



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, April 21, 2026

6:00 PM

Council Chambers

After Housing & Redevelopment Authority Meeting

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:44 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: City Administrator Ben Martig, City Attorney Chris Hood, Community Development Director Scott Wopata, Associate City Planner Mathias Hughey, Public Works Director/City Engineer David Bennett, Police Chief Jeff Schroepfer, Library Director Natalie Draper and City Clerk Lynette Peterson.

OPEN PUBLIC COMMENT

Aziel Mendoza-Garcia addressed the Council regarding Phase 2 of the Skateboard Park.

APPROVAL OF AGENDA

Mayor Zweifel noted Supplemental Agenda Background Memo Nos. 1 and 2.

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

PRESENTATIONS

1. [26-200](#) Mayor's Youth Council *What I Love About Northfield* Poster Contest Winner Presentation.

*Nicholas Livingston, Mayor's Youth Council Co-Chair introduced the item. Elizabeth McCormick, Early Youth Engagement Subcommittee Chair gave background on the youth poster contest. Awards were presented to the following individuals:
Kindergarten/Grade 1: 1st place - Britta Matson, Spring Creek, Grade 1; Grade 2/Grade 3: 1st place - Cohen Brand, Bridgewater, Grade 3; 2nd place - Avery Nacey, Bridgewater, Grade 2; 3rd place - Deilianna Shoup, Greenvale, Grade 3; Grade 4/Grade 5: 1st place -*

Kaylen Dienst, Spring Creek, Grade 4; 2nd place - Lydia Orser, Spring Creek, Grade 4; 3rd place - Shaye Vrieze, Bridgewater, Grade 4; 4th place - Sasha Markofski, Bridgewater, Grade 5; and 5th place - Nico Jugdeese, Spring Creek, Grade 4. A photo was taken with the Council.

2. [26-201](#) Presentation of Percent for the Arts Annual Report (2025).

Library Director Natalie Draper and Executive Director of the Northfield Arts Guild Michael Johnson presented the 2025 Percent for the Arts Annual Report highlighting 2025 projects and 2026 upcoming projects.

3. [26-202](#) Quarterly Police Report, Quarter 1, 2026

Police Chief Jeff Schroepfer presented the Quarter 1 2026 statistics giving an overview of calls for service, Group A crimes, Group B crimes and noteworthy events.

CONSENT AGENDA

A motion was made by Council Member Sokup, seconded by Council Member Ness, to approve the Consent Agenda. The motion carried by the following vote:

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

4. [26-203](#) Consider Approval of April 7, 2026 City Council Meeting Minutes.
5. [26-204](#) Consider Approval of April 14, 2026 City Council Work Session Minutes.
6. [26-205](#) Consider Approving Disbursements totaling \$1,342,645.20
7. [Res. 2026-043](#) Consider Resolution Establishing an Ad Hoc City Investment Policy and Cash Management Advisory Working Group.
8. [26-206](#) Consider Approval of Mayoral Board and Commission Appointments.
9. [26-207](#) Consider Approval of Mayoral Board/Commission Youth Appointments.
10. [26-208](#) Consider a motion approving the lower-potency hemp edible retailer application for Kwik Trip Inc. dba Kwik Trip #385, 500 Laurel Court.
11. [Res. 2026-044](#) Approve application for premises permit for the Defeat of Jesse James Days Committee, Inc. at Taco Terco LLC.
12. [26-116](#) Consider Approval of MOU with Three Rivers Community Action/Hiawathaland Transit related to Transit Services in Northfield.
13. [26-209](#) Consider Project Partnership Agreement with Army Corps of Engineers for Northwest Water Tower Grant.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

14. [26-210](#) Reports From the Mayor and Council Members.

*Council Member Ness - CVB Meeting; NAFRS Meeting; Planning Commission Meeting.
Council Member Peterson White - Hospital Board Meeting; Northfield Transportation
Advisory Committee Meeting.*

Council Member Sokup - Mayor's Youth Council Brunch.

*Council Member Beumer - Beyond the Yellow Ribbon Committee Meeting; Mayor's Youth
Council Brunch.*

Council Member Holmes - Planning Commission Meeting.

Mayor Zweifel - Mayor's Youth Council Brunch.

REGULAR AGENDA

15. [Res. 2026-045](#) Consider Resolution Approving a Purchase Agreement for the Acquisition of a Medical Clinic, a Taxable Subordinate Hospital Revenue Note, Series 2026C in Connection with Financing Such Acquisition, and Amended and Restated Indenture of Trust and Related Documents.

*Northfield Hospital and Clinics CEO Zander Abbott introduced the item giving
background information on the purchase of the Allina Clinic in Northfield at 1400
Jefferson Road.*

Abbott answered questions from the Council.

A motion was made by Council Member Peterson White, seconded by Council Member Beumer, to approve Resolution No. 2026-045 Approving a Purchase Agreement for the Acquisition of a Medical Clinic, a Taxable Subordinate Hospital Revenue Note, Series 2026C in Connection with Financing such Acquisition, an Amended and Restated Indenture of Trust and Related Documents. The motion carried by the following vote:

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

16. [26-211](#) Preliminary Design Update - Phase II of the Northfield Skateboard Park Project.

Public Works Director/City Engineer David Bennett introduced the item and introduced Mark Leski, Designer for Skatepark, and Tyler Westman, Skateboard Park Community Volunteer. Bennett, Westman and Leski gave background on the project and the design. They answered questions from the Council. Council commented on the park design.

17. [Res. 2026-046](#) Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E.

Mayor Erica Zweifel recused herself from the discussion of this item turning the meeting over to President Pro Tem Chad Beumer.

RECESS

Council recessed at 7:58 p.m. Council meeting resumed at 8:04 p.m.

17. [Res. 2026-046](#) Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E.

Associate City Planner Mathias Hughey presented background on the CUP for Carleton College to make transportation facility improvements within the Perimeter Transition Area North of 1st street E.

Eric Runestad, Carleton College, presented on the request including goals of the request, what is changing with the request, engagement and community input.

Runestad and Hughey answered questions from the Council.

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

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

17. [Res. 2026-046](#) Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E.

Hughey and Runestad answered additional questions from the Council.

City Attorney Chris Hood answered questions from the Council.

Alice Thomas addressed the Council expressing concerns regarding the CUP process.

Melissa Hager addressed the Council expressing concerns regarding the CUP.

Leona Openshaw addressed the Council expressing concerns regarding the CUP.

Richard Noer addressed the Council expressing concerns regarding the CUP.

Kate Flory addressed the Council expressing concerns regarding the CUP.

Susannah Schmurak addressed the Council expressing concerns regarding the CUP.

Constanza Ocampo-Raeder addressed the Council expressing concerns regarding the CUP.

Amy Gernon addressed the Council as a resident and also representing a small group of neighbors expressing concerns regarding the CUP.

Councilors commented on the CUP.

A motion was made by Council Member Holmes, seconded by Council Member Peterson White, to approve Resolution No. 2026-046 Approving a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements in the Perimeter Transition Area. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, and C. Beumer

Recused: 1 - Mayor Zweifel

ADMINISTRATORS UPDATE

18. [26-212](#) City Administrator's Update.

Mayor Zweifel rejoined the meeting at 10:05 p.m.

City Administrator Ben Martig noted he will be presenting at the sales tax hearing committee on the House side on Thursday morning.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 10:06 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