



# City of Northfield

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

## Meeting Agenda

### City Council

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Tuesday, May 19, 2026

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. [26-255](#) Recognition of service for our graduating Northfield High School Seniors and youth coming off Boards and Commissions.
2. [26-256](#) Friends of Downtown Northfield Annual Presentation

**Attachments:** [1 - Annual Report Friends of Downtown Northfield](#)  
[2 - Main Street Policy \(8.05\)](#)  
[3 - 2024 Downtown Stats Northfield](#)  
[4 - 2025 Downtown Stats Northfield](#)

### 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.*

3.     [26-257](#)             Consider Approval of May 4, 2026 City Council Closed Meeting Minutes.  
**Attachments:**     [1 - 05-04-2026 Closed Meeting Minutes](#)
4.     [26-258](#)             Consider Approval of May 5, 2026 City Council Meeting Minutes.  
**Attachments:**     [1 - 05-05-2026 Council Meeting Minutes](#)
5.     [26-259](#)             Consider Approval of May 12, 2026 City Council Work Session Minutes.  
**Attachments:**     [1 - 05-12-2026 Council Work Session Minutes](#)
6.     [26-260](#)             Consider Approving Disbursements totaling \$1,240,835.64  
**Attachments:**     [1 - Disbursements](#)  
                              [2 - Disbursements](#)
7.     [Res. 2026-051](#)        Consider Resolution Declaring June as Pride Month in the City of Northfield.  
**Attachments:**     [1 - 2026 Pride month resolution](#)
8.     [26-261](#)             Consider Approval of Mayoral Board and Commission Appointments.  
**Attachments:**     [1 - Jess Toft 12\\_12\\_2025\\_Redacted](#)
9.     [Ord. 1093](#)             Consideration of First Reading of Ordinance No. 1093 Amending Section 2-66 of City Code Relating to 2027 and 2028 Mayor and City Council Compensation.  
**Attachments:**     [1 - Ordinance 1093 Council Salaries](#)  
                              [2 - Ordinance 1062 Council Salaries](#)
10.    [26-262](#)             Consider Approving Application for the MN Department of Commerce Microgrid at Community Lifeline Facilities Grant Program  
**Attachments:**     [1 - Application\\_Submitted 101625](#)
11.    [26-263](#)             Consider Approving Application for the Minnesota Pollution Control Agency Climate Action Planning Grant Program  
**Attachments:**     [1 - FY26\\_LCA\\_Planning\\_Grants\\_Application](#)
12.    [26-264](#)             City Administrator Biannual Update Summary of Grants Report per the City Council Grants Policy.  
**Attachments:**     [1 - Grant List](#)  
                              [2 - 4.11 Grant Management Policy](#)

13. [26-265](#) Review and Approval of Amended 4.11 Grant Management Policy.
- Attachments:** [1 - Resolution 4.11 Grant Management Policy](#)  
[2 - 4.11 Grant Management Policy CLEAN](#)  
[3 - 4.11 Grant Management Policy REDLINE](#)
14. [Res. 2026-052](#) Consideration of a Resolution for the approval of the cannabis retail registration application for Black Bear Wellness MN LLC to operate a cannabis retailer business with an adult-use cannabis retailer endorsement at 680 Professional Drive.
- Attachments:** [1 - Res. Cannabis Retail Registration Black Bear Wellness](#)  
[2 - City Code Chapter 30 - Cannabis Retail Business Registration](#)  
[3 - Ord. 1083 Amending Chapter 30 - Cannabis Retail](#)
15. [26-266](#) Consideration of Authorization to Initiate a Request for Proposals (RFP) for the Wastewater Treatment Plant Pretreatment, Primary and Generator Project.
- Attachments:** [1 - 2026 WWTP Pretreatment, Primary and Generator RFP](#)
16. [Res. 2026-053](#) Consider Resolution Approving Plans and Spec and Ordering Advertisement for Bid for Northwest Area Water Tower Site.
- Attachments:** [1 - Resolution Approving Plans and Specs, Order Ad for Bid Water Tower Site Project](#)  
[2 - Construction Plans; Grading, Water Main, Access Road hyperlink](#)  
[2 - Project Page Hyperlink](#)
17. [Res. 2026-054](#) Consider Accepting Bids and Awarding Contract - TH 3 Streetlight Replacement Project Phase II.
- Attachments:** [1 - Resolution Accepting Bids and Awarding Contract.docx](#)  
[2 - bid t2 - Bid Tab Northfield TH 3 Lighting Improvements Ph II.pdf](#)  
[3 - Project Process STRT2026-A92 TH 3 Street Light Replacement Project Phase II.pdf](#)

## **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.*

18. [26-267](#) Public hearing regarding the Development Program for the Master Development District and for the Tax Increment Financing (TIF) plan for the Harvest Hills TIF District

**Attachments:** [1 - TIF Policy](#)  
[2 - Business Subsidy Policy](#)  
[3 - Sustainable Building Policy](#)  
[4 - TIF Plan Harvest Hills](#)  
[5 - Presentation](#)

19. [Res. 2026-055](#) Consideration of a resolution modifying the Master Development District and the establishment of the Harvest Hills Tax Increment Financing District

**Attachments:** [1 - Northfield Harvest Hills TIF RESOLUTION APPROVING TIF PLAN \(PC Motion\)](#)

## REPORTS FROM THE MAYOR AND COUNCILMEMBERS

20. [26-268](#) Reports From the Mayor and Council Members.

**Attachments:** [1 - Council Update - NH+C Jefferson Road Clinic Update -](#)

## 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.*

21. [26-269](#) 2026 Community Survey Report and Presentation

**Attachments:** [1 - Northfield Community Survey Presentation \(2026\)](#)  
[2 - Northfield MN 2026 Survey Report](#)  
[3 - Northfield MN 2026 Survey Maps](#)  
[4 - Northfield MN 2026 Survey Non-Random Data](#)  
[5 - Northfield MN 2026 Survey Q25 Comments](#)

## ADMINISTRATORS UPDATE

22. [26-270](#) City Administrator's Update.

**Attachments:** [1 - Upcoming Council Agenda Items \(05-14-26\)](#)

**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.*