



# City of Northfield

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

## Meeting Agenda

### City Council

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Tuesday, May 5, 2026

6:00 PM

Council Chambers

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## 6:00 PM - CITY COUNCIL MEETING AGENDA

### CALL TO ORDER

Mayor: Zweifel

Councilmembers: Beumer, Dahlen, Holmes, Ness, Peterson White, Sokup

### OPEN PUBLIC COMMENT

*Open Public Comment is intended to receive public comment on matters of City business and/or topics under the jurisdiction of the City Council. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time. If the topic relates to an item later in the agenda individuals may speak at this time if that is their preference. However, they will be unable to comment again later on the same agenda item.*

*Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak if time permits. Open Public Comment will conclude by 6:20 p.m.*

### APPROVAL OF AGENDA

### PRESENTATIONS

1. [26-223](#) Presentation of Northfield Hospital and Clinics 2025 Audit.

**Attachments:**      [1 - 2025 Audit Presentation to City Council](#)  
[2 - 2025 Final Financial Statement](#)  
[3 - 2025 Internal Control Letter 12-31-25](#)

### CONSENT AGENDA

*The proposed consent agenda is included on the agenda and shown on the screens in the Council Chambers. The purpose of a consent agenda is to allow for routine motions, resolutions, ordinances, and items previously discussed with consensus made, to be passed with one motion. These items are still important and necessary considerations and full background memo and materials have been prepared and are publicly available on the website and in the Council Chambers. City Council Members have had the opportunity to ask questions for clarification of consent agenda items in advance of the meeting and have had the opportunity to request an item be moved to the regular agenda for further discussion.*

2.     [26-224](#)             Consider Approval of April 21, 2026 City Council Meeting Minutes.  
**Attachments:**        [1 - 04-21-2026 Council Meeting Minutes](#)
3.     [26-225](#)             Consider Approving Disbursements totaling \$3,154,076.11  
**Attachments:**        [1 - Disbursements](#)  
                              [2 - Disbursements](#)
4.     [Res. 2026-047](#)        Consider Adopting Schedule for 2027 City Council Meetings.  
**Attachments:**        [1 - Resolution Setting Council Dates 2027](#)  
                              [2 - 2027 Council Meeting Schedule](#)
5.     [Res. 2026-048](#)        Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.  
**Attachments:**        [1 - CC Resolution](#)  
                              [2 - PC Resolution](#)  
                              [3 - Location Map](#)  
                              [4 - Cannabis CUP Presentation](#)
6.     [26-226](#)             Approve miscellaneous/concessions license for Northfield Senior Citizens, Inc. DBA FiftyNorth Popcorn Wagon.
7.     [26-227](#)             Consider Motion for Contract Amendment #2 for Professional Services for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.  
**Attachments:**        [1 - 2026 Mill and Overlay & Mill Towns Trail Improvements Project Contract Amendr](#)
8.     [26-228](#)             Consider Motion Approving Permanent and Temporary Easement for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.  
**Attachments:**        [1 - Easement Agreement 613 Bunker](#)  
                              [2 - Easement Spreadsheet](#)

## REPORTS FROM THE MAYOR AND COUNCILMEMBERS

9.     [26-229](#)             Reports From the Mayor and Council Members.

## REGULAR AGENDA

*The public will have an opportunity to address the City Council on the following regular agenda items. Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak. Persons must give their name and address and if representing a business must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record.*

*The intent of the public comment is to receive information from the public. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time.*

10. [26-231](#) Presentation of Summary Conclusions of the Evaluation of the Performance of Ben Martig, City Administrator, Pursuant to Minn. Stat. §13D.05, subd. 3.

**Attachments:** [1 - 1.02 City Administrator Performance Review Policy](#)

11. [Res. 2026-049](#) Consideration of Resolution Accepting Tree Donation for City Parks and Street Rights-of-Way.

**Attachments:** [1 - Council Resolution for Loren Dean and Betty Ann Reichert Charitable Fund Donatic](#)  
[2 - Gift to City of Northfield.pdf](#)

12. [Res. 2026-050](#) Resolution for Harvest Hills 2nd Addition Preliminary Plat.

**Attachments:** [1 - Resolution](#)  
[2 - Location Map](#)  
[3 - Harvest Hills Second Addition Preliminary Plat - Plans Set](#)  
[4 - Harvest Hills Second Addition Street Trees Plan](#)  
[5 - Exterior Site Images & Floor Plans](#)  
[6 - Drainage Memo](#)  
[7 - Harvest Hills Second Addition Vision Map](#)

## ADMINISTRATORS UPDATE

13. [26-230](#) City Administrator's Update.

**Attachments:** [1 - Upcoming Council Agenda Items \(04-29-26\)](#)

## ADJOURN

**Note:** *The City Council may take a five minute break during the meeting. All regular City Council meetings end at 9:00 pm unless a simple (4/7) majority of the City Council vote to extend the time.*

**SPECIAL NEEDS:** *If you require special services to attend or participate in a public meeting, please call the City's Administration Office at (507) 645-3001 or e-mail Lynette Peterson, City Clerk, at [lynette.peterson@northfieldmn.gov](mailto:lynette.peterson@northfieldmn.gov). TDD users can call (507) 645-3030. Please call at least 24 hours before the meeting, if possible.*