



# City of Northfield

## Upcoming Agenda Items

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

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### City Council

#### Tuesday, November 12, 2024

- TMP 24-185** Consider Approval of 2025-2027 Consultant Service Contract with Northfield Healthy Community Initiative (HCI) related to the Northfield Youth Investment Program.
- Drafter:** Martig
- Notes:** consent
- TMP 24-370** Consider Approval of 2025-2027 Annual Service Contract for Northfield Historical Society.
- Drafter:** Martig
- Notes:** consent
- TMP 24-666** Consider Approval of Construction Manager Contract for New Ice Arena.
- Drafter:** Bennett
- Notes:** consent
- TMP 24-837** Consideration of Summary Publication of the Ordinance No. 1068 - Rezoning 1280 Bollenbacher Dr. From PI-S: Public and Institutional to C2-B: Highway Commercial.
- Drafter:** Schmidt
- Notes:** consent
- TMP 24-899** Consider Approving Disbursements totaling \$7,807,106.61
- Drafter:** Grant
- Notes:** consent
- TMP 24-917** Consideration of Summary Publication of the Ordinance No. 1070 - Rezoning Outlot A, Cannon Commercial Center Second Addition From PI-S: Public & Institutional to PB-S: Public Benefit District.
- Drafter:** Schmidt
- Notes:** consent
- TMP 24-938** Consider Approval of Memorandums of Understanding with St. Olaf College.

**Drafter:** Schroepfer

**Notes:** Consent

**TMP 24-952** Summary Publication of Ordinance No. 1069 Vacating Drainage and Utility Easements within 1280 Bollenbacher Drive.

**Drafter:** Bennett

**Notes:** Consent

**TMP 24-980** Consider Calling for a Public Hearing to Consider Sale of Property in Northfield for Northfield Hospital + Clinics.

**Drafter:** hanson

**Notes:** consent

**TMP 24-943** Consider Amending Adopted Schedule for 2025 City Council Meetings.

**Drafter:** Peterson

**Notes:** Consent

**TMP 24-953** Decertification of Aurora Economic Development TIF District

**Drafter:** Carlson

**Notes:** Consent

**TMP 24-954** Decertification of Hiley Neff Housing Development TIF District

**Drafter:** Carlson

**Notes:** Consent

**TMP 24-928** Approve Abstract of Votes Cast at the November 5, 2024 General Election.

**Drafter:** Peterson

**Notes:** Regular #1 (5 Minutes)

**TMP 24-936** Consider Adopting Schedule for 2025 Board and Commission Meetings.

**Drafter:** Martig

**Notes:** consent

**TMP 24-886** Council Resolution to Create a New Redevelopment Tax Increment Financing District and a TIF Assistance Agreement for the Archer Redevelopment Project.

**Drafter:** Carlson

**Notes:** Regular #3 (5 min.)

**TMP 24-686** Consider Resolution Approving Plans and Specifications and Authorizing Advertisement for Bid for Water Treatment Plant Project.

**Drafter:** Wagner

**Notes:** Regular #4 (40 min.)

**TMP 24-707** Consider Approval of Updated Administrative Policy (3.02 Personal Pronoun Sharing Policy).

**Drafter:** Mahowald

**Notes:** consent

**TMP 24-660** Northfield City Council Resolution Approving Tax Abatement on 115 5th Street (Northfield News Building).

Rice County Commissioner Resolution Approving Tax Abatement on 115 5th Street (Northfield News Building).

**Drafter:** Carlson

**Notes:** Joint Special Meeting w/Rice County 5:00 p.m. 2nd Floor Training Room (Item Immediately Following Public Hearing)

**TMP 24-630** Consider Resolution adopting the Waste Load Allocation Implementation Plan.

**Drafter:** Simonson

**Notes:** Consent

**TMP-0530** Consider certifying delinquent charges to taxes payable 2025.

**Drafter:** Angelstad

**Notes:** Immediately following Public Hearing #2 (5 min.)

**TMP-0661** Resolution to Execute a Development Agreement with Manawa, LLC for the Archer.

**Drafter:** Carlson

**Notes:** Regular #2 (45 min.)

**Ord. 1069** Consider Second Reading of Ordinance 1069 Vacating Drainage and Utility Easements within 1280 Bollenbacher Drive.

**Drafter:** Bennett

**Notes:** consent

**Ord. 1068** Consideration Second Reading of Ordinance No. 1068 Rezoning 1280 Bollenbacher Dr., in the City of Northfield, Rice County, Minnesota from PI-S: Public Institutional to C2-B: Highway Commercial.

**Drafter:** Schmidt Reilly

**Notes:** consent

**Ord. 1070** Consideration Second Reading of Ordinance No. 1070 Rezoning Outlot A, Cannon Commercial Center 2nd Addition from PI-S: Public Institutional to PB-S: Public Benefit District.

**Drafter:** Schmidt Reilly

**Notes:** consent

**TMP-0531** Public Hearing to certify 2024 Delinquent bills.

**Drafter:** Angelstad

**Notes:** Public Hearing #2 (5 min.)

**TMP 24-184** Consider Approval of 2025-2027 Consultant Service Agreement with FiftyNorth and Age Friendly Northfield Steering Committee Related to Age Friendly Northfield (AFN) initiatives.

**Drafter:** Angelstad

**Notes:** consent

**TMP-0433** City Administrator's Update.

**Drafter:** Martig

**Notes:** update

**TMP-0500** City Administrator Biannual Update Summary of Grants Report per the City Council Grants Policy.

**Drafter:** Martig

**Notes:** consent

**TMP 24-982** Review and Discussion of Amendments to Chapter 34 - Land Development Code Related to Industrial and Agricultural Use Regulations and Re-zoning of Property.

**Drafter:** Reilly

**Notes:** Regular #5 (30 min)

**TMP 24-659** Joint Public Hearing with Rice County Commissioners - Tax Abatement on 115 5th Street (former Northfield News Building)

**Drafter:** Carlson

**Notes:** Joint Special Meeting w/Rice County 5:00 p.m. 2nd Floor Training Room (Public Hearing)

**TMP-0471** Consider Approval of October 15, 2024 City Council Meeting Minutes.

**Drafter:** Peterson

**Notes:** consent

**Monday, November 18, 2024**

**TMP 24-927** Northfield City Council is Conducting a Closed Meeting Related to the Evaluation of the Performance of Ben Martig, City Administrator, pursuant to Minn. Stat. 13D.05, subd. 3(a).

**Drafter:** Mahowald

**Notes:** Closed meeting #1 (60 min.)

**Tuesday, November 19, 2024**

**TMP 24-609** Discussion on Flood Emergency Management Response Enhancements & Future Mitigation Improvements and Equipment.

**Drafter:** Martig

**Notes:** #1 (20 min)

**TMP 24-981** Review of Cannabis Related Ordinance Amendments.

**Drafter:** Reilly

**Notes:** #2 (30 min.)

**TMP 24-934** Presentation of Infrastructure Planning for Northwest Industrial Development Area for Water and Sewer.

**Drafter:** Wagner

**Notes:** #3 (30 min.)

**TMP 24-935** Review Final Budget Related Direction 2025-2026.

**Drafter:** Martig

**Notes:** #4 (60 min.)

**Tuesday, November 26, 2024**

**TMP 24-957** Consider Approving Disbursements totaling \$

**Drafter:** Grant

**Notes:** consent

**TMP 24-962** Consider Resolution Approving Sale of Property for Northfield Hospital + Clinics to Northfield HRA.

**Drafter:** Hanson

**Notes:** immediately following Public Hearing #2

- TMP 24-713** Update and Discussion of Comprehensive Plan.  
**Drafter:** Reilly  
**Notes:** Regular #5 (45 min.)
- 24-532** Consideration of Summary Publication of the Ordinance No. 1064 Amendments to Chapter 34 - Land Development Code - Section 3.3.4 Outdoor Lighting Standards, Chapter 16 - Buildings and Building Regulations, and Chapter 46 - Nuisances in Regards to Outdoor Lighting Standards.  
**Drafter:** Schmidt  
**Notes:** consent
- TMP-8652** Consider Authorizing Execution of Second Addendum to the Recreation Funding Donation Agreement with Northfield Hospital & Clinics.  
**Drafter:** Martig  
**Notes:** consent
- TMP-0498** Consider Approval of Mayoral Board and Commission Appointments.  
**Drafter:** Pownell  
**Notes:** consent
- TMP-0501** Consider approving designation of City of Northfield polling places for 2025.  
**Drafter:** Peterson  
**Notes:** consent
- TMP 24-551** Consider Resolution Requesting Minnesota State Capital Investment Bonds for Bridge Square Street and Park Improvements in the City of Northfield.  
**Drafter:** Martig  
**Notes:** consent
- TMP 24-629** Consideration of Resolution Related to 5th & Washington Project, 5th & Water Street Project, Northfield Liquor Store & Professional Service Contract with TSP Architects for 5th & Washington Street Redevelopment Project.  
**Drafter:** Martig  
**Notes:** consent
- TMP-0673** Consider Recommending Approval to Minnesota Department of Commerce of 2024 Currency Exchange License Renewals for Servicios Latinos Menas, LLC at 300 Linden Street S. and Northfield Financial, LLC

at 650 Professional Drive.

**Drafter:** Peterson

**Notes:** Immediately following Public Hearing #1 (5 min.)

**TMP 24-983**

Consider approval of 2025-2027 Utility Unit labor agreement and memorandums of understanding.

**Drafter:** Mahowald

**Notes:** consent

**Ord. 1064**

Consideration of Second Reading of Ordinance 1064 Amendments to Chapter 34 - Land Development Code - Section 3.3.4 Outdoor Lighting Standards, Chapter 16 - Buildings and Building Regulations, and Chapter 46 - Nuisances in Regards to Outdoor Lighting Standards.

**Drafter:** Schmidt

**Notes:** consent

**TMP 24-852**

Consideration of Amendments Re-Zoning of Property from Ag to to Industrial (First Reading).

**Drafter:** Reilly

**Notes:** Regular #3 (30 min)

**TMP 24-747**

Consideration of amendments to Chapter 34 - Land Development Code related to cannabis

**Drafter:** Reilly

**Notes:** Regular #4 (15 min)

**TMP 24-819**

Consideration of Amendments to Chapter 34 - Land Development Code related to industrial and agricultural land uses (First Reading)

**Drafter:** Reilly

**Notes:** Regular #2 (30 min.)

**TMP 24-926**

Presentation of Summary Conclusions of the Evaluation of the Performance of Ben Martig, City Administrator, Pursuant to Minn. Stat. §13D.05, subd. 3.

**Drafter:** Mahowald

**Notes:** Regular #1 (5 min.)

**TMP 24-963**

Public Hearing to Consider Sale of Property for Northfield Hospital + Clinics to Northfield HRA.

**Drafter:** Hanson

**Notes:** Public Hearing #2 (10 min)

- TMP-0672** 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.  
**Drafter:** Peterson  
**Notes:** Public Hearing #1 (5 min.)
- TMP-0434** City Administrator's Update.  
**Drafter:** Martig  
**Notes:** update
- TMP 24-944** Consideration of Amendments Re-Zoning of Property from Ag to to Industrial (Second Reading).  
**Drafter:** Reilly  
**Notes:** consent
- TMP 24-939** Oath of Office Ceremony for Northfield Police Department Officer Mindy Ascencio Bravo.  
**Drafter:** Schroepfer  
**Notes:** Presentation #1 (10 minutes)
- TMP 24-977** Consider Approval of November 12, 2024 City Council/Rice County Joint Public Hearing Special Meeting Minutes.  
**Drafter:** Peterson  
**Notes:** Consent
- TMP 24-978** Consider Approval of November 18, 2024 City Council Closed Meeting Minutes.  
**Drafter:** Peterson  
**Notes:** consent
- TMP-0472** Consider Approval of November 12, 2024 City Council Meeting Minutes.  
**Drafter:** Peterson  
**Notes:** consent
- TMP-0474** Consider Approval of November 19, 2024 City Council Work Session Minutes.  
**Drafter:** Peterson  
**Notes:** consent

**Tuesday, December 3, 2024**



- TMP-0502** Consider approval of Tobacco License Renewals.  
**Drafter:** Peterson  
**Notes:** consent
- TMP-0503** Consider Resolution Retaining Statutory Tort Limits for 2025.  
**Drafter:** Peterson  
**Notes:** consent
- TMP-0537** Consider Adopting the 2024/Payable 2025 Economic Development Authority (EDA) Tax Levy.  
**Drafter:** Angelstad  
**Notes:** #1 immediately after Public Hearing #1 (5 min.)
- TMP-0538** Consider Adopting the 2024/Payable 2025 Housing & Redevelopment Authority (HRA) Tax Levy.  
**Drafter:** Angelstad  
**Notes:** #2 immediately after Public Hearing #1 (5 min.)
- TMP-0539** Consider Adopting the 2025/Payable 2026 Tax Levy.  
**Drafter:** Angelstad  
**Notes:** #3 immediately after Public Hearing #1 (5 min.)
- TMP-0540** Consider Adopting the Final 2025 Budget.  
**Drafter:** Angelstad  
**Notes:** #4 immediately after Public Hearing #1 (5 min.)
- TMP-0541** Consider Adopting the 2025-2029 Capital Improvement Plan (CIP).  
**Drafter:** Angelstad  
**Notes:** #5 immediately after Public Hearing #1 (5 min.)
- TMP-0542** Consider Approving the 2025-2029 Capital Equipment Plan (CEP).  
**Drafter:** Angelstad  
**Notes:** #6 immediately after Public Hearing #1 (5 min.)
- TMP-0641** Approve 2025 Streets and Reclamation Projects.  
**Drafter:** Bennett  
**Notes:** #1 immediately after Public Hearing #1 (5 min.)

- TMP 24-066** Consider Approving Plans and Specifications and Order Advertisement for Bids for the Wall Street Road Improvements Project.  
**Drafter:** Simonson  
**Notes:** Regular #1 (20 min.)
- TMP 24-979** Consider Resolution Accepting Public Improvements and Approving Final Payment for the 2023 Miscellaneous Storm Structure Repair Project (STRM2023-K35)  
**Drafter:** Simonson  
**Notes:** Consent
- TMP 24-941** Consider Resolution Adopting the Street Reconstruction and Overlay Plan (SROP) and Issuance of Street Reconstruction and Overlay Bonds.  
**Drafter:** Simonson  
**Notes:** Immediately Following Public Hearing #2 (5 min)
- TMP 24-923** Consider Resolution Approving Plans and Specifications and Authorizing Advertisement for Bid for TH 3 Streetlight Replacement Project.  
**Drafter:** Fredericks  
**Notes:** Consent
- TMP 24-714** Consideration of Comprehensive Plan Adoption.  
**Drafter:** Reilly  
**Notes:** Regular #3 (15 min.)
- TMP 24-945** Consider Resolution Summary Publication for Amendments Re-Zoning of Property from Ag to to Industrial.  
**Drafter:** Reilly  
**Notes:** consent
- TMP 24-985** Consider Resolution Extension of Joint Resolution for Orderly Annexation by and Between Bridgewater Township and the City of Northfield.  
**Drafter:** Martig  
**Notes:** consent
- TMP 24-986** Consider Approval of Updated Joint Resolution for Orderly Annexation by and Between Northfield Township and the City of Northfield.  
**Drafter:** Martig  
**Notes:** consent
- TMP 24-942** Consider Resolution Approving the Sechler Park Long-Range Plan.

**Drafter:** Fredericks

**Notes:** Regular #2 (20 min.)

**TMP 24-940**

Public Hearing on Adopting the Street Reconstruction and Overlay Plan (SROP) and Issuance of Street Reconstruction and Overlay Bonds.

**Drafter:** Bennett

**Notes:** Public Hearing #2 (20 min.)

**TMP-0534**

Public Hearing on the 2025 Budget and Tax Levy.

**Drafter:** Angelstad

**Notes:** Public Hearing #1 (45 min.)

**TMP-0435**

City Administrator's Update.

**Drafter:** Martig

**Notes:** update

**TMP-0475**

Consider Approval of November 26, 2024 City Council Meeting Minutes.

**Drafter:** Peterson

**Notes:** consent