



# City of Northfield

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

## Meeting Agenda

### City Council

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Tuesday, October 7, 2025

6:00 PM

Council Chambers

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## 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. [25-543](#) Presentation from the Convention and Visitors Bureau.

**Attachments:** [1 - Northfield CVB City Council Presentation 10.7.25](#)

### 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. [25-544](#) Consider Approval of September 23, 2025 City Council Meeting Minutes.

**Attachments:** [1 - 09-23-2025 Council Meeting Minutes](#)

3.     [25-545](#)             Consider Approving Disbursements totaling \$1,507,444.21
- Attachments:**     [1 - Disbursements](#)  
                              [2 - Disbursements](#)
4.     [25-546](#)             Consider Board and Commission Member Term Adjustments.
- Attachments:**     [1 - Board and Commission Term End Date Update](#)  
                              [2 - Ordinance 1081 link](#)
5.     [25-547](#)             Consideration of 2026 Employee Benefits Renewal.
- Attachments:**     [1 - 2026 Health Insurance Premium Rates](#)  
                              [2 - 2026 Dental Renewal](#)  
                              [3 - City of Northfield Benefit Summary HV 5000 VBBD Emb HSA - BCBS Medical 20](#)  
                              [4 - City of Northfield HSA Plan](#)  
                              [5 - \\$500 deductible AWARE network plan](#)  
                              [6 - 2012-2024 Annual Medical Costs tables](#)
6.     [Res. 2025-100](#)         Consider Resolution Providing for the Issuance and Sale of a Hospital Revenue Refunding Bond, Series 2025C and Authorizing Execution of an Amended and Restated Indenture of Trust and Related Documents
- Attachments:**     [1 - Northfield Hospital 2025 CITY RESOLUTION](#)
7.     [25-548](#)             Consider Approval of 2026-2028 Lease Agreements with Northfield Community Resource Center (NCRC) Tenants (CAC, HCI, United Way, Workforce Development Inc., and Three Rivers Community Action).
- Attachments:**     [1 - LEASE AGREEMENT HCI 2026-2028 v.2 CLEAN 092525](#)  
                              [2 - LEASE AGREEMENT THREE RIVERS COMMUNITY ACTION INC 2026-2028](#)  
                              [3 - LEASE AGREEMENT UNITED WAY 2026-2028 v.2 CLEAN 092425](#)  
                              [4 - LEASE AGREEMENT WORKFORCE DEVELOPMENT INC 2026-2028 v.2 CLEAN](#)  
                              [5 - LEASE AGREEMENT COMMUNITY ACTION CENTER 2026-2028 v.2 CLEAN](#)
8.     [25-549](#)             Consider approval of a new five-year agreement between the City of Northfield and Axon for Police Department Fleet and Body Worn cameras.
- Attachments:**     [1 - Axon quote](#)
9.     [Res. 2025-101](#)         Consider Adopting Service Assessments - College Street and Water Street Areas Reconstruction.
- Attachments:**     [1 - Resolution Adopting Special Assessments for Private Utility Service Connections](#)  
                              [2 - Service Assessment Notice](#)  
                              [3 - Final Service Assessment Roll](#)

10.     [25-550](#)             Consider Motion Approving Permanent and Temporary Construction and Utilities Easements with Mark J. Pritchard and Julie A. Pritchard Joint Revocable Trust for Jefferson Parkway Extension, Sandstone Street Construction and Utility Improvements Project.
- Attachments:**     [1 - Signed Pritchard Easement 1](#)  
                                  [2 - Signed Pritchard Easement 2](#)
11.     [Ord. 1088](#)            Consider Second Reading of Ordinance No. 1088 - Amending City Code, Chapter 26 - Fire Prevention and Protection.
- Attachments:**     [1 - Ord. 1088 Fire Code](#)
12.     [25-551](#)             Summary Publication of Ordinance No. 1088 - Amending City Code, Chapter 26 - Fire Prevention and Protection.
- Attachments:**     [1 - Ord. 1088 Fire Code Summary Publication](#)
13.     [Ord. 1089](#)            Consider Second Reading of Ordinance 1089 Vacating Drainage and Utility Easements within 1011 Poplar Street South.
- Attachments:**     [No. 1089](#)
14.     [25-552](#)             Consideration of Summary Publication of Ordinance 1089 Related to the Vacation of the Utility Easement within 1011 Poplar Street South.
- Attachments:**     [1 - Summary Publication Notice](#)
15.     [Ord. 1090](#)            Consider Second Reading of Ordinance 1090 Amending City Code Chapter 2, Related to City Boards and Commissions (Elimination and Modification of Boards/Commissions).
- Attachments:**     [1 - Ordinance Bd and Commission Update Phase 3 v.2 091525 WORD](#)  
                                  [2 - Ordinance Bd and Commission Update Phase 3 v.2 091525 PDF](#)
16.     [25-553](#)             Summary Publication for Ordinance 1090 Amending City Code Chapter 2, Related to City Boards and Commissions.
- Attachments:**     [1 - Summary Publication 1090](#)

## **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. [25-554](#) Public Hearing Related to Consideration of a Special Service District.

**Attachments:** [1 - PPT SSD](#)  
[2 - Special Service District Ordinance FINAL](#)  
[3 - Resolution 2025-089 Setting Public Hearing](#)  
[4 - NDDC SSD report 10.20.20](#)  
[5 - House Research Report on SSDs \(1\)](#)

18. [25-555](#) Public Hearing Related to Organized Collection of Residential Waste Hauling Contract.

**Attachments:** [1 - 250819 Council Public Hearing Organized Collection](#)

19. [25-556](#) Public Hearing Related to Bond Issuance for the Acquisition and Rehabilitation of Jefferson Square.

**Attachments:** [1 - Notice of Public Hearing for Jefferson Square](#)  
[2 - Resolution Conduit Debt for Jefferson Square Townhomes](#)

20. [Res. 2025-102](#) Consider Resolution Approving the Issuance of Conduit Debt for Standard Communities (Jefferson Square Townhomes Project).

**Attachments:** [1 - Resolution](#)

## REPORTS FROM THE MAYOR AND COUNCILMEMBERS

21. [25-557](#) 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.*

22. [Res. 2025-103](#) Consider Resolution Adopting Water Utility Rates for 2026.

**Attachments:** [1 - Draft 2025 Resolution for 2026 Water Utility Rates Option A \(9%\)](#)  
[2 - Draft 2025 Resolution for 2026 Water Utility Rates Option B \(4%\)](#)  
[3 - 2026 Water Utility Rate Adoption Presentation](#)  
[4 - Draft 2026-2030 CIP by Funding 9-16-25](#)  
[5 - Draft 2026-2030 CEP by Funding 9-16-25](#)  
[6 - Council Worksession Presentation/Discussion Link \(see first agenda item\)](#)

23.     [Ord. 1085](#)             Second Reading of Ordinance 1085 establishing standards for water utility submetering in the City of Northfield.

**Attachments:**       [1 - Residential Submetering Ordinance](#)  
                              [2 - Water Submeters Presentation](#)

24.     [25-558](#)             Summary Publication of Ordinance No. 1085 - Establishing Standards for Water Utility Submetering in the City of Northfield.

**Attachments:**       [1 - Ord. 1085 Summary Publication](#)

## ADMINISTRATORS UPDATE

25.     [25-559](#)             City Administrator's Update.

**Attachments:**       [1 - Upcoming Council Agenda Items \(10-02-25\)](#)

## 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](mailto:lynette.peterson@northfieldmn.gov). TDD users can call (507) 645-3030. Please call at least 24 hours before the meeting, if possible.***