



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, February 11, 2025

6:00 PM

Council Chambers

Work Session

6:00 PM - CITY COUNCIL WORK SESSION AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:02 p.m.

- Present:** 6 - Council Member Brad Ness, Council Member Kathleen Holmes, Council Member Davin Sokup, Council Member Jessica Peterson White, Council Member Chad Beumer, and Mayor Erica Zweifel
- Absent:** 1 - Council Member Peter Dahlen

Also present: Community Development Director Jake Reilly, City Administrator Ben Martig, Public Works Director/City Engineer David Bennett, Utilities Manager Justin Wagner and City Clerk Lynette Peterson.

REGULAR AGENDA

1. [25-085](#) Comprehensive Plan Draft Review and Discussion.

Community Development Director Jake Reilly introduced the item giving an overview of the changes to the plan since the last draft, future land use map discussion, interventions map discussion and next steps.

Council discussed changes to the future land use map. City Administrator Ben Martig added additional information regarding the Comp Plan. Council agreed to make future land use maps more legible and show proposed land use for all areas.

Council discussed the interventions analysis map. They also discussed how the Comprehensive Plan correlates with the Strategic Plan.

Reilly answered questions from the Council. The Council added suggested edits to the document.

RECESS

Council recessed at 7:33 p.m. Council meeting resumed at 7:39 p.m.

2. [25-086](#) Discussion on the Water Treatment Plant.

Utilities Manager Justin Wagner introduced the item giving background on the project.

The discussion included Federal Fund use, water treatment plant options, estimated affect on rates and option comparisons. The four options highlighted for the Council to discuss are as follows:

Option 1 - No softening with staff relocating. This option would remove the reverse osmosis, remove a portion of the garage, and remove the meeting room and entry area which reduces the building by approximately 14,025 square feet. All utility staff and equipment would move to the water treatment plant.

Option 2 - No softening without staff relocating. This option would remove the reverse osmosis, remove the garage except JetVac stall and small garage for 2 additional staff vehicles and small work area, remove staff space except small area for 2-3 staff members and critical areas for plant operation which reduces the building by approximately 28,815 square feet. Utilities staff and equipment would stay in the current location except the JetVac would go to water treatment plant. Garage and office space would be a future capital cost.

Option 3 - No water plant. No construction of a water treatment plant. Construct roads and raw water mains for future water treatment plant.

Option 4 - Water treatment plant constructed as bid. This would require the Council to rescind the previous motion to reject the bid and award the project to Magney Construction.

Wagner reviewed the summary of options to the Council including the cost to the average resident for each option presented.

Public Works Director/City Engineer David Bennett, Seth Peterson, Bolton and Menk, and Wagner answered questions from the Council. City Administrator Ben Martig added additional information.

EXTEND THE MEETING

A motion was made by Council Member Peterson White, seconded by Council Member Beumer, to extend the meeting until business is completed. The motion carried by the following vote:

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

2. [25-086](#) Discussion on the Water Treatment Plant.

Council discussion continued on the water treatment plant options.

A motion was made by Council Member Ness to adjourn the meeting. The motion failed for lack of a second.

2. [25-086](#) Discussion on the Water Treatment Plant.

City Administrator Ben Martig reported this could be an agenda item on the February 18 meeting if the Council would like clarification of numbers or to discuss options further.

Public Works Director/City Engineer David Bennett added additional information regarding the discussion.

ADJOURN

A motion was made by Council Member Sokup, seconded by Council Member Ness, to adjourn the meeting at 9:41 p.m. The motion carried by the following vote:

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