



# City of Northfield

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

## Meeting Minutes - Draft City Council

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Tuesday, March 17, 2026

6:00 PM

Council Chambers

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### 6:00 PM - CITY COUNCIL MEETING AGENDA

#### CALL TO ORDER

*President Pro Tem Chad Beumer called the meeting to order at 6:03 p.m.*

**Present:** 5 - Council Member Kathleen Holmes, Council Member Davin Sokup, Council Member Jessica Peterson White, Council Member Chad Beumer, and Council Member Peter Dahlen

**Absent:** 2 - Council Member Brad Ness, and Mayor Erica Zweifel

*Also Present: Public Works Director/City Engineer David Bennett, Police Chief Jeff Schroepfer, City Administrator Ben Martig and City Clerk Lynette Peterson.*

#### OPEN PUBLIC COMMENT

*Vivian Nystuen addressed the Council in opposition to the dam project.*

*Dave Hvistendahl addressed the Council in favor of the dam project.*

*Nathan Nelson addressed the Council regarding the educational standpoint of the dam project.*

*Sarah Fortner addressed the Council in favor of the dam project.*

#### APPROVAL OF AGENDA

**A motion was made by Council Member Holmes, seconded by Council Member Sokup, to approve the agenda. The motion carried by the following vote:**

**Yes:** 5 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and C. Dahlen

#### PRESENTATIONS

1. [26-144](#) Oath of Office Ceremony for Northfield Police Department Officer Joshua Ortiz.

*Police Chief Jeff Schroepfer introduced Officer Joshua Ortiz. City Clerk Lynette Peterson administered the Oath of Office. Officer Ortiz's wife pinned his badge. The Council took a photo with him, welcomed and congratulated him.*

#### CONSENT AGENDA

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

**Yes:** 5 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and C. Dahlen

2. [26-145](#) Consider Approval of March 3, 2026 City Council Meeting Minutes.
4. [26-147](#) Consider Approving Disbursements totaling \$2,913,683.06
5. [26-148](#) Consider Approval of Mayoral Board and Commission Appointments.
6. [Res. 2026-031](#) Consider Resolution Approving a New Joint Resolution for Orderly Annexation by and Between Bridgewater Township and the City of Northfield.
7. [Res. 2026-032](#) Consider Resolution of Support for a NCRC Building Improvement Grant Submissions.
8. [Res. 2026-033](#) Consider Resolution Approving Repeal of Amended 4.09 Roles and Responsibilities of Council Finance Subcommittee Policy Consistent with Prior Action Repealing the Roles and Responsibilities of the Finance Policy Committee.
9. [26-149](#) Consider Approval of Liquor, Tobacco and Cannabinoid/Lower-Potency Hemp Edibles Violation Agreements.
10. [26-150](#) Consider a motion approving the lower-potency hemp edible retailer application for Northfield 2002, LLC, dba Cub Foods, 2423 Highway 3 South.
11. [26-151](#) Consider Approval of Outdoor Dining Permit for Loon Liquors LLC dba Loon Liquor Company.
12. [Res. 2026-034](#) Consider Accepting Bids and Awarding Contract - 2026 Mill and Overlay & Mill Towns State Trail Improvements Project.
13. [Res. 2026-035](#) Consider Resolution Proclaiming the month of April 2026 Fair Housing Month.
14. [Res. 2026-036](#) Resolution Calling for a Public Hearing Establishing the Harvest Hills Tax Increment Financing District (“TIF”).

## **PUBLIC HEARINGS AND RELATED ACTION**

15. [26-152](#) Public Hearing for Liquor License for Taco Terco LLC DBA Taco Terco, 307 Water Street S., Suite B, and 303 Water Street S.

*President Pro Tem Beumer declared the public hearing open at 6:20 p.m. City Clerk*

*Lynette Peterson introduced the item. Daniel Oyarzabal Garza and Cara Sutton spoke on behalf of Taco Terco giving background on their business.*

*David Hvistendahl, landlord, addressed the Council in favor of the liquor license for Taco Terco.*

**A motion was made by Council Member Peterson White, seconded by Council Member Sokup, to close the Public Hearing at 6:26 p.m. The motion carried by the following vote:**

**Yes:** 5 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and C. Dahlen

16. [26-153](#) Consideration of New Liquor License for Taco Terco LLC DBA Taco Terco at 307 Water Street S., Suite B and 303 Water Street S.

**A motion was made by Council Member Sokup, seconded by Council Member Dahlen, to approve On-Sale Intoxicating Liquor and Sunday Liquor licenses for Taco Terco LLC DBA Taco Terco. The motion carried by the following vote:**

**Yes:** 5 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and C. Dahlen

## REPORTS FROM THE MAYOR AND COUNCILMEMBERS

17. [26-154](#) Reports From the Mayor and Council Members.

*Council Member Peterson White - Hospital Board meeting.*

*Council Member Sokup - Zoning code update meetings.*

*Council Member Dahlen - No report.*

*Council Member Holmes - No report.*

*President Pro Tem Beumer - Zoning code update meetings; Beyond the Yellow Ribbon meeting.*

## REGULAR AGENDA

18. [Ord. 1092](#) Consideration of Ordinance 1092 Amending Northfield City Code, Chapter 74-Taxation (Related to Allowing Lodging Tax Administrative Collection Responsibilities to Be Transferred from the City Finance Department to the Minnesota Department of Revenue).

*City Administrator Ben Martig introduced the item and provided background on the three percent lodging tax. The tax is collected from lodging establishments, including hotels and motels, bed and breakfasts, and third-party app-based rentals such as Airbnb and VRBO, and is used to promote tourism and convention activities. The proposed amendment would transfer responsibility for collecting the lodging tax to the Department of Revenue, with revenues then distributed back to the City for allocation to the Northfield Convention and Visitors Bureau.*

**A motion was made by Council Member Holmes, seconded by Council Member Peterson White, to approve the first reading of Ordinance No. 1092, An Ordinance Amending Northfield City Code, Chapter 74 - Taxation. The motion carried by the following vote:**

**Yes:** 5 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and C. Dahlen

19. [26-155](#) Consider Motion Authorizing Submittal of Grant Application for Final Design

and Construction Plans for the Removal of Ames Mill Dam

*Public Works Director/City Engineer David Bennett presented background information on the Ames Mill Dam removal final design grant. City Administrator Ben Martig added additional information including negotiations with Post for a good faith effort regarding funds to support the removal of the dam.*

*Bennett and Martig answered questions from the Council.*

*Council Members commented on the application.*

**A motion was made by Council Member Peterson White, seconded by Council Member Holmes, to authorize grant submission to the Legislative Citizen Commission on Minnesota Resources for Ames Mill Dam removal final design. The motion carried by the following vote:**

**Yes:** 3 - C. Holmes, C. Sokup, and C. Peterson White

**No:** 2 - C. Beumer, and C. Dahlen

## ADMINISTRATORS UPDATE

20. [26-156](#)

City Administrator's Update.

*City Administrator Ben Martig gave an update on the legislative session. Martig noted Rice County approved the request for a four-way stop at Woodley Street and Spring Creek Road. Martig attended the Charter Commission meeting and a Charter Amendment regarding the timing of swearing in of new Council Members may be coming forth in the next few months.*

## ADJOURN

**A motion was made by Council Member Holmes, seconded by Council Member Sokup, to adjourn the meeting at 7:40 p.m. The motion carried by the following vote:**

**Yes:** 5 - C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and C. Dahlen