



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, May 19, 2026

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: Assistant City Administrator Risi Karim; Community Development Program Associate Emery John; Community Development Director Scott Wopata; City Administrator Ben Martig; and City Clerk Lynette Peterson.

OPEN PUBLIC COMMENT

Rich Graves addressed the Council thanking the Council for their service and commented on safety in the City of Northfield.

APPROVAL OF AGENDA

Mayor Zweifel noted Supplemental Agenda Background Memorandum No. 1.

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

PRESENTATIONS

1. [26-255](#) Recognition of service for our graduating Northfield High School Seniors and youth coming off Boards and Commissions.

Mayor Zweifel introduced Emily Culver, Network Impact Coordinator with Health Community Initiative. Culver recognized graduating seniors that have served on boards and commissions and those no longer serving on a board/commission from Northfield High School.

A group photo was taken after the presentation.

2. [26-256](#) Friends of Downtown Northfield Annual Presentation

Josh Zimmerman, President of Friends of Downtown Northfield, and Logan Wells,

Treasurer for Friends of Downtown Northfield, presented their annual report highlighting new businesses, current events and microgrants. Wells highlighted 2026 plans and activities.

CONSENT AGENDA

A motion was made by Council Member Ness, 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

3. [26-257](#) Consider Approval of May 4, 2026 City Council Closed Meeting Minutes.
4. [26-258](#) Consider Approval of May 5, 2026 City Council Meeting Minutes.
5. [26-259](#) Consider Approval of May 12, 2026 City Council Work Session Minutes.
6. [26-260](#) Consider Approving Disbursements totaling \$1,240,835.64
7. [Res. 2026-051](#) Consider Resolution Declaring June as Pride Month in the City of Northfield.
8. [26-261](#) Consider Approval of Mayoral Board and Commission Appointments.
9. [26-262](#) Consider Approving Application for the MN Department of Commerce Microgrid at Community Lifeline Facilities Grant Program
10. [26-263](#) Consider Approving Application for the Minnesota Pollution Control Agency Climate Action Planning Grant Program
11. [26-264](#) City Administrator Biannual Update Summary of Grants Report per the City Council Grants Policy.
12. [26-265](#) Review and Approval of Amended 4.11 Grant Management Policy.
13. [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.
14. [26-266](#) Consideration of Authorization to Initiate a Request for Proposals (RFP) for the Wastewater Treatment Plant Pretreatment, Primary and Generator Project.
15. [Res. 2026-053](#) Consider Resolution Approving Plans and Spec and Ordering Advertisement for Bid for Northwest Area Water Tower Site.
16. [Res. 2026-054](#) Consider Accepting Bids and Awarding Contract - TH 3 Streetlight

Replacement Project Phase II.

PUBLIC HEARINGS AND RELATED ACTION

17. [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

Mayor Zweifel opened the public hearing at 6:22 p.m. Community Development Director Scott Wopata presented on the Harvest Hills Housing Tax Increment Financing (TIF) request giving background on the development. Nick Anhut, Senior Financial Advisor with Ehlers and Associates, presented information on what TIF is and the TIF Plan.

Anhut answered questions from the Council.

A motion was made by Council Member Ness, seconded by Council Member Sokup, to close the Public Hearing at 7:00 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

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

A motion was made by Council Member Beumer, seconded by Council Member Holmes, to approve Resolution No. 2026-055 Approving the Modification of the Development Program for Master Development District, Establishing a Tax Increment Financial District, and Approving a Tax Increment Financing Plan Therefor (Harvest Hills Project). 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

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

19. [26-268](#) Reports From the Mayor and Council Members.

Council Member Ness - Rice County Meeting with Legislators; 911 Joint Powers Board; Age-Friendly Meeting; NAFRS Finance Committee Meeting; Intergovernmental Meeting at Greenvale Town Hall Wednesday night.

Council Member Peterson White - Quarterly Hiawathaland Transit Meeting.

Council Member Sokup - Pride Event - Saturday, June 6.

Council Member Beumer - Beyond the Yellow Ribbon Meeting - Memorial Day Picnic.

Council Member Dahlen - No report.

Council Member Holmes - No report; Planning Commission on Thursday.

Mayor Zweifel - League of Women Voters Event regarding Northfield Hospital, Signing Agreement for Army Corps of Engineers for Water Tower Site.

REGULAR AGENDA

20. [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.

City Administrator Ben Martig introduced the item explaining the process for updating Mayor and City Council compensation highlighting reasons for increasing the pay.

Council commented on Council compensation.

A motion was made by Council Member Peterson White, seconded by Council Member Holmes, to approve the first reading of Ordinance No. 1093 Amending Section 2-66 of City Code Relating to Council Compensation. The motion carried by the following vote:

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

No: 1 - C. Dahlen

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

Assistant City Administrator Risi Karim introduced the item and introduced Robert Heacock, ETC Institute, who conducted the survey. Heacock gave background on ETC and highlighted findings of the community survey. Heacock answered questions from the Council. Karim added additional information on next steps with the survey results. City Administrator Ben Martig also added additional comments.

ADMINISTRATORS UPDATE

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

City Administrator Ben Martig presented City updates along with legislative updates.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 8:28 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