



# City of Northfield

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

## Meeting Minutes - Draft City Council

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Tuesday, December 2, 2025

6:00 PM

Council Chambers

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### 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: City Administrator Ben Martig, Finance Director Brenda Angelstad, Public Works Director/City Engineer David Bennett, Police Chief Jeff Schroepfer and City Clerk Lynette Peterson. City Attorney Chris Hood appeared remotely for the meeting.*

#### OPEN PUBLIC COMMENT

*Randy Olson addressed the Council regarding the increase in property taxes.*

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

#### APPROVAL OF AGENDA

**A motion was made by Council Member Holmes, seconded by Council Member Beumer, to approve the 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

#### CONSENT AGENDA

**A motion was made by Council Member Ness, seconded by Council Member Sokup, 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. [25-631](#) Consider Approval of November 18, 2025 City Council Special Meeting Minutes.
2. [25-632](#) Consider Approval of November 25, 2025 City Council Special Meeting Minutes.
3. [25-633](#) Consider Approving Disbursements totaling \$3,686,659.34

4. [25-634](#) Consider Approval of Mayoral Board and Commission Appointments.
5. [25-635](#) Consider Motion Approving Joint Powers Agreement Between Rice County and the City of Northfield for Absentee Balloting and Election Services for 2026 Elections
6. [25-636](#) Consider Approval of Amended 2025-2027 Consultant Service Agreement with FiftyNorth and Age Friendly Northfield Steering Committee Related to Age Friendly Northfield (AFN) initiatives.
7. [25-637](#) Consider approval of Tobacco License Renewals.
8. [Res. 2025-119](#) Consideration of a Conditional Use Permit for Fares Ibrahim to Operate a Cannabis Retail Establishment at 2010 Jefferson Rd. Suite C.
9. [25-638](#) Consideration of Amendments to 2025-2028 Strategic Plan
10. [Res. 2025-120](#) Consider Resolution Approving Amendment to Section 4.05 Lunch and Rest Breaks for the Employee Handbook.
11. [25-639](#) Consider approval of a new three-year towing agreement between the City of Northfield and Raider Automotive LLC dba Valley Autohaus.
12. [25-640](#) Consider approval of 2026-2030 Residential Waste Hauling Contract with Dicks Sanitation Inc.
13. [25-641](#) Consider Approving Application for the Minnesota Pollution Control Agency (MPCA) Planning Grant for Stormwater - Downtown Floodwall Design.
14. [Res. 2025-121](#) Consider Resolution Restricting Parking on Spring Creek Road from Jefferson Parkway to Woodley Street.

## **PUBLIC HEARINGS AND RELATED ACTION**

15. [25-642](#) Public Hearing on the 2026 Budget and Tax Levy.

*Mayor Zweifel declared the public hearing open at 6:04 p.m.*

*City Administrator Ben Martig presented an overview of the 2026 Budget and Tax Levy to include the budget timeline; comprehensive plan 2045; strategic plan 2025-2028; median home values; tax change by parcel map; total property tax peer cities comparison; property tax distribution; property tax refunds MN Department of Revenue; peer comparisons - average levy increases; trended levied amounts - capital maintenance funds; 5-year cost drivers by type; 5-year staffing changes; city staffing levels through budgeted 2026; peer comparison 2026 current city property taxes; proposed 2026 citywide levies including levy increase highlights; tax base growth strategies; details of the 9.9% levy increase; residential total tax rate impact; property tax comparison; key ratios - peer comparison; city-wide levy; 2026 EDA Fund; 2026*

*HRA Fund; general fund revenues; general fund expenditures; 2026 budget highlights; City services; maintaining quality infrastructure and facilities; enterprise fund; utility rates including water fund, wastewater fund, stormwater fund and garbage fund and comparable rates; gas and electric franchise fee and 2026-2030 CIP/CEP.*

*Council Member Ness commented on property tax statements.*

**A motion was made by Council Member Holmes, seconded by Council Member Peterson White, to close the Public Hearing at 6:52 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

16. [Res. 2025-122](#) Consider Adopting the 2025/Payable 2026 Tax Levy, including the EDA and HRA.

**A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve Resolution No. 2025-122 Consider Adopting the 2025/Payable 2026 Tax Levy. 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

17. [Res. 2025-123](#) Consider Adopting the Final 2026 Budget.

**A motion was made by Council Member Holmes, seconded by Council Member Ness, to approve Resolution No. 2025-123 Adopting the Final 2026 Budget. 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

18. [Res. 2025-124](#) Consider Adopting the 2026-2030 Capital Improvement Plan (CIP).

**A motion was made by Council Member Beumer, seconded by Council Member Sokup, to approve Resolution No. 2025-124 Adopting the 2026 through 2030 Capital Improvement Plan (CIP). 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

19. [Res. 2025-125](#) Consider Approving the 2026-2030 Capital Equipment Plan (CEP).

**A motion was made by Council Member Ness, seconded by Council Member Beumer, to approve Resolution No. 2025-125 Adopting the 2026 through 2030 Capital Equipment Plan (CEP). 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

20. [25-643](#) Public Hearing on Currency Exchange License Renewals for Northfield Financial, LLC at 650 Professional Drive and Servicios Latinos Menas LLC at 300 Linden Street S.

*Mayor Zweifel declared the public hearing open at 7:08 p.m.*

*City Clerk Lynette Peterson gave background on the currency exchange license*

*renewals for Northfield Financial, LLC at 650 Professional Drive and Servicios Latinos Menas LLC at 300 Linden Street S.*

**A motion was made by Council Member Ness, seconded by Council Member Beumer, to close the Public Hearing at 7:10 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

21. [Res. 2025-126](#) Consider Recommending Approval to Minnesota Department of Commerce of 2026 Currency Exchange License Renewals for Servicios Latinos Menas, LLC at 300 Linden Street S. and Northfield Financial, LLC at 650 Professional Drive.

**A motion was made by Council Member Holmes, seconded by Council Member Beumer, to approve Resolution No. 2025-126 Recommending Approval to Minnesota Department of Commerce of Currency Exchange License Renewals. 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

22. [25-644](#) Public Hearing on Police Unmanned Aerial Vehicle (Drones) Program and Accepting Public Comment.

*Mayor Zweifel declared the public hearing open at 7:11 p.m.*

*Police Chief Jeff Schroepfer presented on the police unmanned aerial vehicle (drones) program giving an overview of the program outlining intended uses and benefits, explaining state legal requirements, highlighting privacy and accountability safeguards, financial impact, proposed purchase, and implementation timeline. No public comments were received via email, mail or eComment. One Council Member received a comment in support of the program. Council commented on the program.*

*Schroepfer answered questions from the Council.*

**A motion was made by Council Member Sokup, seconded by Council Member Ness, to close the Public Hearing at 7:26 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

23. [25-645](#) Approval of Police Unmanned Aerial Vehicle (Drones) Program.

**A motion was made by Council Member Ness, seconded by Council Member Beumer, to approve the Police Department's proposed Unmanned Aerial Vehicle - UAV (drone) program, policy and purchase. 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

## REPORTS FROM THE MAYOR AND COUNCILMEMBERS

24. [25-646](#) Reports From the Mayor and Council Members.

*Council Member Ness - No report.*

*Council Member Peterson White - EDA Meeting.*

*Council Member Sokup - No report.*

*Council Member Holmes - Parks and Recreation Advisory Board; Planning Commission Meeting.*

*Council Member Dahlen - No report.*

*Council Member Beumer - No report.*

*Mayor Zweifel - Mayor's Youth Council.*

## ADMINISTRATORS UPDATE

25. [25-647](#)

City Administrator's Update.

*City Administrator Ben Martig highlighted City items along with the Rice County open house for County Road 20.*

## ADJOURN

**A motion was made by Council Member Ness, seconded by Council Member Peterson White, to adjourn the meeting at 7:44 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