



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, May 5, 2026

6:00 PM

Council Chambers

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:00 p.m.

Present: 7 - Council Member Brad Ness, Council Member Kathleen Holmes, Council Member Davin Sokup, Council Member Jessica Peterson White, Council Member Chad Beumer, Council Member Peter Dahlen, and Mayor Erica Zweifel

Also present: City Administrator Ben Martig; Community Development Director Scott Wopata; Police Chief Jeff Schroepfer; Public Works Director/City Engineer David Bennett, and City Clerk Lynette Peterson. City Attorney Chris Hood attended via interactive television.

OPEN PUBLIC COMMENT

Krissa Anderson addressed the Council regarding concerns with the Harvest Hills 2nd Addition Preliminary Plat.

APPROVAL OF AGENDA

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

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

PRESENTATIONS

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

Korey Boelter, CPA with Clifton Larson Allen, presented on the 2025 Northfield Hospital and Clinics Audit. Eric Guth, Chief Financial Officer of Northfield Hospital and Clinics, added additional information and answered questions from the Council. Zander Abbott, Chief Executive Officer of Northfield Hospital and Clinics, was also present.

CONSENT AGENDA

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

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

2. [26-224](#) Consider Approval of April 21, 2026 City Council Meeting Minutes.
3. [26-225](#) Consider Approving Disbursements totaling \$3,154,076.11
4. [Res. 2026-047](#) Consider Adopting Schedule for 2027 City Council Meetings.
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.
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.
8. [26-228](#) Consider Motion Approving Permanent and Temporary Easement for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

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

Council Member Holmes - No report.

Council Member Dahlen - No report.

Council Member Beumer - EDA Meeting.

Council Member Sokup - No report.

Council Member Peterson White - EDA Meeting.

Council Member Ness - No report.

Mayor Zweifel - Celebrate Asia Pasifika Library Event; Mosaic Workshop with Artist Michael Sweere.

REGULAR AGENDA

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.

Mayor Zweifel introduced the item reporting on the City Administrator's performance review from the May 4, 2026 special closed meeting. Mr. Martig did not request that such meeting be open to the public. As a result, the evaluation of Mr. Martig's performance took place in a closed meeting as provided under Minnesota Open Meeting Law.

Mayor Zweifel provided a summary of conclusions reached by the City Council from the May 4, 2026 evaluation: The performance review included an update from Administrator Martig on the progress of personal and professional growth and goals from the current review period in accordance with the City Council Policy 1.02 City Administrator Performance Review Policy. The City Council appreciates Mr. Martig's service and dedication to the City and looks forward to the full performance evaluation later this year.

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

Street Rights-of-Way.

Public Works Director/City Engineer David Bennett reported that 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.

A motion was made by Council Member Holmes, seconded by Council Member Beumer, to approve Resolution No. 2026-049 Accepting Monetary Donation for Tree Planting in City Parks and Public Rights-of-Way. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

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

Community Development Director Scott Wopata presented on the Harvest Hills 2nd Addition including what the proposed project includes, public input and engagement and approval criteria.

Public Works Director/City Engineer David Bennett addressed stormwater concerns along with traffic and pedestrian safety.

Wopata addressed zoning change and plat history.

Wopata and Bennett answered questions from the Council. City Attorney Chris Hood also answered questions from the Council.

Wopata continued presenting regarding the review of criteria for compliance with Land Development Code.

Wopata and Bennett answered additional questions from the Council.

Jason Hill addressed the Council regarding the Harvest Hills 2nd Addition Preliminary Plat asking for an Environmental Impact Statement (EIS) to be conducted.

Beth Dahle addressed the Council regarding delaying the approval of the Harvest Hills 2nd Addition Preliminary Plat for two weeks.

Bruce Hamilton addressed the Council regarding concerns of the volume of traffic with the addition of Harvest Hills 2nd Addition Preliminary Plat.

Arlys Kreis addressed the Council regarding concerns of the number of additional cars and traffic in conjunction with the Harvest Hills 2nd Addition.

City Attorney Chris Hood added information regarding the decision on the Preliminary Plat criteria. City Administrator Ben Martig also added information on the subject.

A motion was made by Council Member Beumer, seconded by Council Member Dahlen, to postpone Resolution No. 2026-050 Approving a Preliminary Plat for Harvest Hills 2nd Addition to the May 19, 2026 Council Meeting. The motion failed by the following vote:

Yes: 2 - C. Beumer, and C. Dahlen

No: 5 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, and Mayor Zweifel

Council continued discussion regarding the Harvest Hills Second Addition Preliminary Plat.

A motion was made by Council Member Peterson White, seconded by Council Member Holmes, to approve Resolution No. 2026-050 Approving a Preliminary Plat for Harvest Hills 2nd Addition. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

ADMINISTRATORS UPDATE

13. [26-230](#)

City Administrator's Update.

City Administrator Ben Martig provided a legislative update.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 8:07 p.m. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel