

# City of Northfield

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



## Meeting Agenda

**Tuesday, May 5, 2026**

**6:00 PM**

**Council Chambers**

**City Council**

## 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.*



## Legislation Text

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**File #: 26-223, Version: 1**

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Brenda Angelstad, Finance Director

Presentation of Northfield Hospital and Clinics 2025 Audit.

**Action Requested:**

The Northfield City Council will receive a report on the Northfield Hospital & Clinics 2025 financial results.

**Summary Report:**

Korey Boelter, Clifton Larson Allen, will present the 2025 Northfield Hospital & Clinics (NH+C) financial results. A copy of the presentation and audit are attached. NH+C's Chief Executive Officer (CEO) Zander Abbott and Chief Financial Officer (CFO) Eric Guth will be present at the meeting.

The audit is required within Section 14.6 of the City Charter as follows:

Section 14.6. - Reports.

The board shall submit to the city council the annual audit of the city hospital and other reports as requested by the city council.

(Ord. No. 739, § 14.6, 11-6-2000)

**Alternative Options:**

N/A

**Financial Impacts:**

The Northfield Hospital & Clinics financial information is included in the City of Northfield financial statements.

**Tentative Timelines:**

N/A



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# Northfield Hospital + Clinics

2025 Audit Results and Report to the Board of Directors

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# Executive Summary

## Results of Professional Services



# Results of Professional Services

## Significant Events and Transactions

- New Debt Issuance

## Unpredictability Tests

- Payroll Testing – No issues noted

## Audit Adjustments

- No audit adjustments proposed
- No passed audit adjustments

## Subsequent Events

- Allina Clinic in Northfield Purchase

## Internal Controls

- No material weaknesses noted





# Required Governance Communications



# Governance Communications

Topic	Communication
<b>Our Responsibility under Generally Accepted Auditing Standards</b>	<ul style="list-style-type: none"><li>• Express an opinion on the fair presentation of the financial statements in conformity with GAAP</li><li>• Plan and perform the audit to obtain reasonable, non absolute assurance that the financial statements are free of material misstatement</li><li>• Evaluate internal control over financial reporting</li><li>• Utilize a risk-based audit approach</li><li>• Communicate significant matters to appropriate parties</li></ul>
<b>Planned Scope and Timing of the Audit</b>	<ul style="list-style-type: none"><li>• Performed the audit according to the planned scope and timing previously communicated</li></ul>
<b>Other Information in Documents Containing the Audited Financial Statements</b>	<ul style="list-style-type: none"><li>• Financial statements may only be used in their entirety</li><li>• Our approval is required to use our audit report in a client prepared document</li><li>• We have no responsibility to perform procedures beyond those related to the financial statements</li><li>• Evaluate presentation of supplementary information related to the presentation of the financial statements as a whole</li></ul>



# Governance Communications

Topic	Communication
<b>Significant Accounting Policies</b>	<ul style="list-style-type: none"><li>• Management is responsible for the accounting policies of the organization</li><li>• Accounting policies are outlined in Note 1 to the financial statements</li><li>• Accounting policies deemed appropriate</li><li>• No unusual transactions occurred</li></ul>
<b>Significant Accounting Estimates</b>	<ul style="list-style-type: none"><li>• An area of focus under a risk-based audit approach</li><li>• Significant estimates include: valuation of accounts receivable, third-party payor settlement estimates, and PERA pension liability</li><li>• Estimates determined by management based on their knowledge and experience</li><li>• No management bias indicated</li><li>• Estimates were deemed reasonable</li><li>• Estimate uncertainty is disclosed in the financial statements</li></ul>
<b>Significant Financial Statement Disclosures</b>	<ul style="list-style-type: none"><li>• Net Patient and Resident Service Revenue – Note 3</li><li>• Deposits and Investments – Note 4</li><li>• Long-Term Debt – Note 8</li><li>• Retirement Plans – Note 9</li></ul>



# Governance Communications

Topic	Communication
<b>Corrected and Uncorrected Adjustments</b>	<ul style="list-style-type: none"> <li>• There were no audit adjustments. There were some management provided entries</li> <li>• No passed audit adjustments.</li> </ul>
<b>Management Representation Letter</b>	<ul style="list-style-type: none"> <li>• Management provided a signed representation letter as of the date of our report</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>• No difficulties encountered in performing the audit</li> <li>• No issues discussed prior to retention as independent auditors</li> <li>• No disagreements with management regarding accounting, reporting, or other matters</li> <li>• No Consultations with other independent auditors</li> <li>• No other findings or issues were discussed with, or communicated to, management</li> <li>• Included Required Supplementary Information (RSI)</li> </ul>
<b>Supplemental Information</b>	<ul style="list-style-type: none"> <li>• Management’s Discussion and Analysis, Schedule of the Hospital’s Proportionate Share of the Net Pension Liability, and Schedule of the Hospital’s Contributions</li> <li>• Engaged to report in relation to the financial statements as a whole</li> <li>• Method of preparing has not changed from the prior year, supplemental information reconciles to financial statements</li> <li>• Supplemental information is appropriate and complete in relation to our audit</li> </ul>



# Internal Control Communication

Topic	Communication
<b>Purpose</b>	<ul style="list-style-type: none"><li>• Express an opinion on the financial statements, not on the effectiveness of internal controls.</li><li>• Our consideration of internal controls was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to fraud or error may occur and not be detected by such controls.</li></ul>
<b>Material Weakness</b>	<ul style="list-style-type: none"><li>• Reasonable possibility that a material misstatement would not be prevented, or detected and corrected on a timely basis</li></ul>
<b>Significant Deficiencies</b>	<ul style="list-style-type: none"><li>• Less significant than a material weakness, yet important enough to merit the attention of governance</li></ul>
<b>Restricted Use</b>	<ul style="list-style-type: none"><li>• This communication is intended solely for the information and use of management, the audit committee, and others within the Organization, and is not intended to be, and should not be, used by anyone other than these specified parties.</li></ul>
<b>Results</b>	<ul style="list-style-type: none"><li>• No material weaknesses noted</li></ul>





# Your Business:

## Financial Ratios



# Financial Ratios – Comparative Data Used

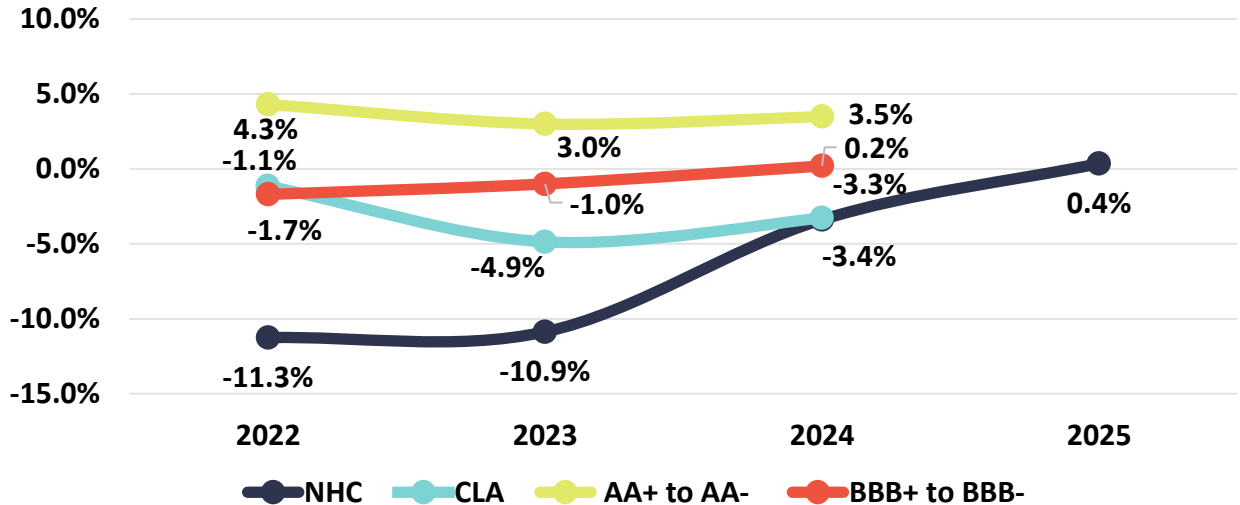
- Northfield Hospital + Clinics (NHC)
  - \$136M Net Patient Service Revenue
  - 2022-2025 Data, Based on Audited Financial Statements
- CLA Health System Clients (CLA)
  - PPS facilities with \$50M to \$250M in Net Patient Service Revenue
- Standard & Poors (AA+ to AA-)
- Standard & Poors (BBB+ to BBB-)



## Operating Margin

### Definition:

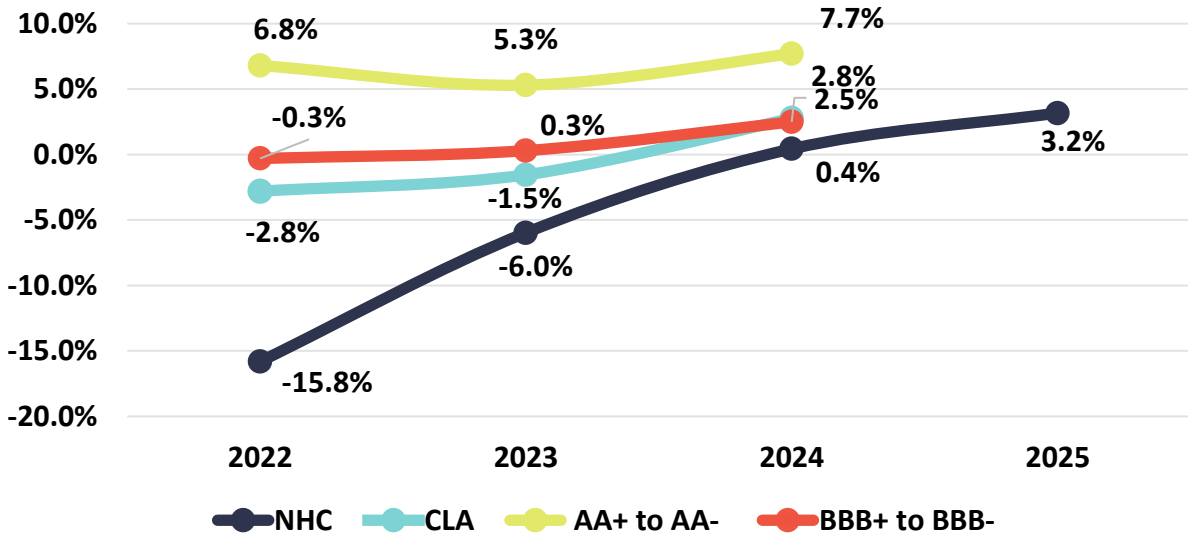
This ratio is operating income as a percentage of net patient service revenue plus other operating revenues. It is used to report the facility's return on revenues which relate to the main purpose of operations.



## Total Margin

### Definition:

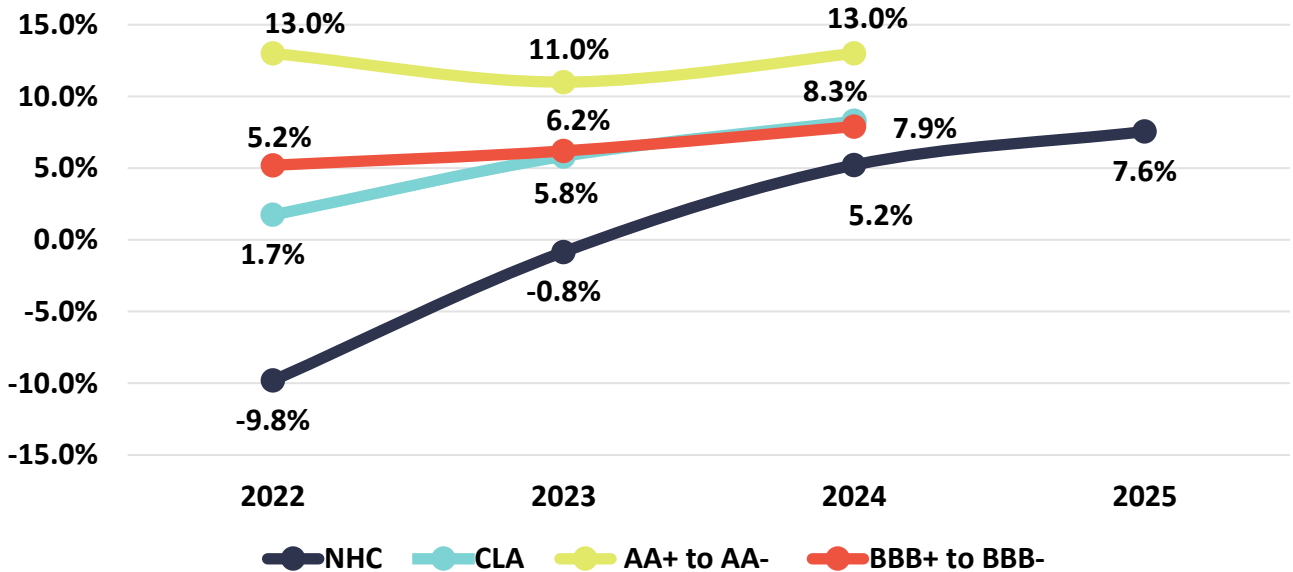
Total margin reflects excess of revenue over expenses as a percentage of total revenues, including nonoperating revenues.



## EBIDA

**Definition:**

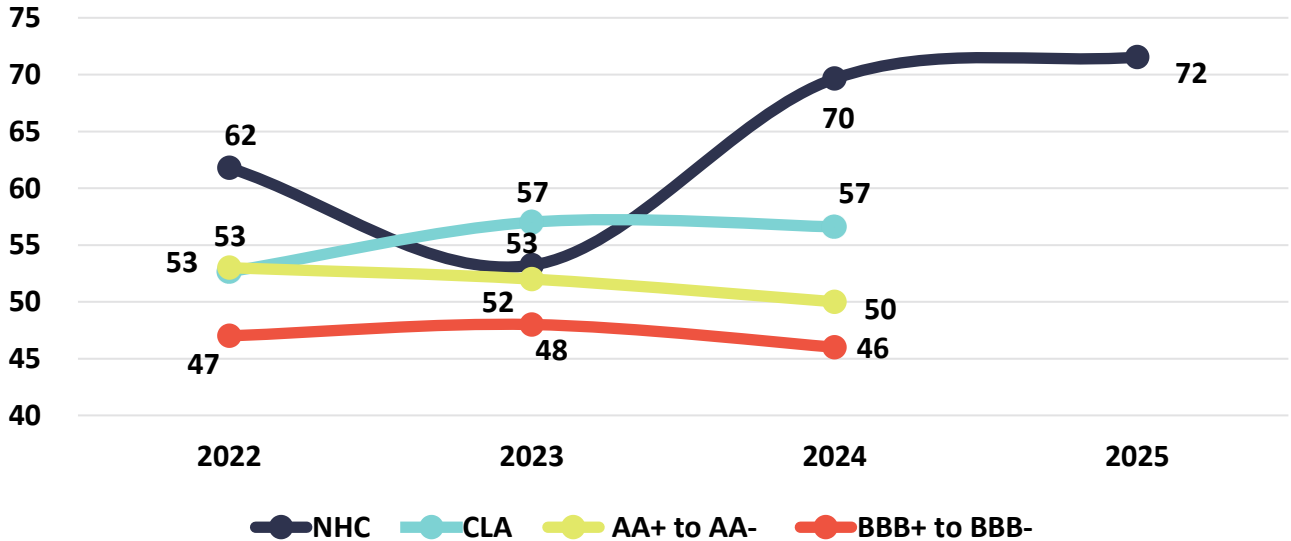
EBIDA represents Earnings (excess (deficit) of revenue over expenses) Before Interest, Depreciation, and Amortization divided by total revenues. This ratio is often used when evaluating debt capacity.



## Net Days in Accounts Receivable

**Definition:**

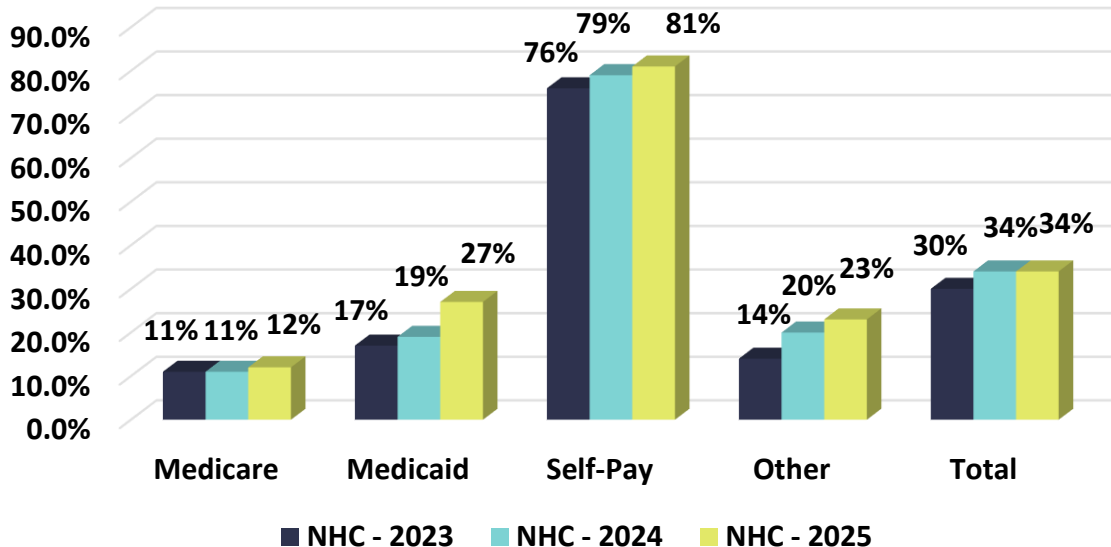
Days in patient accounts receivable is defined as the average time that receivables are outstanding, or the average collection period.



## Accounts Receivable by Payor > 90 Days Old

### Definition:

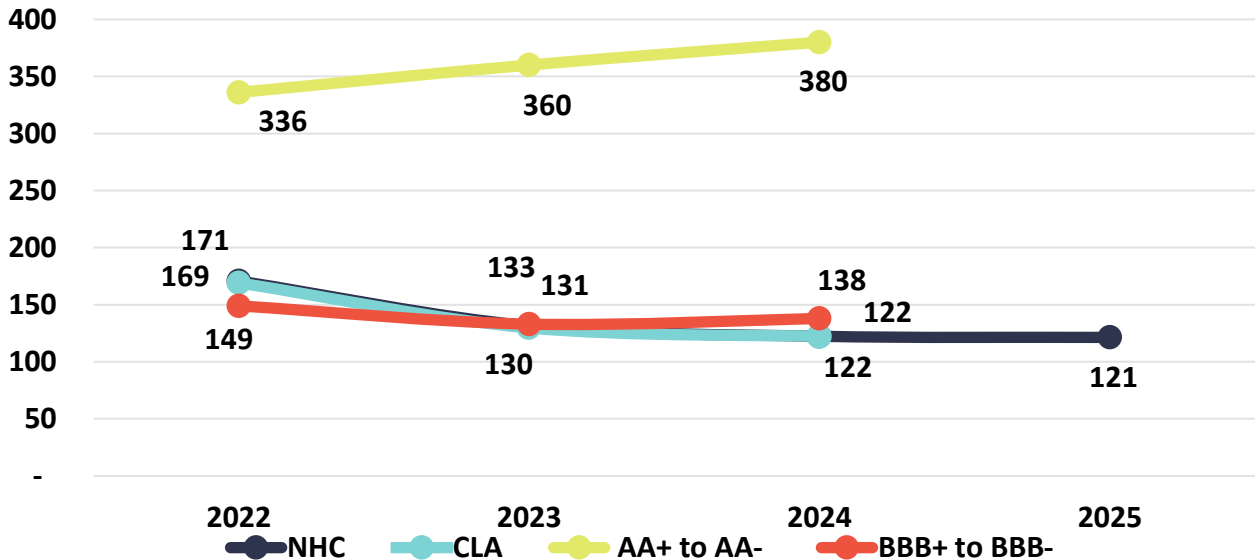
The portion of accounts receivable from each payor classification that is greater than 90 days old.



## Days Cash on Hand (All Sources)

**Definition:**

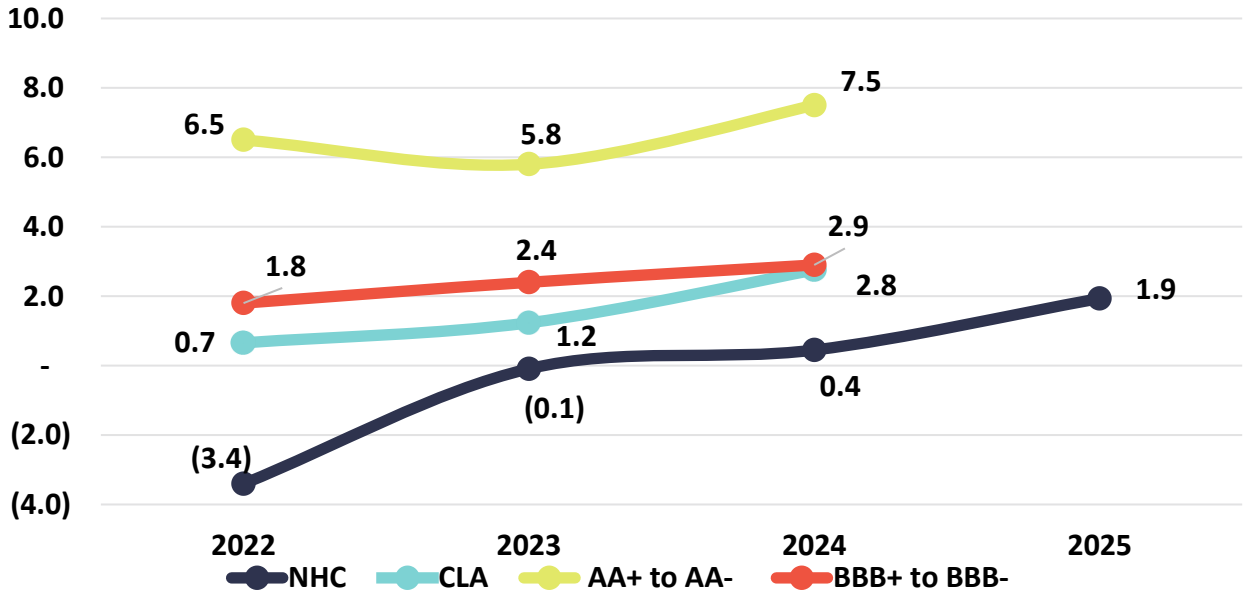
Days Cash on Hand measures the number of days of average cash expenses that the facility maintains in cash and amounts reserved for capital improvements. High values usually imply a greater ability to meet both short-term obligations and long-term capital replacement needs.



## Debt Service Coverage

### Definition:

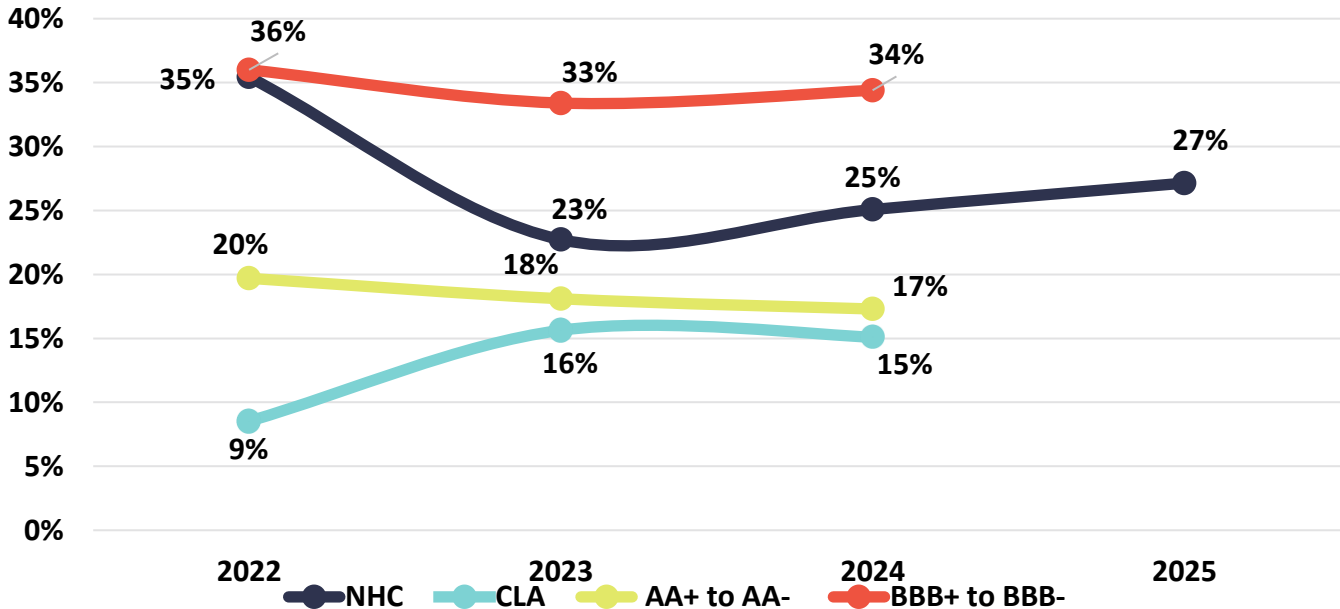
Debt service coverage is calculated as income available for debt service (net income (loss) + depreciation and amortization + interest expense) divided by the annual debt service requirements (principal payments made + interest expense).



## Debt to Capitalization

### Definition:

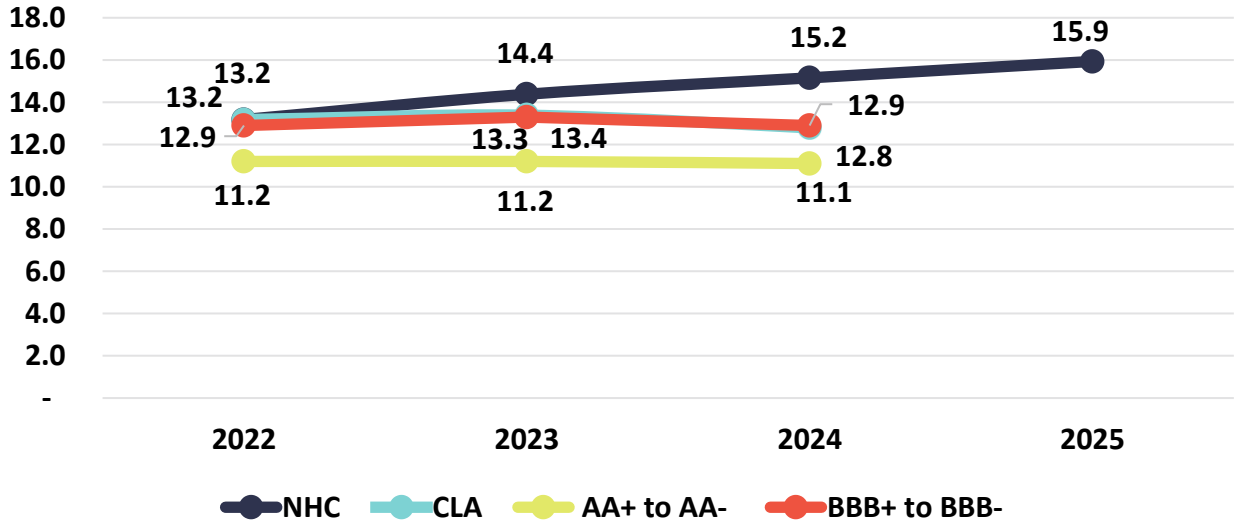
This ratio is defined as the proportion of long-term debt divided by long-term debt plus total net assets. Higher values for this ratio imply a greater reliance on debt financing and may imply reduced ability to carry additional debt.



## Average Age of Plant

### Definition:

Average age of plant attempts to approximate the average age of the organization's fixed assets. A low value is considered to be desirable as it indicates a newer facility.





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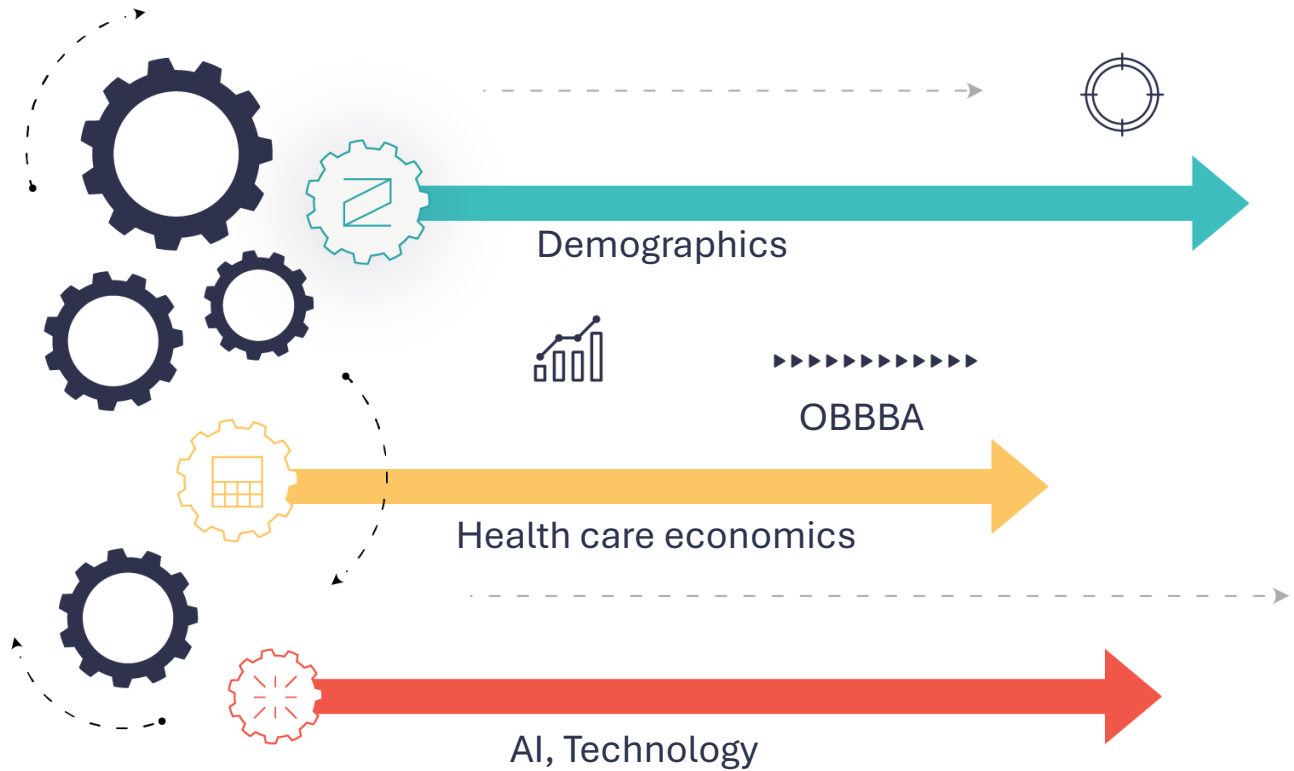
# The Coming Decade: 2035

How HCLS Can Meet The Future Today

# Navigating the future



*There are four major forces converging on health care and life sciences in the coming decade.*








# Demographics

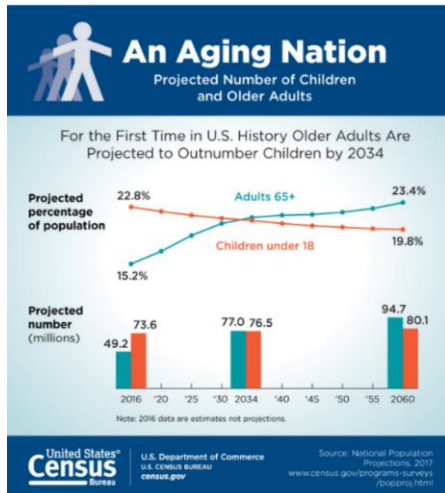




# Generational Cohorts

Generation	Birth Years	U.S. Population (Approx.)	Workforce
Silent Generation	1928–1945	19.0 million	Out of workforce
Baby Boomers	1946–1964	71+ million	Retired or retiring
Generation X	1965–1980	61 million	Later career, leadership years
Millennials (Gen Y)	1981–1996	74 million	Early-mid career
Generation Z	1997–2012	69 million	Early career or moving into workforce in coming years 
Generation Alpha	2013–2024	51.5 million	Not in workforce yet
Generation Beta	2025–2039	Not yet measurable	Not in workforce  

# Demographics



[An Aging Nation: Projected Number of Children and Older Adults](#)

An aging population

Lower birth rates

Longer life expectancy

More chronic conditions



- Increasing need for care, services, housing
  - Senior housing
  - Aging in place
  - Holistic environments
- Increasing role for integrated care, care management
  - Prevention
  - Wellness
  - Breaking down silos
  - Alternative sites of service
- Increasing pressures on workforce supply
  - New pipelines
  - Top of scope
  - Employee needs, satisfaction
  - Upskilling



# Health Care Economics



# Demographics Impact Health Care Economics

- Timing of generations, retirement waves
- Smaller working age-to-retirement ratios
- Longer life expectancy
- More chronic conditions
- Higher health care costs



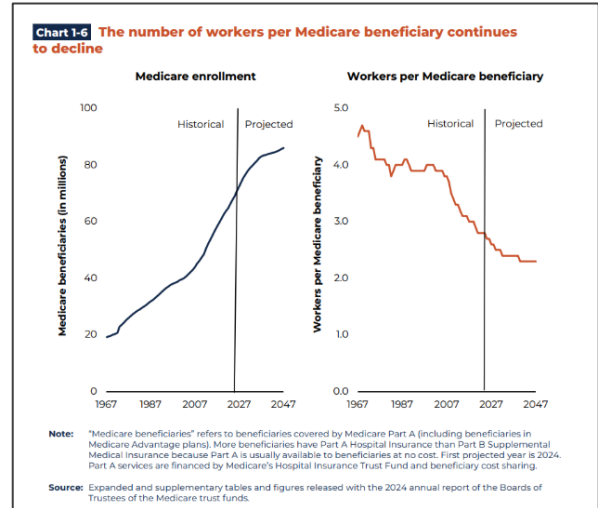
# For Context: Medicare

78 million people eligible for

↑ Medicare *by* 2030

↓ Workers paying into Medicare have declined

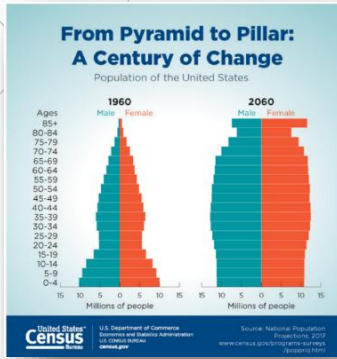
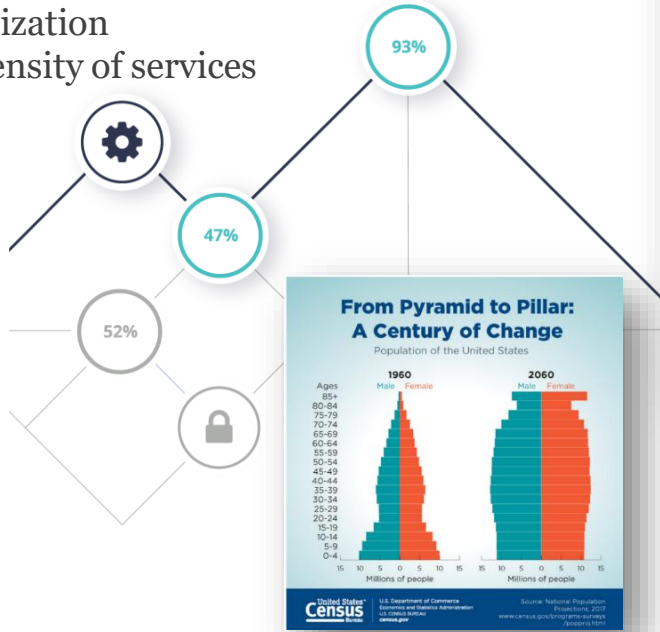
Part A Trust Fund Insolvency *by* 2033



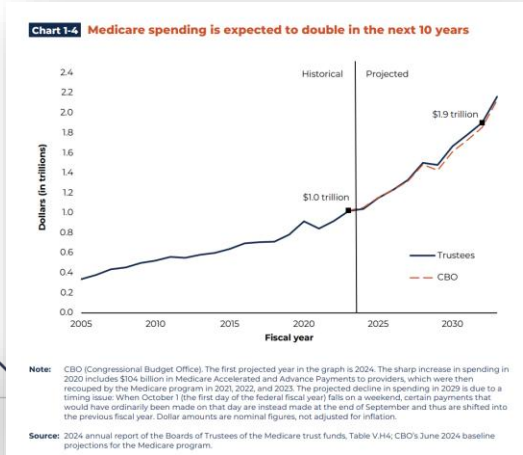
[March 2025 Report to the Congress: Medicare Payment Policy – MedPAC](#)

# Medicare growth drivers

1. Number of beneficiaries
2. Utilization
3. Intensity of services



<https://www.census.gov/library/visualizations/2018/comm/century-of-change.html>



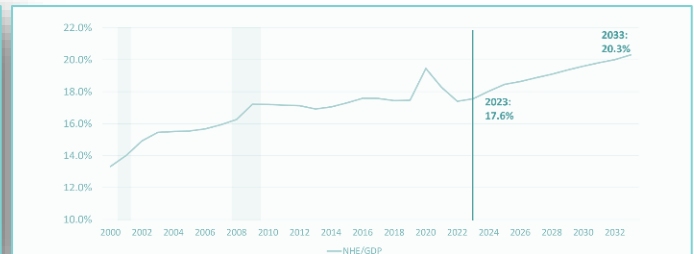
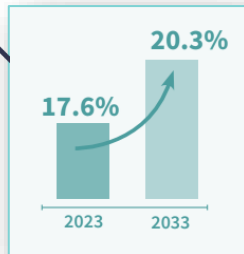
[July2025\\_MedPAC\\_DataBook\\_Sec1\\_SEC.pdf](#)



# National Healthcare Expenditures to GDP

*In next decade...*

- NHE projected to grow annually at 5.8%
- GDP growth projected at 4.3%
- Health spending of GDP to go from to 20.3% by 2033



National Health Expenditure Projections 2024–33

<https://www.cms.gov/data-research/statistics-trends-and-reports/national-health-expenditure-data/projected>



# The Coming Decade

- NHE up across all payers; Government will finance 50% of health care spend by 2033
- Macroeconomic trends, including tariff policies and geopolitical conditions, impact the cost of goods, supplies, building facilities etc
- In 2025, federal government spent \$355 billion to maintain the debt—that's 19% of federal spending
- Total government debt = \$38 trillion
- Within two decades, federal spending on four items—Medicare, Medicaid, Social Security and federal debt payments—will exceed all federal revenues coming in.

<https://www.cbo.gov/publication/61270>

[National Health Expenditure Projections 2024–33](#)

<https://fiscaldata.treasury.gov/americas-finance-guide/federal-spending/>

[Understanding the National Debt | U.S. Treasury Fiscal Data](#)

<https://www.medpac.gov/document/march-2025-report-to-the-congress-medicare-payment-policy/>



# Future



Increasing role of value, outcomes-based models, services, approaches



Strategic mergers and acquisitions throughout ecosystem



Significant changes in sites of services settings



Rapid technology and AI enablement uptake



More unique partnerships to maintain viability, compete or grow



# OBBBA



# Major Impact Areas

**Medicaid Coverage  
and Financing Policies**



**\$50 Billion in Rural  
Health Funds**



**Tax, Credit Policies**

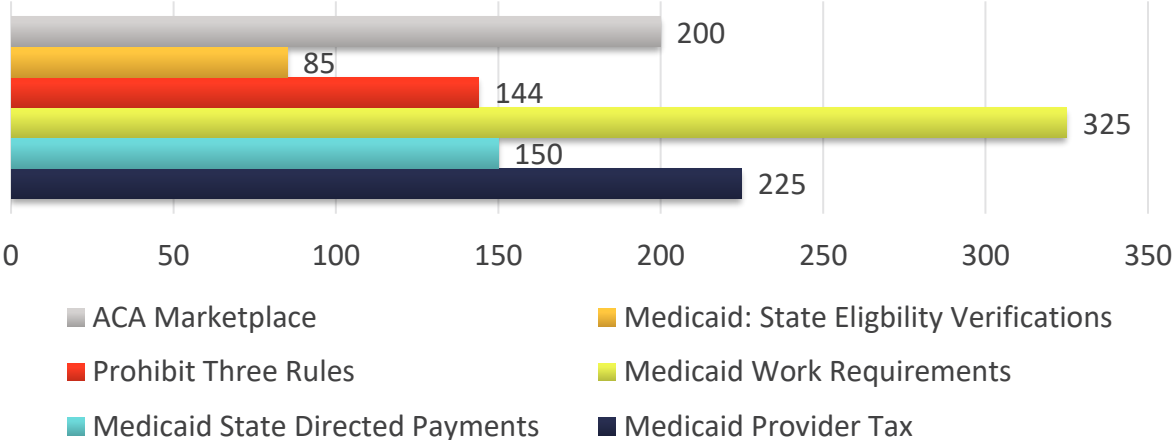


# 10 Year Estimated Impacts (2025-2034)

Congressional Budget Office estimates OBBBA (Public Law 119-21) will results in a net budget deficit increase of \$3.4 trillion.

- OBBBA reduces incoming federal revenues by \$4.5 trillion
- OBBBA reduces outgoing federal spending by \$1.1 trillion
  - \$900+ billion in Medicaid funding reductions
- Results in net \$3.4 trillion deficit

# Quick Estimate: Major OBBBA Cuts (in Billions)



[Estimated Budgetary Effects of Public Law 119-21, to Provide for Reconciliation Pursuant to Title II of H. Con. Res. 14, Relative to CBO's January 2025 Baseline | Congressional Budget Office](#)



# Provider Taxes + SDP + ACA Expansion

	ACA Expansion	ACA Non-Expansion												
State	All others	AL, FL, GA, KS, MS, SC, TN, TX, WI, WY												
OBBBA Provider Tax Policy Impact	<ul style="list-style-type: none"> <li>No new provider taxes</li> <li>Beginning phase down FFY 2028 as follows:                             <table border="1" data-bbox="321 529 506 644"> <thead> <tr> <th>Year</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>2028</td> <td>5.50%</td> </tr> <tr> <td>2029</td> <td>5.00%</td> </tr> <tr> <td>2030</td> <td>4.50%</td> </tr> <tr> <td>2031</td> <td>4.00%</td> </tr> <tr> <td>2032</td> <td>3.50%</td> </tr> </tbody> </table> </li> <li>Nursing home, ICF/ID exempted</li> </ul>	Year	Percentage	2028	5.50%	2029	5.00%	2030	4.50%	2031	4.00%	2032	3.50%	<ul style="list-style-type: none"> <li>No New Taxes</li> <li>Existing Taxes Frozen</li> </ul>
Year	Percentage													
2028	5.50%													
2029	5.00%													
2030	4.50%													
2031	4.00%													
2032	3.50%													
OBBBA State Directed Payment Policy Impact	<ul style="list-style-type: none"> <li>Phases down to 100% Medicare</li> <li>Begins CY 2028</li> <li>10% reduction per year</li> </ul>	<ul style="list-style-type: none"> <li>Phase down to 110% Medicare</li> <li>Begins CY 2028</li> <li>10% reduction per year</li> </ul>												



# 2026-2030: Rural Health Transformation Fund

## \$50 billion Total

### \$10 billion per year

50% of funds go to states equally  
50% determined by HHS (ex: based on specific rural metrics and state application scoring)

[Rural Health Transformation \(RHT\) Program | CMS](#)

## Application

States submit 1 application for all five years

HHS approved applications Dec. 29, 2025

States will determine downstream distribution of funds

Each state's use of funds will differ

[H.R.1 - 119th Congress \(2025-2026\) | Congress.gov | Library of Congress](#)



# Cross-Cutting RHTF Themes



**Technology.** Addressing cybersecurity, remote care, telehealth, EHRs, interoperability

**Workforce development.** Recruiting and retaining workforce, expanded pipelines, rural residencies and rotations, emergency services

**Chronic disease management, prevention.** Promoting disease management, wellness

**Maternal health care.** Improving maternal and perinatal care, remote fetal monitoring, digital obstetrics, regionalized work

**Sustainable, innovative care models.** Creating hub-and-spoke models, shared-service networks, value-based payment reforms



# Artificial Intelligence



AI will transform health care and life sciences.



# AI: The Coming Decade...

## *Low Hanging Fruit (now)*

Administrative efficiency (ex: revenue cycle, workflows, patient experience)

Clinical documentation (ex: AI scribe, coding)

Connecting siloed data (ex: surfacing insights)

Digital tools, apps (ex: wellness, prevention)

Predictive analytics (ex: scheduling, staffing, ACOs, population health, decompensation)

## *Groundbreaking (coming)*

Drug discoveries (ex: foundation models, digital twin)

Clinical care (ex: AI diagnostics, AI driven care plans)

Robotics (surgeries)

Personalized medicine (“bespoke”)

Brain-computer interfaces

*Robust Governance, Cybersecurity*

Korey Boelter, CPA

Principal

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**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEARS ENDED DECEMBER 31, 2025 AND 2024**



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**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Northfield Hospital  
dba: Northfield Hospital + Clinics  
Northfield, Minnesota

### Report on the Audit of the Financial Statements

#### **Opinion**

We have audited the financial statements of Northfield Hospital dba: Northfield Hospital + Clinics (the Hospital), a component unit of the City of Northfield, Minnesota, which comprise the statements of net position as of December 31, 2025 and 2024, and the related statements of revenues, expenses, and changes in net position, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Northfield Hospital as of December 31, 2025 and 2024, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Northfield Hospital and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Northfield Hospital's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Northfield Hospital's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Northfield Hospital's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 10 and supplemental pension liability information on pages 42 through 44 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 24, 2026, on our consideration of Northfield Hospital's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Northfield Hospital's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Northfield Hospital's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
April 24, 2026

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

This section of the Hospital's annual audited financial report represents management's discussion and analysis of the Hospital's financial performance during the fiscal year ended December 31, 2025. The analysis will focus on the Hospital's financial performance as a whole. Please read it in conjunction with the audited financial report.

**Using This Annual Report**

The December 31, 2025 and 2024 audited financial statements that include:

- Independent Auditors' Report
- Statements of Net Position
- Statements of Revenues, Expenses, and Changes in Net Position
- Statements of Cash Flows
- Notes to Financial Statements

**Financial Highlights**

The Hospital's total assets and deferred outflows of resources decreased by \$2,258,072 or 2.1% in 2025, and decreased by \$10,802,955 or 9.0% in 2024.

The Hospital's net position increased by \$4,591,581 or 12.7% in 2025, and increased by \$601,208 or 1.7% in 2024.

The Hospital reported operating income of \$1,218,367 in 2025 and an operating loss of \$3,466,207 in 2024. This represents an operating income increase in 2025 of \$4,684,574 and an increase in 2024 of \$9,565,168. The operating income was impacted by an increase in net patient service revenue and a decrease in employee benefits. This was in addition to a decrease in pension expense of \$3,228,243 in 2025 in accordance with Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions* (see Note 9).

**The Statements of Net Position and Revenues, Expenses, and Changes in Net Position**

These financial statements report information about the Hospital using standards issued by the GASB. The statement of net position provides information about the amounts of investments in resources (assets) and the obligations to Hospital creditors (liabilities). Revenues and expenses are reflected for the current and previous year on the statements of revenues, expenses, and changes in net position. This statement shows the results of the hospital's operations. The last financial statement is the statements of cash flows. Cash flow reflects the movement of money in and out of the hospital that determines the hospital's solvency. It is divided into cash flows from operating, noncapital financing, capital and related financing, and investing activities.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

**Financial Analysis of the Hospital**

The information from the statements of net position, statements of revenues, expenses, and changes in net position, and the statements of cash flows are summarized in the following tables. Table 1 reports on the net assets of the Hospital and the changes in them. Increases or decreases in net position are one indicator of whether or not the Hospital's financial health is improving. Table 2 summarizes information from the statements of revenues, expenses, and changes in net position. Other nonfinancial factors can also have an effect on the Hospital's financial position. These can include such things as changes in Medicare and Medicaid regulations and reimbursement, changes with other third-party payors, as well as changes in the economic environment of Northfield and the surrounding areas.

**Table 1: Assets, Liabilities, and Net Position**

	2025	2024	2023
<b>ASSETS</b>			
Current Assets	\$ 37,427,538	\$ 30,738,457	\$ 24,091,971
Noncurrent Cash and Investments	37,140,129	42,027,536	48,527,675
Other Assets	335,412	335,412	410,412
Capital Assets, Net	27,497,890	30,930,209	35,458,867
Total Assets	<u>102,400,969</u>	<u>104,031,614</u>	<u>108,488,925</u>
Deferred Outflows of Resources	<u>4,850,943</u>	<u>5,478,370</u>	<u>11,824,014</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 107,251,912</u>	<u>\$ 109,509,984</u>	<u>\$ 120,312,939</u>
<b>LIABILITIES</b>			
Total Current Liabilities	\$ 14,831,845	\$ 18,924,318	\$ 28,072,150
Long-Term Debt (Less: Current Maturities)	15,189,508	12,109,296	5,554,746
Total Noncurrent Liabilities	<u>21,151,031</u>	<u>24,803,006</u>	<u>38,584,029</u>
Total Liabilities	<u>51,172,384</u>	<u>55,836,620</u>	<u>72,210,925</u>
Pension Related Deferred Inflows	15,304,394	17,489,811	12,519,669
<b>NET POSITION</b>			
Net Investment in Capital Investments	11,356,669	14,121,829	15,095,838
Restricted by Bond Agreement	17,824	49,091	313,271
Unrestricted	<u>29,400,641</u>	<u>22,012,633</u>	<u>20,173,236</u>
Total Net Position	<u>40,775,134</u>	<u>36,183,553</u>	<u>35,582,345</u>
Total Liabilities and Net Position	<u>\$ 107,251,912</u>	<u>\$ 109,509,984</u>	<u>\$ 120,312,939</u>

The asset categories changing significantly during 2025 was Current Assets and Noncurrent Cash and Investments. Current Assets increased by \$6,674,107 due to an increase in cash. Noncurrent Cash and Investments decreased by \$4,872,433 due to reallocation of funds between cash and investments, as well as capital asset purchases and principal payments on outstanding debt.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

**Financial Analysis of the Hospital (Continued)**

The current ratio (current assets divided by current liabilities) increased in 2025 to 2.52 from 1.62 in 2024. It is a measure of liquidity, providing an indication of the Hospital's ability to pay current liabilities.

Table 2 summarizes information from the statements of revenues, expenses, and changes in net position.

**Table 2: Statement of Revenues, Expenses, and Changes in Net Position**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<b>OPERATING REVENUE</b>			
Net Patient and Resident Service Revenue	\$ 136,055,239	\$ 129,003,340	\$ 129,025,874
Other Revenues	<u>1,585,879</u>	<u>2,002,473</u>	<u>901,771</u>
Total Operating Revenue	137,641,118	131,005,813	129,927,645
<b>OPERATING EXPENSES</b>			
Salaries and Wages	66,188,312	63,149,251	64,402,245
Employee Benefits	10,020,116	14,602,976	19,481,326
Supplies and Drugs	24,097,534	22,005,018	21,144,013
Purchased Services	19,179,525	17,844,154	20,152,020
Utilities	1,324,539	1,160,324	1,448,092
Other	6,449,798	6,403,535	6,673,796
Depreciation and Amortization	5,480,766	5,534,454	5,873,281
Interest	730,805	969,827	1,096,570
Taxes and Surcharges	<u>2,951,356</u>	<u>2,802,481</u>	<u>2,687,677</u>
Total Operating Expenses	<u>136,422,751</u>	<u>134,472,020</u>	<u>142,959,020</u>
<b>OPERATING INCOME (LOSS)</b>	1,218,367	(3,466,207)	(13,031,375)
<b>NONOPERATING REVENUES (EXPENSES), NET</b>	<u>3,270,417</u>	<u>4,055,279</u>	<u>4,912,914</u>
<b>EXCESS (DEFICIT) OF REVENUES OVER EXPENSES</b>	4,488,784	589,072	(8,118,461)
<b>CAPITAL GRANTS AND CONTRIBUTIONS</b>	102,797	12,136	-
Net Position - Beginning of Year	<u>36,183,553</u>	<u>35,582,345</u>	<u>43,700,806</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 40,775,134</u>	<u>\$ 36,183,553</u>	<u>\$ 35,582,345</u>

Net patient revenue made up 98.8% of the Hospital's total operating revenue in 2025 and 98.5% in 2024 of the Hospital's total operating revenue. To arrive at net patient revenue, contractual adjustments have been made to gross patient service revenue due to agreements with third-party payors. The increase in net patient revenue during 2025 was due to organic revenue growth.

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MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

**Financial Analysis of the Hospital (Continued)**

Table 3 below shows the contractual adjustments that were recognized:

**Table 3: Net Patient and Resident Service Revenue and Contractual Adjustments**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Total Patient and Resident Service Revenues	\$ 380,895,418	\$ 359,240,350	\$ 339,244,179
Contractual Adjustments and Provisions for Bad Debt	<u>(244,840,179)</u>	<u>(230,237,010)</u>	<u>(210,218,305)</u>
Net Patient Service Revenue	<u>\$ 136,055,239</u>	<u>\$ 129,003,340</u>	<u>\$ 129,025,874</u>
Contractual Adjustments and Bad Debts as a Percent of Revenues	64.28%	64.09%	61.97%

Total operating expenses increased \$1,950,731 or 1.5% in 2025 and decreased \$8,487,000 or 5.9% in 2024. The decrease in pension expense from the prior year is in accordance with Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions* (see Note 9).

The Operating Margin (total operating revenue less total operating expenses divided by total operating revenue) was 0.89% in 2025 up from -2.65% in 2024. Operating income in 2025 was \$1,218,367 and the operating loss in 2024 was \$3,466,207.

Other Operating Revenue decreased by \$416,594 or 20.8% in 2025, after increasing by \$1,100,702 or 122.1% in 2024. This decrease was primarily driven by the pension revenue decrease as part of PERA.

**NORTHFIELD HOSPITAL  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

**Hospital Statistical Data**

Table 4 shows the Hospital's statistical data. This data demonstrates the direct correlation between utilization changes and revenue changes.

**Table 4: Statistical Data**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<b>Patient Days</b>			
Acute	4,335	4,162	4,410
Newborn	1,250	1,126	1,046
Total	<u>5,585</u>	<u>5,288</u>	<u>5,456</u>
<b>Admissions</b>			
Acute	1,724	1,604	1,574
Newborn	713	648	594
Total	<u>2,437</u>	<u>2,252</u>	<u>2,168</u>
<b>Discharges</b>			
Acute	1,732	1,597	1,572
Newborn	712	646	595
Total	<u>2,444</u>	<u>2,243</u>	<u>2,167</u>
<b>Average Length of Stay, Acute</b>	<u>2.51</u>	<u>2.59</u>	<u>2.80</u>
<b>Beds</b>			
Acute	37	37	37
<b>Occupancy Percentage</b>			
Acute, Based on 37 Beds	32.1%	30.7%	32.7%

**The Hospital's Cash Flows**

The Hospital's cash flows are consistent with the changes in operating income and financial performance, as discussed earlier.

**Capital Assets**

At December 31, 2025, the Hospital had \$27,497,891 invested in capital assets net of accumulated depreciation. The Hospital spent approximately \$1,776,429 on capital purchases in 2025.

**NORTHFIELD HOSPITAL  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

**Long-Term Debt**

Table 5 shows a summary of the Hospital's long-term debt outstanding.

**Table 5: Long-Term Debt**

	<u>2025</u>	<u>2024</u>	<u>2023</u>
2015B Revenue Bonds	\$ -	\$ 3,805,000	\$ 4,380,000
2016A Revenue Bonds	-	-	7,824,281
2016B Revenue Bonds	1,112,046	1,292,002	1,466,249
2022B Revenue Bonds	-	-	2,024,342
2023A Revenue Bonds	-	-	3,790,000
2024B Revenue Bonds	10,850,000	11,190,000	-
2025C Revenue Bonds	3,773,266	-	-
Leased Equipment	162,023	398,911	603,049
Leased Facilities	243,886	122,467	275,108
	<u>\$ 16,141,221</u>	<u>\$ 16,808,380</u>	<u>\$ 20,363,029</u>
Total Long-Term Debt	<u>\$ 16,141,221</u>	<u>\$ 16,808,380</u>	<u>\$ 20,363,029</u>

The City of Northfield adopted a resolution authorizing the issuance of \$25,000,000 of Hospital Revenue Bonds in August 2016 to refund the 2006 revenue bonds to decrease the interest rate. The bonds are payable through August 1, 2031, with interest coupons payable monthly at an annual rate of 2.56%.

The City of Northfield adopted a resolution authorizing the issuance of \$8,405,000 of Hospital Revenue Bonds in December 2015 to fund the hospital surgery center expansion and the purchase of capital equipment. The bonds are payable through November 1, 2025, with interest coupons payable at May 1 and November 1 at an annual rate of 2.98%.

The City of Northfield adopted a resolution authorizing the issuance of \$11,190,000 of Hospital Revenue Bonds in December 2024. This issuance refunded the 2023, 2022 and 2016B revenue bonds. The bonds are payable through December 3, 2029, with interest coupons payable monthly at an annual rate of 4.45%.

The City of Northfield adopted a resolution authorizing the issuance of \$3,805,000 of Hospital Revenue Bonds in October 2025 to refund the 2015B revenue bonds. The bonds are payable through September 1, 2032, with interest coupons payable monthly at an annual rate of 3.94%.

**Economic Factors**

The population of Northfield continues to grow at a reasonably healthy annual rate, and the populations of many surrounding communities that the Hospital serves are growing at rates higher than the state averages – especially to the north. The two private colleges, St. Olaf and Carleton College, remain very stable in both of their enrollments, financial strength, and their economic support to the local community businesses.

At this time there are no signs of any new industries making a move to the community. The larger industrial employers remain stable in their employment and business production.

The economic outlook for the community remains steady to positive.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

**Contacting the Hospital**

The financial report is designed to provide our citizens, customers, and creditors with a general overview of the Hospital's finances and to demonstrate the Hospital's accountability for the money it receives. If you have any questions about this report or need additional information, please contact Hospital Administration at Northfield Hospital + Clinics, 2000 North Avenue, Northfield, Minnesota 55057.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
STATEMENTS OF NET POSITION  
DECEMBER 31, 2025 AND 2024**

	2025	2024
<b>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 5,392,520	\$ 274,205
Current Portion of Noncurrent Cash and Investments	1,279,238	1,298,328
Patient Receivables, Less Allowance for Uncollectible Accounts (2025, \$11,783,000; 2024, \$13,383,000)	26,665,144	24,612,932
Accounts Receivable - Other	196,798	227,952
Inventories	2,210,488	2,596,454
Prepaid Expenses	1,683,350	1,728,586
<b>Total Current Assets</b>	<b>37,427,538</b>	<b>30,738,457</b>
<b>NONCURRENT CASH AND INVESTMENTS</b>		
Internally Designated for Health Benefits	1,279,238	1,298,328
Internally Designated for Capital Improvements	37,122,305	41,978,445
Restricted by Bond Agreement	17,824	49,091
Less: Current Portion of Noncurrent Cash and Investments	(1,279,238)	(1,298,328)
<b>Noncurrent Cash and Investments</b>	<b>37,140,129</b>	<b>42,027,536</b>
<b>OTHER ASSETS</b>	335,412	335,412
<b>CAPITAL ASSETS, NET</b>	<b>27,497,890</b>	<b>30,930,209</b>
<b>Total Assets</b>	<b>102,400,969</b>	<b>104,031,614</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Pension Related Deferred Outflows	4,850,943	5,478,370
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 107,251,912</b>	<b>\$ 109,509,984</b>

See accompanying Notes to Financial Statements.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
STATEMENTS OF NET POSITION (CONTINUED)  
DECEMBER 31, 2025 AND 2024**

	2025	2024
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
Current Maturities of Long-Term Debt	\$ 951,713	\$ 4,699,084
Accounts Payable, Trade	3,912,766	4,707,380
Accrued Payroll and Benefits	9,496,134	8,901,319
Accrued Interest Payable	56,749	21,465
Unearned Revenue	27,483	286,199
Third-Party Payor Settlements Payable	387,000	308,871
Total Current Liabilities	14,831,845	18,924,318
<b>LONG-TERM DEBT, Less Current Maturities</b>	15,189,508	12,109,296
<b>NONCURRENT LIABILITIES</b>		
Net Pension Liability	21,151,031	24,803,006
Total Liabilities	51,172,384	55,836,620
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Pension Related Deferred Inflows	15,304,394	17,489,811
<b>NET POSITION</b>		
Net Investment in Capital Assets	11,356,669	14,121,829
Restricted:		
Expendable Under Bond Agreement	17,824	49,091
Unrestricted	29,400,641	22,012,633
Total Net Position	40,775,134	36,183,553
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 107,251,912	\$ 109,509,984

See accompanying Notes to Financial Statements.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

	2025	2024
<b>OPERATING REVENUES</b>		
Net Patient and Resident Service Revenue	\$ 136,055,239	\$ 129,003,340
Other Revenues	1,585,879	2,002,473
Total Operating Revenues	137,641,118	131,005,813
<b>OPERATING EXPENSES</b>		
Salaries and Wages	66,188,312	63,149,251
Employee Benefits	10,020,116	14,602,976
Supplies and Drugs	24,097,534	22,005,018
Purchased Services	19,179,525	17,844,154
Utilities	1,324,539	1,160,324
Other	6,449,798	6,403,535
Depreciation	5,480,766	5,534,454
Interest	730,805	969,827
Taxes and Surcharges	2,951,356	2,802,481
Total Operating Expenses	136,422,751	134,472,020
<b>OPERATING INCOME (LOSS)</b>	1,218,367	(3,466,207)
<b>NONOPERATING REVENUES AND EXPENSES, NET</b>		
Investment Income	2,862,844	2,856,800
Noncapital Grants and Contributions	219,329	75,588
Gain on the Sale/Disposal of Assets	263,244	1,197,891
Miscellaneous Expenses	(75,000)	(75,000)
Total Nonoperating Revenues and Expenses, Net	3,270,417	4,055,279
<b>EXCESS OF REVENUES OVER EXPENSES</b>	4,488,784	589,072
Capital Grants and Contributions	102,797	12,136
<b>INCREASE IN NET POSITION</b>	4,591,581	601,208
Net Position - Beginning of Year	36,183,553	35,582,345
<b>NET POSITION - END OF YEAR</b>	\$ 40,775,134	\$ 36,183,553

See accompanying Notes to Financial Statements.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
STATEMENTS OF CASH FLOWS  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

	2025	2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from Patients and Third-Party Payors	\$ 134,081,156	\$ 122,744,755
Cash Paid to Employees	(75,872,329)	(77,148,152)
Cash Paid to Suppliers and Contractors	(59,576,129)	(52,421,237)
Other Receipts and Payments, Net	1,617,033	1,876,329
Net Cash Provided (Used) by Operating Activities	249,731	(4,948,305)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Noncapital Grants and Contributions	219,329	75,588
Miscellaneous Expenses	(75,000)	(75,000)
Net Cash Provided by Noncapital Financing Activities	144,329	588
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Proceeds from Sale of Capital Assets	322,946	1,987,066
Purchase of Capital Assets	(1,776,428)	(1,705,631)
Proceeds from Issuance of Long-Term Debt	3,805,000	11,190,000
Principal Payments on Long-Term Debt	(4,803,880)	(14,833,989)
Capital Grants and Contributions	102,797	12,136
Interest Payments on Long-Term Debt	(695,521)	(1,026,565)
Net Cash Used by Capital and Related Financing Activities	(3,045,086)	(4,376,983)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Decrease in Noncurrent Cash and Investments	4,906,497	6,392,579
Investment Income	2,862,844	2,856,800
Net Cash Provided by Investing Activities	7,769,341	9,249,379
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	5,118,315	(75,321)
Cash and Cash Equivalents - Beginning of Year	274,205	349,526
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	\$ 5,392,520	\$ 274,205

See accompanying Notes to Financial Statements.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
STATEMENTS OF CASH FLOWS (CONTINUED)  
YEARS ENDED DECEMBER 31, 2025 AND 2024**

	2025	2024
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Operating Income (Loss)	\$ 1,218,367	\$ (3,466,207)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation	5,480,766	5,534,454
Interest	730,805	969,827
Provision for Bad Debt Expense	3,768,821	4,339,032
Amortization of Deferred Loss on Refinancing	-	306,073
(Increase) Decrease in:		
Patient Receivables	(5,821,033)	(10,139,415)
Inventories, Prepaids, and Other Receivables	462,356	(738,864)
Pension Related Deferred Outflow	627,427	6,039,571
Increase (Decrease) in:		
Accounts Payable	(794,614)	872,232
Third-Party Payor Settlements Payable	78,129	(458,202)
Accrued Expenses	336,099	604,075
Net Pension Liability	(3,651,975)	(13,781,023)
Pension Related Deferred Inflow	(2,185,417)	4,970,142
Net Cash Provided (Used) by Operating Activities	\$ 249,731	\$ (4,948,305)
<b>NONCASH FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Capital Assets Acquired by Lease Obligation	\$ 331,721	\$ 89,340

See accompanying Notes to Financial Statements.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Organization**

Northfield Hospital dba: Northfield Hospital + Clinics (the Hospital), including the onsite Women's Health and Medical Clinics, and offsite Orthopedic, and Medical Clinics at Farmington, Lakeville, Faribault, and Kenyon, is operated by and is a component unit of the City of Northfield, Minnesota (the City) and is governed by the board of directors of Northfield Hospital. The Hospital is exempt from federal and state income taxes and property taxes. The Freestanding clinics are subject to property tax.

**Reporting Entity**

For financial reporting purposes, the Hospital has included all funds, organizations, account groups, agencies, boards, commissions, and authorities. The Hospital has also considered all potential units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the Hospital are such that exclusion would cause the Hospital's financial statements to be misleading or incomplete. The Government Accounting Standards Board (GASB) has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the organization to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on, the Hospital. The Hospital has no funds which meet the GASB criteria. The Hospital is considered a part of the reporting entity of the City of Northfield, Minnesota and is included in the City's financial statements as a component unit.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Cash and Cash Equivalents**

Cash and cash equivalents include investments in highly liquid debt instruments with an original maturity of three months or less.

**Investments in Debt and Equity Securities**

Investments in debt and equity securities are reported at fair value except for short-term highly liquid investments that have a remaining maturity at the time they are purchased of one year or less. These investments are carried at amortized cost. Interest, dividends and gains and losses, both realized and unrealized, on investments in debt and equity securities are included in nonoperating revenue when earned.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Patient Receivables**

The Hospital provides an allowance for uncollectible accounts using management's judgment. Acute-care patients are not required to provide collateral for services rendered. Payment for services is required within 30 days of receipt of invoice. Past due accounts are individually analyzed for collectability, and then turned over to collection agents. Accounts for which no payments have been received are analyzed and after approval are written off. In addition, an allowance is estimated for other accounts based on historical experience of the Hospital. At December 31, 2025 and 2024, the allowance for uncollectible accounts was \$11,783,000 and \$13,383,000, respectively.

**Inventories**

The inventories are recorded at the lower of cost or market using the latest invoice cost, which approximates the first-in, first-out method.

**Noncurrent Cash and Investments**

Noncurrent cash and investments include assets set aside by the board of directors for future capital improvements, assets set aside under bond indenture agreements and assets set aside under employee health insurance arrangements.

**Deferred Outflows of Resources**

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension expense and contributions from the employer after the measurement date but before the end of the employer's reporting period.

**Capital Assets**

Capital asset acquisitions in excess of \$5,000 are capitalized and reported at cost, if purchased or at fair market value on the date received, if donated. Depreciation is provided on a straight-line basis over the estimated useful lives of the property. Useful lives are assigned based on estimated useful lives of depreciable assets recommended by the American Hospital Association. It is the Hospital's policy to include amortization expense on assets acquired under capital leases with depreciation on owned assets. The estimated useful lives of capital assets are as follows:

Land Improvements	5 to 25 Years
Buildings and Improvements	5 to 40 Years
Equipment	3 to 20 Years

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Net Patient Revenue**

Net patient revenue is reported at the estimated net realizable amounts from patients, residents, third-party payors, and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors. Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined.

**Pensions**

For purposes of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees' Retirement System (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments, and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Deferred Inflows of Resources**

Although certain revenues are measurable, they are not available. Available means collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. Deferred inflows of resources represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. Deferred inflows of resources consist of pension related deferred inflows.

**Net Position**

Net position of the Hospital is classified in three components. *Net investment in capital assets* consist of capital assets net of accumulated depreciation and reduced by the balances of any outstanding borrowings used to finance the purchase or construction of those assets. *Restricted* is noncapital net assets that must be used for a particular purpose, as specified by creditors, grantors, or contributors external to the Hospital, including amounts deposited with trustees as required by revenue bond indentures. *Unrestricted* is the remaining net assets that do not meet the definition of *net investment in capital assets or restricted*.

**Contributions**

From time to time, the Hospital receives contributions from individuals and private organizations. Revenue contributions (including contributions of capital assets) are recognized when all eligibility requirements, including time requirements are met. Contributions may be restricted for either specific operating purposes or for capital purposes. Amounts that are unrestricted or that are restricted to a specific operating purpose are reported as nonoperating revenues. Amounts restricted to capital acquisitions are reported after nonoperating revenues and expenses.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Restricted Resources**

When the Hospital has both restricted and unrestricted resources available to finance a particular program, it is the Hospital's policy to use restricted resources before unrestricted resources.

**Operating Revenues and Expenses**

The Hospital's statement of revenues, expenses, and changes in net position distinguishes between operating and nonoperating revenues and expenses. Operating revenues result from transactions associated with providing health care services – the Hospital's principal activity. Other revenues, including interest income, grants, and contributions received for purposes other than capital asset acquisition, are reported as nonoperating revenues. Operating expenses are all expenses incurred to provide health care services, including interest expense.

**Concentrations of Credit Risk**

The Hospital grants credit without collateral to its patients, most of whom are local residents and are insured under third-party payor agreements.

**Charity Care**

The Hospital provides care to patients who meet certain criteria under its charity care policy without charge or at amounts less than its established rates. Because the Hospital does not pursue collection of amounts determined to qualify as charity care, they are not reported as revenue.

The Hospital maintains records to identify and monitor the level of charity care it provides. These records include the amount of charges foregone for services and supplies furnished under its charity care policy, and an estimated cost (based on cost to charge ratio) of those services and supplies. The estimated costs and expenses incurred to provide charity care for the years ended December 31, 2025 and 2024, was approximately \$197,000 and \$280,000, respectively.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fair Value Measurements**

To the extent available, the Hospital's investments are recorded at fair value. GASB Statement No. 72, *Fair Value Measurement and Application*, defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This statement establishes a hierarchy of valuation inputs based on the extent to which inputs are observable in the marketplace. Inputs are used in applying the various valuation techniques and take in to account the assumptions that market participants use to make valuation decisions. Inputs may include price information, credit data, interest and yield curve data, and other factors specific to the financial instrument. Observable inputs reflect market data obtained from independent sources.

In contrast, unobservable inputs reflect an entity's assumptions about how market participants would value the financial instrument. Valuation techniques should maximize the use of observable inputs to the extent available. A financial instrument's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement.

The following describes the hierarchy of inputs used to measure fair value and the primary valuation methodologies used for financial instruments measured at fair value on a recurring basis:

*Level 1* – Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Hospital has the ability to access.

*Level 2* – Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

*Level 3* – Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

**Leases**

The Hospital determines if an arrangement is a lease at inception. Leases are included in capital assets and long-term debt in the statements of net position.

Lease assets represent the Hospital's control of the right to use an underlying asset for the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease assets are recognized at the commencement date based on the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. Lease assets are amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

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NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Leases (Continued)**

Lease liabilities represent the Hospital's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the commencement date based on the present value of expected lease payments over the lease term, less any lease incentives. Interest expense is recognized ratably over the contract term.

The lease term may include options to extend or terminate the lease when it is reasonably certain that the Hospital will exercise that option.

The Hospital has elected to recognize payments for short-term leases with a lease term of 12 months or less as expenses as incurred, and these leases are not included as lease liabilities or right-to-use lease assets on the statements of net position.

The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, the Hospital has elected to use their incremental borrowing rate to calculate the present value of expected lease payments.

The Hospital accounts for contracts containing both lease and nonlease components as separate contracts when possible. In cases where the contract does not provide separate price information for lease and nonlease components, and it is impractical to estimate the price of such components, the Hospital treats the components as a single lease unit.

**Reclassifications**

Certain items in the prior year financial statements have been reclassified to conform to the current year presentation. These reclassifications had no effect on the Hospital's overall net position.

**Subsequent Events**

Subsequent to year-end, the Hospital entered into an agreement to acquire the Allina Clinic in Northfield, Minnesota. The acquisition was not completed as of the date of issuance, and its potential impact has not been reflected in the financial statements.

In preparing these financial statements, the Hospital has considered events and transactions that have occurred April 24, 2026, the date the financial statements were available to be issued.

**NORTHFIELD HOSPITAL  
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DECEMBER 31, 2025 AND 2024**

**NOTE 2 DESIGNATED FUNDS**

For the years ended December 31, 2025 and 2024, the board of directors has designated \$37,122,305 and \$41,978,445, respectively, for capital expenditures and \$1,279,238 and \$1,298,328, respectively, for the payment of health benefits. Designated funds remain under the control of the board of directors, which may at its discretion later use the funds for other purposes. Designated funds are reflected in noncurrent cash and investments.

**NOTE 3 NET PATIENT REVENUE**

The Hospital has entered into payment agreements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The basis for payment to the Hospital under these agreements includes prospectively determined rates per discharge, discounts from established charges, and prospectively determined daily rates. Revenue is recorded at established billing rates, net of contractual adjustments, resulting from agreements with third-party payors.

**Medicare**

Inpatient acute care and outpatient services provided to Medicare beneficiaries are reimbursed at prospectively determined rates per visit. These rates vary based on patient classification systems that consider clinical, diagnostic, and other factors. The Hospital is reimbursed for certain cost-reimbursable items at tentative rates, with final settlement determined following the submission of annual Medicare cost reports and subsequent audits by the Medicare fiscal intermediary. The Hospital's Medicare cost reports have been audited by the Medicare fiscal intermediary through the year ended December 31, 2023.

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**NOTE 3 NET PATIENT REVENUE (CONTINUED)**

**Medicare (Continued)**

Inpatient acute care services provided to Medicare program beneficiaries are paid at prospectively determined rates per discharge. These rates vary according to a patient classification system that is based on clinical, diagnostic, and other factors.

Outpatient services provided to Medicare outpatient program beneficiaries are subject to the Ambulatory Payment Classification (APC) method. Medicare reimburses the Hospital a predetermined amount for most outpatient services. The following services are excluded from the APC payment methodology; services already paid on a fee schedule, certain drugs, biologicals and medical devices identified as pass-through items. The APC payments are not based on the provider's annual cost report.

Physician-Based Clinic services are reimbursed using the Medicare Physician Fee Schedule.

**Medicaid**

Inpatient acute care services provided to Medicaid beneficiaries are reimbursed at prospectively determined rates per discharge. These rates vary based on patient classification systems that consider clinical, diagnostic, and other factors. Outpatient services provided to Medicaid beneficiaries are reimbursed on a fee-for-service basis.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
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**NOTE 3 NET PATIENT REVENUE (CONTINUED)**

**Other**

The Hospital has also entered into payment agreements with Blue Cross and other commercial insurance carriers. The basis for reimbursement under these agreements includes discounts from established charges and prospectively determined rates. As of August 1, 2014, the Hospital Blue Cross contract moved to APR-DRG for inpatient acute care services. As of January 1, 2024, the Hospital Blue Cross contract moved to a fee schedule for outpatient services.

Laws and regulations governing Medicare and Medicaid programs are extremely complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term. Changes in estimated settlement amounts resulted in net patient revenue decreasing by approximately \$43,000 and \$28,000 and for the years ended December 31, 2025 and 2024, respectively.

A summary of patient and resident revenues and contractual adjustments is as follows:

	<u>2025</u>	<u>2024</u>
Total Patient and Resident Revenues	\$ 380,895,418	\$ 359,240,350
Contractual Adjustments:		
Medicare	(68,372,896)	(64,797,818)
Medicaid	(4,338,279)	(4,842,610)
Commercial/HMOs	(149,084,635)	(141,047,772)
Provision for Bad Debts	(3,768,821)	(4,339,032)
Other	(19,275,548)	(15,209,778)
Total Contractual Adjustments	<u>(244,840,179)</u>	<u>(230,237,010)</u>
Net Patient and Resident Revenues	<u>\$ 136,055,239</u>	<u>\$ 129,003,340</u>

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 4 DEPOSITS AND INVESTMENTS**

**Deposits**

**Custodial Credit Risk** – Custodial credit risk is the risk that in the event of a bank failure, the Hospital’s deposits may not be returned to it in full. The Hospital follows the Minnesota Statutes for deposits. The Hospital does not have a formal policy regarding the holding of securities by counterparties; however, as of December 31, 2025 or 2024, the Hospital did not have any such arrangements.

In accordance with Minnesota Statutes, the Hospital maintains deposits at financial institutions that are authorized by the Hospital’s board of directors.

Minnesota Statutes require that all Hospital deposits be protected by insurance, surety bond, or collateral. The market value of the collateral pledged must equal 110% of the deposits not covered by insurance or bonds.

Authorized collateral includes certain U.S. government securities, state or local government obligations, and other securities authorized by Minn. Stat. 118.A.03. Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the Treasurer or in a financial institution other than that furnishing collateral.

At December 31, 2025, the Hospital’s deposits in banks were not fully covered by federal depository insurance or by collateral held by the Hospital’s custodial bank in the Hospital’s name. At December 31, 2024, such deposits were adequately covered.

**Investments**

Publicly owned hospitals can invest funds in a security recommended by an investment advisor, bank, or trust company, provided the funds are invested according to the hospital’s written investment policies and procedures. The Hospital has a policy that conforms to these requirements and had the following investments at December 31:

	<u>2025</u>	<u>2024</u>
Federal Home Loan Bank	\$ 1,711,032	\$ 966,262
Federal National Mortgage Association	2,949,156	3,389,106
Federal Home Loan Mortgage Corp	2,773,758	1,696,883
Federal Farm Credit Bank	3,872,004	913,580
U.S. Treasury Notes	3,656,845	6,266,435
U.S. Government Obligations	3,499,671	6,603,064
Collateralized Mortgage Obligations	8,189,522	6,572,304
Certificate of Deposit	339,279	3,296,258
U.S. Equities	4,463,239	4,685,290
International Equities	976,129	866,291
Taxable Fixed Income	4,123,859	4,909,951
Other Assets	397,522	423,912
Total	<u>\$ 36,952,016</u>	<u>\$ 40,589,336</u>

**NORTHFIELD HOSPITAL  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE 4 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

- **Federal Home Loan Bank:** Consists of discount notes and notes with interest rates of 1.00% to 5.1% maturing from 2026 to 2033 and have AA+ ratings by Standard & Poor's.
- **Federal National Mortgage Association:** Consists of discount notes and notes with interest rates ranging from 1.50% to 3.50% maturing from 2029 to 2039 and have AA+ ratings by Standard & Poor's.
- **Federal Home Loan Mortgage Corp:** Consists of discount notes with interest rates ranging from 1.50% to 4.01% maturing from 2027 to 2041 and have AA+ ratings by Standard & Poor's.
- **Federal Farm Credit Bank:** Consists of discount notes with interest rates ranging from 0.90% to 5.29% maturing from 2026 to 2034 and have AA+ ratings by Standard & Poor's.
- **U.S. Treasury Notes:** Consists of discount notes with interest rates ranging from 0% to 4.875% maturing from 2025 to 2030 and have AA+ ratings by Standard & Poor's.
- **Certificates of Deposits (CD):** Consists of deposits with interest rates ranging from 0% to 5%% maturing in 2026.
- **U.S. Government Obligations:** Consists of discount notes with interest rates ranging from of 0.% to 5.00% maturing from 2024 to 2028 and have BBB – AA+ ratings by Standard & Poor's.
- **Collateralized Mortgage Obligations:** Consists of discount notes with interest rates ranging from of 3.11% to 5.25% maturing from 2026 to 2028 and have BBB – AA+ ratings by Standard & Poor's.
- **Equity Investments:** Consists of common stock of U.S. companies, American Depository Receipts, U.S. dollar denominated foreign equity securities and foreign equity securities of foreign companies that are listed on a major domestic stock exchange or traded in the over the counter markets.

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**NOTE 4 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**Fair Value Measurements**

The Hospital uses fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures. For additional information on how the hospital measures fair value refer to Note 1 – Summary of Significant Accounting Policies. Cash and cash equivalents are stated at cost but are included in the table for comparison purposes to the balance sheet. The following table presents the fair value hierarchy for the balances of the assets and liabilities of the Hospital measured at fair value on a recurring basis as of December 31:

2025				
Investment Type	Level 1	Level 2	Level 3	Total
Certificates of Deposit	\$ 339,279	\$ -	\$ -	\$ 339,279
Equities	9,960,749	-	-	9,960,749
U.S. Treasuries	-	3,656,845	-	3,656,845
U.S. Government Agencies	-	14,805,621	-	14,805,621
Collateralized Mortgage Obligations	-	8,189,522	-	8,189,522
Totals	<u>\$ 10,300,028</u>	<u>\$ 26,651,988</u>	<u>\$ -</u>	<u>\$ 36,952,016</u>
2024				
Investment Type	Level 1	Level 2	Level 3	Total
Certificates of Deposit	\$ 3,296,258	\$ -	\$ -	\$ 3,296,258
Equities	10,885,444	-	-	10,885,444
U.S. Treasuries	-	6,266,435	-	6,266,435
U.S. Government Agencies	-	13,568,895	-	13,568,895
Collateralized Mortgage Obligations	-	6,572,304	-	6,572,304
Totals	<u>\$ 14,181,702</u>	<u>\$ 26,407,634</u>	<u>\$ -</u>	<u>\$ 40,589,336</u>

**Interest Rate Risk**

The Hospital has a formal investment policy that addresses permissible investments, portfolio diversification, and instrument maturities. Within these parameters, the liquidity of the investments is a concern, and maximizing income and the quality of the investment is paramount.

**Concentration of Credit Risk**

The Hospital does not place a limit on the amount of the total portfolio that may be invested in any one depository or issuer. The Finance Department is responsible for the formulation, documentation and monitoring of investment strategy consistent with the investment policy.

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NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

**NOTE 4 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**Concentration of Credit Risk (Continued)**

At December 31, 2025 and 2024, deposits and investments are presented in the financial statements as follows:

	<u>2025</u>	<u>2024</u>
Deposits	\$ 6,859,871	\$ 3,010,733
Investments	36,952,016	40,589,336
Total	<u>\$ 43,811,887</u>	<u>\$ 43,600,069</u>
	<u>2025</u>	<u>2024</u>
Included in the Following Balance Sheet Captions:		
Cash and Cash Equivalents	\$ 5,392,520	\$ 274,205
Noncurrent Cash and Investments:		
Internally Designated for Health Benefits	1,279,238	1,298,328
Internally Designated for Capital Improvements	37,122,305	41,978,445
Restricted by Bond Agreement	17,824	49,091
Total	<u>\$ 43,811,887</u>	<u>\$ 43,600,069</u>

As of December 31, 2025 and 2024, accrued interest of \$158,573 and \$64,685, respectively, is included in Internally Designated for Capital Improvements in the above schedules.

For the years ended December 31, investment income is as follows:

	<u>2025</u>	<u>2024</u>
Interest and Dividend Income	\$ 1,792,877	\$ 2,909,364
Realized Gain on Investments	769,035	1,565,974
Unrealized Gain (Loss) on Investments	1,069,967	(52,564)
Total Investment Income	<u>\$ 2,862,844</u>	<u>\$ 2,856,800</u>

**NOTE 5 PATIENT RECEIVABLES**

Patient receivables reported as current assets by the Hospital at December 31, consist of the following:

	<u>2025</u>	<u>2024</u>
Receivable from Patients and Their Insurance Carriers	\$ 32,560,553	\$ 32,404,934
Receivables from Medicare	4,541,539	4,265,834
Receivables from Medicaid	1,346,052	1,325,164
Total Patient Receivables	<u>38,448,144</u>	<u>37,995,932</u>
Less: Allowance for Doubtful Accounts	<u>(11,783,000)</u>	<u>(13,383,000)</u>
Patient Receivables, Net	<u>\$ 26,665,144</u>	<u>\$ 24,612,932</u>

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**NOTE 6 CAPITAL ASSETS, NET**

A summary of capital assets and related accumulated depreciation is as follows:

	January 1, 2025	Additions and Transfers	Retirements	December 31, 2025
<b>Capital Assets</b>				
Land	\$ 2,931,772	\$ -	\$ -	\$ 2,931,772
Land Improvements	2,313,108	19,277	(75,126)	2,257,259
Buildings	71,346,333	537,490	-	71,883,823
Building Equipment	3,967,021	111,172	(140,494)	3,937,699
Movable Equipment	32,219,661	1,480,374	(1,552,694)	32,147,341
Leased Equipment	892,109	60,460	(39,344)	913,225
Leased Facilities	419,595	271,261	(209,796)	481,060
Other Real Estate	105,396	-	(105,396)	-
Construction in Progress	613,655	1,375,869	(1,709,465)	280,059
Total	<u>114,808,650</u>	<u>3,855,903</u>	<u>(3,832,315)</u>	<u>114,832,238</u>
<b>Accumulated Depreciation</b>				
Land Improvements	1,438,361	158,965	(47,729)	1,549,597
Buildings	50,141,028	3,295,393	-	53,436,421
Building Equipment	3,078,777	217,257	(108,807)	3,187,227
Movable Equipment	28,315,323	1,391,681	(1,540,952)	28,166,052
Leased Equipment	497,934	267,590	(12,177)	753,347
Leased Facilities	301,622	149,880	(209,798)	241,704
Other Real Estate	105,396	-	(105,396)	-
Total	<u>83,878,441</u>	<u>\$ 5,480,766</u>	<u>\$ (2,024,859)</u>	<u>87,334,348</u>
Total	<u>\$ 30,930,209</u>			<u>\$ 27,497,890</u>

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**NOTE 6 CAPITAL ASSETS, NET (CONTINUED)**

	January 1, 2024	Additions and Transfers	Retirements	December 31, 2024
<b>Capital Assets</b>				
Land	\$ 3,233,283	\$ -	\$ (301,511)	\$ 2,931,772
Land Improvements	2,313,108	-	-	2,313,108
Buildings	73,516,882	296,286	(2,466,835)	71,346,333
Building Equipment	3,863,276	103,745	-	3,967,021
Movable Equipment	34,785,135	1,475,926	(4,041,400)	32,219,661
Leased Equipment	819,044	89,340	(16,275)	892,109
Leased Facilities	483,578	-	(63,983)	419,595
Other Real Estate	105,396	-	-	105,396
Construction in Progress	793,305	1,375,869	(1,555,519)	613,655
Total	<u>119,913,007</u>	<u>3,341,166</u>	<u>(8,445,523)</u>	<u>114,808,650</u>
<b>Accumulated Depreciation</b>				
Land Improvements	1,273,078	165,283	-	1,438,361
Buildings	48,960,557	3,276,281	(2,095,810)	50,141,028
Building Equipment	2,834,511	244,266	-	3,078,777
Movable Equipment	30,847,663	1,401,746	(3,934,086)	28,315,323
Leased Equipment	219,321	294,888	(16,275)	497,934
Leased Facilities	213,614	151,990	(63,982)	301,622
Other Real Estate	105,396	-	-	105,396
Total	<u>84,454,140</u>	<u>\$ 5,534,454</u>	<u>\$ (6,110,153)</u>	<u>83,878,441</u>
Total	<u>\$ 35,458,867</u>			<u>\$ 30,930,209</u>

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**NOTE 7 LONG-TERM DEBT**

Long-term debt consists of the following as of December 31:

	Balance January 1, 2025	Additions	Payments/ Amortization	Balance December 31, 2025	Amounts Due Within One Year
Hospital Revenue Bonds, Series 2015B	\$ 3,805,000	\$ -	\$ (3,805,000)	\$ -	\$ -
Hospital Revenue Bonds, Series 2016B	1,292,002	-	(179,956)	1,112,046	184,618
Hospital Revenue Bonds, Series 2024B	11,190,000	-	(340,000)	10,850,000	375,000
Hospital Revenue Bonds, Series 2025C	-	3,805,000	(31,734)	3,773,266	128,226
Total Bonds	<u>16,287,002</u>	<u>3,805,000</u>	<u>(4,356,690)</u>	<u>15,735,312</u>	<u>687,844</u>
Leased Equipment	398,911	60,460	(297,348)	162,023	123,559
Leased Facilities	122,467	271,261	(149,842)	243,886	140,310
Total Lease Obligations	<u>521,378</u>	<u>331,721</u>	<u>(447,190)</u>	<u>405,909</u>	<u>263,869</u>
Total Long-Term Debt	<u>\$ 16,808,380</u>	<u>\$ 4,136,721</u>	<u>\$ (4,803,880)</u>	<u>\$ 16,141,221</u>	<u>\$ 951,713</u>

	Balance January 1, 2024	Additions	Payments/ Amortization	Balance December 31, 2024	Amounts Due Within One Year
Hospital Revenue Bonds, Series 2015B	\$ 4,380,000	\$ -	\$ (575,000)	\$ 3,805,000	\$ 3,805,000
Hospital Revenue Bonds, Series 2016A	7,824,281	-	(7,824,281)	-	-
Hospital Revenue Bonds, Series 2016B	1,466,248	-	(174,246)	1,292,002	179,956
Hospital Revenue Bonds, Series 2022B	2,024,342	-	(2,024,342)	-	-
Hospital Revenue Bonds, Series 2023A	3,790,000	-	(3,790,000)	-	-
Hospital Revenue Bonds, Series 2024B	-	11,190,000	-	11,190,000	340,000
Total Bonds	<u>19,484,871</u>	<u>11,190,000</u>	<u>(14,387,869)</u>	<u>16,287,002</u>	<u>4,324,956</u>
Leased Equipment	603,049	89,340	(293,478)	398,911	292,514
Leased Facilities	275,109	-	(152,642)	122,467	81,614
Total Lease Obligations	<u>878,158</u>	<u>89,340</u>	<u>(446,120)</u>	<u>521,378</u>	<u>374,128</u>
Total Long-Term Debt	<u>\$ 20,363,029</u>	<u>\$ 11,279,340</u>	<u>\$ (14,833,989)</u>	<u>\$ 16,808,380</u>	<u>\$ 4,699,084</u>

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**NOTE 7 LONG-TERM DEBT (CONTINUED)**

The following is a summary of the provisions of each major component of long-term debt:

**Hospital Revenue Bonds, Series 2016**

These bonds were issued August 5, 2016 in the amount of \$25,000,000 to extinguish the Hospital Revenue Bonds Series 2006. The bonds are limited obligations of the City and are payable primarily from the net revenues of the Hospital and are secured by a mortgage and security agreement between the City and Wells Fargo Bank, MN NA as Trustee.

Interest on the bond is 2.56% and is due monthly from September 2016 through August 2031.

**Hospital Revenue Bonds, Series 2024**

These bonds were issued December 20, 2024 in the amount of \$11,190,000 to extinguish the Hospital Revenue Bonds Series 2016A, 2022, and 2023. The bonds are limited obligations of the City and are payable primarily from the net revenues of the Hospital and are secured by a mortgage and security agreement between the City and Wintrust NA as Trustee.

Interest on the bond is 4.45% and is due monthly from December 2024 through December 2029. The Hospital is required to meet certain financial covenants related to the outstanding bonds.

**Hospital Revenue Bonds, Series 2025**

These bonds were issued October 16, 2025 in the amount of \$3,805,000 to extinguish the Hospital Revenue Bond 2015B. The bonds are limited obligations of the City and are payable primarily from the net revenues of the Hospital and are secured by a mortgage and security agreement between the City and Wintrust NA as Trustee.

Interest on the bond is 3.94%, and is due monthly from December 2025 through September 2032, with principal payments due each March 1, June 1, September 1 and December 1 from December 1, 2025 through September 1, 2032. The Hospital is required to meet certain financial covenants related to the outstanding bonds.

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**NOTE 7 LONG-TERM DEBT (CONTINUED)**

The revenue bonds loan agreement places limits on the incurrence of additional borrowings and requires the Hospital to satisfy certain measures of financial performance. The Hospital is required to meet certain financial covenants related to the outstanding bonds. The following is a summary of debt service requirements for the Series 2016, 2024, and 2025 bonds to maturity:

<u>Year Ending December 31,</u>	Long-Term Debt	
	Principal	Interest
2026	\$ 687,844	\$ 658,304
2027	712,744	631,120
2028	737,885	604,678
2029	10,023,846	573,776
2030	354,889	133,136
2031-2033	3,218,104	208,693
Total	\$ 15,735,312	\$ 2,809,707

**NOTE 8 RETIREMENT PLANS**

**Plan Description**

The Hospital participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). These plan provisions are established and administered according to Minnesota Statutes chapters 353, 353D, 353E, 353G, and 356. Minnesota Statutes chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

Membership in the General Plan includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than \$425 in a month, unless the employee meets exclusion criteria.

All full-time and certain part-time employees of the Hospital are covered by the General Employees Fund. General Employees Plan members belong to the Coordinated Plan. Coordinated Plan members are covered by Social Security.

**Benefits Provided**

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state Legislature. Vested Terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service.

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**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Benefits Provided (Continued)**

General Employees Plan requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for General Plan members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, General Plan members receive 1.2% of the highest average salary for each of the first 10 years of service and 1.7% for each additional year. Under the Level formula, General Plan members receive 1.7% of highest average salary for all years of service. For members hired prior to July 1, 1989 a full retirement benefit is available when age plus years of service equal 90 and normal retirement age is 65. Members can receive a reduced requirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by .25% for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of .25% for each month the member is younger than age 62. The Level formula allows General Plan members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. The 2025 annual increase was 1.25%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a prorated increase.

**Contributions**

Minnesota Statutes, Chapter 353, sets the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

Coordinated Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2024 and the Hospital was required to contribute 7.50% for Coordinated Plan members. The Hospital's contributions to the General Employees Fund for the years ended December 31, 2025 and 2024 were approximately \$4,335,404 and \$4,258,692, respectively. The Hospital's contributions were equal to the required contributions for each year as set by state statute.

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**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Pension Costs**

At December 31, 2025 and 2024, the Hospital reported a liability of \$21,151,031 and \$24,803,006, respectively, for its proportionate share of the General Employees Fund's net pension liability. The Hospital's net pension liability reflected a reduction due to the state of Minnesota's contribution of \$16 million to the fund. The state of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The state of Minnesota's proportionate share of the net pension liability associated with the Hospital totaled \$510,229 and \$641,355 for the years ended December 31, 2025 and 2024, respectively. The net pension liability was measured as of June 30, 2025 and 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of those dates. The Hospital's proportion of the net pension liability was based on the Hospital's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025 and July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2025, the Hospital's proportion share was .6383%, which was a decrease of .033% from its proportion measured as of June 30, 2024.

	<u>2025</u>	<u>2024</u>
Hospital's Proportionate Share of the Net Pension Liability	\$ 21,151,031	\$ 24,803,006
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the Hospital	<u>510,229</u>	<u>641,355</u>
Total	<u>\$ 21,661,260</u>	<u>\$ 25,444,361</u>

There were no benefit provision changes during the measurement period.

For the years ended December 31, 2025 and 2024, the Hospital recognized pension expense of \$779,441 and \$2,808,629, respectively, for its proportionate share of the General Employees Plan's pension expense. In addition, the Hospital recognized an additional \$510,229 and \$641,355 during the years ended December 31, 2025 and 2024, respectively, as pension expense (and grant revenue) for its proportionate share of the state of Minnesota's contribution of \$16 million to the General Employees Fund.

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**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Pension Costs (Continued)**

During the plan year ended June 30, 2024, the State of Minnesota contributed \$170.1 million to the General Employees Fund. The State of Minnesota is not included as a non-employer contributing entity in the General Employees Plan pension allocation schedules for the \$170.1 million in direct state aid. The Hospital recognized \$1,141,168 for the year ended December 31, 2024, as other revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the General Employees Fund.

At December 31, 2025 and 2024, the Hospital reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>December 31, 2025</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences Between Expected and Actual Experience	\$ 2,015,230	\$ -
Changes of Assumptions	509,616	4,866,779
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	8,416,197
Changes in Proportion and Differences Between Hospital Contributions and Proportionate Share of Contributions	24,163	2,021,418
Hospital Contributions Subsequent to the Measurement Date	2,301,934	-
Total	<u>\$ 4,850,943</u>	<u>\$ 15,304,394</u>
<u>December 31, 2024</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences Between Expected and Actual Experience	\$ 2,332,133	\$ -
Changes of Assumptions	121,097	9,387,529
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	7,202,589
Changes in Proportion and Differences Between Hospital Contributions and Proportionate Share of Contributions	812,869	899,693
Hospital Contributions Subsequent to the Measurement Date	2,212,271	-
Total	<u>\$ 5,478,370</u>	<u>\$ 17,489,811</u>

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**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Pension Costs (Continued)**

For the years ended December 31, 2025 and 2024, \$2,301,934 and \$2,212,271, respectively, were reported as deferred outflows of resources related to pensions resulting from the Hospital's contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the years ended December 31, 2023 and 2025, respectively. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	<u>2025</u>	<u>2024</u>
2025	\$ -	(7,359,031)
2026	(3,123,660)	(1,624,867)
2027	(4,755,350)	(3,338,811)
2028	(3,372,932)	(1,901,003)
2029	(1,503,443)	-
Total	<u>\$ (12,755,385)</u>	<u>\$ (14,223,712)</u>

**Actuarial Methods and Assumptions**

The total pension liability in the June 30, 2025, actuarial valuation was determined using an individual entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7.0%. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of return investment return rates deemed to be reasonable by the actuary. An investment return of 7.0% was deemed to be within that range of reasonableness for financial reporting purposes.

Inflation is assumed to be 2.25% for the General Employees Plan. Benefit increases after retirement are assumed to be 1.5% for the General Employees Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 11.5% after one year of service to 3.0% after 27 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The most recent four-year experience study for the General Employees Plan was completed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023, actuarial valuation.

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**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Actuarial Methods and Assumptions (Continued)**

The following changes in actuarial assumptions and plan provisions occurred in 2025:

**General Employees Fund**

Changes in Actuarial Assumptions:

- The combined service annuity loading factors increased from 15% to 19% for vested terminated members and from 3% to 44% for non-vested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25% to 1.5%.

Changes in Plan Provisions:

- The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1% and 1.75% , beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.5%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1% and 1.5%.
- The 1% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

**Long-Term Expected Return on Investments**

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return (Geometric)</u>
Domestic Equity	33.5 %	5.10%
International Equity	16.5	5.30%
Private Markets	25.0	5.90%
Fixed Income	25.0	0.75%
Total	<u>100.0 %</u>	

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**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Discount Rate**

The discount rate used to measure the total pension liability in 2025 and 2024 was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net positions of the General Employees Fund were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Pension Liability Sensitivity**

The following presents the Hospital's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the Hospital's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
<u>December 31, 2025</u>			
Hospital's Proportionate Share of the Net Pension Liability	\$ 51,372,537	\$ 21,151,031	\$ (3,365,410)
 <u>December 31, 2024</u>	 1% Decrease (6.0%)	 Discount Rate (7.0%)	 1% Increase (8.0%)
Hospital's Proportionate Share of the Net Pension Liability	\$ 54,173,757	\$ 24,803,006	\$ 642,885

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan's fiduciary net position is available in a separately issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at [www.mnpera.org](http://www.mnpera.org).

**NOTE 9 LEASES**

The Hospital leases facilities and computers for various terms under long-term, noncancelable lease agreements. The leases expire at various dates through 2028 and provide for renewal options ranging from six months to two years.

Certain facility leases provide for increases in future minimum annual rental payments based on defined increases in the Consumer Price Index, subject to certain minimum increases.

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**NOTE 9 LEASES (CONTINUED)**

Total future minimum lease payments under lease agreements are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 263,869	\$ 8,683
2027	118,486	2,440
2028	23,554	211
Total	<u>\$ 405,909</u>	<u>\$ 11,334</u>

Right-to-use assets acquired through outstanding leases are shown in Note 7.

For the years ended December 31, 2025 and 2024, there were no impairment related losses on the lease assets.

**NOTE 10 COMMITMENTS AND CONTINGENCIES**

**Land Lease**

The Hospital leases the land on which the facility is located from a local college. The lease term is for 60 years with two 20-year options. The annual rent expense for the first 20 years of the lease is approximately \$6,000. The rent expense in subsequent years will be equal to 5% of the appraised market price for rural agricultural land in the Dakota/Rice County Region. The rent expense would be adjusted to current market rates if certain events were to occur, such as the sale of the Hospital.

**Self-Insurance Plan**

The Hospital self-insures their employee health and dental insurance program. The Hospital has entered into an agreement with an insurance company to provide stop-loss insurance to limit the losses on individual and aggregate claims and to provide claims processing and other administrative functions. Claims are accrued as incurred. The amounts charged to expense include administrative fees, stop-loss insurance premiums, claims paid, and accruals for claims incurred but not yet paid at year-end. The total health and dental insurance expense for the years ended December 31, 2025 and 2024 was \$5,671,121 and \$7,072,258, respectively, and are included with Accrued Payroll and Benefits.

**Medical Malpractice Insurance**

The Hospital purchases medical malpractice insurance under a “claims made” policy on a fixed-premium basis. The Hospital has coverage for any individual claims exceeding \$1,000,000, and for aggregate claims exceeding \$3,000,000 for a policy year. Should this policy lapse and not be replaced with equivalent coverage, claims based upon occurrence during its term, but reported subsequent thereto, will be uninsured.

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**NOTE 10 COMMITMENTS AND CONTINGENCIES (CONTINUED)**

**Risk Management**

The Hospital is exposed to various risks of loss from torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; employee injuries and illnesses; natural disasters. These risks are covered by commercial insurance purchased from independent third parties. There has been no significant reduction in insurance coverage from the previous year in any of the Hospital's policies. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

The Hospital is occasionally involved in legal proceedings which result through the normal course of providing health care services and other matters. Management has assessed its coverage under medical malpractice and other insurances and believes adequate provisions have been made for any amounts it may be responsible to pay under the respective policies deductible amounts.

**Health Care Legislation and Regulation**

The health care industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for patient services and Medicare and Medicaid fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care providers. Violation of these laws and regulations could result in expulsion from government health care programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed.

Congress passed the Medicare Modernization Act in 2003, which among other things established a demonstration of The Medicare Recovery Audit Contractor (RAC) program. During fiscal year 2007, the RAC's identified and corrected a significant amount of improper overpayments to providers in the demonstration states, which did not include Minnesota. In 2006, Congress passed the Tax Relief and Health Care Act of 2006 which authorized the expansion of the RAC program to all 50 states. While the hospital was selected for a RAC audit during 2017 and 2016, they were not materially impacted and appear to have appropriate policies and procedures to mitigate the risks related to RAC reviews.

Management believes that the Hospital is in substantial compliance with fraud and abuse as well as other applicable government laws and regulations. Compliance with such laws and regulations is subject to government review and interpretation, as well as regulatory actions unknown or unasserted at this time.

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
SCHEDULE OF THE HOSPITAL'S PROPORTIONATE SHARE OF THE  
NET PENSION LIABILITY (UNAUDITED)  
YEARS ENDED DECEMBER 31, 2016 TO 2025**

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Hospital's Proportion of the Net Pension Liability	0.6383%	0.6709%	0.6900%	0.6884%	0.6334%
Hospital's Proportionate Share of the Net Pension Liability	\$ 21,151,031	\$ 24,803,006	\$ 38,584,029	\$ 54,521,509	\$ 27,049,019
Hospital's Covered Payroll	\$ 61,872,800	\$ 58,726,265	\$ 58,988,153	\$ 53,518,633	\$ 53,991,160
Hospital's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	34.18%	42.23%	65.41%	101.87%	50.10%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	90.78%	89.08%	83.10%	76.67%	87.00%
	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Hospital's Proportion of the Net Pension Liability	0.6489%	0.6646%	0.6745	0.6747%	0.5948%
Hospital's Proportionate Share of the Net Pension Liability	\$ 38,904,521	\$ 36,744,246	\$ 37,418,495	\$ 43,072,403	\$ 52,533,192
Hospital's Covered Payroll	\$ 46,274,711	\$ 47,616,107	\$ 46,735,681	\$ 46,735,681	\$ 44,316,610
Hospital's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	84.07%	77.17%	80.06%	92.16%	118.54%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	79.10%	80.23%	79.53%	75.90%	68.91%

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
SCHEDULE OF THE HOSPITAL'S CONTRIBUTIONS (UNAUDITED)  
DECEMBER 31, 2016 THROUGH 2025**

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Statutorily Required Contribution	\$ 4,609,969	\$ 4,426,458	\$ 4,423,690	\$ 4,042,808	\$ 3,738,643
Contributions in Relation to the Statutorily Required Contribution	<u>4,609,969</u>	<u>4,426,458</u>	<u>4,423,690</u>	<u>4,042,808</u>	<u>3,738,643</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Hospital Covered Payroll	\$ 61,872,800	\$ 58,726,265	\$ 58,988,153	\$ 53,518,633	\$ 53,991,160
Contributions as a Percentage of Covered Payroll	7.45%	7.54%	7.50%	7.55%	6.92%
	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Statutorily Required Contribution	\$ 3,266,052	\$ 3,593,622	\$ 3,458,545	\$ 3,311,327	\$ 3,118,305
Contributions in Relation to the Statutorily Required Contribution	<u>3,266,052</u>	<u>3,593,622</u>	<u>3,458,545</u>	<u>3,311,327</u>	<u>3,118,305</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Hospital Covered Payroll	\$ 46,274,711	\$ 50,053,652	\$ 48,630,870	\$ 46,735,681	\$ 44,316,610
Contributions as a Percentage of Covered Payroll	7.06%	7.18%	7.11%	7.09%	7.04%

**NORTHFIELD HOSPITAL  
DBA: NORTHFIELD HOSPITAL + CLINICS  
NOTES TO SCHEDULE OF CHANGES IN NET PENSION LIABILITY  
DECEMBER 31, 2025**

**NOTE 1 NOTES TO NET PENSION LIABILITY**

**2025 Changes in Actuarial Assumptions**

The combined service annuity loading factors increased from 15% to 19% for vested terminated members and from 3% to 44% for non-vested, terminated members.

The assumed post-retirement benefit increase changed from 1.25% to 1.5%.

**2025 Changes in Plan Provision**

The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1% and 1.75% , beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.5%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1% and 1.5%.

The 1% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

**2024 Changes in Actuarial Assumptions**

Rates of merit and seniority were adjusted, resulting in slightly higher rates.

Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.

Minor increase in assumed withdrawals for males and females.

Lower rates of disability.

Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.

Minor changes to form of payment assumptions for male and female retirees.

Minor changes to assumptions with respect to missing participant data.

**2024 Changes in Plan Provision**

The workers' compensation offset for disability benefits was eliminated.

The actuarial equivalent factors were updated to reflect the changes in assumptions.



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors  
Northfield Hospital  
dba: Northfield Hospital + Clinics  
Northfield, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Northfield Hospital dba: Northfield Hospital + Clinics (the Hospital), which comprise the statement of financial position as of December 31, 2025, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 24, 2026.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Hospital's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Hospital's internal control. Accordingly, we do not express an opinion on the effectiveness of the Hospital's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Directors  
Northfield Hospital  
dba: Northfield Hospital + Clinics

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Hospital's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



### **CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
April 24, 2026



## INDEPENDENT AUDITORS' REPORT ON MINNESOTA LEGAL COMPLIANCE

Board of Directors  
Northfield Hospital  
dba: Northfield Hospital + Clinics  
Northfield, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States the financial statements of Northfield Hospital dba: Northfield Hospital + Clinics (the Hospital), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Hospital's basic financial statements, and have issued our report thereon dated April 24, 2026.

In connection with our audit, we noted that the Hospital failed to comply with provisions of the depositories of public funds and public investments of the *Minnesota Legal Compliance Audit Guide for Other Political Subdivisions*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65. Also, in connection with our audit, nothing came to our attention that caused us to believe that the Hospital failed to comply with the provisions of the contracting – bid laws, conflicts of interest, claims and disbursements, and miscellaneous provisions sections of the *Minnesota Legal Compliance Audit Guide for Other Political Subdivisions*, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Hospital's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

The purpose of this report is solely to describe the scope of our testing of compliance relating to the provisions of the *Minnesota Legal Compliance Audit Guide for Political Subdivisions* and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
April 24, 2026



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Board of Directors and Management  
Northfield Hospital  
Northfield, Minnesota

In planning and performing our audit of the financial statements Northfield Hospital as of and for the year ended December 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the entity's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to fraud or error may occur and not be detected by such controls. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This communication is intended solely for the information and use of the board of directors and management of Northfield Hospital, and is not intended to be, and should not be, used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
April 24, 2026



Legislation Text

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**File #: 26-224, Version: 1**

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**City Council Meeting Date:** May 5 2026

**To:** Mayor and City Council  
City Administrator

**From:** Lynette Peterson, City Clerk

Consider Approval of April 21, 2026 City Council Meeting Minutes.

**Action Requested:**

The City Council is asked to consider approval of the of April 21, 2026 City Council Meeting Minutes.

**Summary Report:**

N/A

**Alternative Options:**

N/A

**Financial Impacts:**

N/A

**Tentative Timelines:**

N/A



# City of Northfield

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

## Meeting Minutes - Draft City Council

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Tuesday, April 21, 2026

6:00 PM

Council Chambers

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### 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



Legislation Text

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**File #: 26-225, Version: 1**

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Mary Grant, Accounting Supervisor

Consider Approving Disbursements totaling \$3,154,076.11

**Action Requested:**

The Northfield City Council approves disbursements totaling \$3,154,076.11.

**Summary Report:**

Disbursement Description	Date	Amount
4/15/26 Mar'26 Bldg Surcharge	04/15/2026	1,649.02
4/17/26 Payroll	04/17/2026	300,181.87
4/17/26 PR Ck's EFT's	04/17/2026	442,583.63
4/20/26 Mar'26 Sales & Use Tax	04/20/2026	32,019.00
4/24/26 A/P Ck's EFT's	04/24/2026	2,377,642.59
Total		\$3,154,076.11

**Alternative Options:**

N/A

**Financial Impacts:**

They are within the limitations of the approved budget and resources available.

**Tentative Timelines:**

N/A

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/13/2026 - 04/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount	
<b>Fund: 101 General Fund</b>								
<b>Dept: 0000 Revenue</b>								
04/17/2026	MAIN	140729	AFLAC	Remittance	22134	0000	733.64	
				Remittance	22134	0000	278.22	
		Check MAIN 140729 Total for Fund 101 General Fund						1,011.86
04/17/2026	MAIN	140730	INT'L UNION OF OPERATING ENG LOCAL	Remittance	22162	0000	1,228.50	
				Remittance	22162	0000	461.50	
		Check MAIN 140730 Total for Fund 101 General Fund						1,690.00
04/17/2026	MAIN	140731	MN CHILD SUPPORT PAYMENT CNTR	Remittance	22170	0000	196.12	
04/17/2026	MAIN	140732	NCPERS GROUP LIFE INS	Remittance	22133	0000	272.00	
04/17/2026	MAIN	4081(E)	BLUE CROSS BLUE SHIELD MINNESOTA	Remittance	22130	0000	(1,166.77)	
				Remittance	22130	0000	47,003.24	
				Remittance	22130	0000	96,594.07	
		Check MAIN 4081(E) Total for Fund 101 General Fund						142,430.54
04/17/2026	MAIN	4082(E)	ICMA RETIREMENT TRUST - #303324	Remittance	22143	0000	1,211.31	
				Remittance	22149	0000	713.46	
		Check MAIN 4082(E) Total for Fund 101 General Fund						1,924.77
04/17/2026	MAIN	4083(E)	IRS - PAYROLL DRAFT	Remittance	22110	0000	42,675.77	
				Remittance	22113	0000	19,876.07	
				Remittance	22113	0000	19,876.07	
				Remittance	22114	0000	6,302.25	
				Remittance	22114	0000	6,302.25	
		Check MAIN 4083(E) Total for Fund 101 General Fund						95,032.41
04/17/2026	MAIN	4084(E)	MINNESOTA STATE RETIREMENT SYSTEM	Remittance	22144	0000	4,540.40	
				Remittance	22147	0000	3,096.25	
				Remittance	22142	0000	60.38	
		Check MAIN 4084(E) Total for Fund 101 General Fund						7,697.03
04/17/2026	MAIN	4085(E)	MN BENEFITS ASSOCIATION	Remittance	22133	0000	166.62	
04/17/2026	MAIN	4086(E)	MN DEPT OF REVENUE	Remittance	22170	0000	150.00	
04/17/2026	MAIN	4087(E)	MN DEPT OF REVENUE - PAYROLL DRAFT	Remittance	22112	0000	19,469.24	
04/17/2026	MAIN	4088(E)	PERA - DRAFT FROM PAYROLL	Remittance	22140	0000	21,587.21	
				Remittance	22140	0000	24,908.36	
				Remittance	22140	0000	13,766.77	
				Remittance	22140	0000	20,650.16	
				Remittance	22140	0000	66.04	
				Remittance	22140	0000	66.04	
		Check MAIN 4088(E) Total for Fund 101 General Fund						81,044.58
04/17/2026	MAIN	4089(E)	VANTAGEPOINT TRANSFER AGENTS-#7061	Remittance	22148	0000	378.47	
Total For Dept: 0000							351,463.64	
<b>Dept: 4110 Administration</b>								
04/13/2026	MAIN	4065(A)	FLAHERTY & HOOD, P.A.	MAR LABOR AND EMPLOYMENT CONSULTATION SE	43304	4110	6,755.00	
Total For Dept: 4110							6,755.00	

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/13/2026 - 04/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 101 General Fund</b>							
<b>Dept: 4130 Finance</b>							
04/13/2026	MAIN	4067(A)*#	INNOVATIVE OFFICE SOLUTIONS, LLC	HANGING FOLDERS RETURN	42218	4130	(120.91)
Total For Dept: 4130							(120.91)
<b>Dept: 4150 Human Resources</b>							
04/13/2026	MAIN	4060(A)	CORBETT CHIROPRACTIC & HEALTH ENHA	MARCH SERVICES - D&A TESTING	43308	4150	400.00
04/13/2026	MAIN	4066(A)	GRACI LEADERSHIP SOLUTIONS LLC	2 COACHING SESSIONS W/ EMPLOYEE	43300	4150	500.00
Total For Dept: 4150							900.00
<b>Dept: 4200 Police Administration</b>							
04/13/2026	MAIN	4071(A)	KLOBE, ALEXANDER G.	MEALS TASER TRNG COTTAGE GROVE	43331	4200	38.00
04/13/2026	MAIN	4076(A)	STERICYCLE, INC	PD SHRED FEB 2026	43300	4200	118.97
Total For Dept: 4200							156.97
<b>Dept: 4240 Building Inspection</b>							
04/13/2026	MAIN	4063(A)	Duban, Lisa C.	SAFETY BOOTS	42218	4240	50.95
Total For Dept: 4240							50.95
<b>Dept: 4310 Streets</b>							
04/13/2026	MAIN	4061(A)	CULLIGAN OF NORTHFIELD	DRINKING WATER GALLONS	42218	4310	41.60
04/13/2026	MAIN	4079(A)	ZARNOTH BRUSH WORKS, INC.	CABLEWRAP BROOM REFILL - STREET SWEEPER	42222	4310	654.00
Total For Dept: 4310							695.60
<b>Dept: 4330 Facilities</b>							
04/13/2026	MAIN	4075(A)*#	SERVICE MASTER BY AYOTTE	APRIL 2026 - JANITORIAL BABCOCK PARK WAR	43306	4330	720.00
				APRIL 2026 - JANITORIAL -CH, LIBRARY, PD	43306	4330	5,152.27
				APRIL 2026 - TRANSIT HUB JANITORIAL	43306	4330	1,320.00
Check MAIN 4075(A) Total for Fund 101 General Fund							7,192.27
Total For Dept: 4330							7,192.27
<b>Dept: 4550 Library</b>							
04/13/2026	MAIN	4062(A)	DEMCO INC.	BOOK JACKETS & TAPE	42218	4550	213.05
04/13/2026	MAIN	4064(A)	EBSCO ACCOUNTS RECEIVABLE	LIBRARY MATERIALS- LIBRARY JOURNAL	44431	4550	443.70
				LIBRARY MATERIALS PERIODICALS	44431	4550	(70.00)
Check MAIN 4064(A) Total for Fund 101 General Fund							373.70
04/13/2026	MAIN	4067(A)*#	INNOVATIVE OFFICE SOLUTIONS, LLC	COLD CUPS	42218	4550	16.07
				COLD CUPS	42218	4550	16.07
				BROOM	42218	4550	37.23
				RECEIPT PAPER,PENS,SIGN HOLDERS	42218	4550	71.27
				COMPOST BAG LINERS	43389	4550	79.43
Check MAIN 4067(A) Total for Fund 101 General Fund							220.07
04/13/2026	MAIN	4070(A)	KANOPY	LIBRARY MATERIALS	44431	4550	552.00
Total For Dept: 4550							1,358.82
Total For Fund: 101							368,452.34

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/13/2026 - 04/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 290 EDA</b>							
<b>Dept: 5100 EDA General Operating</b>							
04/13/2026	MAIN	4069(A)	JOHN, EMERY A.	MILEAGE - RETHOS RETREAT, CAPITAL DAYS	43331	5100	131.52
Total For Dept: 5100							<u>131.52</u>
Total For Fund: 290							<u>131.52</u>
<b>Fund: 292 EDA INVESTMENT FUND</b>							
<b>Dept: 5110 EDA - OPPORTUNITY #1</b>							
04/13/2026	MAIN	4074(A)	NORTHFIELD ARTS GUILD	FEASIBILITY PLAN 2026 - 1 OF 2 PAYMENTS	44917	5110	12,500.00
Total For Dept: 5110							<u>12,500.00</u>
Total For Fund: 292							<u>12,500.00</u>
<b>Fund: 295 HRA</b>							
<b>Dept: 5220 HRA LMI Housing</b>							
04/13/2026	MAIN	4058(A)	BUBSER, JULIE A	ENERGY EFFICIENCY REBATE 2026	43309	5220	1,000.00
04/13/2026	MAIN	4073(A)	NANCY SPARBY	ENERGY EFFICIENCY REBATE 2026	43309	5220	1,200.00
04/13/2026	MAIN	4078(A)	THREE RIVERS COMMUNITY ACTION, INC	FEB 2026 SERVICES	43309	5220	5,631.55
Total For Dept: 5220							<u>7,831.55</u>
Total For Fund: 295							<u>7,831.55</u>
<b>Fund: 451 Park Fund</b>							
<b>Dept: 4520 General Parks</b>							
04/13/2026	MAIN	4057(A)*#	BOLTON & MENK, INC.	RIVERSIDE PARK IMPROVEMENTS PROF SVC 1/3	45520	4520	1,592.50
Total For Dept: 4520							<u>1,592.50</u>
Total For Fund: 451							<u>1,592.50</u>
<b>Fund: 601 Water Fund</b>							
<b>Dept: 6000 Water</b>							
04/13/2026	MAIN	4057(A)*#	BOLTON & MENK, INC.	DRINKING WATER STUDY - 2/14-3/13	45520	6000	36,485.50
				WATER COMPREHENSIVE PLAN - 2/14-3/13	43300	6000	1,065.00
				WELLHEAD PROTECTION PLAN FEB 2026	43300	6000	2,068.00
Check MAIN 4057(A) Total for Fund 601 Water Fund							<u>39,618.50</u>
04/13/2026	MAIN	4067(A)*#	INNOVATIVE OFFICE SOLUTIONS, LLC	CONFERENCE ROOM CHAIRS	45570	6000	7,284.84
04/13/2026	MAIN	4075(A)*#	SERVICE MASTER BY AYOTTE	APRIL 2026 - JANITORIAL WATER DEPT	42218	6000	324.45
Total For Dept: 6000							<u>47,227.79</u>
Total For Fund: 601							<u>47,227.79</u>
<b>Fund: 602 Sewer Fund</b>							
<b>Dept: 6100 Wastewater</b>							
04/13/2026	MAIN	4057(A)*#	BOLTON & MENK, INC.	COMP SANITARY SEWER PLAN FEB 2026	43300	6100	1,930.00
				WWTP IMPROVEMENTS PROJECT FEB 2026	45520	6100	870.00
Check MAIN 4057(A) Total for Fund 602 Sewer Fund							<u>2,800.00</u>
Total For Dept: 6100							<u>2,800.00</u>

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/13/2026 - 04/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 602 Sewer Fund</b>							
Total For Fund: 602							2,800.00
<b>Fund: 604 Storm Water Drainage</b>							
<b>Dept: 6300 Storm Water Drainage</b>							
04/13/2026	MAIN	4068(A)	JAMES MCDERMOTT	STEEL TOE BOOTS	41115	6300	195.99
04/13/2026	MAIN	4072(A)	MACQUEEN EQUIPMENT	SWEEPER GUTTER BROOM PARTS/REPAIRS	42222	6300	462.40
Total For Dept: 6300							<u>658.39</u>
Total For Fund: 604							<u>658.39</u>
<b>Fund: 609 Liquor Store</b>							
<b>Dept: 6410 Liquor Store - Operations</b>							
04/13/2026	MAIN	4059(A)	BY ALL MEANS	ENT GUIDE LIQUOR APRIL 26	43342	6410	125.00
04/13/2026	MAIN	4075(A)*#	SERVICE MASTER BY AYOTTE	JANITORIAL LIQ APRIL 26	43306	6410	598.06
Total For Dept: 6410							<u>723.06</u>
Total For Fund: 609							<u>723.06</u>
<b>Fund: 701 Information Tech</b>							
<b>Dept: 4140 Information Technology</b>							
04/13/2026	MAIN	4077(A)	THE SPYGLASS GROUP LLC	COST REDUCTION CONSULTING FEE-METRONET	43320	4140	666.48
Total For Dept: 4140							<u>666.48</u>
Total For Fund: 701							<u>666.48</u>
Report Total:							<u>442,583.63</u>

'\*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 101 General Fund</b>							
<b>Dept: 0000 Revenue</b>							
04/22/2026	MAIN	140733	FIDELITY SECURITY LIFE	Remittance	22137	0000	458.26
04/22/2026	MAIN	140734	LAW ENFORCEMENT LABOR SERVICES	Remittance	22160	0000	1,533.00
04/22/2026	MAIN	140735	MADISON NATIONAL LIFE	Remittance	22132	0000	1,047.02
04/24/2026	MAIN	140754	BROTHER BUILT, LLC	PDSC26-0001 DRIVEWAY/SIDEWALK PERMIT RES	34301	0000	100.00
04/24/2026	MAIN	140773	EHLERS & ASSOCIATES	TIF26-0003 - 00000002	22205	0000	783.75
				TIF26-0004 - 00000003	22205	0000	1,400.00
		Check MAIN 140773	Total for Fund 101 General Fund				2,183.75
04/22/2026	MAIN	4090(E)	GUARDIAN DENTAL	Remittance	22136	0000	3,621.58
				Remittance	22136	0000	2,385.76
		Check MAIN 4090(E)	Total for Fund 101 General Fund				6,007.34
04/22/2026	MAIN	4091(E)	MINNESOTA LIFE INSURANCE COMPANY	Remittance	22130	0000	856.00
				Remittance	22130	0000	16.00
				Remittance	22130	0000	1,061.78
		Check MAIN 4091(E)	Total for Fund 101 General Fund				1,933.78
Total For Dept: 0000							13,263.15
<b>Dept: 4100 Mayor &amp; City Council</b>							
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	EVENT SNACKS	42218	4100	157.38
Total For Dept: 4100							157.38
<b>Dept: 4110 Administration</b>							
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	MARTIG LMC CONF REG	43333	4110	525.00
				MARTIG CONF HOTEL	43331	4110	408.02
		Check MAIN 140763	Total for Fund 101 General Fund				933.02
04/24/2026	MAIN	140802#	LEAGUE OF MN CITIES	KNUTELSKI PSHRA-MN PUBLIC HR CONFERENCE	43333	4110	175.00
04/24/2026	MAIN	140814	NFLD ROTARY CLUB	MARTIG ROTARY 2026 QUARTERLY MEMBERSHIP	44463	4110	240.00
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4110	116.79
Total For Dept: 4110							1,464.81
<b>Dept: 4120 City Clerk</b>							
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4120	76.78
Total For Dept: 4120							76.78
<b>Dept: 4130 Finance</b>							
04/24/2026	MAIN	140771	DAKOTA CO PROPERTY, TAXATION & REC 2026 SPECIAL ASSESSMENT MAINTENANCE (44)		43300	4130	289.00
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43300	4130	38.39
Total For Dept: 4130							327.39
<b>Dept: 4150 Human Resources</b>							
04/24/2026	MAIN	140802#	LEAGUE OF MN CITIES	KARIM PSHRA-MN PUBLIC HR CONFERENCE	43333	4150	175.00
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43300	4150	115.17

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<b>Fund: 101 General Fund</b>							
<b>Dept: 4150 Human Resources</b>							
Total For Dept: 4150							290.17
<b>Dept: 4160 Community Development</b>							
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	BATTERIES/STICKY NOTES	42218	4160	21.28
				MARCH 2026 PREPAID PURCHASES CREDIT	44463	4160	(91.57)
Check MAIN 140763 Total for Fund 101 General Fund							(70.29)
04/24/2026	MAIN	140851**	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4160	230.34
Total For Dept: 4160							160.05
<b>Dept: 4170 Planning</b>							
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	LDC OPEN HOUSE	42218	4170	16.28
Total For Dept: 4170							16.28
<b>Dept: 4190 City Hall Operations</b>							
04/24/2026	MAIN	140769**	CSG DIRTWORKS	SPRING CLEAN-UP CITY OF NORTHFIELD	42221	4190	631.89
04/24/2026	MAIN	140778#	GERLACH SNOW REMOVAL LAWN & LANDSC PLOW, CLEAR AND SALT WALKS AND LOTS AT C		42221	4190	686.00
04/24/2026	MAIN	140783**	GUTH ELECTRIC, INC	CITY HALL HR OFFICE- TIED ALL LIGHTS IN	42220	4190	160.44
04/24/2026	MAIN	140798	KIRK ACOUSTICS INC	ACOUSTICAL CEILING REPAIRS IN CITY HALL	42220	4190	1,600.00
04/24/2026	MAIN	140808**	MENARD'S -DUNDAS	DISC SANDER, TAPING KNIFE, PAIL, SPONGE,	42220	4190	101.86
04/24/2026	MAIN	140817**	NORTHFIELD ACE HARDWARE	PAINT	42220	4190	132.35
04/24/2026	MAIN	140828	QUADIANT FINANCE USA, INC	POSTAGE METER MACHINE FUNDING REFILL 3/2	42222	4190	2,000.00
04/24/2026	MAIN	140847**	TOSHIBA FINANCIAL SERVICES	APRIL RENT/OVGS NONE FINANCE 19661	43352	4190	98.14
				MAY RENT/OVGS 0 NONE HR/COMM 22440	43352	4190	106.94
				MAY RENT/OVGS MARCH CITY HALL COPY ROOM	43352	4190	341.94
				MAY RENT/OVGS MARCH COMM DEV 87348	43352	4190	172.77
				MAY RENT/OVGS MARCH ENGINEER 86049	43352	4190	245.27
				MAY RENT/OVGS MARCH ADMIN 87078	43352	4190	221.55
Check MAIN 140847 Total for Fund 101 General Fund							1,186.61
Total For Dept: 4190							6,499.15
<b>Dept: 4200 Police Administration</b>							
04/24/2026	MAIN	140740**	AMAZON CAPITAL SERVICES	ANTIBIOTIC OINTMENT, BINDER CLIPS	42218	4200	20.50
				DESK ORGANIZERS	42218	4200	56.40
Check MAIN 140740 Total for Fund 101 General Fund							76.90
04/24/2026	MAIN	140758**	CENTRAL FARM SERVICE	PD FUEL MAR 2026	42212	4200	4,246.74
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	BCA TRNG-TRUST & LEGITIMACY	43332	4200	375.00
				EARPHONES	41115	4200	53.28
				MOCIC 2026	44463	4200	50.00
				FAIRFIELD HAAS SNOW STORM	43331	4200	98.23
				POST LIC FAHNING	44463	4200	91.94
				VISTAPRINT CARDS MURPHY	42218	4200	30.04
				CUB CAKE ORTIZ	42218	4200	45.99
				BCA TRNG	43332	4200	300.00

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<b>Fund: 101 General Fund</b>							
<b>Dept: 4200 Police Administration</b>							
Check MAIN 140763 Total for Fund 101 General Fund							1,044.48
04/24/2026	MAIN	140769*#	CSG DIRTWORKS	SPRING CLEAN-UP CITY OF NORTHFIELD	42221	4200	631.89
04/24/2026	MAIN	140770	CUMMINS SALES & SERVICE	ESTIMATE TO PERFORM COOLANT DRAIN & FLUS	42220	4200	2,124.42
04/24/2026	MAIN	140791	INDIGITAL INC	RECORDS SCANNING	42218	4200	1,502.66
				RECORDS SCANNING	42218	4200	801.68
				RECORDS SCANNING	42218	4200	693.89
				RECORDS SCANNING	42218	4200	3,597.05
Check MAIN 140791 Total for Fund 101 General Fund							6,595.28
04/24/2026	MAIN	140799	LANGUAGE LINE SERVICES	PD TRANSLATION MAR 2026	43300	4200	77.18
04/24/2026	MAIN	140801	LE-AST SERVICES COUNSELING	MAR MONTHLY FEE	43300	4200	180.00
04/24/2026	MAIN	140832	RICE/STEELE 911 CENTER	TOKEN TORRES	44413	4200	15.00
04/24/2026	MAIN	140844	THOMSON REUTERS - WEST	CLEAR PROFLEX MAR 2026	43300	4200	314.00
04/24/2026	MAIN	140847*#	TOSHIBA FINANCIAL SERVICES	MAY RENT/OVGS MARCH POLICE 84218	44412	4200	216.89
				MAY RENT/OVGS MARCH POLICE 96055	44412	4200	161.84
Check MAIN 140847 Total for Fund 101 General Fund							378.73
04/24/2026	MAIN	140852*#	WATER SYSTEMS COMPANY	PD WATER QTY 5	42218	4200	43.75
				PD WATER COOLER RENTAL APR 2026	42218	4200	17.90
Check MAIN 140852 Total for Fund 101 General Fund							61.65
Total For Dept: 4200							15,746.27
<b>Dept: 4240 Building Inspection</b>							
04/24/2026	MAIN	140758*#	CENTRAL FARM SERVICE	March Fuel B&I	42212	4240	78.20
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	MARKERS/PENS	42218	4240	31.97
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4240	275.21
Total For Dept: 4240							385.38
<b>Dept: 4300 Engineering</b>							
04/24/2026	MAIN	140758*#	CENTRAL FARM SERVICE	MARCH FUEL CHARGES ENGINEERING	42212	4300	53.28
04/24/2026	MAIN	140759	CES IMAGING	PLOTTER MONTHLY AGREEMENT/FEE/SVC/USAGE	42222	4300	295.72
04/24/2026	MAIN	140847*#	TOSHIBA FINANCIAL SERVICES	APRIL RENT/OVGS NONE STREETS/PARKS 81439	42218	4300	74.50
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4300	272.02
Total For Dept: 4300							695.52
<b>Dept: 4310 Streets</b>							
04/24/2026	MAIN	140783*#	GUTH ELECTRIC, INC	DOWNTOWN ELECTRICAL REPAIR	43315	4310	744.89
04/24/2026	MAIN	140807	MALECHA TRANSPORT	SANDBLAST GARBAGE CAN LIDS DOWNTOWN	43315	4310	720.00
04/24/2026	MAIN	140809*#	MIDWEST MACHINERY CO.	FILTER ELEMENT FOR TRACTOR	42222	4310	35.62
04/24/2026	MAIN	140819	NUSS TRUCK & EQUIPMENT	PLOW TRUCK - FILTERS WO#5293 #8940	42222	4310	160.67

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 101 General Fund</b>							
<b>Dept: 4310 Streets</b>							
04/24/2026	MAIN	140836*#	SCHILLING SUPPLY COMPANY	CLEANING WIPES	42218	4310	390.64
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4310	542.35
04/24/2026	MAIN	140862	THIELE TRUCKING, LLC	SNOW REMOVAL	43315	4310	7,560.00
Total For Dept: 4310							<u>10,154.17</u>
<b>Dept: 4320 Street Lighting</b>							
04/24/2026	MAIN	140855	XCEL ENERGY	905 CANNON VALLEY DR. SIGNAL	43381	4320	15.20
04/24/2026	MAIN	140856	XCEL ENERGY	411 JEFFERSON PKWY LIGHTING	43381	4320	234.01
04/24/2026	MAIN	140859	XCEL ENERGY	MAR 2026 - 303 POPLAR ST. LIGHTING	43381	4320	53.57
Total For Dept: 4320							<u>302.78</u>
<b>Dept: 4330 Facilities</b>							
04/24/2026	MAIN	140746	BAUER BUILT TIRE & SERVICE	TIRES FOR FACILITIES VAN WO#5290 #4075	42222	4330	867.60
04/24/2026	MAIN	140778#	GERLACH SNOW REMOVAL LAWN & LANDSC	PLOW, CLEAR AND SALT WALKS AND LOTS AT T	42221	4330	2,295.65
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4330	76.78
Total For Dept: 4330							<u>3,240.03</u>
<b>Dept: 4510 Ice Arena</b>							
04/24/2026	MAIN	140761*#	CINTAS	ICE ARENA MATS	42211	4510	18.00
				ICE ARENA MATS	42211	4510	18.00
		Check MAIN 140761	Total for Fund 101 General Fund				<u>36.00</u>
04/24/2026	MAIN	140762*#	CINTAS CORPORATION	FIRST AID CHECK & RESTOCK-ICE ARENA	42218	4510	34.40
04/24/2026	MAIN	140777	GARTNER REFRIGERATION INC	SHUT DOWN SYSTEM FOR SPRING -ICE ARENA	42220	4510	543.00
04/24/2026	MAIN	140788	HOWIES HOCKEY TAPE	DIAMOND DRESSER- ICE ARENA	42222	4510	210.30
04/24/2026	MAIN	140843	THE RINK LLC	MAY 2026 RENT - ICE ARENA	43300	4510	10,000.00
Total For Dept: 4510							<u>10,823.70</u>
<b>Dept: 4520 General Parks</b>							
04/24/2026	MAIN	140755	BRUCE DAVID JACOBSON	2027 PARK IMPROVEMENTS - SIBLEY SWALE &	43300	4520	2,625.00
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	PRAIRIE MOON NURSERY HAUBERG WOODS SEED	43313	4520	399.00
04/24/2026	MAIN	140811*#	MTI DISTRIBUTING CO	MOWER MAINT FOR SUMMER MOWING	42222	4520	1,298.20
				MOWER MAINT -BLADE BELT FILTER	42222	4520	585.83
				WO#5142 #6070 MOWER AC HOSE (CREDIT)	42222	4520	(812.43)
		Check MAIN 140811	Total for Fund 101 General Fund				<u>1,071.60</u>
04/24/2026	MAIN	140812	NAPA AUTO PARTS	MOWER PREP ROCKER SWITCH WO#5299 #1024	42222	4520	31.48
				SPRING PREP MOWER -ALUMINUM EMBLEM WO#52	42222	4520	25.37
		Check MAIN 140812	Total for Fund 101 General Fund				<u>56.85</u>
04/24/2026	MAIN	140860	XCEL ENERGY	MAR 2026 - BABCOCK PARK GAS	43380	4520	97.33
Total For Dept: 4520							<u>4,249.78</u>

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 101 General Fund</b>							
<b>Dept: 4540 Outdoor Pool</b>							
04/24/2026	MAIN	140741	AQUA LOGIC INC.	TAKEOFF ON REPLUMBING PUMP DISCHARGE	42220	4540	5,941.22
Total For Dept: 4540							5,941.22
<b>Dept: 4545 Recreation Administration</b>							
04/24/2026	MAIN	140851**	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4545	76.78
Total For Dept: 4545							76.78
<b>Dept: 4550 Library</b>							
04/24/2026	MAIN	140738	ALBERT LEA PUBLIC LIBRARY	LIBRARY MATERIALS LOST ILL	44431	4550	17.99
04/24/2026	MAIN	140748	BIERMAN'S HOME FURNISHINGS	MDE GRANT- FLOORING CARPET TILES	45520 42220	4550	16,430.62 671.60
Check MAIN 140748 Total for Fund 101 General Fund							17,102.22
04/24/2026	MAIN	140749**	BLACKSTONE PUBLISHING	LIBRARY MATERIALS	44431	4550	116.82
04/24/2026	MAIN	140761**	CINTAS	RUG RENTAL	42220	4550	16.93
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	LIBRARY MATERIALS GN AND MEDIA	44431	4550	571.29
				HEADPHONES	42218	4550	67.70
				PASSPORT SHIPPING	43321	4550	362.85
				LIBRARY MATERIALS YA	44431	4550	11.67
				LIBRARY MATERIALS YA	44431	4550	30.47
				LIBRARY MATERIALS PERIODICALS	44431	4550	34.00
				LIBRARY MATERIALS	44431	4550	21.59
				NOTARY BOOK & STAMP, MIRROR, SELFIE LIGH	42218	4550	136.35
				FLIGHT TO ALA CONFERENCE	43331	4550	587.96
				ALA CONFERENCE REGISTRATION	43333	4550	275.00
Check MAIN 140763 Total for Fund 101 General Fund							2,098.88
04/24/2026	MAIN	140767	CREATIVEBUG	LIBRARY MATERIALS CREATIVEBUG ONLINE	44431	4550	1,030.00
04/24/2026	MAIN	140768	CSG DIRTWORKS	BUILDING MAINTENANCE STEP REPAIR	42220	4550	3,550.00
04/24/2026	MAIN	140769**	CSG DIRTWORKS	SPRING CLEAN-UP CITY OF NORTHFIELD	42221	4550	631.89
04/24/2026	MAIN	140778#	GERLACH SNOW REMOVAL LAWN & LANDSC	PLOW, CLEAR AND SALT WALKS AND LOTS AT L	42221	4550	2,431.50
04/24/2026	MAIN	140793**	INGRAM LIBRARY SERVICES	LIBRARY MATERIALS	44431	4550	421.06
				BOOK COVERS	42218	4550	6.60
				LIBRARY MATERIALS	44431	4550	163.87
				BOOK COVERS	42218	4550	9.90
				SHIPPING	43321	4550	6.00
				LIBRARY MATERIALS	44431	4550	160.72
				BOOK COVERS	42218	4550	9.90
				LIBRARY MATERIALS	44431	4550	156.52
				BOOK COVERS	42218	4550	4.40
				SHIPPING	43321	4550	6.00
				LIBRARY MATERIALS	44431	4550	113.95
				BOOK COVERS	42218	4550	7.70
				SHIPPING	43321	4550	6.00
				LIBRARY MATERIALS	44431	4550	17.97
				LIBRARY MATERIALS	44431	4550	131.05

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount	
<b>Fund: 101 General Fund</b>								
<b>Dept: 4550 Library</b>								
				BOOK COVERS	42218	4550	11.00	
				LIBRARY MATERIALS	44431	4550	142.00	
				BOOK COVERS	42218	4550	1.10	
				BOOK COVERS	42218	4550	28.60	
				LIBRARY MATERIALS	44431	4550	395.19	
				LIBRARY MATERIALS	44431	4550	401.97	
				BOOK COVERS	42218	4550	14.30	
				LIBRARY MATERIALS	44431	4550	54.86	
				BOOK COVERS	42218	4550	5.50	
				LIBRARY MATERIALS DAMAGED ITEM	44431	4550	(26.99)	
				LIBRARY MATERIALS DAMAGED ITEM	44431	4550	(22.80)	
				LIBRARY MATERIALS CREDIT	44431	4550	(1.49)	
			Check MAIN 140793 Total for Fund 101 General Fund					2,224.88
04/24/2026	MAIN	140797	KEITH PUMPER PLUMBING & HEATING	REPLACE WATER FOUNTAIN	42220	4550	2,552.00	
04/24/2026	MAIN	140817**	NORTHFIELD ACE HARDWARE	PAINT	42220	4550	227.94	
04/24/2026	MAIN	140820	OWATONNA PUBLIC LIBRARY	LIBRARY MATERIALS LOST ILL	44431	4550	11.95	
04/24/2026	MAIN	140838	SELCO	ILS PACKAGE	43307	4550	2,468.63	
04/24/2026	MAIN	140847**	TOSHIBA FINANCIAL SERVICES	MAY RENT/OVGS MARCH LIBRARY NCRC OASIS 5	43352	4550	138.37	
				MAY RENT/OVGS MARCH LIBRARY 84483	43352	4550	202.59	
				MAY RENT/OVGS MARCH LIBRARY 61251	43352	4550	195.95	
			Check MAIN 140847 Total for Fund 101 General Fund					536.91
04/24/2026	MAIN	140851**	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	4550	367.15	
				03/11/26 - 04/10/26 CELL PHONES	43320	4550	40.01	
			Check MAIN 140851 Total for Fund 101 General Fund					407.16
Total For Dept: 4550							35,425.70	
Total For Fund: 101							109,296.49	
<b>Fund: 211 NCRC</b>								
<b>Dept: 4580 NCRC</b>								
04/24/2026	MAIN	140769**	CSG DIRTWORKS	SPRING CLEAN-UP CITY OF NORTHFIELD	42221	4580	631.89	
04/24/2026	MAIN	140779**	GRAINGER	CIGARETTE RECEPTABLE AT FIFTY NORTH	42220	4580	120.96	
				JAMB BOX SURFACE MOUNT, BATHROOM HOOK, C	42220	4580	222.61	
			Check MAIN 140779 Total for Fund 211 NCRC					343.57
04/24/2026	MAIN	140783**	GUTH ELECTRIC, INC	NCRC REPLACED A 2X4 LIGHT	42220	4580	76.00	
04/24/2026	MAIN	140786**	HILLYARD / HUTCHINSON	ROLL TOWELS	42211	4580	316.80	
04/24/2026	MAIN	140794	JAY GROSSMAN	MARCH 2026 - DAILY CLEANING	43306	4580	1,200.00	
04/24/2026	MAIN	140808**	MENARD'S -DUNDAS	ADLER 1H 4" LAV, SILICONE LUBE & FAUCET	42220	4580	101.26	
04/24/2026	MAIN	140836**	SCHILLING SUPPLY COMPANY	DISINFECTANT WIPES, TRASHLINERS, BATH TI	42211	4580	237.26	
				CLOROX WIPES, URINE AND STAIN REMOVE AND	42211	4580	197.30	
				CLOROX WIPES, CAN LINERS, TOLIET PAPER A	42211	4580	335.04	
			Check MAIN 140836 Total for Fund 211 NCRC					769.60

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<b>Fund: 211 NCRC</b>							
<b>Dept: 4580 NCRC</b>							
04/24/2026	MAIN	140848	TWIN CITY HARDWARE	ADJUST DOORS & AUTO OPERATORS- SPRING HI	42220	4580	825.00
Total For Dept: 4580							<u>4,264.12</u>
Total For Fund: 211							<u>4,264.12</u>
<b>Fund: 215 Motor Vehicle Fund</b>							
<b>Dept: 5600 Motor Vehicle</b>							
04/24/2026	MAIN	140740*#	AMAZON CAPITAL SERVICES	ISOPROPYL ALCOHOL WIPES	42218	5600	119.96
04/24/2026	MAIN	140847*#	TOSHIBA FINANCIAL SERVICES	APRIL RENT/OVGS NONE DMV 82213	43352	5600	113.89
Total For Dept: 5600							<u>233.85</u>
Total For Fund: 215							<u>233.85</u>
<b>Fund: 240 Library Gift Fund</b>							
<b>Dept: 4900 Other Financing Uses</b>							
04/24/2026	MAIN	140749*#	BLACKSTONE PUBLISHING	FFNPL COLLECTIONS	43309	4900	34.94
04/24/2026	MAIN	140757	CENGAGE LEARNING INC	FFNPL GIFTS COLLECTIONS	43309	4900	31.15
				FFNPL GIFTS COLLECTIONS	43309	4900	92.63
				FFNPL GIFTS COLLECTIONS	43309	4900	98.37
				FFNPL GIFTS COLLECTIONS	43309	4900	31.15
Check MAIN 140757 Total for Fund 240 Library Gift Fund							<u>253.30</u>
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	FFNPL VOLUNTEER APPRECIATION BOWLS, BAGS	43309	4900	294.69
				NFLD SHARES GRANT-DOUBLE SIDED ART BOARD	43309	4900	277.19
				FFNPL JUV-BLOCKS,PAINT,POOL NOODLES	43309	4900	100.37
				FFNPL JUV-CANDY DOME HOLDERS,TUBES,LIGHT	43309	4900	127.34
				GIFTS PROGS.-ACTIVITY BOOKS, PRETZELS	43309	4900	66.20
				FFNPL OUTREACH-USB ADAPTER	43309	4900	11.60
Check MAIN 140763 Total for Fund 240 Library Gift Fund							<u>877.39</u>
04/24/2026	MAIN	140775	ERDENECHIMEG HALTARHUU	FFNPL GIFTS - JUV CIRCUS MANDUHAI	43309	4900	287.00
				FFNPL GIFTS- ADULT CIRCUS MANDUHAI	43309	4900	288.00
Check MAIN 140775 Total for Fund 240 Library Gift Fund							<u>575.00</u>
04/24/2026	MAIN	140793*#	INGRAM LIBRARY SERVICES	GIFTS-AUTOMATICALLY YOURS	44431	4900	18.00
				FFNPL COLLECTIONS	43309	4900	127.82
				FFNPL GIFTS COLLECTIONS	43309	4900	36.59
				GIFTS- AUTOMATICALLY YOURS	44431	4900	63.83
				GIFTS- AUTOMATICALLY YOURS	44431	4900	86.24
				FFNPL COLLECTIONS	43309	4900	30.35
				FFNPL COLLECTIONS	43309	4900	19.20
				GIFTS-AUTOMATICALLY YOURS	44431	4900	103.04
				FFNPL COLLECTIONS	43309	4900	19.20
				GIFTS-AUTOMATICALLY YOURS	44431	4900	49.28
Check MAIN 140793 Total for Fund 240 Library Gift Fund							<u>553.55</u>
04/24/2026	MAIN	140813	NATALIE DRAPER	PLA HOTEL & MILEAGE	43309	4900	457.53
04/24/2026	MAIN	140846	TORRES CAMARGO, NATALIA	PLA MILEAGE, PARKING, MEALS	43309	4900	264.59
Total For Dept: 4900							<u>3,016.30</u>

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<b>Fund: 240 Library Gift Fund</b>							
Total For Fund: 240							3,016.30
<b>Fund: 242 Scriver Memorial Fund</b>							
<b>Dept: 4900 Other Financing Uses</b>							
04/24/2026	MAIN	140793*#	INGRAM LIBRARY SERVICES	GIFTS- SCRIVER	44431	4900	14.97
				GIFTS- SCRIVER	44431	4900	19.60
				GIFTS- SCRIVER	44431	4900	17.92
				GIFTS- SCRIVER	44431	4900	28.00
Check MAIN 140793 Total for Fund 242 Scriver Memorial Fund							80.49
Total For Dept: 4900							80.49
Total For Fund: 242							80.49
<b>Fund: 244 Myrtle Houston Trust</b>							
<b>Dept: 4900 Other Financing Uses</b>							
04/24/2026	MAIN	140736	A TOUCH OF MAGIC INC.	GIFTS HOUSTON MAGIC SHOW MIXED NUTS	44432	4900	799.00
Total For Dept: 4900							799.00
Total For Fund: 244							799.00
<b>Fund: 245 C.C.Cloherly Endowment</b>							
<b>Dept: 4900 Other Financing Uses</b>							
04/24/2026	MAIN	140793*#	INGRAM LIBRARY SERVICES	GIFTS - CLOHERTY	44431	4900	41.92
				GIFTS- CLOHERTY	44431	4900	52.40
Check MAIN 140793 Total for Fund 245 C.C.Cloherly Endowment							94.32
Total For Dept: 4900							94.32
Total For Fund: 245							94.32
<b>Fund: 246 Arts and Culture</b>							
<b>Dept: 4900 Other Financing Uses</b>							
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	% FOR ARTS- REPLACEMENT BANNER	43309	4900	483.60
Total For Dept: 4900							483.60
Total For Fund: 246							483.60
<b>Fund: 257 Carbon Reduction Fund</b>							
<b>Dept: 4590 Carbon Reduction</b>							
04/24/2026	MAIN	140753	BREANNA WHEELER	HAUBERG WOODS PILOT PROJECT CONTRACT- NA	43309	4590	1,020.00
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43300	4590	38.39
Total For Dept: 4590							1,058.39
Total For Fund: 257							1,058.39
<b>Fund: 290 EDA</b>							
<b>Dept: 5100 EDA General Operating</b>							
04/24/2026	MAIN	140739	ALDANA PAINTING LLC	2026 EDA MICRO GRANT	44916	5100	5,000.00
Total For Dept: 5100							5,000.00
Total For Fund: 290							5,000.00

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 292 EDA INVESTMENT FUND</b>							
<b>Dept: 5110 EDA - OPPORTUNITY #1</b>							
04/24/2026	MAIN	140800	LATINO ECONOMIC DEVELOPMENT CENTER 2026	LEDC Immediate relief/emergency gra	44916	5110	100,000.00
Total For Dept: 5110							100,000.00
Total For Fund: 292							100,000.00
<b>Fund: 295 HRA</b>							
<b>Dept: 5200 HRA General Operating</b>							
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	AKRIVIS-COMMERCIAL APPRAISAL	43300	5200	1,875.00
04/24/2026	MAIN	140810	MN NAHRO	MN NAHRO MEMBERSHIP 2026-MH	44463	5200	425.00
Total For Dept: 5200							2,300.00
<b>Dept: 5210 HRA Rental Projects</b>							
04/24/2026	MAIN	140776	FARGAZE TOWNHOME ASSOCIATION	2026 MAY HOA FEE	44464	5210	380.00
04/24/2026	MAIN	140830	RICE COUNTY PROPERTY TAXES	2026 PAYMENT IN LIEU OF TAXES	44464	5210	330.00
Total For Dept: 5210							710.00
<b>Dept: 5220 HRA LMI Housing</b>							
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	PODS STORAGE	43309	5220	116.84
04/24/2026	MAIN	140781	GREAT GREEN ROOM, LLC	ENERGY EFFICIENCY REBATE- COMMERCIAL - P	43309	5220	2,500.00
Total For Dept: 5220							2,616.84
Total For Fund: 295							5,626.84
<b>Fund: 296 LOCAL HOUSING TRUST FUND</b>							
<b>Dept: 5230 HRA LOCAL HOUSING TRUST FUND</b>							
04/24/2026	MAIN	140766	COMMUNITY ACTION CENTER OF NORTHFI	Support for CAC 2026 Rental Assistance	43309	5230	50,000.00
04/24/2026	MAIN	140818	NORTHFIELD UNION OF YOUTH	wallflower House Rent	43309	5230	15,000.00
				wallflower Project Support	43309	5230	20,000.00
Check MAIN 140818 Total for Fund 296 LOCAL HOUSING TRUST FUND							35,000.00
Total For Dept: 5230							85,000.00
Total For Fund: 296							85,000.00
<b>Fund: 427 2026 CAPITAL PROJECTS</b>							
<b>Dept: 4800 Other Services</b>							
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	NPDES PERMIT SERVICE FEE	45520	4800	8.60
				NPDES PERMIT	45520	4800	400.00
Check MAIN 140763 Total for Fund 427 2026 CAPITAL PROJECTS							408.60
04/24/2026	MAIN	140789*#	ICON, LLC	PAY #1 SPRING CREEK RD/MTST PROF SVCS TO	45520	4800	11,210.00
Total For Dept: 4800							11,618.60
Total For Fund: 427							11,618.60
<b>Fund: 455 Veh/Equip Replacement</b>							
<b>Dept: 4800 Other Services</b>							
04/24/2026	MAIN	140811*#	MTI DISTRIBUTING CO	TORO 4100D MOWER	45520	4800	80,131.24

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<b>Fund: 455 Veh/Equip Replacement</b>							
<b>Dept: 4800 Other Services</b>							
04/24/2026	MAIN	140816	NORTHERN SAFETY TECHNOLOGY, INC.	STROBE LIGHTS FOR NEW MOWER WO#5299 #102	45520	4800	457.89
Total For Dept: 4800							80,589.13
Total For Fund: 455							80,589.13
<b>Fund: 459 ICE ARENA CONSTRUCTION</b>							
<b>Dept: 4800 Other Services</b>							
04/24/2026	MAIN	140786*#	HILLYARD / HUTCHINSON	TRIDENT PRO WET AND TRIDENT B16 SLA-NEW PAD 16 IN BUFF RED 5CS -NEW ICE ARENA KIT LINATEX SQUEEGE & PREASSEMBLY SOLUT	45520	4800	20,916.98
					45520	4800	21.14
					45520	4800	102.92
Check MAIN 140786 Total for Fund 459 ICE ARENA CONSTRUCTION							21,041.04
04/24/2026	MAIN	140808*#	MENARD'S -DUNDAS	SAFETY VESTS & RAT TRAPS SAFETY VESTS/HARDHATS	45520	4800	371.59
					45520	4800	51.92
Check MAIN 140808 Total for Fund 459 ICE ARENA CONSTRUCTION							423.51
04/24/2026	MAIN	140833	RJM CONSTRUCTION	PAY#13 M40 NEW ICE ARENA PROF SVCS 3/1-3	45520	4800	805,647.90
Total For Dept: 4800							827,112.45
Total For Fund: 459							827,112.45
<b>Fund: 465 WATER &amp; 5TH ST REDEVELOPMENT</b>							
<b>Dept: 4800 Other Services</b>							
04/24/2026	MAIN	140857	XCEL ENERGY	411 1/2 WATER ST. #1 - ELECTRIC	43381	4800	13.44
04/24/2026	MAIN	140858	XCEL ENERGY	411 1/2 WATER ST. #2 - ELECTRIC	43381	4800	14.59
Total For Dept: 4800							28.03
Total For Fund: 465							28.03
<b>Fund: 475 Capital Reserve Fund</b>							
<b>Dept: 0000 Revenue</b>							
04/24/2026	MAIN	140842	SUMAC PROPERTIES LLC	FINAL REMAINING ESCROW KRAEWOOD DEVELOPM	22205	0000	64,816.48
Total For Dept: 0000							64,816.48
Total For Fund: 475							64,816.48
<b>Fund: 601 Water Fund</b>							
<b>Dept: 0000 Revenue</b>							
04/24/2026	MAIN	140742*	ARMANDO ZUBIA	195-WA PENALTY	22000	0000	1.67
				195-WA PENALTY	22000	0000	0.76
				A01-RES MAIN WATER	22000	0000	2.41
				A01-RES MAIN WATER	22000	0000	0.83
				MF1-MN DEPT OF HEALTH	22000	0000	2.82
				MF1-MN DEPT OF HEALTH	22000	0000	0.18
				WATER BASE FEE	22000	0000	37.86
				WATER BASE FEE	22000	0000	3.03
Check MAIN 140742 Total for Fund 601 Water Fund							49.56
04/24/2026	MAIN	140764*	COLE & LAINE SKADSEM	A01-RES MAIN WATER	22000	0000	0.01
				MF1-MN DEPT OF HEALTH	22000	0000	0.15
				WATER BASE FEE	22000	0000	1.62

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<b>Fund: 601 Water Fund</b>							
<b>Dept: 0000 Revenue</b>							
		Check MAIN 140764	Total for Fund 601 Water Fund				1.78
04/24/2026	MAIN	140772	DONNA JEAN LARSON	WATER BASE FEE	22000	0000	150.00
04/24/2026	MAIN	140782	GREGORY G COLBY	WATER BASE FEE	22000	0000	220.20
04/24/2026	MAIN	140815	NICHOLAS M DAVIS	WATER BASE FEE	22000	0000	71.00
04/24/2026	MAIN	140834	RK ANDERSON PROPERTIES LLC	WATER BASE FEE	22000	0000	96.04
Total For Dept: 0000							588.58
<b>Dept: 6000 Water</b>							
04/24/2026	MAIN	140737	ADVANCE AUTO PARTS	BATTERIES -WATER TRUCK WO#5298 #3318	42222	6000	337.66
04/24/2026	MAIN	140740*#	AMAZON CAPITAL SERVICES	PHONE CASES	42218	6000	45.50
04/24/2026	MAIN	140744	AT & T MOBILITY	UTILITIES RTK WIFI SVC FEB 26-MARCH 25	43320	6000	34.84
04/24/2026	MAIN	140758*#	CENTRAL FARM SERVICE	MARCH WATER DEPT. FUEL	42212	6000	573.05
04/24/2026	MAIN	140762*#	CINTAS CORPORATION	FIRST AID CABINET RESTOCK	42218	6000	109.20
04/24/2026	MAIN	140763*#	CITY OF NORTHFIELD	BEST WESTERN HOTEL-MN RURAL WATER TRAINI	43331	6000	248.60
				BEST WESTERN HOTEL-MN RURAL WATER TRAINI	43331	6000	248.60
				TRACTOR SUPPLY WELDING METAL	42218	6000	58.51
		Check MAIN 140763	Total for Fund 601 Water Fund				555.71
04/24/2026	MAIN	140784	HAWKINS INC.	CHLORINE TANK CHARGE	42216	6000	150.00
04/24/2026	MAIN	140803	LIFELINE INCORPORATED	AED PROGRAM ANNUAL FEE 2026	42218	6000	100.00
04/24/2026	MAIN	140808*#	MENARD'S -DUNDAS	CONCRETE MIX	42218	6000	55.12
04/24/2026	MAIN	140817*#	NORTHFIELD ACE HARDWARE	GRASS SEED	42218	6000	12.99
				GRINDER ATTACHMENT	42218	6000	25.99
				MILWAUKEE GRINDER	42218	6000	253.98
		Check MAIN 140817	Total for Fund 601 Water Fund				292.96
04/24/2026	MAIN	140822	PARKOS CONSTRUCTION	COMPLETE DRYWALL INSTALL - WATER TREATME	42222	6000	16,500.00
04/24/2026	MAIN	140835	S.M. HENTGES & SONS, INC.	PAY#7 JEFFERSON ST/UTILITY EXTN PROJ PRO	45520	6000	232,530.13
04/24/2026	MAIN	140839	SHORT ELLIOT HENDRICKSON, INC	MARCH NW WATER TOWER DESIGN	45520	6000	21,668.55
04/24/2026	MAIN	140847*#	TOSHIBA FINANCIAL SERVICES	MAY RENT/OVGS 0 NONE WATER 22030	42222	6000	86.41
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	6000	445.55
Total For Dept: 6000							273,484.68
Total For Fund: 601							274,073.26
<b>Fund: 602 Sewer Fund</b>							
<b>Dept: 0000 Revenue</b>							
04/24/2026	MAIN	140742*	ARMANDO ZUBIA	295-SEWER PENALTY	22000	0000	4.10
				295-SEWER PENALTY	22000	0000	2.00
				A01-RES SEWER	22000	0000	5.68
				A01-RES SEWER	22000	0000	2.49

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<b>Fund: 602 Sewer Fund</b>							
<b>Dept: 0000 Revenue</b>							
				SEWER BASE FEE	22000	0000	29.28
				SEWER BASE FEE	22000	0000	2.66
			Check MAIN 140742	Total for Fund 602 Sewer Fund			46.21
04/24/2026	MAIN	140764*	COLE & LAINE SKADSEM	A01-RES SEWER	22000	0000	0.02
				SEWER BASE FEE	22000	0000	1.20
			Check MAIN 140764	Total for Fund 602 Sewer Fund			1.22
Total For Dept: 0000							
<b>Dept: 4700 Debt Service</b>							
04/24/2026	MAIN	140849	US BANK NATIONAL	2010A GO BOND AGENT FEE	43300	4700	625.00
Total For Dept: 4700							
<b>Dept: 6100 Wastewater</b>							
04/24/2026	MAIN	140740**	AMAZON CAPITAL SERVICES	MOWER CHUTE	42222	6100	64.33
				HOLE SAW ATTACHMENT-PILOT BIT & ADAPTER	42218	6100	22.41
				COMPRESSOR COOLANT	42222	6100	243.00
				PRY BAR	42218	6100	104.56
				MOWER CHUTE	42222	6100	110.96
				RETURN - WRONG MOWER CHUTE	42222	6100	(64.33)
			Check MAIN 140740	Total for Fund 602 Sewer Fund			480.93
04/24/2026	MAIN	140745	AUTOMATIC SYSTEMS CO	16 POINT FLEX INPUT MODULE	43311	6100	559.95
04/24/2026	MAIN	140756	C.EMERY NELSON, INC	FILTER	42222	6100	175.59
04/24/2026	MAIN	140758**	CENTRAL FARM SERVICE	MARCH 2026 WWTP FUEL	42212	6100	121.86
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	SWITCH FOR BIOSOLIDS HVAC	42222	6100	375.81
				RUPP PUMP HOUR METER	42222	6100	260.99
				BAF COMPRESSOR LIGHT	42222	6100	63.46
			Check MAIN 140763	Total for Fund 602 Sewer Fund			700.26
04/24/2026	MAIN	140774	ELECTRIC PUMP	PUMP INSPECTIONS	42222	6100	2,600.00
04/24/2026	MAIN	140779**	GRAINGER	FILTERS	42220	6100	117.60
				PRETREATMENT WW EXHAUST	42222	6100	188.23
				HVAC BELTS	42220	6100	59.58
			Check MAIN 140779	Total for Fund 602 Sewer Fund			365.41
04/24/2026	MAIN	140780	GRAYMONT (WI) LLC	LIME	42232	6100	8,859.98
04/24/2026	MAIN	140792	INGERSOLL RAND COMPANY	TRANSDUCER, PRESSURE 16 BAR- PRE T COMP	42222	6100	448.07
04/24/2026	MAIN	140804	LINDE GAS & EQUIPMENT INC	CYLINDER RENTAL	42218	6100	208.45
04/24/2026	MAIN	140806	MAGNEY CONSTRUCTION, INC.	WWTP IMPROVEMENTS PAY 25 PROF SVCS 7/2/2	45520	6100	585,290.13
04/24/2026	MAIN	140808**	MENARD'S -DUNDAS	INSECT TRAPS,BLOW GUN,POOL LEAF RAKE,WRE	42218	6100	233.72
04/24/2026	MAIN	140809**	MIDWEST MACHINERY CO.	TELEHANDLER REPAIR	42222	6100	8,901.57
04/24/2026	MAIN	140825	POLYDYNE INC	POLYMER	42232	6100	3,910.00
04/24/2026	MAIN	140827	PVS TECHNOLOGIES, INC	FERRIC CHLORIDE SOLUTION	42216	6100	9,640.00

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 602 Sewer Fund</b>							
<b>Dept: 6100 Wastewater</b>							
04/24/2026	MAIN	140829	QUALITY FLOW SYSTEMS, INC	BIOSOLIDS TANK GRATES	42232	6100	3,174.00
04/24/2026	MAIN	140837	SCHWICKERT'S TECTA AMERICA LLC	MUA#11 NOT HEATING PROPERLY- REPLACED A	43302	6100	498.75
04/24/2026	MAIN	140847**	TOSHIBA FINANCIAL SERVICES	APRIL RENT/OVGS NONE WWTP 22440	43311	6100	74.13
04/24/2026	MAIN	140850	UTILITY CONSULTANTS, INC	CHEMICAL BACTERIA TESTING MARCH 2026 SAM	42216	6100	5,313.06
				CHEMICAL TESTING MARCH 2026 SAMPLE DATES	42216	6100	703.72
		Check MAIN 140850	Total for Fund 602 Sewer Fund				6,016.78
04/24/2026	MAIN	140851**	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	6100	301.12
04/24/2026	MAIN	140852**	WATER SYSTEMS COMPANY	WWTP DRINKING WATER QTY: 3	42218	6100	26.25
				WWTP DRINKING WATER - QTY 1	42218	6100	4.00
		Check MAIN 140852	Total for Fund 602 Sewer Fund				30.25
04/24/2026	MAIN	140854	WW GOETSCH ASSOCIATES, INC.	LABOR TO INSTALL NEW LIFT STATION PUMPS	42222	6100	34,013.38
04/24/2026	MAIN	140861	XCEL ENERGY	MARCH 2026 - WW GAS	43380	6100	6,319.79
Total For Dept: 6100							672,924.12
Total For Fund: 602							673,596.55
<b>Fund: 603 Garbage Fund</b>							
<b>Dept: 0000 Revenue</b>							
04/24/2026	MAIN	140742*	ARMANDO ZUBIA	490-SOLID WASTE TAX	22000	0000	2.68
				490-SOLID WASTE TAX	22000	0000	1.24
				495-GB PENALTY	22000	0000	2.07
				495-GB PENALTY	22000	0000	0.95
				N04-GARBAGE -96 GALL	22000	0000	4.14
				N04-GARBAGE -96 GALL	22000	0000	14.74
				N04-GARBAGE -96 GALL	22000	0000	1.44
				N01-GARBAGE -20 GALL	22000	0000	33.10
				N01-GARBAGE -20 GALL	22000	0000	3.22
				N01-GARBAGE -20 GALL	22000	0000	0.91
		Check MAIN 140742	Total for Fund 603 Garbage Fund				64.49
04/24/2026	MAIN	140764*	COLE & LAINE SKADSEM	N03-GARBAGE -64 GALL	22000	0000	2.09
				N03-GARBAGE -64 GALL	22000	0000	0.20
		Check MAIN 140764	Total for Fund 603 Garbage Fund				2.29
Total For Dept: 0000							66.78
<b>Dept: 6200 Garbage</b>							
04/24/2026	MAIN	140831	RICE COUNTY SOLID WASTE MANAGEMENT	Landfill Charges	43388	6200	15,415.86
04/24/2026	MAIN	140840	SMSC ENTERPRISES	COMPOST SITE SPRING GRINDING	43300	6200	36,117.45
Total For Dept: 6200							51,533.31
Total For Fund: 603							51,600.09
<b>Fund: 604 Storm Water Drainage</b>							
<b>Dept: 0000 Revenue</b>							
04/24/2026	MAIN	140742*	ARMANDO ZUBIA	395-STRM WATER PENA	22000	0000	0.83

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount	
<b>Fund: 604 Storm Water Drainage</b>								
<b>Dept: 0000 Revenue</b>								
				395-STRM WATER PENA	22000	0000	0.38	
				STW-STORM WATER	22000	0000	43.01	
				STW-STORM WATER	22000	0000	3.68	
							47.90	
		Check MAIN 140742	Total for Fund 604 Storm Water Drainage					
04/24/2026	MAIN	140760	CGL PROPERTIES - 2620	SW2-STORMWATER NONRE	22000	0000	10.00	
04/24/2026	MAIN	140764*	COLE & LAINE SKADSEM	STW-STORM WATER	22000	0000	0.43	
							58.33	
Total For Dept: 0000								
<b>Dept: 6300 Storm Water Drainage</b>								
04/24/2026	MAIN	140740**	AMAZON CAPITAL SERVICES	RAIN BARREL 50-GALLON/PIG CONTAINMENT TR	42218	6300	195.99	
04/24/2026	MAIN	140758**	CENTRAL FARM SERVICE	MARCH FUEL CHARGES STORMWATER	42212	6300	34.47	
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	NPDES PERMIT	45520	6300	400.00	
				NPDES PERMIT SERVICE FEE	45520	6300	8.60	
							408.60	
		Check MAIN 140763	Total for Fund 604 Storm Water Drainage					
04/24/2026	MAIN	140789**	ICON, LLC	PAY #1 NEIGHBORHOOD FLOODING PROF SVCS T	45520	6300	7,932.50	
04/24/2026	MAIN	140826	PRAIRIE RESTORATIONS, INC.	SPRING PRESCRIBED BURNS AMES PARK & LEGA	43300	6300	2,930.00	
04/24/2026	MAIN	140851**	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320	6300	78.40	
							11,579.96	
Total For Dept: 6300								
Total For Fund: 604								
							11,638.29	
<b>Fund: 609 Liquor Store</b>								
<b>Dept: 6400 Liquor Store - Purchases</b>								
04/24/2026	MAIN	140740**	AMAZON CAPITAL SERVICES	Misc Non-Taxable Purchases	42251	6400	11.48	
04/24/2026	MAIN	140743	ARTISAN BEER COMPANY	THC	42251	6400	72.80	
				Beer Purchases	42251	6400	124.55	
				THC	42251	6400	116.60	
				Beer Purchases	42251	6400	1,121.25	
				THC	42251	6400	68.60	
				Misc Taxable Purchases	42251	6400	33.85	
				Liquor Purchases	42251	6400	64.25	
				Beer Purchases	42251	6400	958.10	
							2,560.00	
		Check MAIN 140743	Total for Fund 609 Liquor Store					
04/24/2026	MAIN	140747	BELLBOY CORPORATION	Liquor Purchases	42251	6400	415.00	
				Freight Costs	42259	6400	8.00	
				Freight Costs	42259	6400	8.00	
				THC	42251	6400	444.00	
				Freight Costs	42259	6400	0.06	
				Misc Taxable Purchases	42251	6400	15.00	
				Freight Costs	42259	6400	2.75	
				Misc Non-Taxable Purchases	42251	6400	42.65	
				Freight Costs	42259	6400	4.00	
				Liquor Purchases	42251	6400	164.00	
				Liquor Purchases	42251	6400	723.12	

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 609 Liquor Store</b>							
<b>Dept: 6400 Liquor Store - Purchases</b>							
				Freight Costs	42259	6400	13.66
			Check MAIN 140747 Total for Fund 609 Liquor Store				<u>1,840.24</u>
04/24/2026	MAIN	140750	BOURGET IMPORTS	Wine Purchases	42251	6400	1,320.00
				Freight Costs	42259	6400	35.00
			Check MAIN 140750 Total for Fund 609 Liquor Store				<u>1,355.00</u>
04/24/2026	MAIN	140751	BREAKTHRU BEV MN BEER, INC	Misc Taxable Purchases	42251	6400	218.85
				Liquor Purchases	42251	6400	136.38
				Beer Purchases	42251	6400	7,910.50
				Misc Taxable Purchases	42251	6400	28.80
				Liquor Purchases	42251	6400	495.46
				Beer Purchases	42251	6400	4,266.65
				RMA 367008878	42251	6400	(13.20)
				RMA 367008879	42251	6400	(10.00)
				RMA 367036850	42251	6400	(13.20)
				RMA 367036851	42251	6400	(1.57)
			Check MAIN 140751 Total for Fund 609 Liquor Store				<u>13,018.67</u>
04/24/2026	MAIN	140752	BREAKTHRU BEV MN WINE & SPIRITS	Liquor Purchases	42251	6400	3,371.52
				Wine Purchases	42251	6400	860.00
				Freight Costs	42259	6400	57.20
				Misc Taxable Purchases	42251	6400	22.00
				Liquor Purchases	42251	6400	1,457.30
				Wine Purchases	42251	6400	1,176.00
				Freight Costs	42259	6400	43.73
				Liquor CREDIT	42251	6400	(1,260.00)
				Freight CREDIT	42259	6400	(16.50)
			Check MAIN 140752 Total for Fund 609 Liquor Store				<u>5,711.25</u>
04/24/2026	MAIN	140765	COLLEGE CITY BEVERAGE, INC.	Liquor Purchases	42251	6400	1,444.40
				Wine Purchases	42251	6400	24.50
				Freight Costs	42259	6400	7.00
				Beer Purchases	42251	6400	2,198.40
				Misc Taxable Purchases	42251	6400	254.80
				Liquor Purchases	42251	6400	167.00
				Freight Costs	42259	6400	2.00
				Liquor Purchases	42251	6400	455.48
				Wine Purchases	42251	6400	22.50
				Liquor Purchases	42251	6400	264.00
				Freight Costs	42259	6400	7.00
				Beer Purchases	42251	6400	7,431.80
				Misc Taxable Purchases	42251	6400	155.40
				Liquor Purchases	42251	6400	134.00
				Liquor Credit	42251	6400	(46.30)
				Beer Credit	42251	6400	(5.40)
			Check MAIN 140765 Total for Fund 609 Liquor Store				<u>12,516.58</u>
04/24/2026	MAIN	140785	HERMEL WHOLESale	Freight Costs	42259	6400	8.95
				Misc Taxable Purchases	42251	6400	293.05
				Misc Non-Taxable Purchases	42251	6400	39.35
				Cigarettes Purchases	42251	6400	679.68

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
<b>Fund: 609 Liquor Store</b>							
<b>Dept: 6400 Liquor Store - Purchases</b>							
				Misc Taxable CREDIT	42251	6400	(4.29)
			Check MAIN 140785 Total for Fund 609 Liquor Store				<u>1,016.74</u>
04/24/2026	MAIN	140787	HOHENSTEIN'S INC	Beer Purchases	42251	6400	646.80
				Liquor Purchases	42251	6400	151.00
				Beer Purchases	42251	6400	<u>509.25</u>
			Check MAIN 140787 Total for Fund 609 Liquor Store				<u>1,307.05</u>
04/24/2026	MAIN	140790	IMMINENT BREWING LLC	Beer Purchases	42251	6400	337.20
04/24/2026	MAIN	140795	JOHNSON BROTHERS WHOLESAL	Freight Costs	42259	6400	13.23
				Liquor Purchases	42251	6400	972.66
				Freight Costs	42259	6400	29.30
				Wine Purchases	42251	6400	1,338.76
				Misc Taxable Purchases	42251	6400	37.00
				Freight Costs	42259	6400	23.89
				Liquor Purchases	42251	6400	1,320.34
				Freight Costs	42259	6400	16.10
				Wine Purchases	42251	6400	388.00
				Misc Taxable Purchases	42251	6400	41.50
				Freight Costs	42259	6400	15.12
				Liquor Purchases	42251	6400	1,910.60
				Freight Costs	42259	6400	9.45
				Wine Purchases	42251	6400	193.08
				Freight Costs	42259	6400	15.50
				Liquor Purchases	42251	6400	203.64
				Liquor CREDIT	42251	6400	<u>(13.50)</u>
			Check MAIN 140795 Total for Fund 609 Liquor Store				<u>6,514.67</u>
04/24/2026	MAIN	140805	LITTLE THISTLE BREWING CO.	Beer Purchases	42251	6400	276.00
04/24/2026	MAIN	140821	OXFORD STREET MERCHANTS	Wine Purchases	42251	6400	1,788.30
				Freight Costs	42259	6400	<u>29.46</u>
			Check MAIN 140821 Total for Fund 609 Liquor Store				<u>1,817.76</u>
04/24/2026	MAIN	140823	PAUSTIS & SONS WINE COMPANY	Liquor Purchases	42251	6400	80.00
				Wine Purchases	42251	6400	2,101.00
				Freight Costs	42259	6400	25.50
				Wine Purchases	42251	6400	1,772.25
				Freight Costs	42259	6400	21.00
				Wine CREDIT	42251	6400	(40.00)
				Wine CREDIT	42251	6400	(8.00)
				Wine CREDIT	42251	6400	(40.00)
				Wine CREDIT	42251	6400	<u>(40.00)</u>
			Check MAIN 140823 Total for Fund 609 Liquor Store				<u>3,871.75</u>
04/24/2026	MAIN	140824	PHILLIPS WINE AND SPIRITS,INC.	Liquor Purchases	42251	6400	1,954.92
				Freight Costs	42259	6400	24.76
				Liquor Purchases	42251	6400	51.45
				Wine Purchases	42251	6400	443.75
				Freight Costs	42259	6400	18.90
				Misc Taxable Purchases	42251	6400	34.00
				Liquor Purchases	42251	6400	<u>205.80</u>

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount	
<b>Fund: 609 Liquor Store</b>								
<b>Dept: 6400 Liquor Store - Purchases</b>								
				Wine Purchases	42251	6400	924.75	
				Freight Costs	42259	6400	56.55	
				Misc Taxable Purchases	42251	6400	123.65	
				Misc Non-Taxable Purchases	42251	6400	67.08	
				Liquor Purchases	42251	6400	1,963.69	
				Freight Costs	42259	6400	27.30	
			Check MAIN 140824 Total for Fund 609 Liquor Store					5,896.60
04/24/2026	MAIN	140841	SOUTHERN WINE & SPIRITS OF MN, LLC	Wine Purchases	42251	6400	928.00	
				Freight Costs	42259	6400	15.40	
				Liquor Purchases	42251	6400	1,689.36	
				Freight Costs	42259	6400	14.58	
				Freight Costs	42259	6400	1.40	
				Wine Purchases	42251	6400	1,077.38	
				Freight Costs	42259	6400	18.20	
				Freight Costs	42259	6400	1.40	
				Misc Taxable Purchases	42251	6400	108.00	
				Wine Purchases	42251	6400	595.87	
				Freight Costs	42259	6400	14.00	
				Liquor Purchases	42251	6400	2,735.32	
				Freight Costs	42259	6400	23.33	
				Wine CREDIT	42251	6400	(120.00)	
				Wine CREDIT	42251	6400	(14.96)	
			Check MAIN 140841 Total for Fund 609 Liquor Store					7,087.28
04/24/2026	MAIN	140853	WINE COMPANY	Wine Purchases	42251	6400	424.00	
				Freight Costs	42259	6400	18.70	
			Check MAIN 140853 Total for Fund 609 Liquor Store					442.70
Total For Dept: 6400							65,580.97	
<b>Dept: 6410 Liquor Store - Operations</b>								
04/24/2026	MAIN	140740**	AMAZON CAPITAL SERVICES	PRICE TAGS	42218	6410	10.55	
				COPY PAPER	42218	6410	29.53	
			Check MAIN 140740 Total for Fund 609 Liquor Store					40.08
04/24/2026	MAIN	140761**	CINTAS	ENTRY RUGS	42220	6410	40.27	
				ENTRY RUGS	42220	6410	40.27	
			Check MAIN 140761 Total for Fund 609 Liquor Store					80.54
04/24/2026	MAIN	140763**	CITY OF NORTHFIELD	NEW HIRE UNIFORMS	43342	6410	125.50	
				THC GUMMY SHELVES	42218	6410	8.11	
				NEW HIRE ALCOHOL TRAINING	43333	6410	15.00	
				LPHE LICENSE FEE OCM	44453	6410	255.38	
			Check MAIN 140763 Total for Fund 609 Liquor Store					403.99
04/24/2026	MAIN	140796	JOHNSON CONTROLS BUILDING SOLUTION	SECURITY ALARM LIQ MAY-JULY 2026	42222	6410	677.23	
04/24/2026	MAIN	140845	THRYV	YELLOW PAGES LIQ MAR 26	43342	6410	50.32	
04/24/2026	MAIN	140847**	TOSHIBA FINANCIAL SERVICES	APRIL RENT/OVGS NONE LIQUOR STOR 89576	42222	6410	74.50	
04/24/2026	MAIN	140851**	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43300	6410	38.39	

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 04/20/2026 - 04/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account Dept	Amount
<b>Fund: 609 Liquor Store</b>						
<b>Dept: 6410 Liquor Store - Operations</b>						
Total For Dept: 6410						1,365.05
Total For Fund: 609						66,946.02
<b>Fund: 701 Information Tech</b>						
<b>Dept: 4140 Information Technology</b>						
04/24/2026	MAIN	140851*#	VERIZON WIRELESS	03/11/26 - 04/10/26 CELL PHONES	43320 4140	670.29
Total For Dept: 4140						670.29
Total For Fund: 701						670.29
Report Total:						2,377,642.59

'\*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT



Legislation Text

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**File #:** Res. 2026-047, **Version:** 1

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Lynette Peterson, City Clerk

**Subject:**  
Consider Adopting Schedule for 2027 City Council Meetings.

**Action Requested:**

The Northfield City Council is being asked to approve the attached Resolution adopting the schedule of City Council meetings for the first and third Tuesday of each month, with work sessions on the second Tuesday of each month. Exceptions are noted on the attached schedule.

**Summary Report:**

The Northfield City Charter provides that the Council shall meet at such time as may be prescribed by resolution. The meeting schedule will remain in effect until modified by the Council. The schedule can be modified at any time by resolution. Special meetings may be scheduled as needed as long as they comply with public notice requirements in accordance with the laws of Minnesota. The proposed schedule is as follows:

- Regular council meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month, with exceptions as noted on the attached schedule.
- Work sessions are typically scheduled on the 2<sup>nd</sup> Tuesday of each month.
- Meetings are typically held at City Hall at 6:00 p.m. unless otherwise noted.
- Regular Council meetings may be combined with work sessions when needed. Work sessions may be combined with a regular meeting, if the length of the agenda permits it. These will be posted on the meeting agenda.
- Additional meetings/work sessions will be scheduled as needed.
- Meetings and work sessions may be cancelled if not needed.

The proposed schedule of 2027 City Council meetings and work sessions is attached. Exceptions to the normal meeting schedule noted above are as follows:

- May meeting dates:
  - 5/3 (Monday) - City Administrator 6-month Check-in
  - 5/4 - Council meeting
  - 5/11 - Work session
  - 5/18 - Council meeting
- June meeting dates:
  - 6/1 - No meeting due to holiday
  - 6/8 - Council meeting

- 6/15 - Work session
- 6/22 - Council meeting
- July meeting dates:
  - 7/6 - No Meeting due to Holiday
  - 7/13 - Work session
  - 7/20 - Council meeting
- August meeting dates:
  - 8/2 - Monday Council Meeting
  - 8/3 - No Meeting - Night to Unite
  - 8/10 - Work session
  - 8/17 - Council meeting
- November meeting dates:
  - 11/2 - Council meeting
  - 11/8 (Monday) - City Administrator Annual Performance Review
  - 11/9 - Council Work session
  - 11/16 - Work session
- December meeting dates:
  - 12/7 - Council meeting

**Alternative Options:**

The Council could modify the meeting schedule or delay action on the resolution to a future meeting.

**Financial Impacts:**

None.

**Tentative Timelines:**

The current meeting schedule will remain in effect until modified by the Council.

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2026-047  
ADOPTING SCHEDULE FOR CITY COUNCIL MEETINGS FOR 2027

WHEREAS, the following schedule is set forth for regular City Council meetings, unless specifically changed by the City Council:

Time:	6:00 p.m.
Location:	City Hall or Virtual as needed
Meeting Dates:	First and Third Tuesday of each Month (with exceptions noted on the attached list)

WHEREAS, City Council work sessions are typically scheduled on the second Tuesday of each Month; and

WHEREAS, meetings and work sessions will be added or may be cancelled or combined as needed.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The City Council of the City of Northfield hereby adopts the above schedule for City Council meetings as shown on the attached list for 2027.

FURTHER BE IT RESOLVED THAT:

The meeting schedule shall remain in effect until modified by the Council.

PASSED by the City Council of the City of Northfield on this 5<sup>th</sup> day of May 2026.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:   \_\_\_ ZWEIFEL   \_\_\_ BEUMER   \_\_\_ DAHLEN \_\_\_ HOLMES  
          \_\_\_ NESS   \_\_\_ PETERSON WHITE \_\_\_ SOKUP

**CITY COUNCIL MEETING SCHEDULE 2027**  
**COUNCIL MEETINGS: FIRST & THIRD TUESDAY**  
**WORK SESSIONS: SECOND TUESDAY**

In an effort to accomplish the city council’s goals for its business, the following schedule is planned for 2027. Meetings and work sessions may be combined, added or canceled as needed. Note: Schedule is subject to change. Check official meeting notice list for final schedule of meetings.

January	February	March
1/5 – Council meeting 1/12 – Work session 1/19 – Council meeting	2/2 – Council meeting 2/9 – Work session 2/16 – Council meeting	3/2 – Council meeting 3/9– Work session 3/16 – Council meeting
<b>April</b>	<b>May</b>	<b>June</b>
4/6 – Council meeting 4/13 – Work session 4/20 – Council meeting	5/3 – City Administrator 6-month Check-In 5/4 – Council meeting 5/11 – Work session 5/18 – Council meeting	6/1 – <b>No Meeting due to Holiday</b> 6/8 – Council meeting 6/15 – Work session 6/22 – Council meeting
<b>July</b>	<b>August</b>	<b>September</b>
7/6 – <b>No Meeting due to Holiday</b> 7/13 – Work session 7/20 – Council meeting	<b>8/2 – MONDAY Council Meeting</b> <b>8/3 – Night to Unite – No Meeting</b> 8/10 – Work session 8/17 – Council meeting	9/7– Council meeting 9/14 –Work session 9/21 - Council meeting
<b>October</b>	<b>November</b>	<b>December</b>
10/5 – Council meeting 10/12 –Work Session 10/19 – Council meeting	11/2 – Council meeting 11/8 – City Administrator Annual Performance Review 11/9 – Work session 11/16 – Council meeting	12/7– Council meeting

Approved: May 5, 2026 (Resolution 2026-xxx)



Legislation Text

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**File #:** Res. 2026-048, **Version:** 1

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and Members of Council  
City Administrator

**From:** Mathias Hughey, Associate City Planner  
Mikayla Schmidt, City Planner  
Scott Wopata, Community Development Director

Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.

**Action Requested:**

The Northfield City Council is asked to approve the conditional use permit (CUP) for Black Bear Wellness MN to operate a cannabis retail establishment at 680 Professional Dr.

**Summary Report:**

The Planning Commission recommended City Council approval of the CUP at their April 16, 2026, meeting. That resolution is attached.

Background

The applicant, Black Bear Wellness MN (the applicant) has applied for a CUP to operate a cannabis retail establishment at 680 Professional Dr. The applicant has received Preliminary License Approval from the State of Minnesota Office of Cannabis Management to operate a cannabis business and has applied for a Retail Registration from the City Clerk. For the Retail Registration to be approved, the applicant must first receive a conditional use permit.

State law requires that the City of Northfield issue a minimum of two (2) cannabis retail licenses, based on the population of the city. These licenses are to be issued on a first-come, first-served basis, according to City Code. This applicant is the second to apply, and the first received a CUP in 2025. City code limits cannabis retail licenses to a maximum of two licenses.

The business will be a retail-only establishment with no on-site production or consumption.

Table 2.7-1: Permitted Principal Uses allows Cannabis Retail as a conditional use in the C2-B: Highway Commercial District. The use-specific standards for Cannabis Retail the C2-B: Highway Commercial zoning district, include the following regulations:

- A cannabis business with a retail license or a cannabis retail endorsement is prohibited from sharing a common entrance with a business licensed as a tobacco product shop.
- Cannabis businesses with a retail license or a cannabis retail endorsement shall be located a minimum distance of 300 feet from any primary or secondary school, measured from the property line of the school to the

principal structure of the cannabis retail business.

- Cannabis businesses with a retail license or cannabis retail endorsement shall be separated from other such cannabis retail businesses by a minimum distance of 1,320 feet.

The application satisfies these requirements.

Additional regulations for cannabis establishments are included under Chapter 30 - Health and Sanitation, of the City Code. Some of these include:

- A limitation on the hours of operation from 10:00 AM until 10:00 PM
- The prohibition of on-site consumption without satisfying additional conditions
- The prohibition of on-site consumption by smoking or vaporization
- A limit of two (2) cannabis retail registrations in the city

The approval criteria for a CUP do not include these additional regulations. Compliance with and enforcement of those regulations falls outside the considerations of the CUP process. Specifically, they are administered through licensing and law enforcement.

Minnesota state law also includes additional requirements for cannabis retail businesses, including security systems, minimum age limits for employees and patrons, specific building configurations, the products that may be sold, interior lighting, and more. These regulations also fall outside the consideration of the CUP process.

A CUP follows a Type 4 Review Procedure found in Section 8.4.7 of the land development code (LDC). Type 4 Review Procedures requires the Planning Commission (PC) to hold a public hearing and make a recommendation to the City Council. The City Council makes the final decision on the CUP.

In the approval of a CUP, the PC may recommend City Council impose conditions as necessary to make the use compatible with other uses allowed in the same district zone or vicinity. Criterion (a) must be met and criteria (b) through (n) shall be considered in the review of conditional use permit applications. The analysis of the criteria is provided in the PC resolution. The PC has not recommended any conditions.

Staff Recommendation:

Staff recommends approval without conditions of the CUP to operate a cannabis retail establishment at 680 Professional Dr. consistent with the recommendation of the PC.

**City Plans & Policies Relevance:**

City Plans support small business development.

**Alternative Options:**

If the proposed conditional use satisfies both the general and specific standards set forth in the zoning ordinance, the applicant is entitled to the conditional use permit. Importantly, if the applicant meets the general and specific ordinance standards, the city usually has no legal basis for denying the CUP.

**Financial Impacts:**

NA

**Tentative Timelines:**

- ✓ April 1, 2026: Public hearing notice in Northfield News
- ✓ April 1, 2026: Public hearing notice mailed to properties within 350 ft.
- ✓ April 16, 2026: Public hearing and PC recommendation to City Council
- May 5, 2026: City Council reviews and makes a final decision on CUP

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2026-048

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
NORTHFIELD, MINNESOTA, APPROVING A CONDITIONAL USE PERMIT TO  
OPERATE A CANNABIS RETAIL ESTABLISHMENT

- WHEREAS, the applicant, Black Bear Wellness MN, LLC, 104 E 4<sup>th</sup> St., Winona, MN 55987 (the “Applicant”), seeks a Conditional Use Permit, pursuant to Northfield City Code, Ch. 34, the Land Development Code, Secs. 2.9.19, 3.2.4, and 8.5.9, to allow the operation of a cannabis retail establishment at 680 Professional Dr. (the “Conditional Use Permit”), which is zoned C2-B: Highway Commercial; and
- WHEREAS, Empower Health, LLC is the owner of the above-referenced property; and
- WHEREAS, the above-referenced property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference; and
- WHEREAS, the City of Northfield Planning Commission (the “Planning Commission”) conducted a public hearing on April 16, 2026, and received public testimony regarding the proposed Conditional Use Permit; and
- WHEREAS, all required notices regarding the above-referenced public hearing were properly made; and
- WHEREAS, following the public hearing, the Planning Commission reviewed the requested Conditional Use Permit at its April 16, 2026 meeting, found that the application meets the standards and criteria contained in Northfield City Code, Ch. 34, the Land Development Code, Secs 2.9.19, 3.2.4, and 8.5.9, adopted Findings of Fact on the required criteria attached hereto and incorporated herein by reference as Exhibit B, and recommended to the City Council approval of the Conditional Use Permit without conditions; and
- WHEREAS, the City Council reviewed the requested Conditional Use Permit and Planning Commission recommendation and findings for the requested Conditional Use Permit at its meeting of May 5, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The recitals hereto and the Planning Commission’s findings from its April 16, 2026 meeting, which are attached hereto and incorporated herein by reference as Exhibit B, are hereby adopted.
2. The Conditional Use Permit, pursuant to Northfield City Code, Ch. 34, Secs. 2.9.19, 3.2.4, and 8.5.9, to allow the operation of a cannabis retail establishment at 680 Professional Dr. is hereby APPROVED.

3. Pursuant to Minnesota Statutes, section 463.3595, a certified copy of this Conditional Use Permit shall be recorded with the county recorder or registrar of titles for Rice County.

PASSED by the City Council of the City of Northfield on this 5<sup>th</sup> day of May, 2026.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:    \_\_\_ ZWEIFEL        \_\_\_ BEUMER        \_\_\_ DAHLEN        \_\_\_ HOLMES  
         \_\_\_ NESS        \_\_\_ PETERSON WHITE    \_\_\_ SOKUP

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

680 Professional Dr. of

LOT 4, BLOCK 1, OF LUBBER'S COMMERCIAL ADDITION, IN THE CITY OF  
NORTHFIELD, RICE COUNTY, MINNESOTA

## EXHIBIT B

### **FINDINGS**

#### Conditional Use Permit Approval Procedure & Approval Criteria:

A CUP follows the Type 4 Review Procedure found in Section 8.4.7 of the LDC. For the Type 4 Review Procedure, the Planning Commission holds a public hearing and makes a recommendation to City Council, and City Council makes the final decision.

In the approval of a conditional use permit, the Planning Commission may recommend that the City Council impose such conditions as necessary to make the use compatible with other uses allowed in the same district zone or vicinity. Northfield City Code, Sec. Section 8.5.9, Criterion (a) below must be met, and criteria (b) through (n) shall be considered in the review of conditional use permit applications:

a) The proposed use is allowed as a conditional use in the district for which it is proposed as shown in Table 2.7-1;

Yes, the proposed use of Cannabis Retail is allowed as a conditional use in Table 2.7-1 within the C2-B: Highway Commercial zoning district.

b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan and this LDC;

The cannabis retail establishment upholds the objectives of the City's Comprehensive Plan and LDC in the following categories:

Sustainable Economic Future –

Strategy 3 - Small Business Development – build a supportive and culturally competent environment for local businesses to thrive by connecting business owners to the resources from which they can benefit.

The proposed use meets the following purposes of the LDC:

1.1.3 Encourage growth in infill locations as the desired location of development with expansion on the edge of the city a secondary priority.

1.1.4 Create residential community areas with strong neighborhood qualities including pedestrian-friendly streets, community gathering spaces, and basic commercial needs within walking distance.

1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city's overall vitality.

1.1.8 Provide for the expansion and diversification of the economic base to assure a strong economy.

1.1.9 Promote an ethic of sustainability in all activities to ensure that proposed development and redevelopment will, at a minimum, conserve energy and natural resources.

The proposed use meets the use-specific standards in Northfield City Code, Sec. Section 2.9.19 of the LDC:

The cannabis retail business is located more than 300 feet from a primary or secondary school, is located more than 1,320 feet from another cannabis retail business, and does not share a common entrance with a tobacco products shop.

- c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;  
The proposed use utilizes an existing structure. Renovations will be limited to the interior of the building, and the exterior will conform to the regulations of the Land Development Code. The new use will not change the essential character of the area.
- d) The conditional use will not be hazardous or reasonably disturbing to existing or future uses;  
Conditions and regulations in the Land Development Code for the operation of a cannabis retail location were adopted to ensure the use would not be hazardous or unreasonably disturbing. The proposed location is adequately served by existing infrastructure so that impacts due to an increase in traffic will not negatively impact the area.
- e) The conditional use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage structures, refuse disposal, water and sewer;  
The cannabis retail will be adequately served by essential public services. The property is served by Professional Dr. to the southeast and southwest, which is accessed from Woodley Street/Hwy 246 to the North and Hwy 3 Service Rd (frontage road) to the west. State Highway 3 South is also a major road connection to the west. Drainage on site is served by a storm sewer. Refuse disposal will be handled through trash collectors serviced by a waste removal provider. Water and sewer connections are available and adequate to serve the project and site. The area currently lacks sidewalks, and is close to the Mill Towns State Trail, connections to the sidewalk network should be constructed as part of future projects. Based on this information, existing municipal utilities are adequate to meet the requirements of the proposed project. Final design is subject to technical building review completed and approved by staff.
- f) The benefits of the conditional use outweigh the potential negative effects of the surrounding community;  
The State of Minnesota has determined that the benefits of a commercial cannabis market outweigh the potential negative effects. The City has adopted additional regulations to address local concerns. The benefits of the added commercial activity will outweigh the potential negative effects.
- g) The conditional use will not create excessive additional requirements at public cost for public facilities and services;  
The conditional use is not anticipated to create additional public cost for public facilities or services.
- h) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare, or odors;  
The cannabis retail establishment is not expected to generate noise, smoke, fumes, glare, or odors. There may be an increase in traffic to and from the site, but it is not anticipated to be excessive.

- i) The conditional use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features;  
 The cannabis retail establishment is not expected to result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features. The project involves the reuse of an existing commercial space in a multi-tenant building.
- j) The traffic and parking generated by the use will not lower the Levels of Services as described in the comprehensive plan update of intersections within a quarter mile of the site.  
 The additional trips generated by this use are not significant enough to lower the Levels of Services in the area.
- k) In residential districts, the use is of a similar height, building orientation, massing, setback, and scale as to be compatible with surrounding uses in compliance with Section 3.5 Neighborhood Compatibility Standards;  
 N/A
- l) In the Perimeter Transition Area (PTA) within the college development district (CD-S) that abut residential and commercial districts, height, building orientation, massing, setback and scale shall be considered in building renovation and/or new construction in order to maintain compatibility with surrounding areas as described in Section 3.4, Neighborhood Compatibility Standards. These neighborhood compatibility standards are to be administered in order to maintain a harmonious neighborhood environment and absolute compliance with these standards is not intended.  
 N/A
- m) Impacts such as noise, hours of activity, and outdoor lighting have been addressed to mitigate negative impacts on nearby uses.  
 The development is not anticipated to have negative impacts caused by noise, hours of activity, or outdoor lighting. City code allows the cannabis retail establishment to operate with similar hours to other retail establishments. There will be no outside activity to generate noise – all operations are contained within the building.
- n) Parking is adequately provided for the proposed conditional use.  
 The LDC requires no additional off-street parking in the C2-B: Highway Commercial zoning district. All parking will be in the existing parking lot.  
The following information shall be provided as part of the Conditional Use Permit application:
- (i) Number of customers, patients, visitors, or other patrons of the proposed use.  
 The proposed use estimates approximately 10 customers maximum at any given time, with each visit being of a short duration.
  - (ii) Number of full-time and part-time employees;  
 There will be approximately 4-6 employees on site.
  - (iii) Number and approximate timing of deliveries.  
 The delivery schedule is unknown at this time and will evolve as the market matures, but only one delivery will occur at a time.

CITY OF NORTHFIELD, MN  
PLANNING COMMISSION RESOLUTION 2026-004

RECOMMENDATION TO APPROVE A CONDITIONAL USE PERMIT TO THE CITY  
COUNCIL FOR A CANNABIS RETAIL ESTABLISHMENT

WHEREAS, the applicant, Black Bear Wellness MN, 104 E 4<sup>th</sup> St., Winona, MN 55987 (the “Applicant”), seeks a Conditional Use Permit, pursuant to Northfield City Code, Ch. 34, the Land Development Code, Secs. 2.9.19, 3.2.4, and 8.5.9, to allow the operation of a cannabis retail establishment at 680 Professional Dr. (the “Conditional Use Permit”), which is zoned C2-B: Highway Commercial; and

WHEREAS, Empower Health, LLC is the owner of the above-referenced property; and

WHEREAS, the above-referenced property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City of Northfield Planning Commission (the “Planning Commission”) conducted a public hearing on April 16, 2026, and received public testimony regarding the proposed Conditional Use Permit; and


WHEREAS, all required notices regarding the above-referenced public hearing were properly made; and


WHEREAS, following the public hearing, the Planning Commission reviewed the requested Conditional Use Permit at its April 16, 2026 meeting pursuant to the standards and criteria contained in Northfield City Code, Ch. 34, the Land Development Code, Secs 2.9.19, 3.2.4, and 8.5.9.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION THAT:

1. The recitals hereto are incorporated herein by reference as findings.
2. The Planning Commission hereby recommends approval to the City Council of the requested Conditional Use Permit, pursuant to Northfield City Code, Ch. 34, Secs. 2.9.19, 3.2.4, and 8.5.9, to allow the operation of a cannabis retail establishment at 680 Professional Dr. and adopts the findings, which are attached hereto and incorporated herein by reference as Exhibit B.

PASSED by the Planning Commission of the City of Northfield on this 16<sup>th</sup> day of April 2026.

  
Chair

  
Member

VOTE:     Y KUHLMANN     Y SCHROEER     Y BUCKHEIT  
             Y HOLLERAN     Y LAUER     Y NOWAK     Y SCHMIDT

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

680 Professional Dr. of

LOT 4, BLOCK 1, OF LUBBER'S COMMERCIAL ADDITION, IN THE CITY OF  
NORTHFIELD, RICE COUNTY, MINNESOTA

## EXHIBIT B

### PLANNING COMMISSION FINDINGS

#### Conditional Use Permit Approval Procedure & Approval Criteria:

A CUP follows the Type 4 Review Procedure found in Section 8.4.7 of the LDC. For the Type 4 Review Procedure, the Planning Commission holds a public hearing and makes a recommendation to City Council, and City Council makes the final decision.

In the approval of a conditional use permit, the Planning Commission may recommend that the City Council impose such conditions as necessary to make the use compatible with other uses allowed in the same district zone or vicinity. Northfield City Code, Sec. Section 8.5.9, Criterion (a) below must be met, and criteria (b) through (n) shall be considered in the review of conditional use permit applications:

a) The proposed use is allowed as a conditional use in the district for which it is proposed as shown in Table 2.7-1;

Yes, the proposed use of Cannabis Retail is allowed as a conditional use in Table 2.7-1 within the C2-B: Highway Commercial zoning district.

b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan and this LDC;

The cannabis retail establishment upholds the objectives of the City's Comprehensive Plan and LDC in the following categories:

Sustainable Economic Future –

Strategy 3 - Small Business Development – build a supportive and culturally competent environment for local businesses to thrive by connecting business owners to the resources from which they can benefit.

The proposed use meets the following purposes of the LDC:

1.1.3 Encourage growth in infill locations as the desired location of development with expansion on the edge of the city a secondary priority.

1.1.4 Create residential community areas with strong neighborhood qualities including pedestrian-friendly streets, community gathering spaces, and basic commercial needs within walking distance.

1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city's overall vitality.

1.1.8 Provide for the expansion and diversification of the economic base to assure a strong economy.

1.1.9 Promote an ethic of sustainability in all activities to ensure that proposed development and redevelopment will, at a minimum, conserve energy and natural resources.

The proposed use meets the use-specific standards in Northfield City Code, Sec. Section 2.9.19 of the LDC:

The cannabis retail business is located more than 300 feet from a primary or secondary school, is located more than 1,320 feet from another cannabis retail business, and does not share a common entrance with a tobacco products shop.

- c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;  
The proposed use utilizes an existing structure. Renovations will be limited to the interior of the building, and the exterior will conform to the regulations of the Land Development Code. The new use will not change the essential character of the area.
- d) The conditional use will not be hazardous or reasonably disturbing to existing or future uses;  
Conditions and regulations in the Land Development Code for the operation of a cannabis retail location were adopted to ensure the use would not be hazardous or unreasonably disturbing. The proposed location is adequately served by existing infrastructure so that impacts due to an increase in traffic will not negatively impact the area.
- e) The conditional use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage structures, refuse disposal, water and sewer;  
The cannabis retail will be adequately served by essential public services. The property is served by Professional Dr. to the southeast and southwest, which is accessed from Woodley Street/Hwy 246 to the North and Hwy 3 Service Rd (frontage road) to the west. State Highway 3 South is also a major road connection to the west. Drainage on site is served by a storm sewer. Refuse disposal will be handled through trash collectors serviced by a waste removal provider. Water and sewer connections are available and adequate to serve the project and site. The area currently lacks sidewalks, and is close to the Mill Towns State Trail, connections to the sidewalk network should be constructed as part of future projects. Based on this information, existing municipal utilities are adequate to meet the requirements of the proposed project. Final design is subject to technical building review completed and approved by staff.
- f) The benefits of the conditional use outweigh the potential negative effects of the surrounding community;  
The State of Minnesota has determined that the benefits of a commercial cannabis market outweigh the potential negative effects. The City has adopted additional regulations to address local concerns. The benefits of the added commercial activity will outweigh the potential negative effects.
- g) The conditional use will not create excessive additional requirements at public cost for public facilities and services;  
The conditional use is not anticipated to create additional public cost for public facilities or services.
- h) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare, or odors;

The cannabis retail establishment is not expected to generate noise, smoke, fumes, glare, or odors. There may be an increase in traffic to and from the site, but it is not anticipated to be excessive.

- i) The conditional use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features;

The cannabis retail establishment is not expected to result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features. The project involves the reuse of an existing commercial space in a multi-tenant building.

- j) The traffic and parking generated by the use will not lower the Levels of Services as described in the comprehensive plan update of intersections within a quarter mile of the site.  
The additional trips generated by this use are not significant enough to lower the Levels of Services in the area.

- k) In residential districts, the use is of a similar height, building orientation, massing, setback, and scale as to be compatible with surrounding uses in compliance with Section 3.5 Neighborhood Compatibility Standards;

N/A

- l) In the Perimeter Transition Area (PTA) within the college development district (CD-S) that abut residential and commercial districts, height, building orientation, massing, setback and scale shall be considered in building renovation and/or new construction in order to maintain compatibility with surrounding areas as described in Section 3.4, Neighborhood Compatibility Standards. These neighborhood compatibility standards are to be administered in order to maintain a harmonious neighborhood environment and absolute compliance with these standards is not intended.

N/A

- m) Impacts such as noise, hours of activity, and outdoor lighting have been addressed to mitigate negative impacts on nearby uses.

The development is not anticipated to have negative impacts caused by noise, hours of activity, or outdoor lighting. City code allows the cannabis retail establishment to operate with similar hours to other retail establishments. There will be no outside activity to generate noise – all operations are contained within the building.

- n) Parking is adequately provided for the proposed conditional use.

The LDC requires no additional off-street parking in the C2-B: Highway Commercial zoning district. All parking will be in the existing parking lot.

The following information shall be provided as part of the Conditional Use Permit application:


- (i) Number of customers, patients, visitors, or other patrons of the proposed use.  
The proposed use estimates approximately 10 customers maximum at any given time, with each visit being of a short duration.
- (ii) Number of full-time and part-time employees;

There will be approximately 4-6 employees on site.

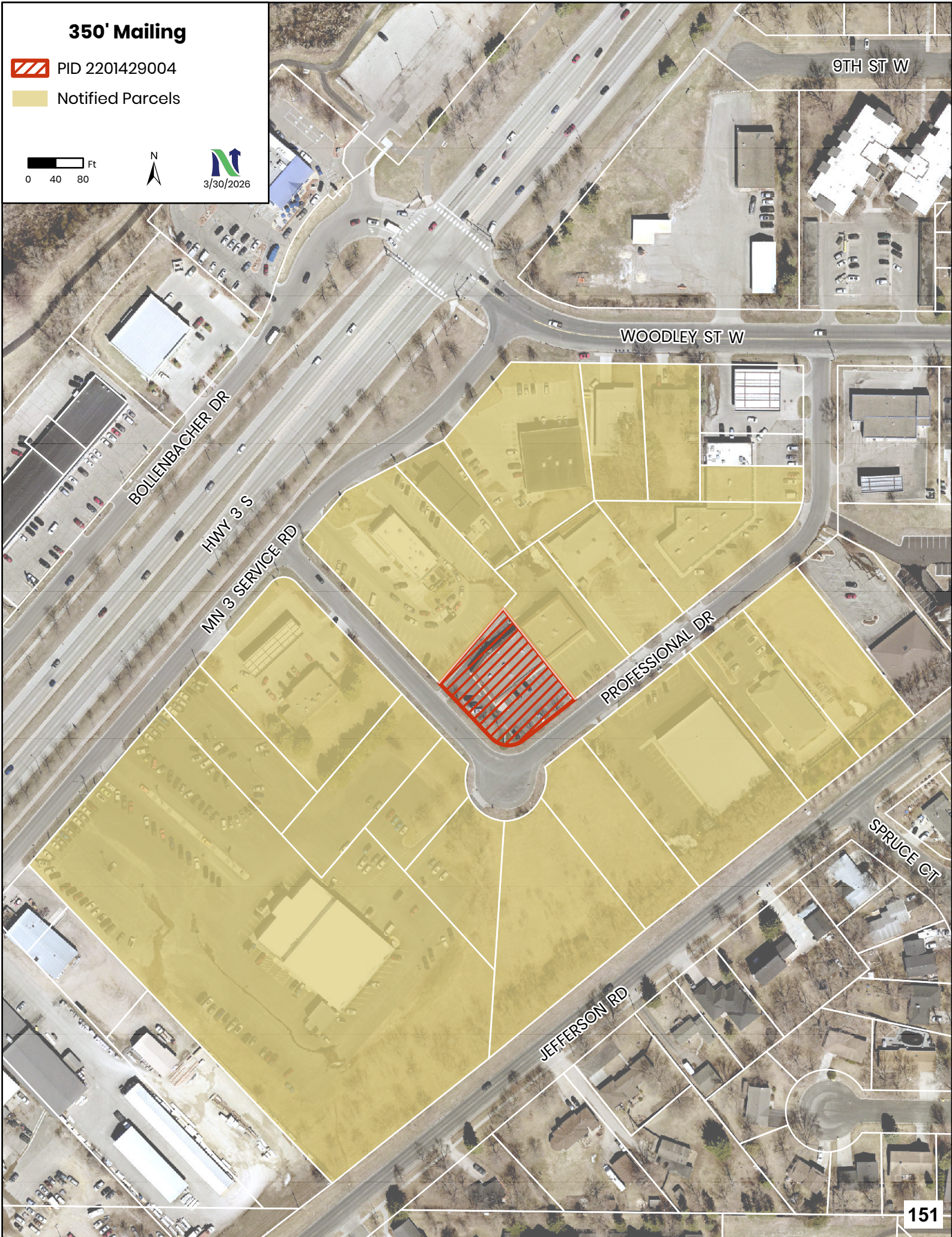
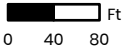
(iii) Number and approximate timing of deliveries.

The delivery schedule is unknown at this time and will evolve as the market matures, but only one delivery will occur at a time.

# 350' Mailing

 PID 2201429004

 Notified Parcels





# Conditional Use Permit for Black Bear Wellness MN 680 Professional Dr.

City Council- May 5, 2026

Mathias Hughey, Associate City Planner



# Location



# Timeline & Process

*Type 4 Review*



April 1, 2026:  
Public hearing notice  
in Northfield News

April 16, 2026:  
Public hearing and Planning  
Commission  
recommendation to City  
Council

April 1, 2026:  
Public hearing notice  
mailed to properties  
within 350 ft.

April 21, 2026:  
City Council reviews and  
makes final decision on CUP

# Summary Report



- The state has issued a preliminary license to Black Bear Wellness MN
- The applicant is seeking a license from the City
- A CUP must be issued before a local license
- A final license from the state, subject to satisfying all state-law requirements, is required
- The City has set a limit of 2 cannabis retail licenses in the city; no others have been issued.

# Conditional Use Permit Approval Criteria



- a) The proposed use is allowed as a conditional use in the district for which it is proposed as shown in Table 2.7-1;
  - Yes, the proposed use of Cannabis Retail is allowed as a conditional use in Table 2.7-1 within the C2-B: Highway Commercial zoning district.

## Criteria (Cont.)



- b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan and this LDC;
  - Build a supportive and culturally competent environment for local businesses to thrive
  - Encourage infill, redevelopment, and land intensification.
  - Provide for the expansion and diversification of the economic base

## Criteria (Cont.)



- The proposed use meets the use-specific standards in Northfield City Code, Sec. Section 2.9.19 of the LDC:
  - The cannabis retail business is located more than 300 feet from a primary or secondary school, is located more than 1,320 feet from another cannabis retail business, and does not share a common entrance with a tobacco products shop.

## Criteria (Cont.)



- c) The conditional use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing and essential character of the area;
  - The proposed use utilizes an existing structure. Renovations will be limited to the interior of the building, and the exterior will conform to the regulations of the Land Development Code. The new use will not change the essential character of the area.

## Criteria (Cont.)



- d) The conditional use will not be hazardous or reasonably disturbing to existing or future uses;
  - Conditions and regulations in the Land Development Code for the operation of a cannabis retail location were adopted to ensure the use would not be hazardous or unreasonably disturbing.

## Criteria (Cont.)



- e) The conditional use is adequately served by streets, police and fire protection, drainage, refuse disposal, water and sewer;
  - The property is served by Professional Dr. to the southeast and southwest accessed off Woodley St W and MN 3 Service Road to the north and west. Emergency services will have access from Professional Dr.
  - Drainage on site is served by a storm sewer.
  - Refuse disposal will be handled through trash collectors serviced by a waste removal provider.
  - Water and sewer connections are available and adequate to serve the project and site.

## Criteria (Cont.)



- f) The benefits of the conditional use outweigh the potential negative effects of the surrounding community;
  - The State of Minnesota has determined that the benefits of a commercial cannabis market outweigh the potential negative effects. The City has adopted additional regulations to address local concerns. The benefits of the added commercial activity will outweigh the potential negative effects.

## Criteria (Cont.)



- g) The conditional use will not create excessive additional requirements at public cost for public facilities and services;
  - The conditional use will not create additional public cost for public facilities or services.
- h) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare, or odors;
  - The cannabis retail establishment is not expected to generate noise, smoke, fumes, glare, or odors. There will be an increase in traffic to and from the site as the property has been vacant, but it is not anticipated to be excessive.

## Criteria (Cont.)



- i) The conditional use will not result in the destruction, loss, or damage of natural, scenic, or historic features;
  - The cannabis retail establishment is not expected to result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features. The project involves the reuse of an existing commercial space in a multi-tenant building.
- j) The traffic and parking generated by the use will not lower the Levels of Services within a quarter mile of the site.
  - The additional trips generated by this use are not significant enough to lower the Levels of Services in the area.

## Criteria (Cont.)



- m) Impacts such as noise, hours of activity, and outdoor lighting have been addressed to mitigate negative impacts on nearby uses.
  - The development is not anticipated to have negative impacts caused by noise, hours of activity and outdoor lighting. City code allows the cannabis retail establishment to operate with similar hours to other retail establishments. There will be no outside activity to generate noise – all operations are contained within the building.

## Criteria (Cont.)



- n) Parking is adequately provided for the proposed conditional use.
  - The LDC requires no additional off-street parking in the C2-B: Highway Commercial zoning district. There is an existing parking lot.
    - The proposed use estimates up to 10 customers at a time
    - There will be approximately 4-6 employees on site
    - The delivery schedule is unknown at this time and will evolve according to market conditions with no more than 1 delivery occurring at a time

# Staff Recommendation



The Planning Commission is asked to recommend approval of the conditional use permit (CUP) for Black Bear Wellness MN to operate a cannabis retail business at 680 Professional Dr.

Questions?



Legislation Text

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**File #: 26-226, Version: 1**

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Lynette Peterson, City Clerk

Approve miscellaneous/concessions license for Northfield Senior Citizens, Inc. DBA FiftyNorth Popcorn Wagon.

**Action Requested:**

The Northfield City Council approves the miscellaneous/concessions license for Northfield Senior Citizens, Inc. DBA FiftyNorth to operate a popcorn wagon at the Bridge Square subject to the following conditions:

- Submission of all final documents
- Payment of electrical usage fees
- Applicant is responsible for picking up and proper disposal of trash
- Applicant is responsible to ensure compliance with all local and state regulations
- Non-compliance with conditions will result in the license being revoked

**Summary Report:**

The City Council is being asked to approve a miscellaneous concessions license for Northfield Senior Citizens, Inc. DBA FiftyNorth to operate a popcorn wagon at the Bridge Square. Section 14-1 of the Northfield Ordinance Code states that it is unlawful for any person to operate a business on any property owned or controlled by the City without a license issued by the City Council. The concessions license fee is \$125. Staff has reviewed the request and recommends approval with the conditions noted above.

**Alternative Options:**

N/A

**Financial Impacts:**

The license fee is \$125.

**Tentative Timelines:**

FiftyNorth would like to open the popcorn wagon May through October 31, 2026.



## Legislation Text

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**File #: 26-227, Version: 1**

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**City Council Meeting Date:** May 5, 2025

**To:** Mayor and City Council  
City Administrator

**From:** Sean M. Simonson, Engineering Manager  
David E. Bennett, Public Works Director/City Engineer

Consider Motion for Contract Amendment #2 for Professional Services for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.

**Action Requested:**

The Northfield City Council approves a Motion for Amendment 2 (Attachment 1) to the professional service agreement with Bolton and Menk, Inc. for City Project (STRT2026-A83) 2026 Mill and Overlay and Mill Towns State Trail Improvements Project in the amount of \$39,660.00.

**Summary Report:**

At the July 9, 2024, City Council meeting, City Council approved the Professional Services Agreement with Bolton and Menk for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project via Motion 24-444 for a total of \$277,288.00. Amendment #1 in the amount of \$18,600.00 was approved administratively on October 10, 2024.

Approval of this amendment \$39,660 would bring the total contract amount to \$335,548.00. At contract award, \$496,510.25 of overhead costs were approved, which includes Bolton and Menk's overhead costs, and City of Northfield overhead costs. This amount equates to 12% of the total contract costs. This is generally lower than the professional service costs we see on Street Improvement projects, which range from 15%-20%.

There have been several changes made to the project scope and design that have driven the need for this amendment. They include:

- Additional intersection improvements/analysis from public engagement
- Additional topo survey
- Additional trail design
- Additional bidding administration
- Streetlight corridor analysis
- Additional anticipated materials testing

**Alternative Options:**

The Council could decide not to approve the Contract Amendment; however, a majority of the costs have already been accrued.

**Financial Impacts:**

City Council approved the Project Funding at the time of project award which included \$496,510.25 in overhead costs, this amendment falls within the already approved funding for the project.

**Tentative Timelines:**

Construction of the project is scheduled to begin in late May of 2026.



**BOLTON  
& MENK**

Real People. Real Solutions.

12224 Nicollet Avenue  
Burnsville, MN 55337-1649

Ph: (952) 890-0509  
Fax: (952) 890-8065  
Bolton-Menk.com

March 30, 2026

Mr. Sean Simonson  
Engineering Manager  
801 Washington St.  
Northfield, MN 55057

RE: 2026 Jefferson Parkway Mill and Overlay and Mill Towns State Trail Improvements  
Amendment 2 – Additional Design Scope and Construction Materials Testing Fees

Dear Mr. Simonson:

Throughout the design process for the 2026 Jefferson Parkway Mill and Overlay and Mill Towns State Trail Improvements Project, several additions to the original scope of services have been identified. These additions resulted in additional design effort and supplemental topographic survey work beyond what was included in the initial contract. Bolton & Menk has tracked these costs and provided ongoing updates to City staff so the project team could monitor overall project impacts while still advancing design to maintain the project schedule.

The following items summarize the scope changes incorporated since execution of the original contract:

- As part of Amendment 1, a pedestrian crossing review was completed for various intersections from Division Street to Maple Street. Based on City direction, improvements at these intersections were added to the project scope. These additions required supplemental topographic survey, as well as additional street and storm sewer design and plan production time.
- City staff directed the project team to incorporate two residential properties adjacent to the project area into the project design resulting in additional topographic survey being collected for 1803 Aspen Court and 613 Bunker Drive. 1803 Aspen Court did not require any additional design, as City design staff were able to adjust the Mill Towns State Trail design to allow existing drainage patterns to remain unaffected. Additional design and plan production time was incurred for 613 Bunker Drive to alleviate existing drainage issues by regrading the back yard and extending a storm sewer inlet into the back yard. Incorporating this storm sewer into the final design also required an additional easement description and exhibit to be developed.
- The original scope of the project did not include removal or replacement of the existing concrete walk on the north side of Jefferson Parkway between Washington Street and the existing bituminous trail near the Jefferson Parkway and Division Street roundabout. During design, City staff directed Bolton & Menk to include removal of this walk and construction of a new bituminous trail connection which required supplemental topographic survey.

- City staff requested a bike plaza along the Mill Towns State Trail near Riverside Lions Park be added to the scope of this project. This addition incurred additional time for design, plan production, and specification development not included in the original scope.
- While the original scope included a mill and overlay along Prairie Street from Jefferson Parkway to Meadow View Drive, City staff later directed Bolton & Menk to incorporate striping on Prairie Street from Jefferson Parkway to Woodley Street, as existing pavement markings had started to deteriorate and it was desired to add a double yellow centerline along a portion of Prairie Street to provide additional safety for the on street bikeway. This additional striping resulted in added design and plan production time over the original scope of the project.
- Bidding administration services were not included in the original scope of work. During the bidding phase, City staff directed Bolton & Menk to respond to prospective bidder's questions and develop components for issued addenda.
- During final design, Xcel Energy raised concerns with the number of streetlights proposed for relocation and installation along the Jefferson Parkway corridor, citing that the number should be reduced to meet current industry standards for street lighting. City staff requested Bolton & Menk complete a lighting analysis to evaluate the lighting design and provide recommendations on the proposed street lighting layout. This analysis was not included in the original scope of work.

Additionally, American Engineering Testing (AET) provided an estimated construction materials testing budget as part of the original proposal. After reviewing the final plans and specifications, AET determined that additional testing would be required due to increased earthwork quantities associated with the Mill Towns State Trail, expanded utility installations, and increased concrete quantities. These changes resulted in a higher testing budget than originally anticipated.

The total amount of the original fee for the project was \$277,288. Amendment 1 was previously executed to complete a school zone speed study along Jefferson Parkway from Jefferson Road to Division Street and a pedestrian crossing review at various intersections along Jefferson Parkway from Division Street to Maple Street in the amount of \$18,600.00. We are requesting an amendment for \$39,660 due to the additional design time required to complete the above-mentioned tasks deemed to be outside of the original scope of the project and for the additional testing anticipated during the construction phase of the project. Please see the attached spreadsheet with our breakdown of estimated hours that have been accrued to complete the scope changes described. This will bring the total project fee to \$335,548.

**AMENDMENT 2 FEE = \$ 39,660**

**TOTAL PROJECT FEE = \$ 335,548**

We appreciate your trust in us to complete the project changes that have come up over the course of the project to date and look forward to the construction phase of the project.

Sincerely,

BOLTON & MENK, INC.



**Jason Malecha, P.E.**

Municipal Project Manager

This document shall serve as an amendment to the Consultant Service Contract between the parties, dated July 9, 2024 (the "Contract"), pursuant to Section I.B. thereof. All other provisions of the Contract shall remain in full force and effect except as herein modified.

Accepted: \_\_\_\_\_

City of Northfield

cc: Brad Fisher, P.E., Principal Engineer

Detailed Cost Estimate

Client: City of Northfield  
 Project: Jefferson Parkway Mill and Overlay and Mill Towns State Trail Improvements Amendment 2  
 Bolton & Menk, Inc.

Task No.	Work Task Description	Principal-in-Charge QA/QC	Project Manager	Design Engineer	Senior Water Resources Project Manager	Survey Manager	Senior Survey Technician	Senior Survey Field Technician	Transportation Design Engineer	Totals	Costs
<b>4.0 Design</b>											
4.1	Intersection Improvements	2	8	24	1	1	2	16	0	54	\$8,143.00
4.2	Residential Property Drainage Improvements	1	4	14	2	2	4	12	0	39	\$5,942.00
4.3	Jefferson Parkway Trail Extension	0	0	0	0	1	2	6	0	9	\$1,489.00
4.4	MTST Bike Plaza	1	6	14	0	0	0	0	0	21	\$2,984.00
4.5	Praire Street Pavement Markings	1	2	8	0	0	0	0	0	11	\$1,498.00
4.6	Bidding Administration	0	8	4	0	0	0	0	0	12	\$2,004.00
4.7	Street Lighting Analysis	0	1	0	0	0	0	0	14	15	\$2,220.00
<b>Subtotal Hours - Task 1</b>		<b>5</b>	<b>29</b>	<b>64</b>	<b>3</b>	<b>4</b>	<b>8</b>	<b>34</b>	<b>14</b>	<b>161</b>	<b>\$24,280.00</b>
<b>5.0 Testing Services</b>											
5.1	Additional Construction Materials Testing	<i>Geotechnical Sub Consultant</i>									\$15,380.00
<b>Subtotal Hours - Task 2</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$15,380.00</b>
<b>Total Hours</b>		<b>5</b>	<b>29</b>	<b>64</b>	<b>3</b>	<b>4</b>	<b>8</b>	<b>34</b>	<b>14</b>	<b>161</b>	
<b>Average Hourly Rate</b>		<b>\$199.00</b>	<b>\$182.00</b>	<b>\$140.00</b>	<b>\$225.00</b>	<b>\$220.00</b>	<b>\$172.00</b>	<b>\$203.00</b>	<b>\$155.00</b>		
<b>Subtotal</b>		<b>\$995.00</b>	<b>\$5,278.00</b>	<b>\$8,960.00</b>	<b>\$675.00</b>	<b>\$880.00</b>	<b>\$1,376.00</b>	<b>\$6,902.00</b>	<b>\$2,170.00</b>		
<b>Total Fee</b>											<b>\$39,660.00</b>



Legislation Text

**File #: 26-228, Version: 1**

**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council

**From:** Sean Simonson, Engineering Manager  
Dave Bennett, City Engineer/Public Works Director

Consider Motion Approving Permanent and Temporary Easement for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.

**Action Requested:**

The Northfield City Council approves Permanent and Temporary Easement Agreement with the following property:

P.I.D.	ADDRESS	PROPERTY OWNER
22.07.2.76.004	613 Bunker Drive	Toni M Gilmer

**Summary Report:**

City Council has approved the construction contract for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project. City Staff have worked with the above-mentioned property owner affected by the proposed project to acquire permanent and/or temporary construction easements (Attachment 1). These easements were obtained from the property owner to install an area inlet on the private property to correct a nuisance drainage issue that was recommended in the approved 2020 Surface Water Management Plan.

The permanent and temporary easement agreement has been signed by the property owner and are ready for execution.

**Alternative Options:**

The City Council could decide not to accept these easements; however, the project will not be able to proceed as designed. Therefore, this is not recommended.

**Financial Impacts:**

A total of one (1) permanent and temporary easement (Attachment 2) is required for acquisition to complete the project as designed. The temporary construction easement was valued at \$0.23 per square foot for residential land, and permanent easement was valued at \$7.51 per square foot for residential land. These rates were comparable to the rates paid for the Wall Street Road Reconstruction project in 2024. The acquisition costs are

detailed in Attachment 2, the total amount for all temporary and permanent easements is \$7,450.18. Franchise fees will be used to fund the easement acquisition costs.

**Tentative Timelines:**

Payment for the easement will be made upon approval.

(Do not write in the space above. Reserved for recording/transfer data)

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**PERMANENT PUBLIC DRAINAGE AND UTILITY EASEMENT  
AND TEMPORARY CONSTRUCTION EASEMENTS**

This Agreement is made this 14 day of April, 2026, by and between Toni Gilmer, a single person, 613 Bunker Drive, Northfield, Minnesota 55057, referred to hereinafter as “Grantor,” and the City of Northfield, Minnesota, a municipal corporation organized under the laws of the State of Minnesota, 801 Washington Street, Northfield, Minnesota 55057, referred to hereinafter as “Grantee”; (collectively referred to herein as the “parties”).

**AGREEMENT**

That for and in consideration of the sum of Seven Thousand Four Hundred Fifty and 18/100ths Dollars (\$7,450.18) and other good and valuable consideration, paid this date by the Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee do hereby agree as follows:

1. The undersigned Grantor hereby grants and conveys to the Grantee a Permanent Easement, 20 feet in width, for public drainage and utility purposes (the “Permanent Easement”), over, under and across that part of the tract of land legally described on Exhibit A, which is attached hereto and incorporated herein by reference, in the City of Northfield, Rice County, Minnesota; which Permanent Easement is legally described on Exhibit B, which is attached hereto and incorporated by reference (the “Permanent Easement Area”).
2. The undersigned Grantor hereby grants and conveys to the Grantee a Temporary Easement for construction purposes (the “Temporary Easement”) over, under and across that part of the tract of land legally described on Exhibit A, in the City of Northfield, Rice County, Minnesota, as legally described on Exhibit C, which is attached hereto and incorporated by reference (the “Temporary Easement Area”).

The Temporary Easement shall expire no later than the earlier of: (a) one (1) year following the date on which the contractor hired by the City to complete the Grantee’s Work first conducts the Grantee’s Work within the Temporary Easement Area; or (b) two (2) years from the date of this Agreement.

3. The Permanent Easement Area and Temporary Easement Area described above are depicted together on Exhibit D, which is attached hereto and incorporated herein by reference.
4. The Grantor states and hereby covenants that the Grantor is the lawful owner of the above-described real property, is lawfully seized and possessed of said real property, and that the Grantor has good and lawful right to grant the Permanent Easement and Temporary Easement described herein.
5. The Grantee shall have the right to construct, excavate, grade, inspect, install, remove, demolish, operate, maintain, place, replace, reconstruct, improve, enlarge and repair, as it may find reasonably necessary drainage and utility facilities and improvements, and such other improvements appurtenant thereto, in the Permanent Easement and Temporary Easement Areas described herein.
6. The Grantee shall have the right, at its sole cost and expense, to conduct such activities in the Temporary Easement Area, as are reasonably necessary to complete the Grantee's Work. The Grantee and its employees, agents, permittees, and licensees shall have the right of ingress and egress to and from the Temporary Easement Area, including but not limited to ingress and egress for equipment, materials, supplies, and vehicles, at all times and without notice to the Grantor, provided that such ingress and egress is not over, under, upon or across any portion of the Grantor's Property that is not within the Temporary Easement Area.
7. The Grantee and its employees, agents, permittees, and licensees shall have the right of ingress and egress to and from the Permanent Easement Area at all times and without notice to the Grantor by such route, in the judgment of the Grantee, as shall occasion the least practical damage and inconvenience to the Grantor.
8. The Grantee shall have the right to trim, remove and keep the Permanent Easement Area and Temporary Easement Areas clear of all buildings, structures, roots, shrubbery, trees, bushes, undergrowth and all other obstructions that may interfere with or endanger the Grantee's exercise of any of the rights pursuant to this Permanent Easement and Temporary Easement.
9. The Grantor shall not erect, construct or locate in the Permanent Easement and Temporary Easement Areas any new structure or object that was not in existence on the date of this Permanent Easement, which would prevent the Grantee's reasonable access to the Permanent Easement and Temporary Easement Areas or prevent the public's full enjoyment of the rights granted hereunder, without the written consent of the Grantee.
10. The Grantee shall restore, at the Grantees' expense, any and all disturbed areas within the Permanent and Temporary Easement Areas back to as close to original condition as, in the Grantee's judgment, is reasonably practicable given the rights granted hereunder. No construction materials may remain in, on or under the Temporary Easement Area at the end of the term of the Temporary Easement.
11. The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

12. This Permanent Easement shall be recorded as soon as practicable following its execution with the understanding that the Grantee has complete and absolute sole ownership, use and control of the public drainage and utility facilities and improvements constructed in the Permanent Easement Area, and such other improvements appurtenant thereto, in accordance with the grant of rights conveyed herein.
13. The Grantor and Grantee agree to correct any legal descriptions contained herein if there is a mistake discovered, including any mistakes or discrepancies revealed by an accurate survey of the property identified herein, and to accordingly replace the corresponding corrected exhibit herein, as applicable.
14. This Agreement shall be governed by and construed under the laws of the State of Minnesota without reference to its conflict of laws principles.
15. Any notice or other communication required or permitted under this instrument must be in writing and may be given by personal delivery, by being deposited with any nationally recognized overnight carrier that routinely issues receipts, or by being deposited with the United States Postal Service, postage prepaid, certified mail, addressed to the party for whom it is intended at its address set forth above. Any such notice shall be deemed delivered upon (but not until) receipt or refusal of receipt. Either party may change its address for notices by giving 10 days prior written notice of such change to the other party in a manner set forth above.

*[Remainder of page intentionally left blank.]*



**GRANTEE:**

CITY OF NORTHFIELD, MINNESOTA

By: \_\_\_\_\_  
Erica Zweifel, Its Mayor

**ATTEST:**

By: \_\_\_\_\_  
Lynette Peterson, Its City Clerk

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF RICE         )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by Erica Zweifel as Mayor and Lynette Peterson as City Clerk on behalf of the City of Northfield, a municipal corporation under the laws of the State of Minnesota, Grantee.

\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT WAS DRAFTED BY:**

FLAHERTY & HOOD, P.A,  
525 Park Street, Suite 470  
St. Paul, MN 55103  
(651) 225-8840

**EXHIBIT A**

**LEGAL DESCRIPTION OF REAL PROPERTY**

The real property referenced in this Permanent Easement is legally described as follows:

**LEGAL DESCRIPTION:**

Lot 7, Block Three, MAPLE HILLS ADDITION, according to the recorded plat thereof, Rice County, Minnesota.

**EXHIBIT B**

**LEGAL DESCRIPTION OF PERMANENT EASEMENT**

**LEGAL DESCRIPTION:**

A 20.00 foot perpetual easement for drainage and utility purposes over, under and across Lot 7, Block Three, MAPLE HILLS ADDITION, according to the recorded plat thereof, Rice County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southeast corner of said Lot 7; thence on an assumed bearing of North 00 degrees 00 minutes 41 seconds East along the east line of said Lot 7, a distance of 41.39 feet to the beginning of the centerline to be described; thence North 50 degrees 45 minutes 54 seconds West, a distance of 53.66 feet and said centerline there terminating.

EXCEPT that part thereof lying within the east 10.00 feet, as measured at a right angle, of said Lot 7.

**EXHIBIT C**

**LEGAL DESCRIPTION OF TEMPORARY EASEMENT**

**LEGAL DESCRIPTION:**

A temporary easement for construction purposes over, under and across that part of Lot 7, Block Three, MAPLE HILLS ADDITION, according to the recorded plat thereof, Rice County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 7; thence on an assumed bearing of North 00 degrees 00 minutes 41 seconds East along the east line of said lot 7, a distance of 19.17 feet to the point of beginning of the easement to be described; thence North 89 degrees 59 minutes 19 seconds West, a distance of 51.18 feet; thence North 25 degrees 39 minutes 43 seconds West, a distance of 89.31 feet to the northwesterly line of said Lot 7; thence North 46 degrees 22 minutes 28 seconds East along said northwesterly line, a distance of 78.71 feet; thence South 25 degrees 39 minutes 43 seconds East, a distance of 75.97 feet to the east line of said Lot 7; thence South 00 degrees 00 minutes 41 seconds West along said east line, a distance of 66.35 feet to said point of beginning.

EXCEPT those parts thereof lying within the above-described perpetual easement, the east 10.00 feet and the northwesterly 5.00 feet, as measured at right angles, of said Lot 7.



**SPRING CREEK ROAD RECONSTRUCTION - EASEMENTS**

P.I.D.	ADDRESS	PROPERTY OWNER	DEED AQUIRED	PERMANENT EASEMENT AREA (SF) \$7.51	PERMANENT EASEMENT COST	TEMPORARY EASEMENT AREA (SF) \$0.23	TEMPORARY EASEMENT COST	TOTAL EASEMENT ACQUISITION COSTS
22.07.2.76.004	613 Bunker Drive	Toni M Gilmer		815	\$6,120.65	5909	\$1,329.53	\$7,450.18
							<b>TOTAL</b>	<b>\$7,450.18</b>



## Legislation Text

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**File #: 26-229, Version: 1**

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council

**From:** Ben Martig, City Administrator

Reports From the Mayor and Council Members.

### **Summary Report:**

During this portion of the meeting, the Mayor and Council will provide updates on work being done on the boards, commissions, and committees they are a part of, as well as other City events they have participated in.

Below are the 2026 board, commission and committee appointments of the City Council.

#### Mayor Zweifel

- City/Hospital Governance Committee
- Housing and Redevelopment Authority (HRA)
- Mayor's Youth Council

#### Councilor Beumer

- Beyond the Yellow Ribbon
- Economic Development Authority (EDA)
- Housing and Redevelopment Authority (HRA)

#### Councilor Dahlen

- Council Employment Committee
- Housing and Redevelopment Authority (HRA)
- Mill Towns Trail Joint Powers Board

#### Councilor Holmes

- Council Employment Committee
- City/Hospital Governance Committee
- Housing and Redevelopment Authority (HRA)
- Planning Commission and Zoning Board of Appeals

#### Councilor Ness

- Age Friendly Steering Committee
- Convention and Visitors Bureau Board

- Council Employment Committee
- Housing and Redevelopment Authority (HRA)
- Northfield Area Fire & Rescue Services (NAFRS)
- Rice/Steele 911 Center Board

Councilor Peterson White

- City/Hospital Governance Committee
- Friends of Downtown Northfield
- Economic Development Authority (EDA)
- Hiawathaland Transit Advisory Committee
- Hospital Board
- Housing and Redevelopment Authority (HRA)
- Northfield Transportation Advisory Committee

Councilor Sokup

- Housing and Redevelopment Authority (HRA)
- Mill Towns Trail Joint Powers Board

**Alternative Options:**

N/A

**Financial Impacts:**

N/A

**Tentative Timelines:**

N/A



Legislation Text

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**File #: 26-231, Version: 1**

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Risi Karim, Assistant City Administrator  
Keenan Knutelski, Human Resource Manager

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

**Action Requested:**

Mayor Zweifel will summarize the conclusions of City Administrator Martig's performance evaluation during the regular City Council meeting as a follow-up to the closed session of May 4, 2026, held at 6:00 p.m.

**Summary Report:**

Mayor Erica Zweifel will present the summary of conclusions during this agenda item consistent with Minnesota Statutes §13D.05, subd. 3. as well as the City Council Policy 1.02 City Administrator Performance Review Policy (see attached "mid-year check-in" section highlighted in yellow on page 7 of 7).

Background

The Northfield City Council held a closed meeting on May 4, 2026. The closed meeting was pursuant to Minnesota Statutes §13D.05, subd. 3. reads as follows:

*Subd. 3. What meetings may be closed.*

(a) A public body may close a meeting to evaluate the performance of an individual who is subject to its authority. The public body shall identify the individual to be evaluated prior to closing a meeting. At its next open meeting, the public body shall summarize its conclusions regarding the evaluation. A meeting must be open at the request of the individual who is the subject of the meeting.

The closed meeting, in conformance with the policy, included City Administrator Martig updating on progress on current personal and professional growth and goals from the current review period. The City Council was provided an opportunity for open dialogue with the City Administrator providing feedback but without conducting any formal evaluation.

The summary conclusions will complete the requirements of the City Administrator review policy related to the "mid-year check-in."

**Alternative Options:**

Not applicable.

**Financial Impacts:**

Not applicable.

Pursuant to the City Council Policy 1.02 City Administrator Performance Review Policy the “mid-year check-in” will not include consideration of any salary adjustments.

**Tentative Timelines:**

- ✓ May 4<sup>th</sup> City Council Closed Meeting
  
- May 5<sup>th</sup> City Council Regular Meeting (open meeting) Summarizes its conclusions regarding the mid-year check-in under Minn. Stat. sec. 13D.05, subd. 3(a) on whether the City Administrator fulfilled the expectation to present on goals per 1.b. above of this City Administrator Performance Review Policy.

No Further Schedule Related to Mid-Year Check-In.

A closed meeting is scheduled for Monday November 9, 2026 for the City Administrator’s annual performance evaluation, with follow-up action at the Tuesday November 10, 2026 regular City Council meeting.



## **1.02 CITY ADMINISTRATOR PERFORMANCE REVIEW POLICY**

### **CITY COUNCIL**

**Enabling Legislation:** R2018-040

**Date Adopted:** 04/17/18

**Revised:** 08/05/24

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#### **PURPOSE**

The purpose of the City Administrator Performance Review Process policy is to establish clear guidelines and procedures for the City Administrator's regular annual performance review and a mid-year check-in. The performance review process is intended to establish and communicate performance expectations, goals and objectives for the City Administrator, identify the City Administrator's strengths and areas for improvement in meeting these expectations, and foster the City Administrator's professional development.

The Annual City Administrator Performance Review will provide helpful, real-time feedback from the Mayor and City Council and direct reports. This process is an effective means to meet the objectives of a performance evaluation of establishing and communicating performance expectations, goals, and objectives and to provide recognition of accomplishments and to have a discussion regarding expectations and goals for the upcoming year. This process also identifies the City Administrator's strengths and areas for improvement in meeting these expectations and fosters the City Administrator's professional development. When used for professional development, the review offers a number of benefits, including increased self-awareness, identification of potential problem areas and gaps in perception of professional development.

The mid-year check-in is intended to provide the opportunity for more consistent and productive feedback from City Council to the Northfield City Administrator throughout the year and continue to strengthen the process for Annual Performance Review. A mid-year personal and professional development check-in is intended for the City Administrator to report progress on established goals during the previous Annual Performance Review. In contrast, the Annual Performance Review is intended to be a full year assessment of progress on strategic initiatives, opportunities for growth and development, and includes deeper assessments and feedback from the City Administrator, City Staff, and City Council. The Annual Performance Review also contemplates a salary increase while the mid-year check-in does not.

**PROCESS**

The Council Employment Policy Committee will work with the Communications and Human Resources Director to recommend to the City Council the City Administrator performance review timeline, review tool(s) to be used, and a professional and independent third party as retained by the City Council to assist with the review process. Each year, the performance review process and third-party consultant will be reviewed shortly after the evaluation is completed to finalize the process for the upcoming performance review year.

The following is a summary of the intended Annual Performance Review process:

1. Approximately four weeks prior to the City Administrator's hire date anniversary, a third-party, in collaboration with the Communications and Human Resources Director submits to City Council members and the City Administrator: (1) a copy of the previous year's Performance Review Summary; (2) a summary of the City Administrator's update on goals from the current review period; and (3) a Performance Evaluation Review form via an electronic evaluation tool.
2. Approximately four weeks prior to the City Administrator's hire date anniversary, a third-party, in collaboration with the Communications and Human Resources Director will send to all direct reports a Performance Evaluation Review form via an electronic evaluation tool.
3. City Council members, all direct reports, and City Administrator individually complete the Performance Evaluation Review forms.
  - a. Note that there will be one Performance Evaluation Review form for City Council members to complete, one for direct reports, and another form for the City Administrator to complete as a self-assessment.<sup>1</sup> All forms will solicit competency ratings, comments, and narrative feedback in specific areas relevant to the City Administrator's job duties and goals and provide specific instructions and guidelines for feedback.<sup>1</sup>

- b. City Council members to consider the City Administrator's job description and goals in evaluating the performance of the City Administrator.
  - c. The identity of the individual City Council members completing the forms will be provided to the City Administrator but otherwise anonymous to others, including the City Council.
  - d. Direct reports will complete a performance review survey form and meet individually with third party consultant. The feedback of the direct reporting staff will be in aggregate form. If there is a need for addressing individual responses from direct reports by way of identifying such individual responses, the third party will determine, in their discretion, how to appropriately communicate such feedback to the City Administrator.
4. A third-party in collaboration with the Communications and Human Resources Director, drafts aggregate evaluation responses into one comprehensive report and an executive summary from all individual responses received and submits such to City Council, City Administrator, and appropriate administrative staff prior to the special meeting. The City Administrator will also be submitted individual evaluation responses concurrent with their aggregated results.
  5. City Administrator meets with a third-party to review City Administrator's review form (i.e., self-assessment) and goals for the current review period.
  6. On the date of the special meeting, the City Council will discuss with the City Administrator the aggregate review responses, their responses, their individual responses if they wish, City Administrator's comments, and/or any other comments City Council members have.

- a. The meeting will be closed and electronically recorded, unless the City Administrator requests that it be open under Minn. Stat. sec. 13d.05, subd. 3(a).
- b. The meeting can proceed as follows:
  - i. Communications & Human Resources Director presents compensation information as provided in the special meeting agenda packet, which includes compensation increase options and answers questions from City Council.
  - ii. The third-party consultant and City Council discuss performance evaluation provided in executive summary, review recommended goals, and third-party consultant answer questions from City council without City Administrator in attendance, or at minimum, not participating.
  - iii. The Mayor, or in their absence the meeting chairperson, solicits feedback on the summary of conclusions provided by the third-party consultant in the executive summary. The Mayor, or in their absence the meeting chairperson, asks each member to state their concurrence or not with such conclusions. If there are changes to the summary of conclusions, the third-party consultant modifies the summary as directed by the City Council.
  - iv. Communications & Human Resources Director leaves the meeting. City Administrator is invited into the meeting to discuss the performance review with the City Council.
  - v. With City Administrator in attendance, the Mayor or in their absence, the meeting chairperson, simply reference or summarize the executive summary and then allow each City Council member to state anything they wish about their evaluation of City Administrator.

- vi. City Administrator comment as they wish on statements on the review responses and statements from City Council Members.
  
- c. Evaluation of the City Administrator generally includes the intertwined issue of ratings and comments on specific area of the City Administrator's job, goals, application of the employment agreement, and salary change.
  - i. Though the City Council can reference and discuss a potential salary change or adjustment as part of the performance evaluation (e.g., City Council is discussing the adequacy of performance in order to receive a salary increase), it should not negotiate such a change or otherwise make any decision on such a change outside an open meeting based on Minnesota Department of Administration, Data Practices Office, Advisory Opinion 15-002 stating:

*The Open Meeting Law does not contain a provision allowing public bodies to close meetings for general personnel reasons; meetings can only be closed in the specific circumstances described in section 13D.05 or by other statutes. As discussed in Issue 1, a performance evaluation may naturally include references to "compensation and prospective extension of [an] employment agreement." However, once a public body has determined that the employee will remain employed with a possible change in pay based on their performance, and the discussion logically turns to the specifics about the employment agreement, the City Council is no longer evaluating the performance of an individual per section 13D.05, subdivision 3(a). In these circumstances, contract negotiations must be done in an open meeting.*

- 7. At the next open meeting following the closed session, the City Council:

a. Summarizes its conclusions regarding the evaluation under Minn. Stat. sec. 13D.05, subd. 3(a) and take action on any salary change.

- i. The Mayor, or in their absence, the meeting chairperson reads a statement summarizing the conclusions from the meeting.
- ii. The Minnesota Department of Administration Data Practices Office opined in Advisory Opinion 02-021 as follows related to the summary:

*Clearly, the language of the Open Meeting Law indicates that the City Council ought to summarize each salient point of the evaluation so that the public is given the opportunity to get the best possible sense of the performance - good, bad, or indifferent - of the public employee.*

b. Take a motion and vote for any salary increase. The Communications and Human Resources Director will prepare resolutions for consideration of compensation of the City Administrator in the open meeting. The following options *may* be included in the resolutions for consideration:

- i. No change (0%) to salary if performance did not meet expectations. In this circumstance, similar to other employees, the City Administrator would continue to receive Council approved cost of living adjustments to the City's Base Pay Schedule at the current pay grade.
- ii. One step increase upon anniversary date if performance meets or exceeds expectations.
- iii. Other option - more than one step increase (such as a two-step increase or more) upon anniversary date if performance meets or exceeds expectations. If the City Council action directs another salary change concept, the Communications and Human Resources Director will add the appropriate language in

the resolution(s) as directed by Council with the salary change that was proposed.

The City Council will also conduct a mid-year check-in with the City Administrator prior to the Annual Performance Review to be performed 6 months before the City Administrator's hire anniversary date, as follows:

1. City Council holds a closed meeting pursuant to Minn. Stat. sec. 13D.05, subd. 3(a).
  - a. The meeting will be closed and electronically recorded, unless the City Administrator requests that it be open under Minn. Stat. sec. 13D.05, subd. 3(a).
  - b. City Administrator to inform the City Council about progress on current personal and professional growth and goals from the current review period. The City Council may then have an open dialogue with the City Administrator, providing feedback, but without conducting any formal evaluation.
  
2. At the next open meeting following the closed session, the City Council:
  - a. Summarizes its conclusions regarding the mid-year check-in under Minn. Stat. sec. 13D.05, subd. 3(a) on whether the City Administrator fulfilled the expectation to present on goals per 1.b. above of this City Administrator Performance Review Policy.
  - b. The City Council will not take any motion and vote on a salary increase.



Legislation Text

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**File #:** Res. 2026-049, **Version:** 1

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Andrew Tussing, Streets and Parks Manager

Consideration of Resolution Accepting Tree Donation for City Parks and Street Rights-of-Way.

**Action Requested:**

The Northfield City Council approves accepting a donation from the Loren Dean and Betty Ann Reichert Charitable Fund.

*Note: requires 2/3 majority approval per State Statute 465.03.*

**Summary Report:**

The City of Northfield has been offered a generous donation in the amount of \$125,000 to support the planting of trees throughout the community. This contribution is being made by Karl Reichert on behalf of the Loren Dean and Betty Ann Reichert Charitable Fund.

The funds will be dedicated to the replacement of expired or declining trees, as well as the planting of new trees within the City's park system and along public street rights-of-way.

This contribution will enhance the City's urban forest, improve environmental sustainability, and provide long-term aesthetic and community benefits. Staff recommend acceptance of the donation and authorization to allocate the funds toward tree procurement, planting, and associated maintenance in accordance with City standards and priorities.

The City currently maintains an inventory of 1,048 ash trees on public property. Of these, 360 trees are scheduled for replacement utilizing grant funds secured by the City, and 160 trees have been treated to mitigate the impacts of emerald ash borer. An additional 69 trees will be removed in coordination with planned roadway improvement projects, and 37 trees are scheduled for removal by a contractor without replacement due to site constraints and conflicts.

Following these actions, a total of 422 ash trees remain unaddressed. The proposed donation will provide a funding source to support the phased replacement of these remaining trees, with priority given to trees located within City parks.

2024 Minnesota Statutes  
465.03 GIFTS TO MUNICIPALITIES.

Any city, county, school district or town may accept a grant or devise of real or personal property and maintain such property for the benefit of its citizens in accordance with the terms prescribed by the

donor. Nothing herein shall authorize such acceptance or use for religious or sectarian purposes. Every such acceptance shall be by resolution of the governing body adopted by a two-thirds majority of its members, expressing such terms in full.

**Alternative Options:**

N/A

**Financial Impacts:**

\$125,000 will be placed in the general fund. All donation funds will be spent on trees to be planted in parks, assist in replacing ash trees removed due to infestation of Emerald Ash Borer, and one memorial bench to be placed in Hidden Valley Park.

**Tentative Timelines:**

Trees would be planted over the next 3-5 years with this donation.

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2026-049

ACCEPTING MONETARY DONATION FOR TREE PLANTING IN CITY PARKS AND  
PUBLIC RIGHTS-OF-WAY

WHEREAS, the City of Northfield (the “City”) is authorized to accept donations/gifts of real and personal property pursuant to Minnesota Statutes, Section 465.03 for the benefit of its citizens and in accordance with the terms prescribed by the donor, and that acceptance of such donations/gifts are subject to a resolution of the City Council adopted by a two-thirds majority of its members; and

WHEREAS, The Loren Dean and Betty Ann Reichert Charitable Fund approached and offered the City \$125,000 donation to enhance the City’s urban forest, improve environmental sustainability, and provide long-term aesthetic and community benefits.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The City Council of the City of Northfield hereby accepts the above-described donation pursuant to Minnesota Statutes, Section 465.03.
2. The City Clerk is hereby authorized and directed to issue a receipt to the Donor acknowledging the City’s receipt of the donation.
3. The City Council on behalf of the City, with great appreciation, wishes to thank The Loren Dean and Betty Ann Reichert Charitable Fund and their efforts and the contributions and the donation to the City.
4. The City Council will utilize the donation to plant trees in City Parks, along street right-of-ways, and place a memorial bench in Hidden Valley Park.

PASSED by the City Council of the City of Northfield on this 5<sup>th</sup> day of May, 2026.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:   \_\_\_ ZWEIFEL   \_\_\_ BEUMER   \_\_\_ DAHLEN   \_\_\_ HOLMES  
          \_\_\_ NESS   \_\_\_ SOKUP   \_\_\_ PETERSON WHITE

Andrew Tussing  
Streets and Parks Manager  
City of Northfield  
1710 Riverview Drive  
Northfield, MN 55057

April 8, 2026

Dear Andrew:

**This letter is to confirm that, as trustee of The Loren Dean and Betty Ann Reichert Charitable Fund, I would like to designate a \$125,000 donation in memory of Loren and Betty to the City of Northfield for the acquisition of trees for its parks and trails to replace trees lost due to the emerald ash borer and to support their care.**

My late uncle, Loren Dean Reichert, died on November 16, 2025, at his home in Northfield. He loved this city. He met his wife, Betty Ann Forster, at Carleton College, where they both graduated in 1961. They were college sweethearts and married later that year. Betty died three years ago while they were living on the West Coast.

Loren was a college professor, dedicating most of his career as a sociologist at the University of Nevada Las Vegas. They spent most of their years in Las Vegas. After Betty died in 2023, he decided to move “home” to Northfield in early 2024, buying a house on Peterson Drive. In retirement, he supported many causes, especially those focused on mitigating climate change and preserving wildlife habitats. He was particularly concerned about deforestation worldwide.

Last summer, he enjoyed watching geese raise their families in Hidden Valley Park, and he was dismayed to see the impact the emerald ash borer was having on Northfield’s tree canopy – infecting trees in that park. His mantra during his final months was: “We need to plant trees!”

Planting trees would be a wonderful way to honor my uncle and aunt’s memory and to give back to a community they treasured. This gift would also acknowledge the impact this community has on so many students who call Northfield home while attending Carleton and St. Olaf Colleges.

On a personal note, thanks to my uncle, Reynaldo and I have decided to make Northfield our home ... moving from Minneapolis to his house on Peterson Drive.

I am told by my contacts at BNY Charitable that a direct donation from the fund can be made to a municipal government. We would just need to provide information from the City of Northfield to facilitate the receipt of the gift. If you need to reach me, my cell is 612-708-5275.

Best,



Karl Reichert  
Trustee, The Loren Dean and Betty Ann Reichert Charitable Fund



## Legislation Text

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**File #:** Res. 2026-050, **Version:** 1

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**City Council Meeting Date:** April 5, 2026

**To:** Mayor and City Council  
City Administrator

**From:** Mikayla Schmidt, City Planner

Resolution for Harvest Hills 2<sup>nd</sup> Addition Preliminary Plat.

**Action Requested:**

The Northfield City Council is asked to consider a resolution approving the preliminary plat for Harvest Hills 2<sup>nd</sup> Addition with conditions.

**Summary Report:**

Schrom Construction, Inc. has applied for a preliminary plat for Parcel ID - 2212426022 (Outlot A, Harvest Hills Addition) located in Rice County. Harvest Hills Second Addition is a two-phase, 71-unit market rate rental townhome development on a 10.30-acre parcel situated on the south side of Northfield and west of the Northfield Middle School.

At the April 16, 2026, Planning Commission (PC) meeting, the PC voted to recommend approval of the preliminary plat unanimously with conditions recommended by staff (7-0 vote). The PC received considerable public input via eComment, email, and live public comment at the meeting during the public hearing. Concerns from the public included concerns related to increased traffic, cost of new streets and maintenance, stormwater / runoff, water pressure, location of pedestrian connections, when the zoning change occurred to N2-B: Neighborhood General 2, rental vs. home ownership, property values, lighting, noise, and emergency services access. These concerns are addressed in the resolution findings.

*Background:*

The preliminary plat is planned to include the following mix of residential units:

- Twenty-one (21) Duplex homes - (42 units),
- Five (5) Tri-plex homes (15 units),
- Two (2) Four-plex homes (8 units),
- One (1) Six-plex building (6 units),
- Total Project unit creation is 71 - this equates to a gross property density of 6.89 units per acre.

*Analysis:*

Sanitary Sewer and Water:

The Comprehensive Sewer and Water Plan's show the sewer and water lines have capacity to serve this development and future growth. The new housing in this area will be adequately served by the extension of lateral sewer and water lines to the proposed development area.

Stormwater:

A Stormwater Management report has been completed and is included with the submittal. A proposed stormwater pond will be constructed on the southeast corner of the site. The developer is also planning to harvest water from this pond to operate lawn irrigation systems for all the homes. This pond, along with rainwater harvesting for irrigation, will provide control of volume, water quality, and rate as required by the City of Northfield stormwater rules. The Engineering department will ensure it meets all regulations of city code and state statute.

Streets, sidewalks and trails:

The streets within the development are extensions of three existing roadways: Fillmore St., Greenfield Dr. West, and Greenfield Dr. East. The applicant will also construct a new east-west public street (Wheatland Ln). All proposed roadways are local streets except for Fillmore Street, which is a minor collector. Fillmore Street will extend to the south and will connect to a future east-west collector (Ford Street) and eventually County Road 1. Fillmore Street connects north to Roosevelt Drive an existing collector roadway. The street extensions and Wheatland Ln. were developed to construct a grid design to the greatest extent possible.

Sidewalks will be installed and are required on both sides of all streets. There is a planned path/trail on the east side of the property, connecting to Carter Dr. on the Northfield Middle School property as well. On the east side of Fillmore St. a path/trail is also planned. The developer will update and include both paths/trails in the preliminary and final plats.

Park Dedication:

The developer will provide park dedication in the form of cash-in-lieu, which is estimated to be \$24,680. This will be formally calculated as part of the final plat application and incorporated into the development agreement. The developer will also complete the trail connection to the Northfield Middle School and a trail on the east side of Fillmore St. to connect to a future trail to connect to Tyler Park. In the City's Park Master Plan, a new neighborhood park is planned further to the south of the proposed Harvest Hills Second Addition. As further development to the south occurs, a neighborhood park will be constructed.

Adjacent Property:

The property is situated south of Greenfield Dr. E. and W. Neighboring properties include the Northfield Middle School to the east, existing residential development to the north and west, and undeveloped farmland to the south.

Conformance with Comprehensive Plan:

The project is in conformance with the comprehensive plan and is located within city limits. The parcel considered for development was platted as an outlot from the Harvest Hills Addition. Outlots require formal platting in order to be built upon. The City Council resolution that approved the Harvest Hills Addition, calls out that Outlot A (Harvest Hills Second Addition) shall go through the preliminary and final plat processes, and that if the preliminary plat, is not entirely platted within five years, the preliminary plat shall be considered null and void.

The intent of the project reflects the three core principles from Northfield 2045, the city's comprehensive plan, of Economy, Environment and Equality along with its Guiding Values. In addition, the future land use map denotes the area as Mixed Use Residential Neighborhood and Enhance as part of the Intervention Map. All of which support the proposed preliminary plat. A in-depth analysis is provided in the findings of the resolution.

Traffic & Pedestrian Safety:

The proposed development will create 71 units, and each unit will average 7 trips per day based on data from the Institute of Traffic Engineers multi-family modeling. Based on 7 trips with the development creating 71 units, that equals approximately 497 trips per day. The first phase of the development will be approximately 38 units equally about 266 trips per day. The trips will primarily utilize Carter Dr. & Fillmore St. Fillmore St. is a designated minor collector and growth in traffic volume is planned on this street. A map is attached (Harvest Hills 2<sup>nd</sup> Addition Vision Map) to conceptually identify the extension of the future collector roadways, trails, and the greenway corridor.

As part of hearing the concerns of pedestrian safety from the public, the Engineering department will perform pedestrian crossing counts at three main intersections: 1) Fillmore St. & Carter Dr., 2) Fillmore St. & Hayes Dr., and 3) Hayes Dr. & Roosevelt Dr. W./E. Upon collecting and reviewing the data, the Engineering department will determine if a marked pedestrian crossing is justified. During the 2023 street improvement project, the neighborhood didn't identify any safety concerns during public engagement for that project, however, other traffic safety/traffic calming measures could be further evaluated for the neighborhood.

*Recommendation:*

Staff recommend the City Council approve the preliminary plat for Harvest Hills Second Addition based on the criteria and findings with the addition of the following conditions:

1. All subsequent Final Plats shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. Prior to the City's execution of a Final Plat, the Applicant must enter into an agreement with the City for the installation of all required improvements, which shall be referred to as the "Development Agreement."
3. Pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (4) (a) the city council can approve a different time period as part of the preliminary plat approval. The preliminary plat expiration date shall be five (5) years after the date of approval.
4. The Applicant shall meet the park dedication requirements in City Code, Chapter 34, Section 5.2.6 in the form of cash-in-lieu of approximately \$24,680.00.
5. The Applicant shall develop a phase specific erosion and sediment control plan for each individual phase.
6. The Applicant shall install an east/west 10-foot shared use path connection from the east side of Greenfield Dr. E. in between Lots 1 and 2 Block 5, to the east property line, and then running north/south the length of the east project property line, and connecting to the Middle School or Carter Dr., whichever is most feasible due to grade changes.
7. The Applicant shall install an 8 ft. path (or a narrower path depending on right-of-way available and/or other impediments such as trees or utilities) on the east side of Fillmore St. from the north property line of the development to Greenfield Dr. E.; along with pedestrian crossing improvements at the intersection.

**Alternative Options:**

City Council could add, change or remove any of the conditions of the preliminary plat. The applicant is entitled to the preliminary plat as it meets the required criteria attached to the resolution.

**Financial Impacts:**

N/A

**Tentative Timelines:**

The applicant wishes to begin grading and construction this spring / summer of 2026. The anticipated timeline for the final plat for the first and/or second phase would follow preliminary plat approval.

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2026-050

APPROVING A PRELIMINARY PLAT FOR HARVEST HILLS SECOND ADDITION

WHEREAS, Schrom Real Estate Holdings, LLC., the owner of the subject property (the “Applicant”) has submitted an application for preliminary plat approval for Harvest Hills Second Addition, which subject property is legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the above-mentioned preliminary plat is attached hereto as Exhibit B (the “Preliminary Plat”), which is attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (B)(2), the Planning Commission and City Council shall consider the following criteria in the review of a preliminary plat. Criteria (a) and (g) must be met and (b) through (f) shall be considered:

- (a) The proposed subdivision must be in full compliance with the provisions of this LDC;
- (b) The proposed subdivision must be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan, capital improvements program, or other city policy or regulation;
- (c) The physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion and sedimentation, susceptibility to flooding, water storage, and retention, must be such that the site is suitable for the type of development or use contemplated;
- (d) The site must be physically suitable for the intensity or type of development or use contemplated;
- (e) The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;
- (f) The design of the subdivision or the type of improvements must not be detrimental to the health, safety, or general welfare of the public; and
- (g) The design of the subdivision or the type of improvement must not conflict with easements on record, unless those easements are vacated, or with easements established by judgment of a court; and

WHEREAS, City Staff and the Planning Commission have reviewed the submittal of the Preliminary Plat and have determined that it meets the above criteria contained in the City of Northfield City Code, Chapter 34, the “Land Development Code”; and

WHEREAS, the Planning Commission considered and recommended approval (7-0 vote) of the Applicant’s request for the Preliminary Plat at a duly noticed Public Hearing,

which took place on April 16, 2026; and

WHEREAS, the City Council of the City of Northfield reviewed the proposed Preliminary Plat for compliance with the Land Development Code and statutes of the State of Minnesota at its duly noticed meeting held May 5, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT: the City Council hereby adopts the Findings of Fact contained in Exhibit C, attached hereto and incorporated herein by reference, addressing the required criteria contained in Northfield City Code, Chapter 34, Section 8.5.12 (B)(2), and the Preliminary Plat of Harvest Hills Second Addition is hereby approved, subject to the following conditions:

1. All subsequent Final Plats related to the Preliminary Plat shall comply with the provisions of all state statutes and standard procedures for platting in Rice County and shall comply with all applicable procedures and requirements contained in the Land Development Code.
2. Prior to the City's execution of a Final Plat, the Applicant must enter into an agreement with the City for the installation of all required improvements, which shall be referred to as the "Development Agreement." The Development Agreement shall be substantially in the form required by the City containing such terms and conditions as the City requires and in compliance with City Code.
3. Pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (B)(4)(a) the city council can approve a different time period as part of the preliminary plat approval. The Preliminary Plat expiration date shall accordingly be five (5) years after the date of approval hereof. The Applicant shall file a complete application for approval of a final plat within said period or such Preliminary Plat shall expire and be of no further force or effect without further action by the City Council.
4. The Applicant shall meet the park dedication requirements in City Code, Chapter 34, Section 5.2.6, in the form of cash-in-lieu in the amount of \$24,680.00 and such requirement shall be a term and condition contained in the required Development Agreement.
5. The Applicant shall prepare a phase specific erosion and sediment control plan for each individual final plat phase as the Preliminary Plat is final platted and as a condition precedent to approval of each subsequent final plat, and such requirement shall be a term and condition contained in the required Development Agreement.
6. The Applicant shall install an east/west 10-foot shared use path connection from the east side of Greenfield Dr. E. in between Lots 1 and 2, Block 5, to the east property line, and

then running north/south the length of the east project property line, and connecting to the Middle School or Carter Dr., whichever is most feasible due to grade changes. The same shall be in the form of a permanent easement granted to the City of Northfield and contained in the final plat for such property, or such other form as required by the City Engineer, and such requirement shall be a term and condition contained in the required Development Agreement, if not otherwise included in the final plat.

7. The Applicant shall install an 8-foot path (or a narrower path depending on right-of-way available and/or other impediments such as trees or utilities as directed by the City Engineer) on the east side of Fillmore St. from the north property line of the development to Greenfield Dr. E.; along with pedestrian crossing improvements at the intersection. The same shall be in the form of a permanent easement granted to the City of Northfield and contained in the final plat for such property for any portion thereof not within the City dedicated right-of-way, or such other form as required by the City Engineer, and such requirement shall be a term and condition contained in the required Development Agreement, if not otherwise included in the final plat.

PASSED by the City Council of the City of Northfield on this 5<sup>th</sup> day of May, 2026.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:     \_\_\_ ZWEIFEL \_\_\_ BEUMER \_\_\_ DAHLEN \_\_\_ HOLMES  
          \_\_\_ NESS \_\_\_ PETERSON WHITE \_\_\_ SOKUP

**EXHIBIT A**

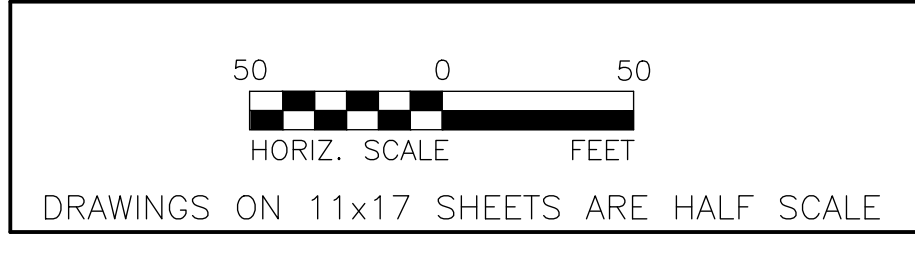
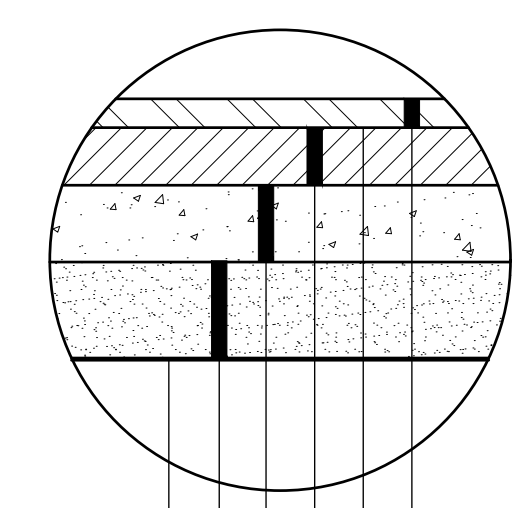
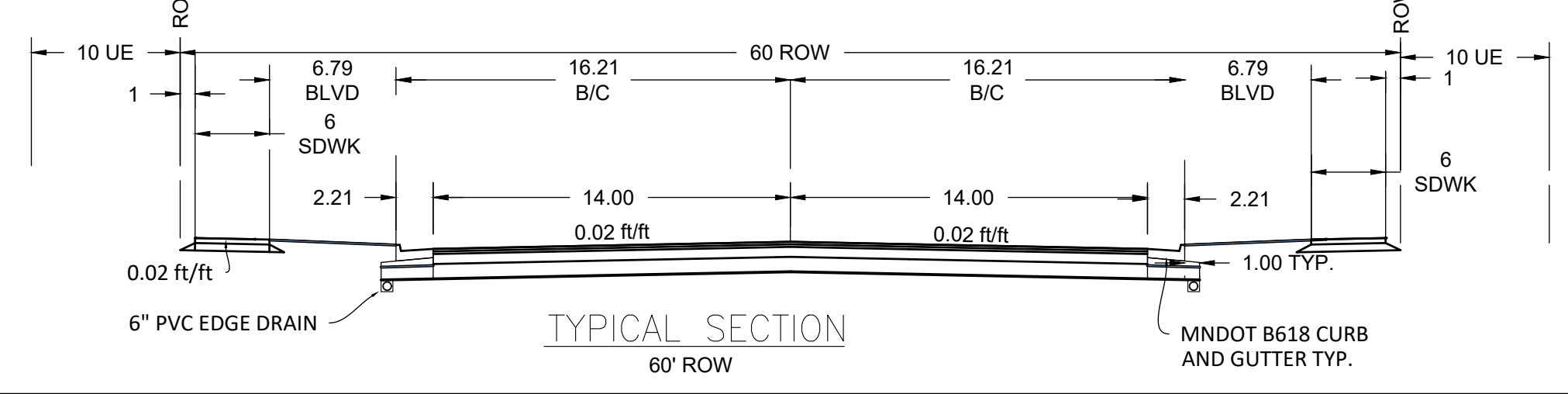
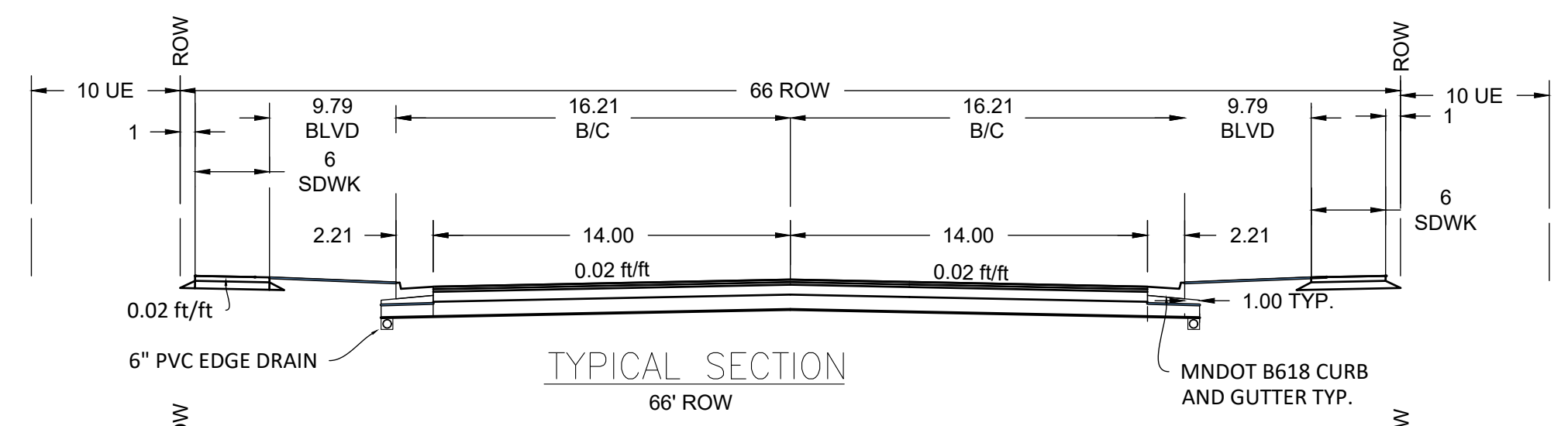
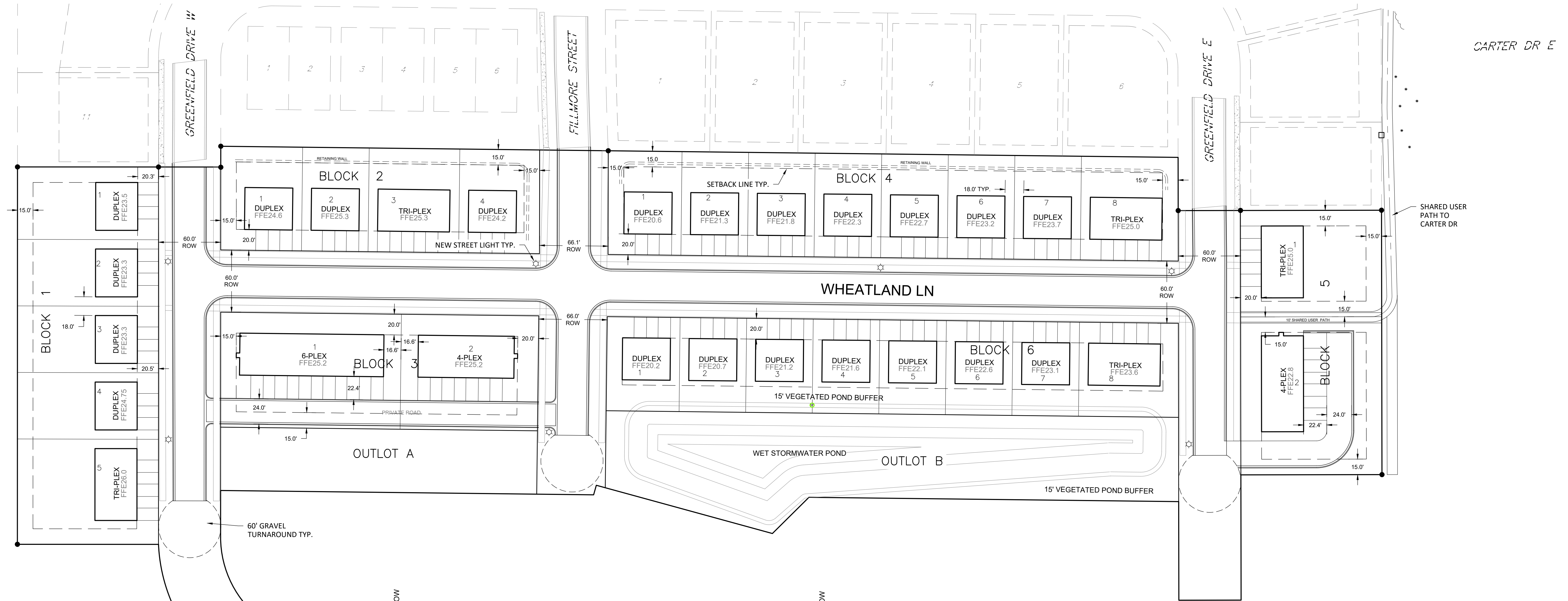
**LEGAL DESCRIPTION**

Parcel ID – 2212426022

Outlot A, HARVEST HILLS, Rice County, Minnesota.

**EXHIBIT B**  
**PRELIMINARY PLAT**

# HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN



REV.	BY	DATE	REVISION DESCRIPTION

**JONES HAUGH SMITH**  
Engineers + Surveyors  
415 West North Street Owatonna, MN 56224-4598

DESIGNED: JHS  
DRAWN: JHS  
CHECKED: BU  
Date: 3/12/26  
DWG: 23-259

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

John A. Schulte V  
License No. 44639 Date: 3/12/26

<b>PRELIMINARY PLAT</b> HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS SITE LAYOUT PLAN	SHEET <b>2</b> OF <b>5</b>
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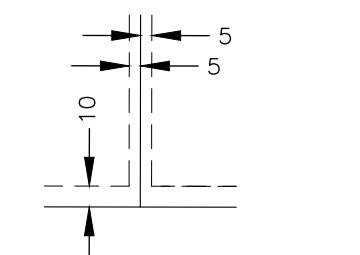
# HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN



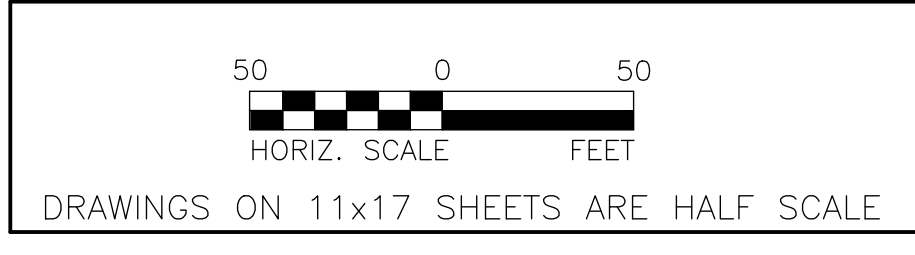
$L=142.91$   
 $RS=160.00$   
 $\Delta=51^{\circ}10'34''$   
 $CD=138.21$   
 $CB=129.0821^{\circ}W$   
 $L=110.92$   
 $RS=90.06$   
 $\Delta=53^{\circ}43'12''$   
 $CD=100.00$   
 $CB=53.316$   
 $L=44.91$   
 $RS=50^{\circ}03'E$   
 $CD=60.00$   
 $CB=182^{\circ}1'W$   
 $60.00$

$L=9.57$   
 $RS=590.43$   
 $\Delta=0^{\circ}55'43''$   
 $CD=9.57$   
 $CB=515^{\circ}12'10''W$   
 $L=176.00$   
 $RS=49.80$   
 $\Delta=5^{\circ}15'28''W$

Drainage and utility easements are shown thus unless otherwise noted:




being 10' on street right of way lines and rear lot lines, and 5' on each side of side lot lines



REV.	BY	DATE	REVISION DESCRIPTION

  
**JONES HAUGH SMITH**  
 Engineers + Surveyors  
 415 West North Street Owatonna, MN 56074-4598

DESIGNED: JHS5  
 DRAWN: JHS5  
 CHECKED: BWJ  
 Date: 3/12/26  
 DWG: 23-259  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
  
 John A. Schulte V  
 License No. 44639 Date: 3/12/26

**PRELIMINARY PLAT**  
 HARVEST HILLS SECOND ADDITION  
 OUTLOT A HARVEST HILLS  
 LOTS PLAN

SHEET  
 3  
 OF  
 5

## EXHIBIT C

### FINDINGS OF FACT

#### **Approval Criteria & Findings:**

The Planning Commission and City Council shall consider the following criteria in the review of a preliminary plat. Criteria (a) and (g) must be met and (b) through (f) shall be considered:

- (a) The proposed subdivision must be in full compliance with the provisions of this LDC;**

*Staff Response:* The proposed subdivision is found to be in general compliance with the LDC through review by the City Planner and the Development Review Committee.

- (b) The proposed subdivision must be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan, capital improvements program, or other city policy or regulation;**

*Staff Response:* The subdivision is in compliance with the comprehensive plan, Northfield 2045, and the intent of the project reflects the three core principles of Economy, Environment and Equality along with its Guiding Values. These principles are to be evaluated to weigh the impacts of the proposed project to consider what compromises are to be considered to find the best long-term outcomes.

- **Economy** – In planning for long-term economic health for the community and weighing the needs to serve new development, this housing development will fill a parcel within city limits and zoned N2-B: Neighborhood 2. This supports the economic feasibility of the project because it is adjacent to existing roads, water and sewer connections, and trails/sidewalks. The cost of the city to serve this development are low. It also supports housing near the Northfield schools, supporting families and students who could work or attend there. The developer has also applied for Tax Increment Financing which has been shown to be a need to assist with gap financing to make the development viable.
- **Environment** – This development assists in provided a more sustainable Northfield by providing 71 housing units within city limits and adjacent to many amenities like trails, sidewalks, parks and the Northfield school campus. Being walkable to the Northfield school system campus for students and potential employees creates a greater ability to walk, bike or roll to that campus and other destinations thus creating the ability to reduce greenhouse gas emissions.
- **Equality** – This development creates market rate rental units with 20% of the units rented at 50% area median income to allow for more residents the opportunity to live in Northfield. The development will create an attractive public realm and exceptional place for people as the streets will have sidewalks on both sides of the streets, a trail to the Northfield Middle School and path along Fillmore St. and trees every 40 feet. Creating housing units of these types offers market rates options for people to reside in Northfield.

In addition, the future land use map denotes the area as Mixed Use Residential Neighborhood and Enhance as part of the Intervention Map. The Mixed Use Residential Neighborhood is defined as a residential neighborhood, with neighborhood scale or incidental commercial. The density of this area is planned to include a mix of single-family homes and smaller (2 to 12-unit) multifamily structures. Small scale mixed-use infill buildings of two to three stories are also encouraged. Transit would be best supported by an overall citywide residential density of 15 units per acre and excellent connectivity.

Transportation considerations for this future land use continue to plan for active transportation, especially at the edges of this district where the grid pattern transitions to a curvilinear street pattern. Reconnecting and redesigning streets to facilitate safe connections for bike/walk facilities and prioritizing, creating or improving connections to schools, parks and other daily destinations.

This development supports the type of residential housing, density and connectivity as defined by the future land use Mixed Use Residential Neighborhood.

From the Interventions map, Enhance areas are primarily located in residential neighborhoods and represent areas needing smaller-scale interventions, such as accessibility and associated public realm and mobility enhancements. Appropriate interventions may include:

- Traffic calming measures on roadways, especially higher volume collector streets
- New active transportation connections and improved facilities for people of all ages and abilities biking, walking, and/or rolling to nearby, mixed-use centers, parks and open space, and schools.
- Creation of new active parks, passive open space, and denser tree canopy
- Infill and redevelopment that increases the range of available housing types.

The streets in this development support the traffic calming measures with a continued 60 foot right of way for the construction of the street, sidewalk and path along Fillmore St. as a minor collector street. A path to connect to Tyler Park and a trail to connect to the Northfield Middle School will continue to enhance and add active transportation to the community. The trail connection to the middle school will have a connection directly into the subdivision creating a further active and passive space. This also supports infill within city limits and increases the range of housing types available.

**(c) The physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion and sedimentation, susceptibility to flooding, water storage, and retention, must be such that the site is suitable for the type of development or use contemplated;**

*Staff Response:* The site has some grade changes but generally the land is suitable for this type of development. Stormwater management is incorporated into the project to address water storage and retention. Being an outlot from the Harvest Hills Addition, some fill was stockpiled on site and will need modification along with removal of trees that have naturally grown.

- (d) The site must be physically suitable for the intensity or type of development or use contemplated;**

*Staff Response:* This development site is physically suitable for the intensity of proposed units.

- (e) The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;**

*Staff Response:* Development of the site will include grading, new private infrastructure and the development of lots. It will convert the outlot and former farmland into a residential neighborhood. The plat is not expected to result in substantial or irreversible environmental damage.

- (f) The design of the subdivision or the type of improvements must not be detrimental to the health, safety, or general welfare of the public; and**

*Staff Response:* The design and development of the subdivision is not expected to be detrimental to the health, safety, or general welfare of the public. Creation of the neighborhood with housing, sidewalk connections, and trail connections is expected to result in improved health, safety and general welfare of the public.

- (g) The design of the subdivision or the type of improvement must not conflict with easements on record, unless those easements are vacated, or with easements established by judgment of a court.**

*Staff Response:* There are no conflicting easements.

**PID 2212426022**  
**350' Notification**

-  Notified Parcels
-  Property Location
-  Parcel
-  Northfield City Boundary

0 175 350  
Feet



PID 2212426022

110TH ST E / COUNTY RD 1

# HARVEST HILLS SECOND ADDITION OUTLOT A, HARVEST HILLS NORTHFIELD, MN



**OWNER INFORMATION**

CRG PROPERTIES  
32801 NORTHFIELD BLVD  
NORTHFIELD MN, 55057

**APPLICANT**

SCHROM CONSTRUCTION  
TROY SCHROM  
1116 N. RIVERFRONT DR  
MANKATO, MN 56001  
507-390-5348  
TROYMSCHROM@GMAIL.COM

**LAND SURVEYOR**

JONES HAUGH, & SMITH, INC.  
SCOTT A. TUCHTENHAGEN  
415 WEST NORTH STREET  
OWATONNA, MN 55060  
507-451-4598  
SCOTT@JHSENG.COM

**EXISTING LEGAL DESCRIPTION**

OUTLOT A, HARVEST HILLS

**PLATTED AREA: 10.21 ACRES**

**TREE PRESERVATION:**

PROPERTY WAS PREVIOUSLY CLEARED AND GRADED. NO SIGNIFICANT TREES REMAIN FOR PRESERVATION.

**SURVEYOR'S CERTIFICATION**

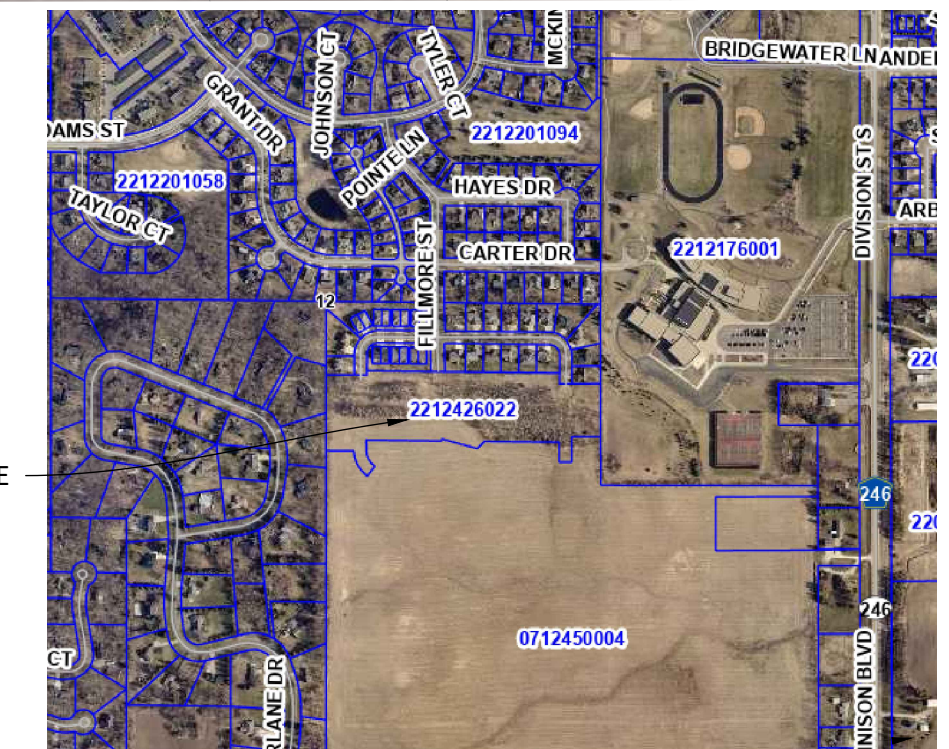
I, Scott A. Tuchtenhagen, a duly Licensed Land Surveyor, do this 12th day of March, 2026, by these presents, certify that the monuments and markers shown by the plat hereon are in place, and that all dimensional and geodetic details are correct.

*Scott A. Tuchtenhagen*  
Scott A. Tuchtenhagen, Licensed Land Surveyor  
Minnesota LS No. 52646



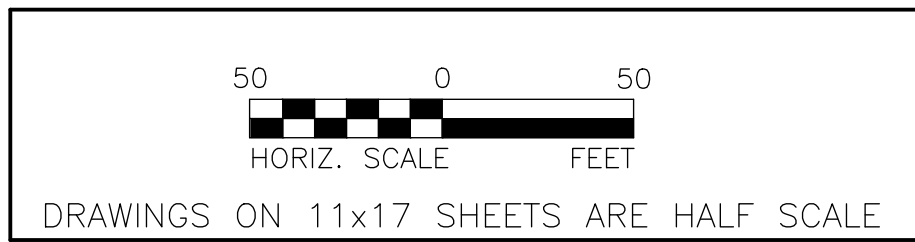
**SOILS REVIEW**

MAJORITY OF SITE IS 1410B, RACINE SILT LOAM, TYPE C SOIL, SILT LOAM OVER CLAY LOAM OVER LOAM. NO IMMEDIATE CONCERN FOR ERODIBLE SOILS



**LOCATION MAP**

PART OF SECTION 12-T111W-R20W



REV.	BY	DATE	REVISION DESCRIPTION

**JONES HAUGH & SMITH**  
Engineers + Surveyors  
415 West North Street Owatonna, MN 56001 507-451-4598

DESIGNED: JHS  
DRAWN: JHS  
CHECKED: BW  
Date: 3/12/26  
DWG: 23-259

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*John H. Schulte V*  
John H. Schulte V  
License No. 44639 Date: 3/12/26

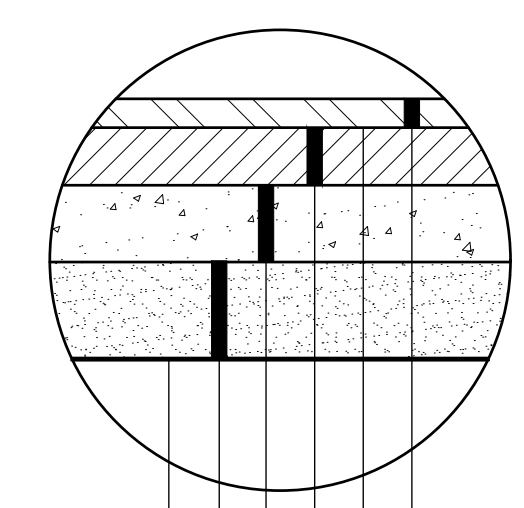
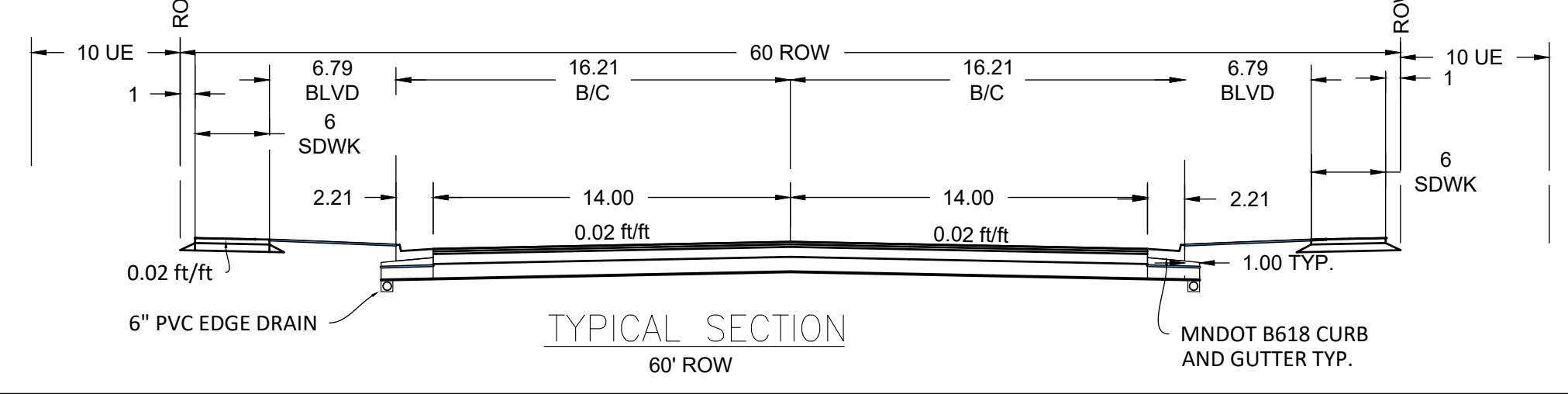
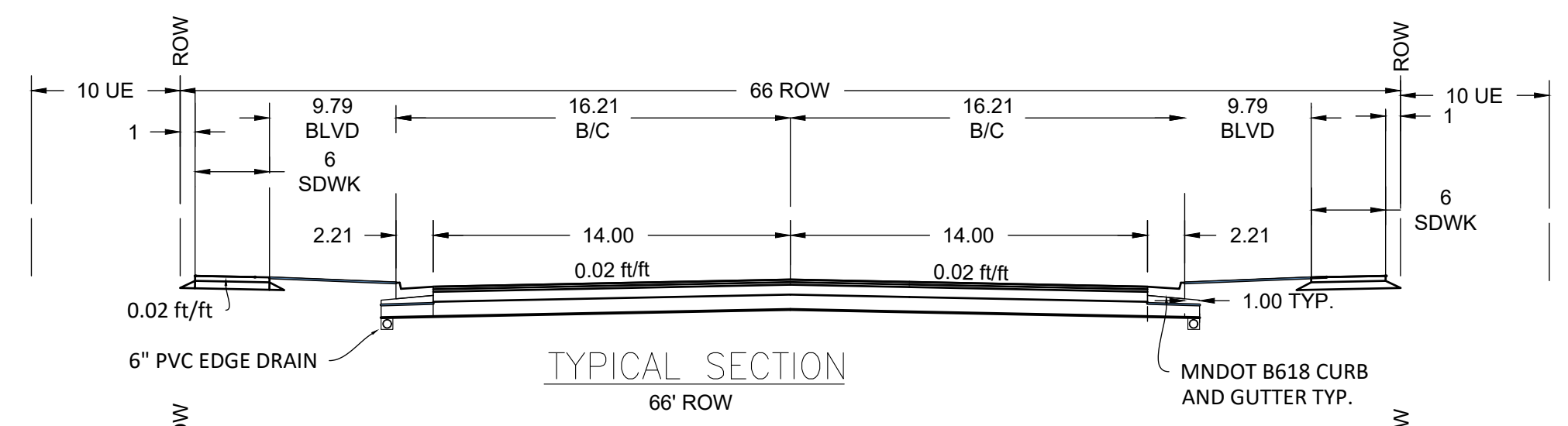
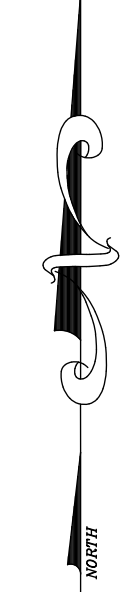
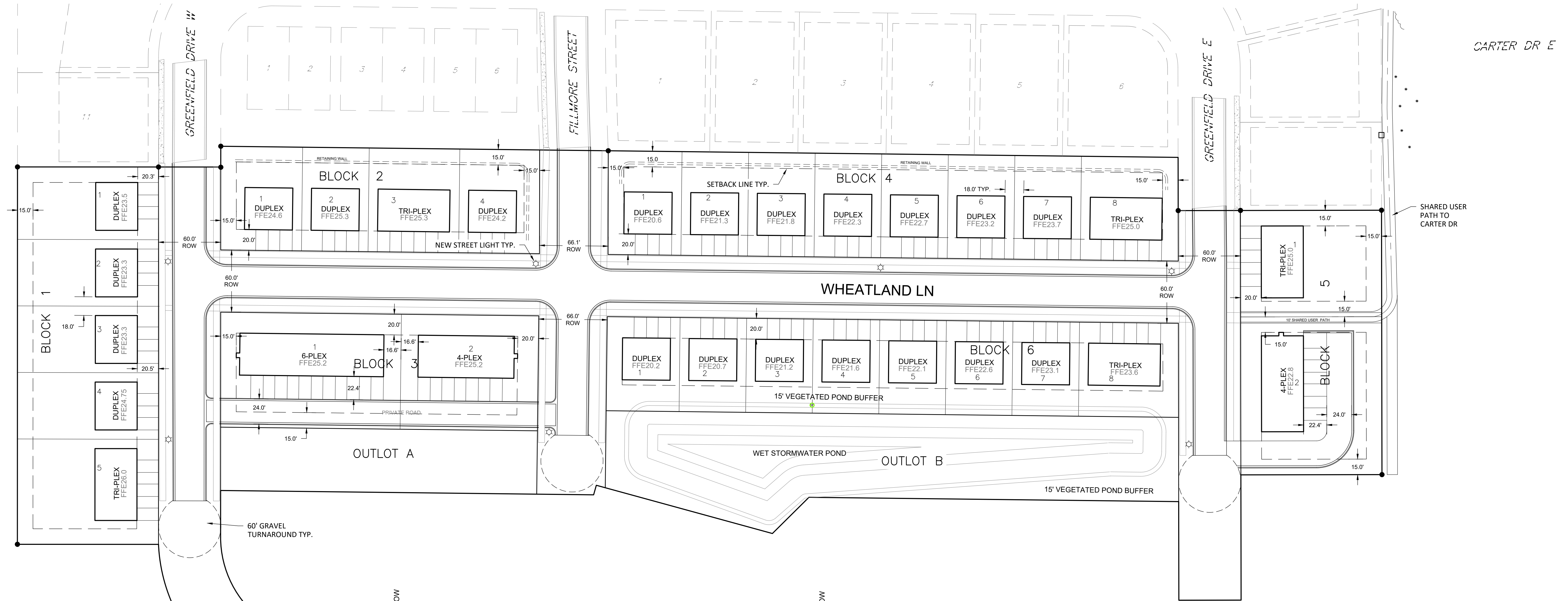
**PRELIMINARY PLAT**  
HARVEST HILLS SECOND ADDITION  
OUTLOT A HARVEST HILLS  
EXISTING CONDITIONS

SHEET  
1  
OF  
5

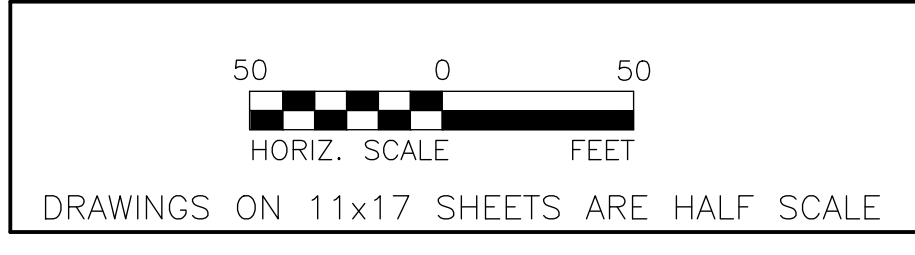
# HARVEST HILLS SECOND ADDITION

## OUTLOT A HARVEST HILLS

### NORTHFIELD, MN



- BITUMINOUS SECTION**  
MINIMUM CITY SECTION
- 2.0" SPWEA230B BIT WEAR COURSE
  - BITUMINOUS TACK COAT (2357)
  - 2.0" SPNB230B NON-WEAR COURSE
  - 9" AGGREGATE BASE, CL 2 OR CL 5 (2211)
  - 6" SELECT GRANULAR BACKFILL (3149.B.2)
  - TYPE 5 GEOTEXTILE FABRIC



REV.	BY	DATE	REVISION DESCRIPTION

**JONES HAUGH SMITH**  
Engineers + Surveyors  
415 West North Street Owatonna, MN 56224-4598

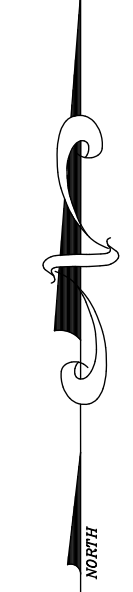
DESIGNED: JHS  
DRAWN: JHS  
CHECKED: BU  
Date: 3/12/26  
DWG: 23-259

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

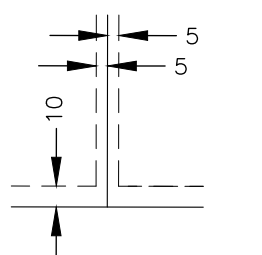
John A. Schulte V  
License No. 44639 Date: 3/12/26

<b>PRELIMINARY PLAT</b> HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS SITE LAYOUT PLAN	SHEET <b>2</b> OF <b>5</b>
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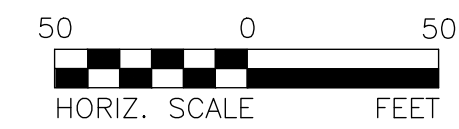
# HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN



Drainage and utility easements are shown thus unless otherwise noted:

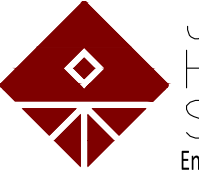


being 10' on street right of way lines and rear lot lines, and 5' on each side of side lot lines




DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION


**JONES HAUGH SMITH**  
 Engineers & Surveyors  
 415 West North Street Owatonna, MN 56077-4518

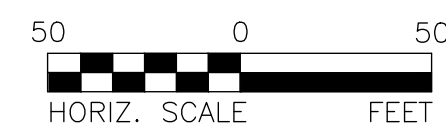
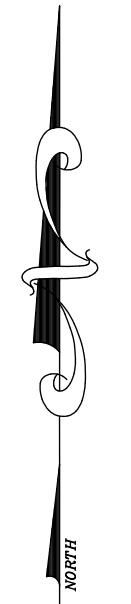
DESIGNED: JHS  
 DRAWN: JHS  
 CHECKED: BU  
 Date: 3/12/26  
 DWG: 23-259

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 John A. Schulte V  
 License No. 44639 Date: 3/12/26

**PRELIMINARY PLAT**  
 HARVEST HILLS SECOND ADDITION  
 OUTLOT A HARVEST HILLS  
 LOTS PLAN


SHEET  
 3  
 OF  
 5

# HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN

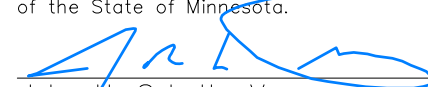


DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION

  
**JONES HAUGH SMITH**  
 Engineers + Surveyors  
 415 West North Street Owatonna, MN 56051-4598

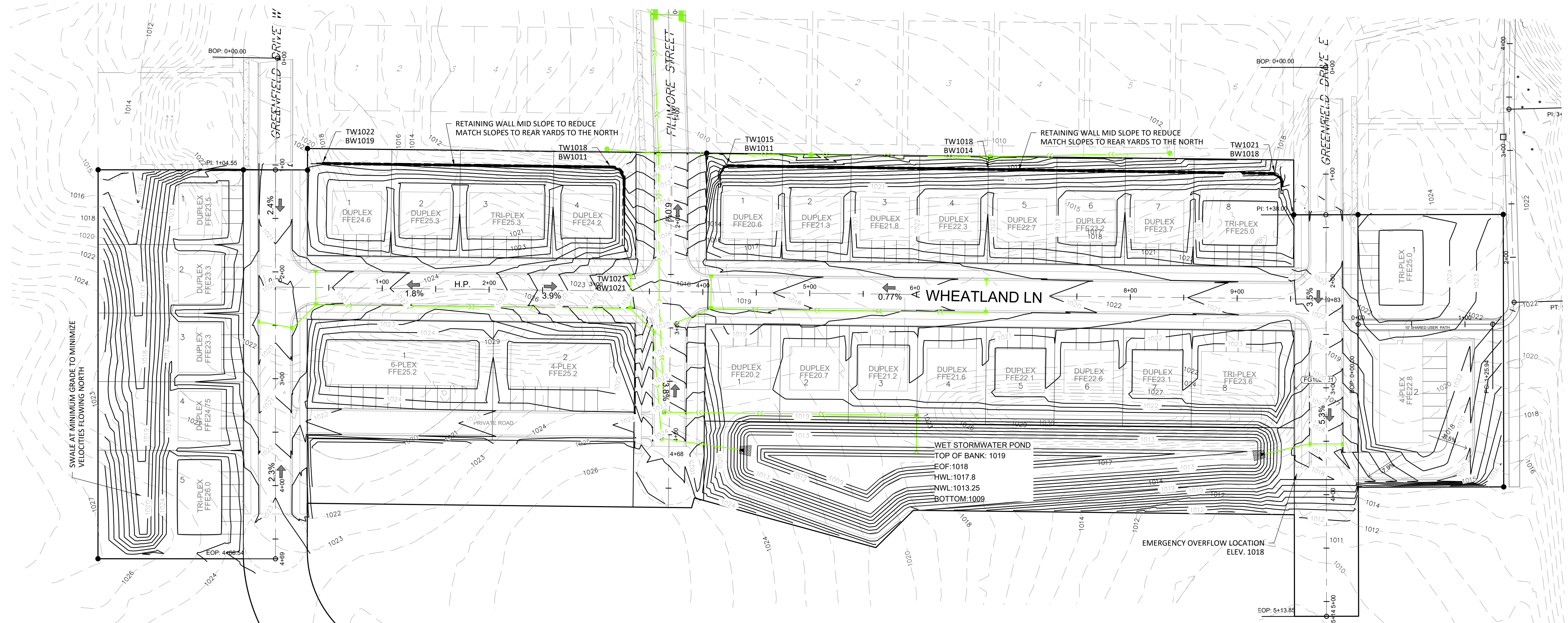
DESIGNED: JHS5  
 DRAWN: JHS5  
 CHECKED: BU  
 Date: 3/12/26  
 DWG: 23-259

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 John A. Schulte V  
 License No. 44639 Date: 3/12/26

**PRELIMINARY PLAT**  
 HARVEST HILLS SECOND ADDITION  
 OUTLOT A HARVEST HILLS  
 UTILITY PLAN

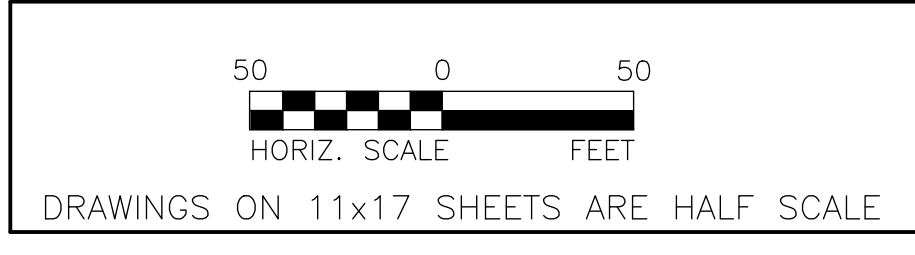
SHEET  
 4 OF  
 5

# HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN



### STORMWATER TREATMENT SUMMARY


POND WATERSHED:	8.00 AC		
	4.537 AC IMP.		
	3.463 AC PERV.		
POND WET VOLUME REQUIRED:	14400 CF		
POND WET VOLUME DESIGNED:	46000 CF		
POND WQV REQUIRED:	16469 CF		
POND WQV PROVIDED:	169760 CF		
FLOW RATES (CFS)	2-YEAR	10-YEAR	100-YEAR
PRE-DEVELOPMENT	4.81	12.39	32.43
DESIGN	1.86	2.10	2.29



REV.	BY	DATE	REVISION DESCRIPTION

  
**JONES HAUGH SMITH**  
 Engineers + Surveyors  
 415 West North Street Owatonna, MN 56224-4598

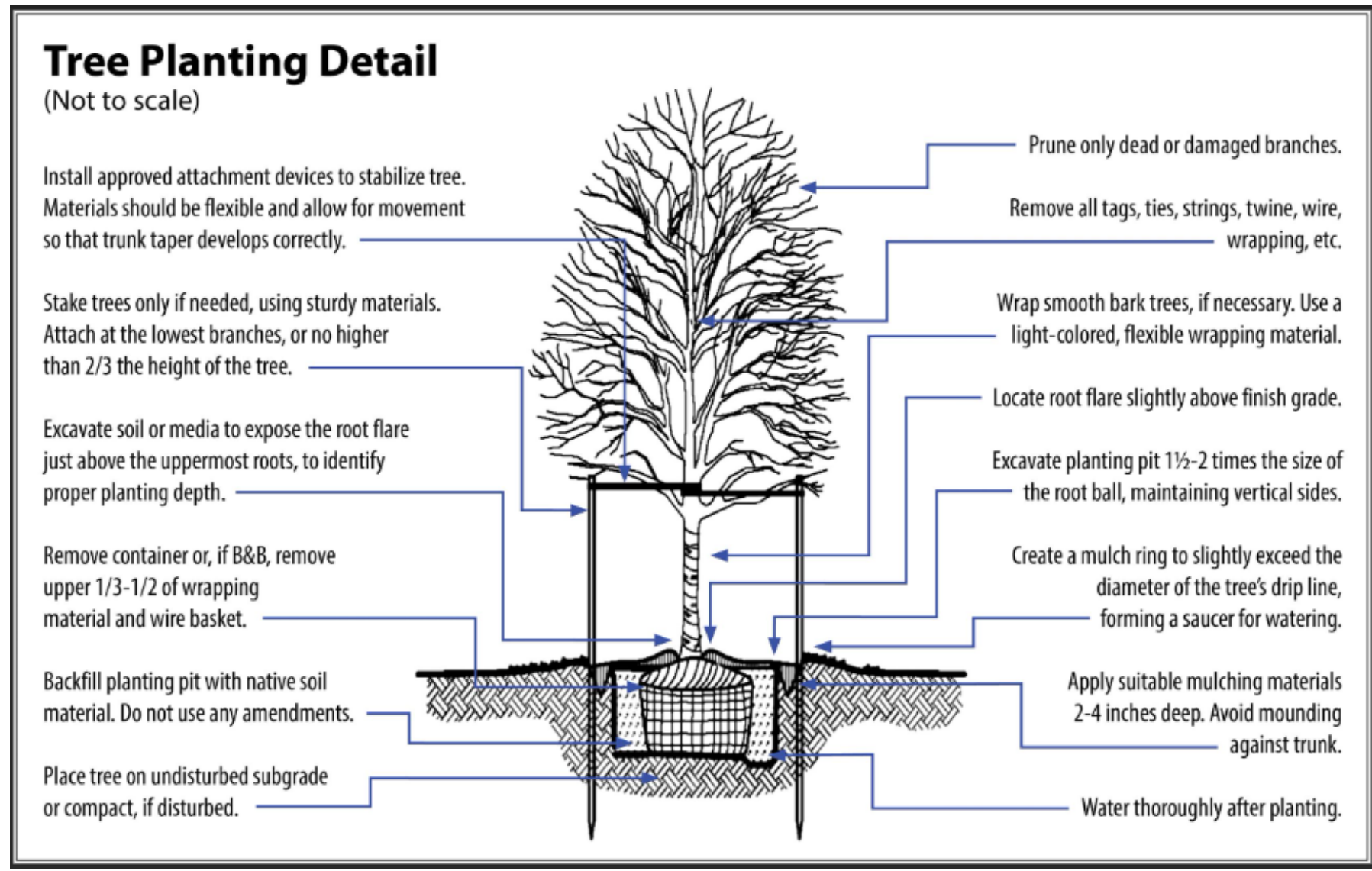
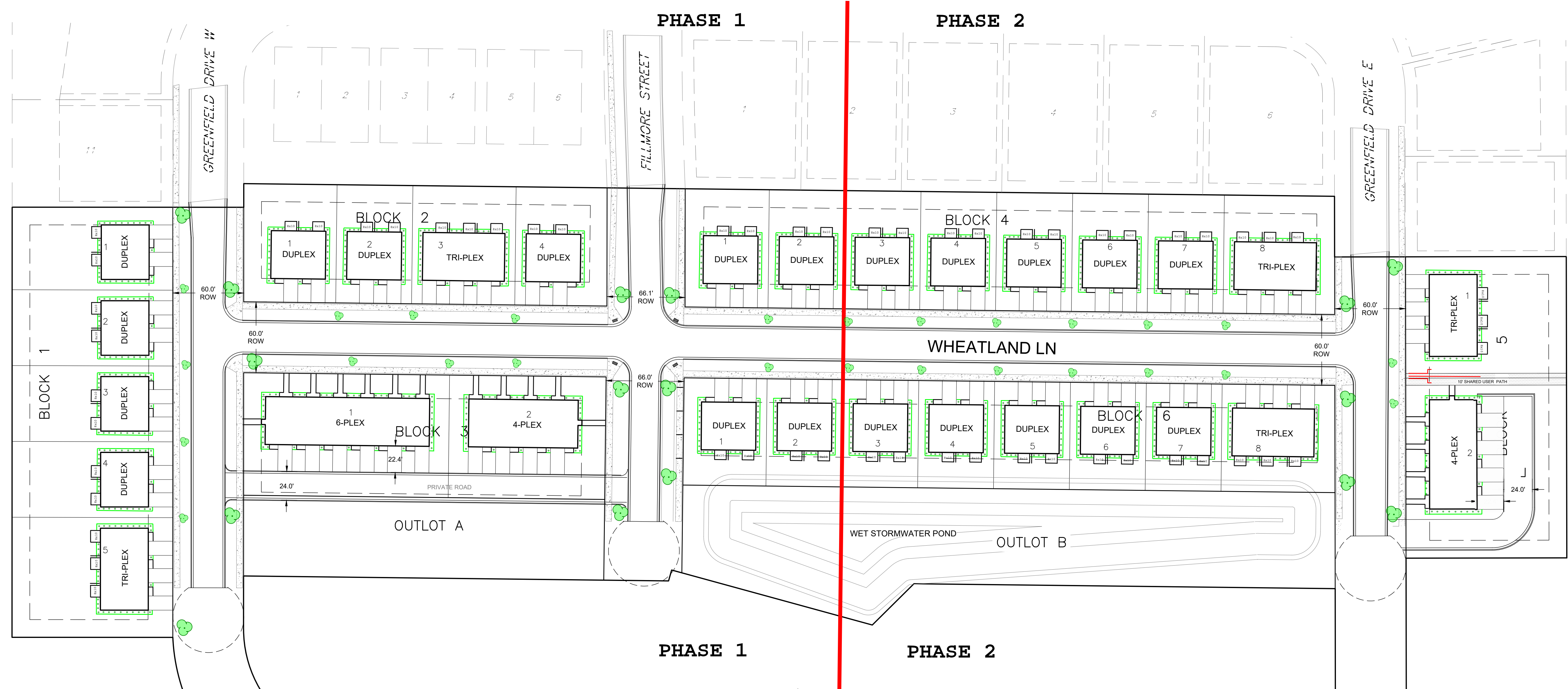
DESIGNED: JHS5  
 DRAWN: JHS5  
 CHECKED: BU  
 Date: 3/12/26  
 DWG: 23-259

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 John A. Schulte V  
 License No. 44639 Date: 3/12/26

**PRELIMINARY PLAT**  
 HARVEST HILLS SECOND ADDITION  
 OUTLOT A HARVEST HILLS  
 GRADING PLAN

SHEET  
 5  
 OF  
 5

# HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN

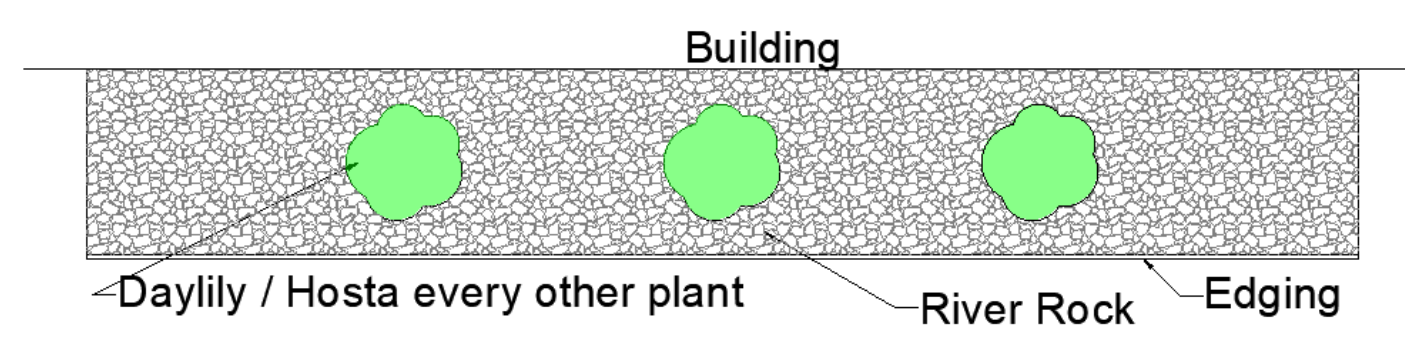


- = Linden (Native Species) Phase 1 Qty: 11 / Phase 2 Qty: 5
- = Crabapple (Native Species) Phase 1 Qty: 12 / Phase 2 Qty: 14

Prepared by: Nick Kraft - Schrom Construction, Inc.

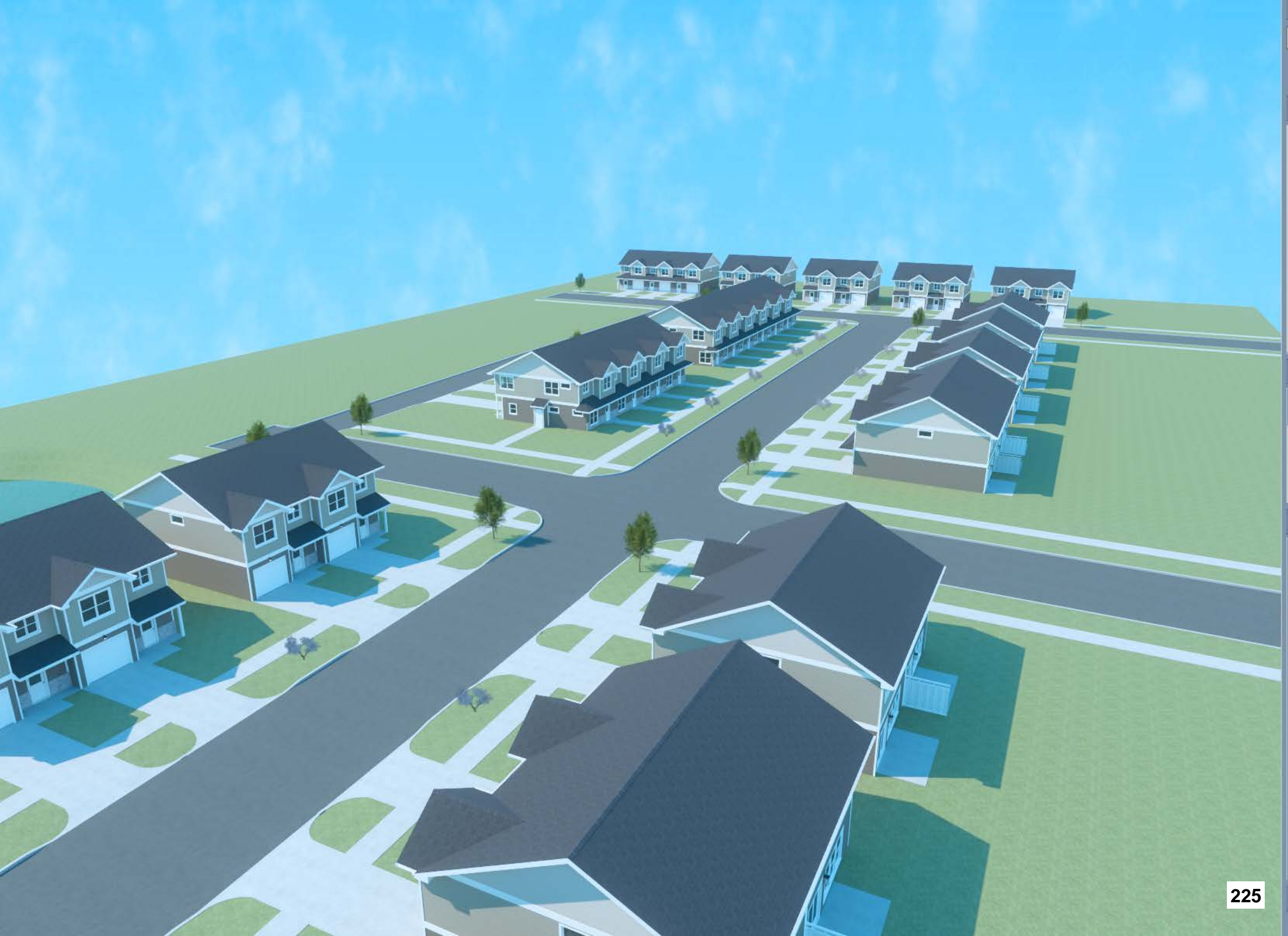
HORIZ. SCALE FEET

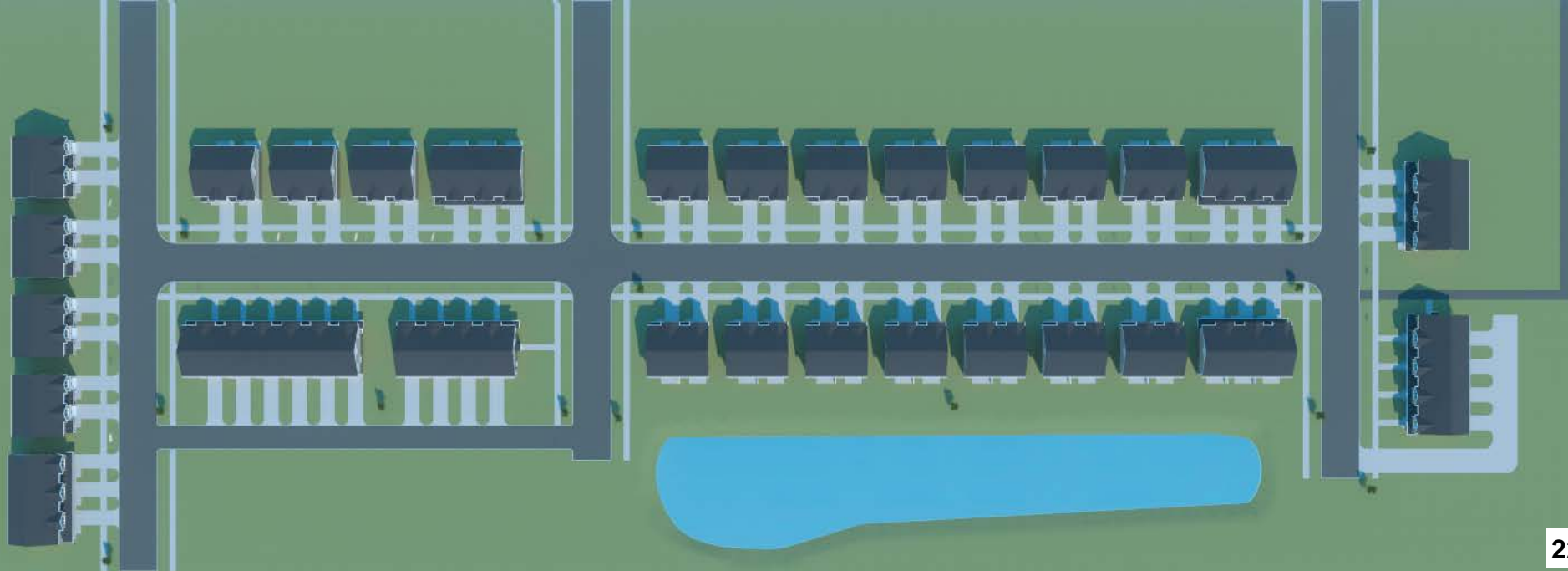
DRAWINGS ON 11x17 SHEETS ARE HALF SCALE



- Tree size at time of planting will be 1-1/2" to 2" in diameter depending on availability













**PRINCIPALS**

*Steven J. Thompson, P.L.S.  
Brian J. Johnson, P.E.  
Steven J. Penkava, P.E.  
John H. Schulte V, P.E.  
Scott A. Tuchtenhagen, P.L.S.*

*Established 1945*

Drainage Memorandum  
Harvest Hills Second Addition  
Outlot A Harvest Hills  
Northfield, Minnesota  
Prepared by: John H. Schulte V, PE

March 12, 2026

**Introduction**

Outlot A, Harvest Hills was originally platted for the future expansion of a residential development. That expansion was abandoned the previous developer and the site was sold to Schrom for development. Schrom Construction intends to revive the project as multifamily residential while utilizing the previously envisioned street network. The existing site was mass graded for streets and residential structures. It was previously un-developed or agricultural. The stormwater for the site will be treated by a newly constructed wet stormwater pond designed per the City of Northfield’s requirements which include rate control to the pre-settlement rates and water quality volume (WQV).

**Basis of Design**

Atlas 14 rainfall data was utilized for generation of peak flows, with Manning’s equation utilized for pipe capacities. HydroCAD modeling software was utilized for rainfall, volume, and rate calculations. Runoff curves are as specified by City code.

**Existing Conditions**

The site is currently partially undeveloped and partially agricultural. The undeveloped portions were mass graded and are now overgrown with turf and scrub brush. Street cut sections and soil stockpiles are evident.

The site is bounded north and west by residential development, to the south by agricultural, and to the east by a middle school. The lands to the south are outside of the City of Northfield.

General site drainage is north, but due to the unfinished nature of the previous grading work , some areas still drain south or west, offsite.

**Discussion of Proposed Improvements**

The proposed site consists of a street network and multi-family housing including sidewalks and rear private drive areas for buildings larger than 3 units. Stormwater will be routed to a wet stormwater pond in the SE area of the site that will discharge north to the existing storm sewer in Fillmore Street.

The proposed improvements intend to create 4.54 acres of new hard surface. Some rear yard areas will not be able to be routed to the stormwater basin due to elevation changes and storm sewer depth requirements.

**Required Stormwater Treatment**

This site is greater than 1 acre and is thus required to provide stormwater treatment per the NPDES Construction Stormwater Permit with its associated 1" infiltration goal of 16469 cf. Irrigation via supply from the wet stormwater pond is proposed to meet this goal. The designed pond includes about 46000 cf of wet volume available for irrigation.

This site reconstructs greater than 1 acre of impervious surface and is therefore required to treat those areas via Water Quality Volume per the City Stormwater Ordinance.

Stormwater Flow rates leaving the site are required to not exceed those existing per the City Stormwater Ordinance.

The following are the summary stormwater requirements:

Pond Watershed Area:	8.00 AC
Pond Wet Volume Required:	14100 CF
Pond Wet Volume Provided:	46000 CF
Reconstructed Impervious Surface:	0.00 AC
New Impervious Surface:	4.537 AC
Water Quality Volume Required:	16469 CF
Water Quality Volume Provided:	169760 CF

The system discharges to a storm sewer system within Fillmore Street via a 10" main.

The following are the existing and proposed flow rates (cfs):

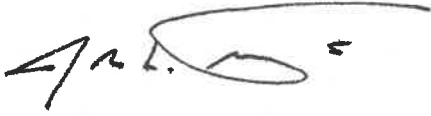
	<u>2-year</u>	<u>10-year</u>	<u>100-year</u>
Pre-settlement 8.00 acres	4.81	12.39	32.43
Design Wet Pond	1.86	2.10	2.29

**Summary**

In summary, the proposed project results in a net reduction of flow rates leaving the site, provides the required Water Quality Volume for new impervious surfaces, and meet the stormwater volume reduction requirement via irrigation.

Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

A handwritten signature in black ink, appearing to read "John H. Schulte V". The signature is stylized with a large, sweeping horizontal stroke at the top.

John H. Schulte V Date: 3/12/26

License No. 44639



**JONES  
HAUGH  
SMITH**

Engineers + Surveyors

507-373-4876  
Albert Lea

507-451-4598  
Owatonna

Project: Harvest Hills

Project No. 23-259

Date: 3-2-26

Designer: JHS

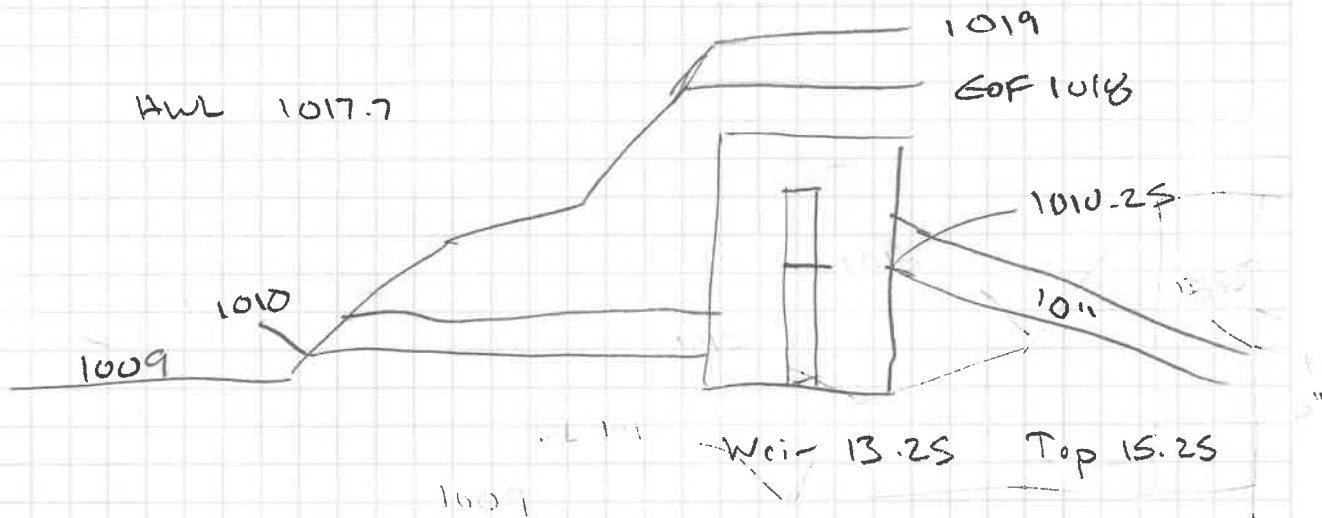
And WS - 2.00 Ac Wet V = 14400 cf

New Imp - 4.537 Ac WQV = 16469 cf

Elev. = 1014.03 Area = 22541

$$WQV \text{ Flow} = \frac{22541}{43560} \times 5.44 = 2.93 \text{ cfs}$$

Design Q = 2.29 cfs (✓)



Flows

	2	10	100
E <sub>v</sub>	4.81	12.39	32.43
D <sub>cs</sub>	1.86	2.10	2.29 (✓)



**Hydrograph for Pond 23P: (new Pond) (continued)**

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
10.40	1.51	8,545	1,013.66	0.50	0.50	0.00
10.50	1.55	8,910	1,013.68	0.53	0.53	0.00
10.60	1.81	9,303	1,013.70	0.57	0.57	0.00
10.70	2.36	9,842	1,013.72	0.62	0.62	0.00
10.80	2.77	10,531	1,013.76	0.69	0.69	0.00
10.90	3.16	11,335	1,013.79	0.77	0.77	0.00
11.00	3.55	12,246	1,013.83	0.87	0.87	0.00
11.10	3.95	13,261	1,013.88	0.99	0.99	0.00
11.20	4.37	14,380	1,013.93	1.11	1.11	0.00
11.30	4.80	15,617	1,013.99	1.18	1.18	0.00
11.40	5.23	16,983	1,014.05	1.26	1.26	0.00
11.50	5.68	18,480	1,014.11	1.34	1.34	0.00
11.60	6.84	20,194	1,014.19	1.42	1.42	0.00
11.70	9.43	22,571	1,014.29	1.52	1.52	0.00
11.80	13.06	26,005	1,014.44	1.66	1.66	0.00
11.90	18.64	31,016	1,014.64	1.84	1.84	0.00
12.00	30.49	38,849	1,014.96	2.03	2.03	0.00
12.10	<b>56.81</b>	53,367	1,015.50	2.08	2.08	0.00
12.20	<b>65.24</b>	76,340	1,016.31	2.16	2.16	0.00
12.30	34.20	93,080	1,016.85	2.21	2.21	0.00
12.40	20.90	101,953	1,017.13	2.23	2.23	0.00
12.50	14.39	107,411	1,017.29	2.25	2.25	0.00
12.60	10.31	111,022	1,017.40	2.25	2.25	0.00
12.70	7.75	113,406	1,017.47	2.26	2.26	0.00
12.80	6.82	115,197	1,017.53	2.27	2.27	0.00
12.90	6.30	116,740	1,017.57	2.27	2.27	0.00
13.00	5.85	118,110	1,017.61	2.27	2.27	0.00
13.10	5.42	119,321	1,017.65	2.28	2.28	0.00
13.20	4.99	120,376	1,017.68	2.28	2.28	0.00
13.30	4.56	121,275	1,017.70	2.28	2.28	0.00
13.40	4.13	122,020	1,017.72	2.28	2.28	0.00
13.50	3.70	122,607	1,017.74	2.28	2.28	0.00
13.60	3.08	123,017	1,017.75	2.29	2.29	0.00
13.70	2.41	<b>123,169</b>	<b>1,017.76</b>	<b>2.29</b>	<b>2.29</b>	0.00
13.80	2.23	<b>123,176</b>	<b>1,017.76</b>	<b>2.29</b>	<b>2.29</b>	0.00
13.90	2.18	123,146	1,017.76	2.29	<del>2.29</del>	0.00
14.00	2.14	123,100	1,017.76	2.29	<b>2.29</b>	0.00
14.10	2.12	123,044	1,017.75	2.29	<b>2.29</b>	0.00
14.20	2.09	122,978	1,017.75	2.29	2.29	0.00
14.30	2.07	122,903	1,017.75	2.29	2.29	0.00
14.40	2.04	122,819	1,017.75	2.29	2.29	0.00
14.50	2.01	122,725	1,017.75	2.29	2.29	0.00
14.60	1.99	122,623	1,017.74	2.28	2.28	0.00
14.70	1.96	122,510	1,017.74	2.28	2.28	0.00
14.80	1.93	122,389	1,017.74	2.28	2.28	0.00
14.90	1.91	122,259	1,017.73	2.28	2.28	0.00
15.00	1.88	122,120	1,017.73	2.28	2.28	0.00
15.10	1.66	121,947	1,017.72	2.28	2.28	0.00
15.20	1.28	121,647	1,017.71	2.28	2.28	0.00
15.30	1.17	121,263	1,017.70	2.28	2.28	0.00
15.40	1.14	120,859	1,017.69	2.28	2.28	0.00
15.50	1.13	120,447	1,017.68	2.28	2.28	0.00

**Hydrograph for Pond 23P: (new Pond) (continued)**

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
15.60	1.12	120,030	1,017.67	2.28	2.28	0.00
15.70	1.11	119,611	1,017.65	2.28	2.28	0.00
15.80	1.09	119,187	1,017.64	2.28	2.28	0.00
15.90	1.08	118,760	1,017.63	2.28	2.28	0.00
16.00	1.07	118,329	1,017.62	2.27	2.27	0.00
16.10	1.06	117,895	1,017.60	2.27	2.27	0.00
16.20	1.05	117,456	1,017.59	2.27	2.27	0.00
16.30	1.04	117,015	1,017.58	2.27	2.27	0.00
16.40	1.03	116,569	1,017.57	2.27	2.27	0.00
16.50	1.02	116,120	1,017.55	2.27	2.27	0.00
16.60	1.00	115,668	1,017.54	2.27	2.27	0.00
16.70	0.99	115,211	1,017.53	2.27	2.27	0.00
16.80	0.98	114,751	1,017.51	2.26	2.26	0.00
16.90	0.97	114,288	1,017.50	2.26	2.26	0.00
17.00	0.96	113,821	1,017.48	2.26	2.26	0.00
17.10	0.95	113,349	1,017.47	2.26	2.26	0.00
17.20	0.94	112,874	1,017.46	2.26	2.26	0.00
17.30	0.93	112,396	1,017.44	2.26	2.26	0.00
17.40	0.91	111,915	1,017.43	2.26	2.26	0.00
17.50	0.90	111,430	1,017.41	2.26	2.26	0.00
17.60	0.89	110,941	1,017.40	2.25	2.25	0.00
17.70	0.88	110,449	1,017.38	2.25	2.25	0.00
17.80	0.87	109,952	1,017.37	2.25	2.25	0.00
17.90	0.86	109,453	1,017.35	2.25	2.25	0.00
18.00	0.85	108,949	1,017.34	2.25	2.25	0.00
18.10	0.83	108,442	1,017.32	2.25	2.25	0.00
18.20	0.82	107,931	1,017.31	2.25	2.25	0.00
18.30	0.81	107,417	1,017.29	2.25	2.25	0.00
18.40	0.80	106,899	1,017.28	2.24	2.24	0.00
18.50	0.79	106,378	1,017.26	2.24	2.24	0.00
18.60	0.78	105,853	1,017.25	2.24	2.24	0.00
18.70	0.77	105,325	1,017.23	2.24	2.24	0.00
18.80	0.75	104,793	1,017.21	2.24	2.24	0.00
18.90	0.74	104,257	1,017.20	2.24	2.24	0.00
19.00	0.73	103,718	1,017.18	2.24	2.24	0.00
19.10	0.72	103,176	1,017.16	2.23	2.23	0.00
19.20	0.71	102,629	1,017.15	2.23	2.23	0.00
19.30	0.70	102,080	1,017.13	2.23	2.23	0.00
19.40	0.69	101,526	1,017.11	2.23	2.23	0.00
19.50	0.68	100,970	1,017.10	2.23	2.23	0.00
19.60	0.66	100,410	1,017.08	2.23	2.23	0.00
19.70	0.65	99,846	1,017.06	2.22	2.22	0.00
19.80	0.64	99,278	1,017.04	2.22	2.22	0.00
19.90	0.63	98,707	1,017.03	2.22	2.22	0.00
20.00	0.62	98,133	1,017.01	2.22	2.22	0.00
20.10	0.61	97,555	1,016.99	2.22	2.22	0.00
20.20	0.60	96,974	1,016.97	2.22	2.22	0.00
20.30	0.58	96,389	1,016.95	2.22	2.22	0.00
20.40	0.58	95,800	1,016.94	2.21	2.21	0.00
20.50	0.56	95,209	1,016.92	2.21	2.21	0.00
20.60	0.55	94,614	1,016.90	2.21	2.21	0.00
20.70	0.54	94,014	1,016.88	2.21	2.21	0.00

**Stage-Area-Storage for Pond 23P: (new Pond)**

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
1,013.25	20,010	0	1,013.77	21,697	10,844
1,013.26	20,042	200	1,013.78	21,730	11,061
1,013.27	20,075	401	1,013.79	21,762	11,278
1,013.28	20,107	602	1,013.80	21,794	11,496
1,013.29	20,140	803	1,013.81	21,827	11,714
1,013.30	20,172	1,005	1,013.82	21,859	11,933
1,013.31	20,205	1,206	1,013.83	21,892	12,152
1,013.32	20,237	1,409	1,013.84	21,924	12,371
1,013.33	20,270	1,611	1,013.85	21,957	12,590
1,013.34	20,302	1,814	1,013.86	21,989	12,810
1,013.35	20,334	2,017	1,013.87	22,022	13,030
1,013.36	20,367	2,221	1,013.88	22,054	13,250
1,013.37	20,399	2,425	1,013.89	22,086	13,471
1,013.38	20,432	2,629	1,013.90	22,119	13,692
1,013.39	20,464	2,833	1,013.91	22,151	13,913
1,013.40	20,497	3,038	1,013.92	22,184	14,135
1,013.41	20,529	3,243	1,013.93	22,216	14,357
1,013.42	20,562	3,449	1,013.94	22,249	14,579
1,013.43	20,594	3,654	1,013.95	22,281	14,802
1,013.44	20,626	3,860	1,013.96	22,314	15,025
1,013.45	20,659	4,067	1,013.97	22,346	15,248
1,013.46	20,691	4,274	1,013.98	22,379	15,472
1,013.47	20,724	4,481	1,013.99	22,411	15,696
1,013.48	20,756	4,688	1,014.00	22,443	15,920
1,013.49	20,789	4,896	1,014.01	22,476	16,145
1,013.50	20,821	5,104	1,014.02	22,508	16,370
1,013.51	20,854	5,312	1,014.03	22,541	16,595
1,013.52	20,886	5,521	1,014.04	22,573	16,820
1,013.53	20,918	5,730	1,014.05	22,606	17,046
1,013.54	20,951	5,939	1,014.06	22,638	17,272
1,013.55	20,983	6,149	1,014.07	22,671	17,499
1,013.56	21,016	6,359	1,014.08	22,703	17,726
1,013.57	21,048	6,569	1,014.09	22,735	17,953
1,013.58	21,081	6,780	1,014.10	22,768	18,181
1,013.59	21,113	6,991	1,014.11	22,800	18,408
1,013.60	21,146	7,202	1,014.12	22,833	18,637
1,013.61	21,178	7,414	1,014.13	22,865	18,865
1,013.62	21,210	7,626	1,014.14	22,898	19,094
1,013.63	21,243	7,838	1,014.15	22,930	19,323
1,013.64	21,275	8,051	1,014.16	22,963	19,552
1,013.65	21,308	8,264	1,014.17	22,995	19,782
1,013.66	21,340	8,477	1,014.18	23,027	20,012
1,013.67	21,373	8,690	1,014.19	23,060	20,243
1,013.68	21,405	8,904	1,014.20	23,092	20,474
1,013.69	21,438	9,118	1,014.21	23,125	20,705
1,013.70	21,470	9,333	1,014.22	23,157	20,936
1,013.71	21,502	9,548	1,014.23	23,190	21,168
1,013.72	21,535	9,763	1,014.24	23,222	21,400
1,013.73	21,567	9,979	1,014.25	23,255	21,632
1,013.74	21,600	10,194	1,014.26	23,287	21,865
1,013.75	21,632	10,411	1,014.27	23,319	22,098
1,013.76	21,665	10,627	1,014.28	23,352	22,331

**Stage-Area-Storage for Pond 23P: (new Pond) (continued)**

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
1,014.29	23,384	22,565	1,014.81	25,071	35,164
1,014.30	23,417	22,799	1,014.82	25,104	35,414
1,014.31	23,449	23,033	1,014.83	25,136	35,666
1,014.32	23,482	23,268	1,014.84	25,169	35,917
1,014.33	23,514	23,503	1,014.85	25,201	36,169
1,014.34	23,547	23,738	1,014.86	25,234	36,421
1,014.35	23,579	23,974	1,014.87	25,266	36,674
1,014.36	23,611	24,210	1,014.88	25,299	36,926
1,014.37	23,644	24,446	1,014.89	25,331	37,180
1,014.38	23,676	24,683	1,014.90	25,363	37,433
1,014.39	23,709	24,920	1,014.91	25,396	37,687
1,014.40	23,741	25,157	1,014.92	25,428	37,941
1,014.41	23,774	25,395	1,014.93	25,461	38,195
1,014.42	23,806	25,632	1,014.94	25,493	38,450
1,014.43	23,839	25,871	1,014.95	25,526	38,705
1,014.44	23,871	26,109	1,014.96	25,558	38,961
1,014.45	23,903	26,348	1,014.97	25,591	39,216
1,014.46	23,936	26,587	1,014.98	25,623	39,473
1,014.47	23,968	26,827	1,014.99	25,655	39,729
1,014.48	24,001	27,067	1,015.00	25,688	39,986
1,014.49	24,033	27,307	1,015.01	25,720	40,243
1,014.50	24,066	27,547	1,015.02	25,753	40,500
1,014.51	24,098	27,788	1,015.03	25,785	40,758
1,014.52	24,131	28,029	1,015.04	25,818	41,016
1,014.53	24,163	28,271	1,015.05	25,850	41,274
1,014.54	24,195	28,513	1,015.06	25,883	41,533
1,014.55	24,228	28,755	1,015.07	25,915	41,792
1,014.56	24,260	28,997	1,015.08	25,947	42,051
1,014.57	24,293	29,240	1,015.09	25,980	42,311
1,014.58	24,325	29,483	1,015.10	26,012	42,571
1,014.59	24,358	29,726	1,015.11	26,045	42,831
1,014.60	24,390	29,970	1,015.12	26,077	43,092
1,014.61	24,423	30,214	1,015.13	26,110	43,353
1,014.62	24,455	30,459	1,015.14	26,142	43,614
1,014.63	24,487	30,703	1,015.15	26,175	43,875
1,014.64	24,520	30,948	1,015.16	26,207	44,137
1,014.65	24,552	31,194	1,015.17	26,239	44,400
1,014.66	24,585	31,439	1,015.18	26,272	44,662
1,014.67	24,617	31,685	1,015.19	26,304	44,925
1,014.68	24,650	31,932	1,015.20	26,337	45,188
1,014.69	24,682	32,178	1,015.21	26,369	45,452
1,014.70	24,715	32,425	1,015.22	26,402	45,716
1,014.71	24,747	32,673	1,015.23	26,434	45,980
1,014.72	24,779	32,920	1,015.24	26,467	46,244
1,014.73	24,812	33,168	1,015.25	26,499	46,509
1,014.74	24,844	33,416	1,015.26	26,531	46,774
1,014.75	24,877	33,665	1,015.27	26,564	47,040
1,014.76	24,909	33,914	1,015.28	26,596	47,305
1,014.77	24,942	34,163	1,015.29	26,629	47,572
1,014.78	24,974	34,413	1,015.30	26,661	47,838
1,014.79	25,007	34,663	1,015.31	26,694	48,105
1,014.80	25,039	34,913	1,015.32	26,726	48,372



**JONES  
HAUGH  
SMITH**

Engineers + Surveyors

507-373-4876  
Albert Lea

507-451-4598  
Owatonna

Project: Harvest Hills

Project No. 23-259

Date: 3-2-26

Designer: JHS

## Irrigation †

1" per week June → August

Assume 1" rain event per month

3.46 Ac Pervious

$$3.46 \times 43560 \times \frac{1}{12} \times 9 \text{ weeks} = 113088 \text{ cf}$$

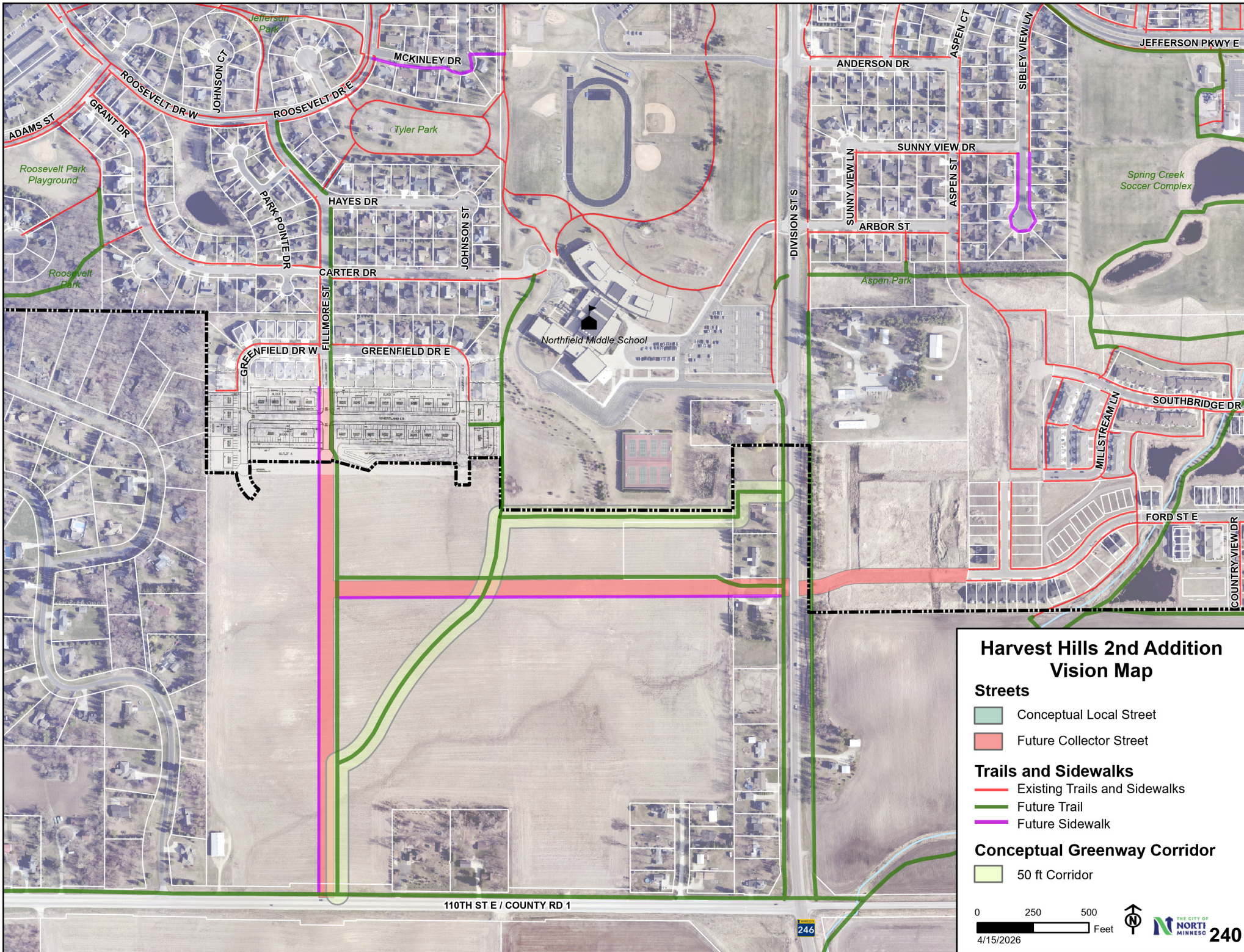
$$\text{Add wet } † \approx 46600 \text{ cf}$$

Stage-Area-Storage for Pond 23P: (new Pond)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
1,009.00	2,694	0	1,014.20	23,092	68,720
1,009.10	3,101	290	1,014.30	23,417	71,045
1,009.20	3,509	620	1,014.40	23,741	73,403
1,009.30	3,916	992	1,014.50	24,066	75,793
1,009.40	4,324	1,404	1,014.60	24,390	78,216
1,009.50	4,731	1,856	1,014.70	24,715	80,671
1,009.60	5,139	2,350	1,014.80	25,039	83,159
1,009.70	5,546	2,884	1,014.90	25,363	85,679
1,009.80	5,953	3,459	1,015.00	25,688	88,232
1,009.90	6,361	4,075	1,015.10	26,012	90,817
1,010.00	6,768	4,731	1,015.20	26,337	93,434
1,010.10	7,176	5,428	1,015.30	26,661	96,084
1,010.20	7,583	6,166	1,015.40	26,986	98,766
1,010.30	7,991	6,945	1,015.50	27,310	101,481
1,010.40	8,398	7,764	1,015.60	27,635	104,228
1,010.50	8,806	8,625	1,015.70	27,959	107,008
1,010.60	9,213	9,526	1,015.80	28,284	109,820
1,010.70	9,620	10,467	1,015.90	28,608	112,665
1,010.80	10,028	11,450	1,016.00	28,932	115,542
1,010.90	10,435	12,473	1,016.10	29,257	118,451
1,011.00	10,843	13,537	1,016.20	29,581	121,393
1,011.10	11,250	14,641	1,016.30	29,906	124,368
1,011.20	11,658	15,787	1,016.40	30,230	127,374
1,011.30	12,065	16,973	1,016.50	30,555	130,414
1,011.40	12,472	18,200	1,016.60	30,879	133,485
1,011.50	12,880	19,467	1,016.70	31,204	136,589
1,011.60	13,287	20,776	1,016.80	31,528	139,726
1,011.70	13,695	22,125	1,016.90	31,853	142,895
1,011.80	14,102	23,515	1,017.00	32,177	146,097
1,011.90	14,510	24,945	1,017.10	32,501	149,330
1,012.00	14,917	26,417	1,017.20	32,826	152,597
1,012.10	15,324	27,929	1,017.30	33,150	155,896
1,012.20	15,732	29,481	1,017.40	33,475	159,227
1,012.30	16,139	31,075	1,017.50	33,799	162,591
1,012.40	16,547	32,709	1,017.60	34,124	165,987
1,012.50	16,954	34,384	1,017.70	34,448	169,415
1,012.60	17,362	36,100	1,017.80	34,773	172,876
1,012.70	17,769	37,857	1,017.90	35,097	176,370
1,012.80	18,177	39,654	1,018.00	35,421	179,896
1,012.90	18,584	41,492	1,018.10	35,746	183,454
1,013.00	18,991	43,371	1,018.20	36,070	187,045
1,013.10	19,399	45,290	1,018.30	36,395	190,668
1,013.20	19,806	47,251	1,018.40	36,719	194,324
1,013.30	20,172	49,251	1,018.50	37,044	198,012
1,013.40	20,497	51,284	1,018.60	37,368	201,733
1,013.50	20,821	53,350	1,018.70	37,693	205,486
1,013.60	21,146	55,448	1,018.80	38,017	209,271
1,013.70	21,470	57,579	1,018.90	38,342	213,089
1,013.80	21,794	59,742	1,019.00	<b>38,666</b>	<b>216,940</b>
1,013.90	22,119	61,938			
1,014.00	22,443	64,166			
1,014.10	22,768	66,427			

Wct  
x

MWL  
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### Harvest Hills 2nd Addition Vision Map

- Conceptual Local Street
- Future Collector Street
- Existing Trails and Sidewalks
- Future Trail
- Future Sidewalk
- 50 ft Corridor



Legislation Text

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**File #: 26-230, Version: 1**

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**City Council Meeting Date:** May 5, 2026

**To:** Mayor and City Council

**From:** Ben Martig, City Administrator

City Administrator's Update.

**Summary Report:**

Please see the following

- Upcoming Agenda Items List.

**Alternative Options:**

N/A

**Financial Impacts:**

N/A

**Tentative Timelines:**

N/A



## Upcoming Agenda Items

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### City Council

#### Tuesday, May 12, 2026

- TMP 26-379** Discuss of Utility Rates for 2027, 5-Year Utility Capital Improvement Plan (CIP) and Capital Equipment Plan (CEP) 2027-2031.  
**Drafter:** Bennett  
**Notes:** Work Session #4 (60 min.)
- TMP 26-372** Review Central Business District Existing Short Term Parking Regulations and Potential Changes.  
**Drafter:** Bennett  
**Notes:** Work Session #2 (30 min)
- TMP 26-221** Review Northfield Community Resource Center Financial Review and Related Leases.  
**Drafter:** Martig  
**Notes:** Work Session #1 (30 min.)
- TMP 26-259** Discuss Winter Parking Rules and Overnight 2 a.m. to 6 a.m November 15 to March 15 Winter On-Street Parking Ban.  
**Drafter:** Bennett  
**Notes:** Work Session #3 (30 min.)

#### Tuesday, May 19, 2026

- TMP 26-006** Summary Publication Notice for the Text Amendment to Park Dedication Fees.  
**Drafter:** Schmidt
- TMP 26-373** Consider Approval of Mayoral Board and Commission Appointments.  
**Drafter:** Hoffman  
**Notes:** consent
- TMP 26-358** Public hearing regarding the consideration of a resolution modifying the Master Development District and the establishment of the Harvest Hills Tax Increment Financing District  
**Drafter:** Wopata

**Notes:** Public Hearing #1 (20 min.)

**TMP 26-381** Consideration of Summary Publication of Ordinance No. \_\_\_\_ Amending Section 2-26 of City Code Relating to 2027 and 2028 Mayor and City Council Compensation.

**Drafter:** Peterson

**Notes:** consent

**TMP 26-412** Consider Approving Disbursements totaling \$

**Drafter:** Grant

**Notes:** consent

**TMP 26-425** Consider Resolution Declaring June as Pride Month in the City of Northfield.

**Drafter:** Draper

**Notes:** consent

**TMP 26-367** Consideration of Authorization to Initiate a Request for Proposals (RFP) for the Wastewater Treatment Plant Pretreatment, Primary and Generator Project.

**Drafter:** Wagner

**Notes:** Consent

**TMP 26-355** Consideration of a resolution modifying the Master Development District and the establishment of the Harvest Hills Tax Increment Financing District

**Drafter:** Wopata

**Notes:** Immediately after Public Hearing #1 (10 min.)

**TMP 25-846** Consider Resolution approving Contract with the State of Minnesota for the Reconstruction of the Mill Towns State Trail in Sechler Park.

**Drafter:** Bennett

**Notes:** consent

**TMP 26-283** Consider Resolution Receiving Charter Amendment to Section 4.1 of the City Charter and Calling for a Public Hearing on Charter Amendment Proposed to be Adopted by Ordinance.

**Drafter:** Martig

**Notes:** Regular #1 (10 min.); contingent on Charter vote and submission to Council

**TMP 26-242** 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.

**Drafter:** Peterson

**Notes:** consent

**TMP 26-185**

Consider Approval of Grant Contract Agreement with the State of Minnesota for Local Housing Trust Fund Grant (2025) in the Amount of \$150,000.

**Drafter:** Hanson

**Notes:** consent

**TMP 26-005**

Second Reading of Ordinance to Amend the Text Related to Park & Trail Dedication Fees.

**Drafter:** Schmidt

**Notes:** Consent

**TMP 25-931**

Consideration of First Reading of Ordinance No. \_\_\_\_ Amending Section 2-66 of City Code Relating to 2027 and 2028 Mayor and City Council Compensation.

**Drafter:** Peterson

**Notes:** Regular #2 (10 min)

**TMP 25-953**

City Administrator's Update.

**Drafter:** Martig

**Notes:** update

**TMP 25-896**

City Administrator Biannual Update Summary of Grants Report per the City Council Grants Policy.

**Drafter:** Martig

**Notes:** consent

**TMP 25-983**

Reports From the Mayor and Council Members.

**Drafter:** Martig

**Notes:** update

**TMP 26-190**

2026 First Quarter Financial & Investment Updates

**Drafter:** Angelstad

**Notes:** Presentation #3 (10 min)

**TMP 26-317**

Reports From the Mayor and Council Members.

**Drafter:** Martig

**Notes:** update

**TMP 26-429** Presentation and Review of Cannon River Regional Park Designation.

**Drafter:** Martig

**Notes:** Regular #4 (30 min.)

**TMP 26-411** Northfield Community Survey Findings Presentation and Report

**Drafter:** Karim

**Notes:** Regular #3 (45 min.); Robert Heacock presenting

**TMP 26-359** Friends of Downtown Northfield Annual Presentation

**Drafter:** John

**Notes:** Presentation #2 (10 min.)

**TMP 26-409** Recognition of service for our graduating Northfield High School Seniors and youth coming off Boards and Commissions.

**Drafter:** Karim

**Notes:** Presentation #1 (10 min.)

**TMP 25-749** Consider Approval of May 4, 2026 City Council Closed Meeting Minutes.

**Drafter:** Peterson

**Notes:** consent

**TMP 25-750** Consider Approval of May 5, 2026 City Council Meeting Minutes.

**Drafter:** Peterson

**Notes:** consent

**TMP 25-751** Consider Approval of May 12, 2026 City Council Work Session Minutes.

**Drafter:** Peterson

**Notes:** consent

**Tuesday, June 2, 2026**

**TMP 26-348** Consider Motion Approving Safe Streets 4 All (SS4A) Grant Agreement.

**Drafter:** Simonson

**Notes:** Regular #\_\_ (20 mins.)

**TMP 26-431** Consider Resolution Authorizing Application to the Regional Parks and Trail Commission for Designation of "Cannon River Regional Parks" as a Greater MN Regional Park.

**Drafter:** Martig

**Notes:** consent

**TMP 26-430** Consider Resolution Naming Cannon River Regional Park.

**Drafter:** Martig

**Notes:** consent

**TMP 26-428** Consider Resolution Supporting the Authority to Impose a Local Sales Tax to Fund Specific Capital Improvements Providing Regional Benefit, to Establish the Duration of the Tax and the Revenue to be Raised by the Tax, and to Authorize the City to Issue Bonds Supported by the Sales Tax Revenue.

**Drafter:** Martig

**Notes:** Regular #\_\_ (15 min.)

**TMP 26-407** Consider Resolution Accepting Public Improvements and Approving Final Payment for the 2024 College Street and Water Street Areas Reconstruction Project (STRT2024-A77).

**Drafter:** Simonson

**Notes:** Consent

**TMP 26-408** Consider Resolution Accepting Public Improvements and Approving Final Payment for the Jefferson Parkway West Mill and Overlay and Mill Towns State Trail Improvements Project (STRT2024-A78).

**Drafter:** Simonson

**Notes:** Consent

**TMP 25-764** Consider Resolution Adopting the Street Reconstruction and Overlay Plan (SROP) and Issuance of Street Reconstruction and Overlay Bonds.

**Drafter:** Simonson

**Notes:** #1 Immediately following Public Hearing #2 (10 min.)

**TMP 26-261** Consider Resolution Approving Local Housing Trust Fund Policy Adoption

**Drafter:** hanson

**Notes:** consent

**TMP 26-249** Consider Resolution Providing for the Issuance and Sale of General Obligation Street Reconstruction and Equipment Bonds, Series 2026A in the Proposed Aggregate Principal Amount of \$4,440,000.

**Drafter:** Bennett

**Notes:** Regular #\_\_ (\_\_ min.)

- TMP 26-380** Consideration of Second Reading of Ordinance No. \_\_\_\_ Amending Section 2-66 of City Code Relating to 2027 and 2028 Mayor and City Council Compensation.  
**Drafter:** Peterson  
**Notes:** consent
- TMP 26-152** Discuss Safe Streets and Roads for All (SS4A) Planning RFP- Scope of Services.  
**Drafter:** Bennett  
**Notes:** Regular #\_\_ (\_\_ min.)
- TMP 26-318** Reports From the Mayor and Council Members.  
**Drafter:** Martig  
**Notes:** update
- TMP 26-329** Consider Economic Development Authority (EDA) Enabling Resolution.  
**Drafter:** Martig  
**Notes:** consent
- TMP 25-954** City Administrator's Update.  
**Drafter:** Martig  
**Notes:** update
- TMP 26-138** City Administrator's Update.  
**Drafter:** Martig  
**Notes:** update
- TMP 25-752** Consider Approval of May 19, 2026 City Council Meeting Minutes.  
**Drafter:** Peterson  
**Notes:** consent

**Tuesday, June 9, 2026**

- TMP 26-290** Discussion on Organized Curbside Compost.  
**Drafter:** Bennett  
**Notes:** Work Session #1 (\_\_ min.)
- TMP 26-385** Presentation of the City of Northfield Annual Comprehensive Financial Report for the Year Ended December 31, 2025.

**TMP 26-386** Review and Discussion of 5-year Capital Improvement Plan (CIP).

**TMP 26-387** Review and Discussion of 5-year Capital Equipment Plan (CEP).

**Tuesday, June 16, 2026**

**TMP 26-388** Consideration of Acceptance of the City of Northfield Annual Comprehensive Financial Report for the Year Ended December 31, 2025.

**TMP 26-282** Public Hearing Related to Charter Commission Proposed Ordinance Amending Section 4.1 of the Northfield City Charter.

**Drafter:** Martig

**Notes:** Public Hearing #1 (15 min.)

**TMP 25-647** Consider approval of agreement with Post Consumer Brands. for Ames Mill Dam Ownership Transfer to the City of Northfield.

**Drafter:** Bennett

**Notes:** Regular #\_\_ (15 min.)

**TMP 26-280** Consider Ordinance Amending Section 4.1 of the Northfield City Charter (First Reading).

**Drafter:** Martig

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

**TMP 26-003** First Reading of Ordinance to Amend Chapter 34: Land Development Code: Article 5. Subdivision of Land. 5.26 Parks, Trails and Open Space Dedication Related to Park & Trail Dedication Fees.

**Drafter:** Schmidt

**Notes:** Regular #\_\_ (20 min.)

**TMP 26-319** Reports From the Mayor and Council Members.

**Drafter:** Martig

**Notes:** update

**TMP 26-139** City Administrator's Update.

**Drafter:** Martig

**Notes:** update

**TMP 26-151** Consider Approval of Safe Streets and Roads for All (SS4A) Planning Grant with FHWA.

**Drafter:** Bennett

**Notes:** Consent

**TMP 25-955** City Administrator's Update.

**Drafter:** Martig

**Notes:** update

**TMP 25-753** Consider Approval of June 2, 2026 City Council Meeting Minutes.

**Drafter:** Peterson

**Notes:** consent

**TMP 25-754** Consider Approval of June 9, 2026 City Council Work Session Minutes.

**Drafter:** Peterson

**Notes:** consent