



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, June 17, 2025

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: Public Works Director/City Engineer David Bennett, Finance Director Brenda Angelstad, Police Chief Jeff Schroepfer, City Administrator Ben Martig and City Clerk Lynette Peterson.

Council Member Sokup led a moment of silence in remembrance of Minnesota House of Representatives Speaker Emerita Melissa Hortman and her Husband Mark. Sokup thanked the Northfield Police Department for helping protect local legislators over the weekend and their support in apprehending the suspect.

OPEN PUBLIC COMMENT

David Ludescher addressed the Council regarding the large Council packet asking for several items to be removed from the Consent Agenda and added to the Regular Agenda for discussion.

APPROVAL OF AGENDA

Mayor Zweifel noted items in Supplemental Agenda Memo No. 1 to include the addition of item 20 "Old Memorial Pool Repair Update" on the Regular Agenda.

A motion was made by Council Member Holmes, seconded by Council Member Dahlen, to approve the agenda adding item 20 "Old Memorial Pool Repair Update" to the Regular 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

Mayor Zweifel noted the following for Consent Agenda Item 10 "Consider Resolution Approving Plans and Specifications and Authorizing Advertisement for Bid for Water Treatment Plant Street and Utility Extensions":

- *The purchase agreement with the land had a condition of the road being developed.*

- *This is the location of the future water plant.*
- *The utility extensions will be done in conjunction with other projects in the area leveraging a cost efficiency by completing it now.*
- *It was included on the consent agenda as it was previously discussed and unanimously supported.*

A motion was made by Council Member Peterson White, 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. [25-326](#) Consider Approval of June 3, 2025 City Council Meeting Minutes.
2. [25-327](#) Consider Approval of June 10, 2025 City Council Work Session Minutes.
3. [25-328](#) Consider Approving Disbursements totaling \$1,929,405.63
4. [25-329](#) Consider Approval of a Temporary Liquor License for Loon Liquors LLC for July 17, 2025 at the Friends of Downtown Northfield Third Thursday Block Party.
5. [Res. 2025-061](#) Approve Application for Off-Site Gambling Permit for the Defeat of Jesse James Days Committee, Inc. at Northfield Ballroom, 450 Montessori Court, on September 3, 2025.
6. [25-330](#) Consider Approval of Amended 2025-2027 Consultant Service Contract with Northfield Healthy Community Initiative (HCI) related to the Northfield Youth Investment Program.
7. [25-331](#) Consider Agreement Between City of Northfield and Independent School District No. 659 Relating to City of Northfield/Community Services Recreation Program.
8. [25-332](#) Consideration of Acceptance of the City of Northfield Annual Comprehensive Financial Report for the Year Ended December 31, 2024.
9. [25-333](#) Consider Approving Professional Service Agreement for Northwest Water Tower.
10. [Res. 2025-062](#) Consider Resolution Approving Plans and Specifications and Authorizing Advertisement for Bid for Water Treatment Plant Street and Utility Extensions
11. [Res. 2025-063](#) Consider Accepting Bids and Awarding Contract - Mill Towns State Trail - Woodley Street to Waterford Bridge Project.

12. [Res. 2025-064](#) Consider Resolution Accepting Monetary Donation Received for New Ice Arena Project for Dryland Training.
13. [25-334](#) Consider Approval of Change Order No. 1 - Dryland Training at the New Northfield Ice Arena.
14. [Ord. 1079](#) Consider Ordinance (Second Reading) Restricting Fishing on the north side only of the Bridge Square Bridge (Mayor Zweifel/Councilor Beumer Request).
15. [25-335](#) Consideration of Summary Publication of Ordinance No. 1079 - Restricting Fishing on the North Side Only of the Bridge Square Bridge.
16. [Ord. 1080](#) First Reading of Text Amendments to the Permitted Use Table in Chapter 34: Land Development Code.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

17. [25-336](#) Reports From the Mayor and Council Members.

*Council Member Ness - Convention and Visitor Bureau Meeting.
Council Member Peterson White - Friends of Downtown Northfield Third Thursday event on Thursday, June 19th.
Council Member Sokup - Finance Policy Subcommittee Meeting; Neighborhood Meeting about 2026 Street Projects.
Council Member Holmes - Neighborhood Meeting about 2026 Street Projects; Planning Commission Meeting.
Council Member Dahlen - NAFRS Personnel Subcommittee Meeting; Finance Policy Subcommittee Meeting.
Council Member Beumer - Beyond the Yellow Ribbon Meeting.
Mayor Zweifel - Mill Towns Trail Meeting moved to July; Hauberg Woods Native Planting Event; One-on-One Check-in with Hospital CEO Zander Abbott.*

REGULAR AGENDA

18. [Res. 2025-065](#) Consider Resolution Providing for the Issuance and Sale of General Obligation Street Reconstruction and Equipment Bonds, Series 2025B in the Proposed Aggregate Principal Amount of \$4,440,000.

Finance Director Brenda Angelstad introduced the item and introduced Nick Anhut with Ehlers and Associates. Anhut gave a presentation on the issuance of \$4,440,000 General Obligation Bonds which includes \$4,025,000 Street Reconstruction Plan Bonds for the Wall Street/2025 Reconstruction and \$415,000 in Equipment Certificates for the City share of the NAFRS Tanker. The competitive bid sale will be held on July 22, 2025.

Anhut, Angelstad, City Administrator Ben Martig and Public Works Director/City Engineer David Bennett answered questions from the Council. Jenny Boulton, City Bond Consultant added additional information.

A motion was made by Council Member Sokup, seconded by Council Member Ness, to approve Resolution No. 2025-065 Providing for the Issuance and Sale of

General Obligation Street Reconstruction and Equipment Bonds, Series 2025B in the Proposed Aggregate Principal Amount of \$4,440,000. 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. 2025-066](#) Consider Resolution Approving Ice Arena Lease Revenue Bonds Issuance Parameters with EDA.

Public Works Director/City Engineer David Bennett introduced the item giving background information and an overview of the ice arena lease revenue bonds issuance parameters with the EDA. Nick Anhut, Ehlers and Associates, added additional information regarding the financing of the bonds. Bond Counsel Jenny Boulton added additional information on the legal overview of the bonds.

Boulton, Anhut and Bennett answered questions from the Council.

David Ludescher addressed the Council in opposition of issuing the bonds through the EDA for the ice arena.

Lee Runzheimer, 1308 Prairie Street, addressed the Council regarding concerns of taxes, utility fees, and expressed his concerns of issuing the bonds for the ice arena.

A motion was made by Council Member Holmes, seconded by Council Member Beumer, to approve Resolution No. 2025-066 Authorizing the Execution and Delivery of a Ground Lease and Lease-Purchase Agreement, and Approving and Authorizing Issuance of Lease Revenue Bonds and Execution of Related Documents. The motion carried by the following vote:

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

No: 1 - Mayor Zweifel

20. **25-344** Old Memorial Pool Repair Update.

Public Works Director/City Engineer David Bennett gave an update on the Old Memorial Pool repairs. Several leaks were detected upon opening of the pool. The pipe repairs are complete and the pool is scheduled to open on Saturday, June 21.

Council commented on the item and would like to see if the pool can remain open later in August.

ADMINISTRATORS UPDATE

21. [25-337](#) City Administrator's Update.

City Administrator Ben Martig updated the Council on City meetings, operations and events. Martig thanked the local law enforcement, Northfield Police Department and other responders for helping protect elected officials over the weekend and support in apprehending the suspect in the shooting of Minnesota legislators.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 7:34 p.m. The motion carried by the following vote:

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