



City of Northfield

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

Meeting Minutes - Final City Council

Tuesday, February 10, 2026

6:00 PM

Council Chambers

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:00 p.m.

Present: 7 - Council Member Brad Ness, Council Member Kathleen Holmes, Council Member Davin Sokup, Council Member Jessica Peterson White, Council Member Chad Beumer, Council Member Peter Dahlen, and Mayor Erica Zweifel

Also present: Engineering Manager Sean Simonson; Public Works Director/City Engineer David Bennett; Police Chief Jeff Schroepfer; Finance Director Brenda Angelstad; City Administrator Ben Martig 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 Beumer, seconded by Council Member Ness, to approve the agenda. The motion carried by the following vote:

Yes: 6 - C. Ness, C. Holmes, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

Not Present: 1 - C. Peterson White

CONSENT AGENDA

Council Member Jessica Peterson White joined the meeting at 6:02 p.m.

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

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

1. [26-066](#) Consider Approval of January 20, 2026 City Council Meeting Minutes.
2. [26-067](#) Consider Approving Disbursements totaling \$4,945,603.91

Enactment No: M2026-023

3. [26-068](#) Consider Approval of Mayoral Board and Commission Appointments.

Enactment No: M2026-024

4. [Res. 2026-018](#) Consider Resolution Approving the Rice County All Hazard Mitigation Plan.

5. [26-069](#) Consider Approving Minnesota Employment and Economic Development Grant Agreement for Phase II of the Northfield Skateboard Park Project.

Enactment No: M2026-025

6. [Res. 2026-020](#) Consider Resolution Supporting Further Exploration of Southeast Minnesota Transit Management Organization Feasibility Study.

7. [26-070](#) Consider Motion Authorizing Submittal of Application for the State Transportation Improvement Project (STIP) - Fiscal Year 2030 - Jefferson Road and Honeylocust Drive Mill and Overlay.

Enactment No: M2026-026

8. [Ord. 1091](#) Consideration of the Second Reading of Ordinance 1091, a Zoning Map Amendment for the property at 304 2nd St. W. from R1 - Low Density Residential to C1 - Downtown.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

9. [26-071](#) Reports From the Mayor and Council Members.

Councilor Holmes - Ehlers Public Finance Seminar.

Councilor Dahlen - No report.

Councilor Beumer - Beyond the Yellow Ribbon Meeting; EDA Meeting.

Councilor Sokup - No report.

Councilor Peterson White - EDA Meeting, Hospital Board Meeting.

Councilor Ness - Beyond the Yellow Ribbon Meeting; 911 Joint Powers Board Meeting;

NAFRS Board Meeting; Ice Arena 50 Year Anniversary.

Mayor Zweifel - Sharing Impacts of Operation Impact Metro Surge.

REGULAR AGENDA

10. [Res. 2026-019](#) Consider Resolution Awarding Bond Sale for Utility Bonds for Jefferson Parkway/Sandstone Street Utility Extension Project.

Finance Director Brenda Angelstad introduced Nick Anhut, Senior Financial Advisor with Ehlers and Associates. Anhut presented on the sale of \$12,335,000 General Obligation Water Revenue Bonds, Series 2026A. The bond sale includes \$12.1 million water system improvements, plus estimated issuance costs with a proposed repayment structure of 20-year debt service repayment from water funds. Anhut stated Standard and Poors affirmed the City's "AA" credit rating. The City received eight bids with the

low bidder being UMB Bank at 3.5073%. Anhut indicated an updated resolution was presented to the Council with the amount reduced to \$11,385,000 with a true interest cost of 3.5346%.

A motion was made by Council Member Ness, seconded by Council Member Beumer, to approve Resolution No. 2026-019 Awarding the Sale of \$11,385,000 General Obligation Water Revenue Bonds, Series 2026A. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

- 11. [Res. 2026-021](#)** Consider Resolution Approving Plans and Specifications and Order Advertisement for Bids for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project (STRT2026-A83).

Engineering Manager Sean Simonson introduced the item giving background on the project including location, improvements, project costs/funding and project process/timeline. Simonson, Public Works Director/City Engineer David Bennett and City Administrator Ben Martig answered questions from the Council.

A motion was made by Council Member Holmes, seconded by Council Member Peterson White, to approve Resolution No. 2026-021 Approving Plans and Specifications and Authorizing Advertisement for Bids 2026 Mill and Overlay and Mill Towns State Trail Improvements Project STRT2026-A83. The motion carried by the following vote:

Yes: 6 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

No: 1 - C. Ness

- 12. [Res. 2026-022](#)** Consider Resolution requesting MnDOT provide safety solutions for Walking and Biking at grade and below the upcoming 2032 Trunk Highway TH-3 Bridge Replacement over the Cannon River and 2033 TH-3 Bridge Replacement over the Railroad.

Public Works Director/City Engineer David Bennett introduced the item giving an overview of the Southeast Minnesota Transit Management Organization Study including Northfield area studies overview; TH 3 Bridges Scoping Study; TH 3 Dundas Corridor Study; TH 19 projects update and next steps.

Bennett answered questions from the Council.

A motion was made by Council Member Peterson White, seconded by Council Member Holmes, to approve Resolution No. 2026-022 Requesting MnDOT to Provide Safety Solutions for Walking and Biking At and Below Grade in the Upcoming 2032 TH-3 Bridge Replacement over the Cannon River and 2033 TH-3 Bridge Replacement over the Railroad. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

ADMINISTRATORS UPDATE

- 13. [26-072](#)** City Administrator's Update.

City Administrator Ben Martig and Public Works Director/City Engineer David Bennett

updated the Council on public works projects. Martig gave an update on the ice arena solar and current legislative issues.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 7:11 p.m. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel