



# City of Northfield

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

## Meeting Minutes - Draft City Council

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Tuesday, February 17, 2026

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 6:48 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: Sustainability Coordinator Sara Pabich, Housing Coordinator Melissa Hanson, City Administrator Ben Martig, Assistant to the City Administrator Risi Karim, City Clerk Lynette Peterson and Police Chief Jeff Schroepfer.*

#### OPEN PUBLIC COMMENT

*None.*

#### APPROVAL OF AGENDA

*Mayor Zweifel noted Supplemental Agenda Background Memo No. 1.*

**A motion was made by Council Member Beumer, seconded by Council Member Sokup, 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 Dahlen, 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. [26-084](#) Consider Approval of February 10, 2026 City Council Meeting Minutes.
2. [26-085](#) Consider Approval of February 10, 2026 City Council Work Session Minutes.
3. [26-086](#) Consider Approving Disbursements totaling \$703,542.51

4. [Ord. 1091](#) Consideration of the Second Reading of Ordinance 1091, a Zoning Map Amendment for the property at 304 2nd St. W. from R1 - Low Density Residential to C1 - Downtown.
5. [26-087](#) Consideration of Summary Publication of Ordinance No. 1091 a Zoning Map Amendment for 304 2nd St. W. from R1-B: Residential to C1-B: Downtown Commercial.
6. [26-088](#) Consider Motion approving Contract Amendment #1 with ISG for Professional Services for the Mill Towns State Trail (Woodley Street to Waterford Bridge) Project (PARK2023-F16).
7. [Res. 2026-024](#) Consider Accepting Bids and Awarding Contract - Spring Creek Road Reconstruction & Mill Towns State Trail Project (STR2026-A84).
8. [26-089](#) Consider Motion Approving Permanent and Temporary Easements for the Spring Creek Road Reconstruction & Mill Towns State Trail Improvements Project.
9. [26-090](#) Consider Approval of Contract for Comprehensive Sewer Plan.
10. [Res. 2026-025](#) Consider Resolution Dedicating Source of Public Revenue for the Local Housing Trust Fund.
11. [26-094](#) Consider Approval of Mayoral Board and Commission Appointments.

## REPORTS FROM THE MAYOR AND COUNCILMEMBERS

12. [26-091](#) Reports From the Mayor and Council Members.

*Council Member Ness - CVB Meeting.*

*Council Member Peterson White - No report.*

*Council Member Sokup - No report.*

*Council Member Beumer - Beyond the Yellow Ribbon Omelet Breakfast Fundraiser.*

*Council Member Dahlen - No report.*

*Council Member Holmes - Carleton Public Meeting for proposal of Transit Hub on campus.*

*Mayor Zweifel - Mayor's Youth Council - all boards meeting.*

## REGULAR AGENDA

13. [26-092](#) Sustainable Building Policy

*City Administrator Ben Martig introduced Sustainability Coordinator Sara Pabich. Pabich provided background on the Sustainability Building Policy and reported that the current policy is not achievable for ongoing and planned development projects due to external constraints on renewable energy interconnections and policy requirements tied to on-site renewable generation. As a result, projects receiving City financial assistance are unable to comply with the policy as currently written. Pabich noted existing policy tensions and*

*stated that both short- and long-term solutions will need to be considered.*

*Pabich and Martig responded to Council questions. Council provided feedback on the Sustainability Building Policy and directed staff to pursue policy changes that are manageable to implement and clearly communicable to stakeholders.*

## ADMINISTRATORS UPDATE

14. [26-093](#)

City Administrator's Update.

*City Administrator Ben Martig gave an update on the Local Sales Tax bill.*

## ADJOURN

**A motion was made by Council Member Ness, seconded by Council Member Beumer, 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