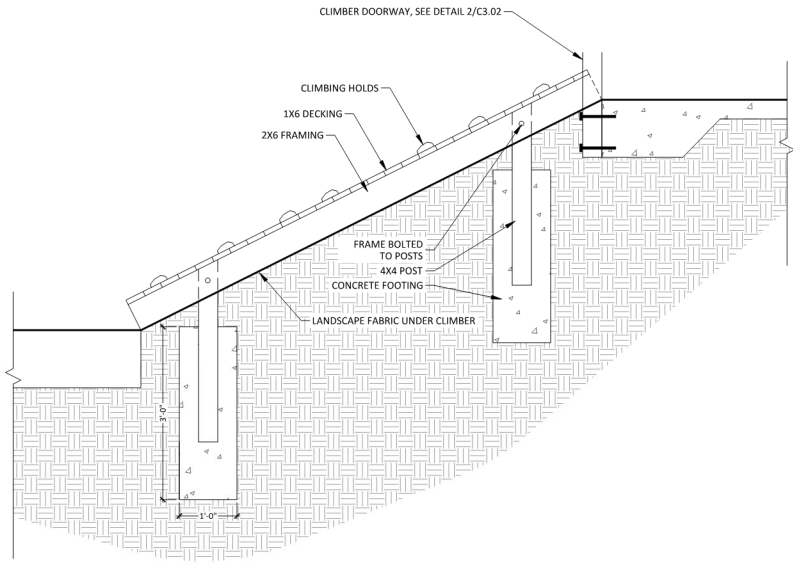
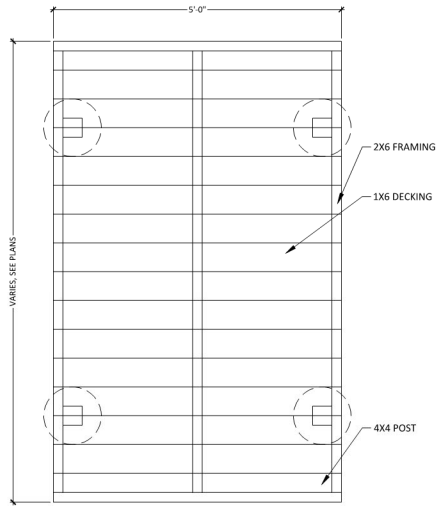
1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OF TREE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



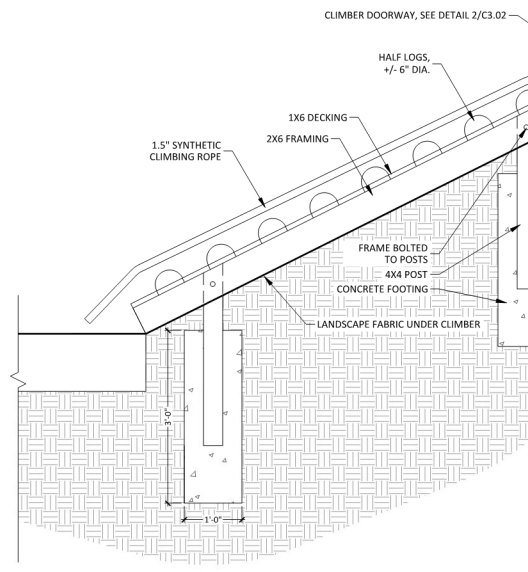
- NOTES:
1. REFER TO SPECS FOR MODEL AND MANUFACTURER
2. FIELD VERIFY LOCATION BY LANDSCAPE ARCHITECT
3. SHIM TO LEVEL SITE FURNISHINGS

7 SURFACE MOUNT FURNISHINGS
SCALE: N.T.S.





CLIMBER TYPE B: CLIMBING HOLDS

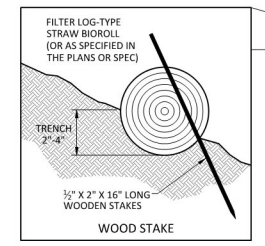
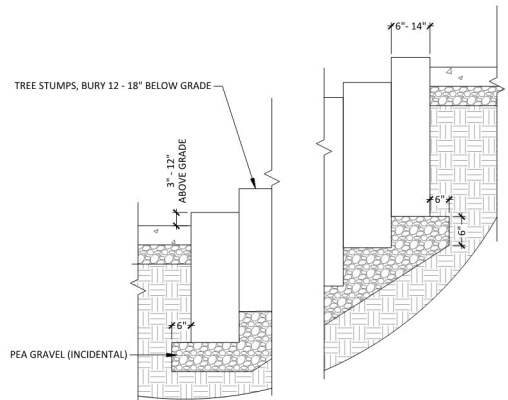
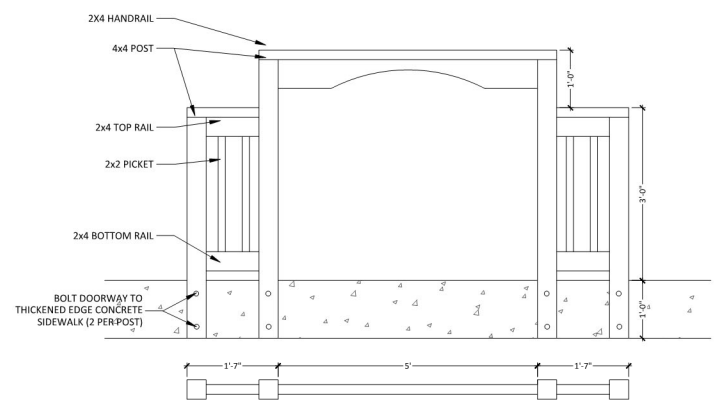


CLIMBER TYPE A: ROPE AND LOGS

1 CLIMBERS
SCALE: N.T.S.



IMAGERY FOR REFERENCE





Dresden Hill
Playground Improvement:
Approve Plans & Specs and Authorize Bids
City Council Meeting
January 20, 2026

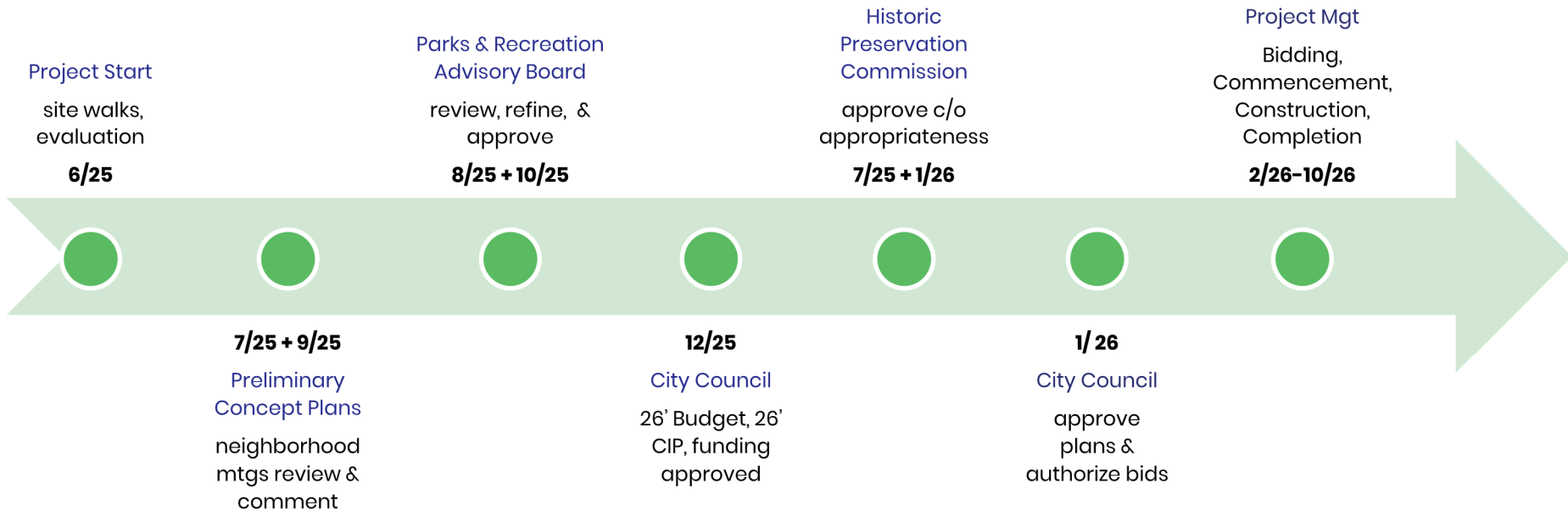
City Plans & Consistency



- Comprehensive Plan
- Ped & Bike Plan
- Open Space & Trail Plan
- Park & Rec CIP Study
- Heritage Preservation COA
- Multi-Year 5-Year CIP Planning
- 2025 Budgeted Design

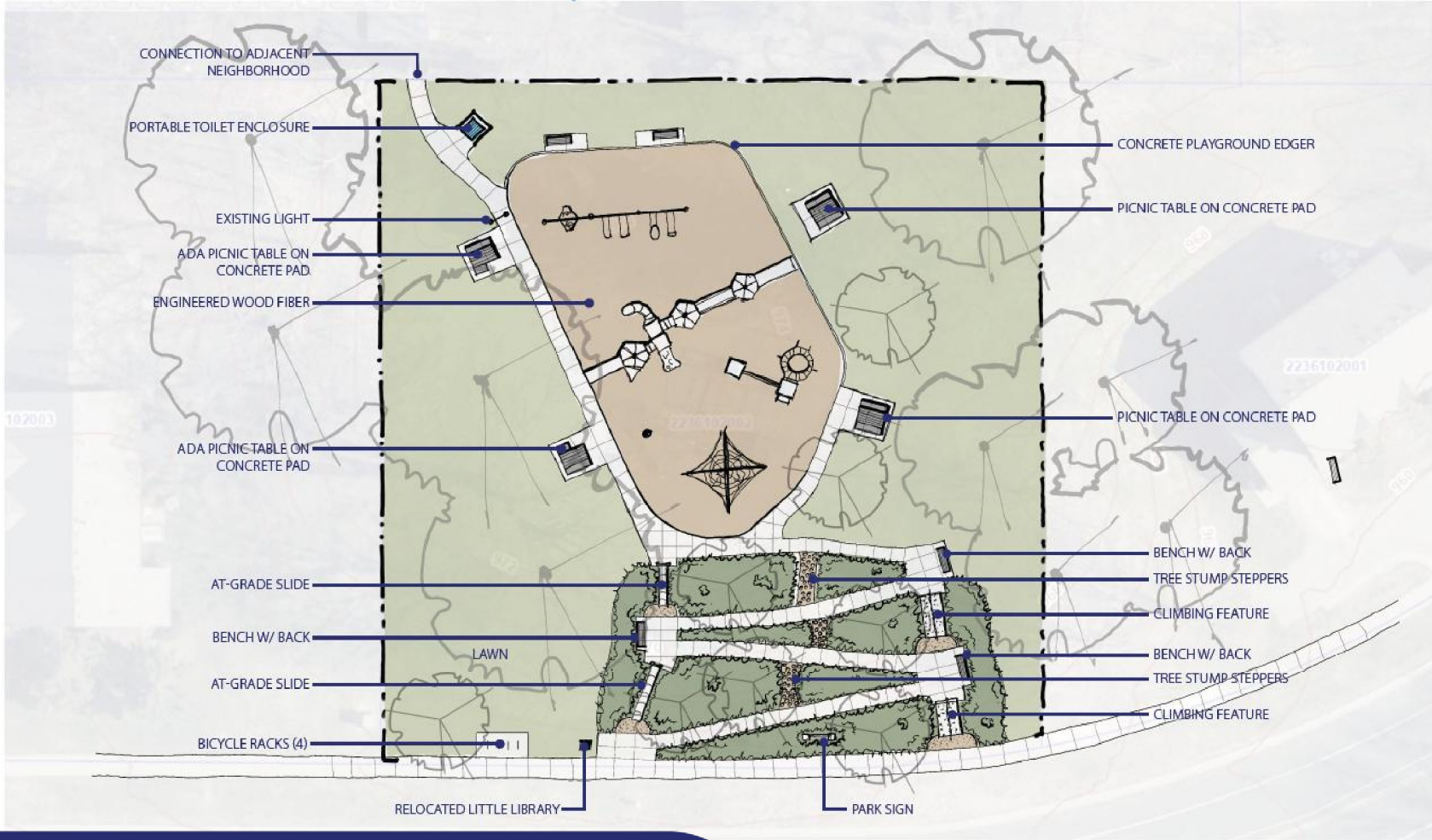


Project Implementation





Dresden Hill Park – existing conditions





**HILLSIDE
SLIDE**



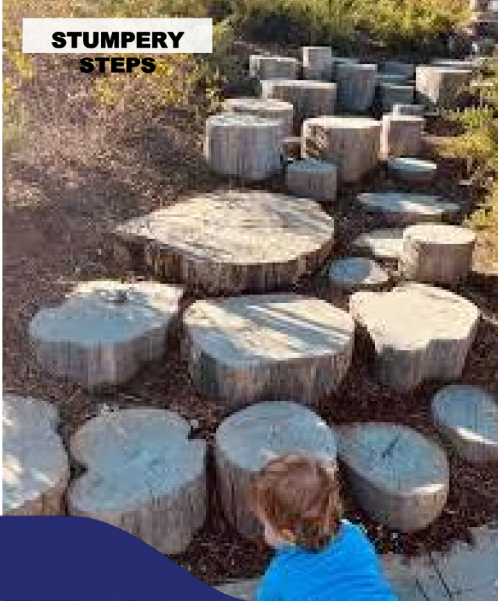
**2-5 YEAR AGE GROUP
PLAY AREA**



**HILLSIDE CLIMBING
WALL**



**NET
CLIMBER**



**STUMPERY
STEPS**



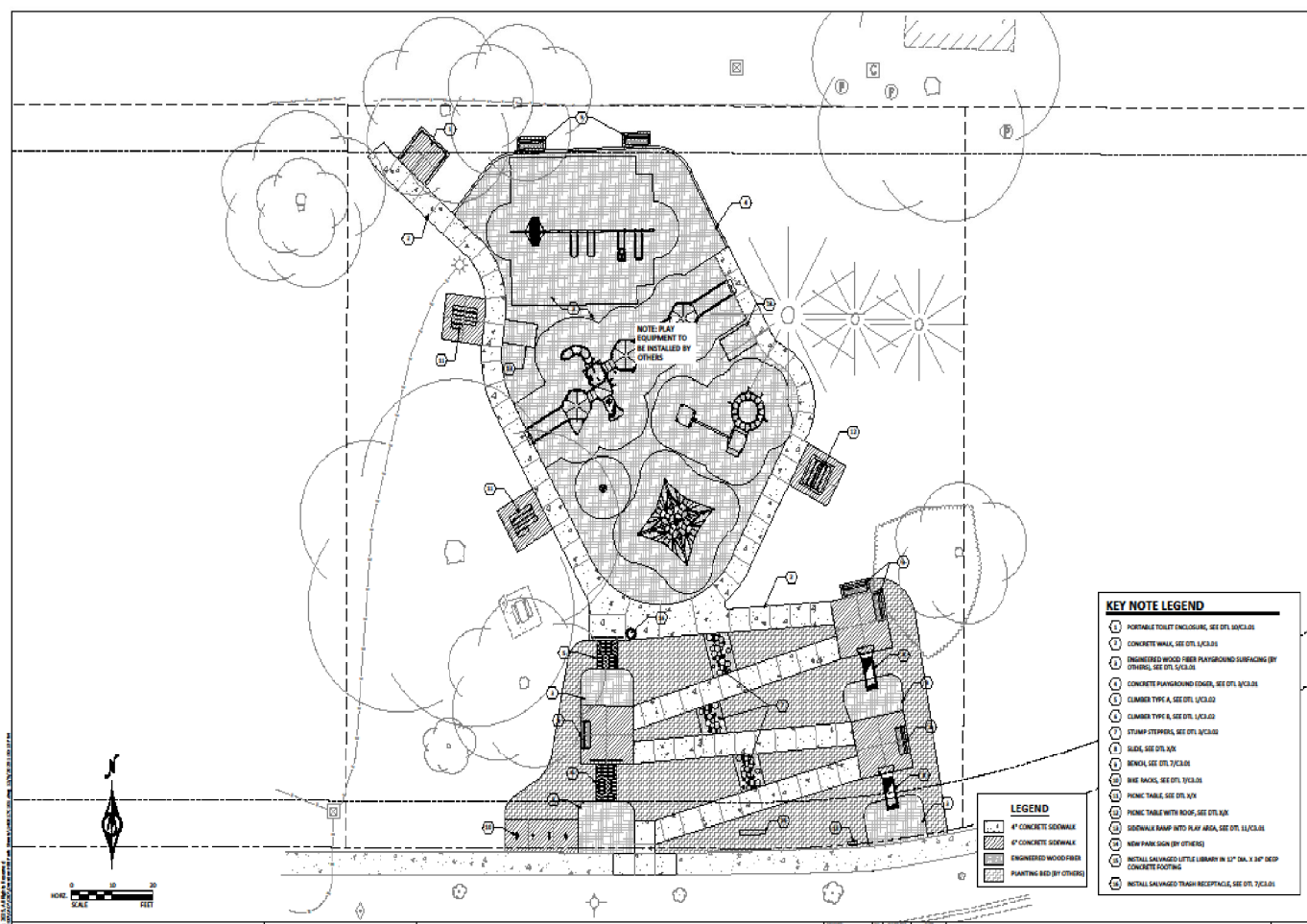
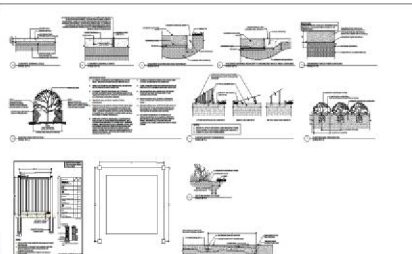
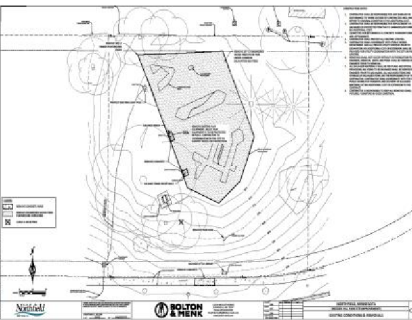
**PICNIC TABLE W/
CANOPY**

Dresden Hill Park – park features



Dresden Hill Park – *character sketch*

CITY OF NORTHFIELD
 CONSTRUCTION PLANS FOR
 DRESDEN HILL PARK SITE IMPROVEMENTS (206 DRESDEN AVE.)



- KEY NOTE LEGEND**
- 1 PORTABLE TOILET ENCLOSURE, SEE DTJ 10XCL35
 - 2 CONCRETE WALK, SEE DTJ 11CL35
 - 3 ENGINEERED WOOD FIBER PLAYGROUND SURFACING (BY OTHERS), SEE DTJ 12CL35
 - 4 CONCRETE PAVING/DRIVING DRIVE, SEE DTJ 14CL35
 - 5 CLAMBER TYPE A, SEE DTJ 15CL35
 - 6 CLAMBER TYPE B, SEE DTJ 16CL35
 - 7 STAMP STEPS/SL, SEE DTJ 17CL35
 - 8 SLAB, SEE DTJ 18
 - 9 BENCH, SEE DTJ 19CL35
 - 10 BENCH, SEE DTJ 20CL35
 - 11 PICNIC TABLE, SEE DTJ 21
 - 12 PICNIC TABLE WITH ROOF, SEE DTJ 22
 - 13 SIDEWALK BAMP INTO PLAY AREA, SEE DTJ 11CL35
 - 14 NEW PARK SIGN (BY OTHERS)
 - 15 INSTALL SALVAGED LITTLE LIBRARY IN 12" DIA. X 36" DEEP CONCRETE FOOTING
 - 16 INSTALL SALVAGED TRASH RECEPTACLE, SEE DTJ 23CL35

- LEGEND**
- 1 4" CONCRETE SIDEWALK
 - 2 4" CONCRETE SIDEWALK
 - 3 ENGINEERED WOOD FIBER
 - 4 PLANTING BED (BY OTHERS)

BOLTON & MENK
 1524 WISCONSIN AVENUE
 MINNEAPOLIS, MN 55407
 PHONE: (612) 800-0208
 EMAIL: bolton@bolton-menk.com
 WWW: www.bolton-menk.com

DATE	
BY	
CHECKED	
SCALE	

NORTHFIELD, MINNESOTA
 DRESDEN HILL PARK SITE IMPROVEMENTS
 SITE PLAN

Process for Consideration



- I. Council Questions
- II. Public Comment
- III. Recommend Motion Approve the Plans and Specifications for the Dresden Hill Park Playground Improvement Improvements and Authorize Bids
- IV. Council Discussion
- V. Move to Vote