

**City of East Bethel
City Council Agenda
City Council Regular Meeting
Date: April 10, 2023 at 7:00 p.m.**



This City Council meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

7:00 PM

- 1.0 Call to Order**
- 2.0 Pledge of Allegiance**
- 3.0 Adopt Agenda**
- 4.0 Presentations and Public Hearings**
 - A. City Assessor Presentation (p. 3-56)
 - B. Fire Code Variance – 1835 Viking Blvd. (p. 57-70)
 - C. Public Hearing – MS4 Ordinance Amendments (p. 71-74)
 - D. Public Hearing – SRWMO Plan Amendments (p. 75-83)
- 5.0 Public Forum**
- 6.0 Consent Agenda (p. 84-86)**

Any item on the consent agenda may be removed for consideration by request of any Council Member and put on the regular agenda for discussion and consideration

 - A. Approve Bill List (p. 87-89)
 - B. Minutes: Tabled Minutes, March 13, 2023 City Council Meeting (p. 90-109)
 - C. Minutes: March 27, 2023 City Council Work Meeting (p. 110-127)
 - D. Successful Completion of Fire Chief Probationary Period
 - E. Res. 2023-22, Accepting Bids for 183rd Ave Reconstruction Project (p. 128-131)
 - F. Res. 2023-20, Declaring 1997 Felling Trailer as Surplus Property (p. 132)
 - G. Purchase of Equipment – Tandem Axle Trailer
 - H. Ice Arena Locker Room and Bathroom Flooring Bids
 - I. Firefighter Resignation (p. 133)
 - J. 2023 JPA Street Maintenance Bids
- 7.0 New Business - Commission, Association and Task Force Reports**
 - A. Planning Commission
 - B. Economic Development Authority
 - C. Park Commission
- 8.0 Department Reports**
 - A. Community Development
 - B. Engineer
 - C. City Attorney

- D. Finance
- E. Public Works
- F. Fire Department
- G. City Administrator

9.0 Other

- A. Staff Report
- B. Council Reports
- C. Other
- D. Closed Session: Attorney Client Privilege, Cally Nelson M.S. §13D.05 and 595.02
Subdivision 1. (b)

10.0 Adjourn

**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: April 10, 2023

Agenda Item Number: 4.0 A

Agenda Item: City Assessor Presentation

Background Material:

The City Assessor, Ken Tolzmann, will present the 2023 Assessment Report to City Council at the April 10, 2023 meeting. This report provides general information about the appeals and assessment process, as well as specific information regarding the 2023 assessment. This report does not involve any matters relating to the city budget or tax levy but Mr. Tolzmann will be able to answer questions regarding any matters relating to property valuation.

Minnesota Statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of January 2, 2023.

The estimated market values for this 2023 assessment are based upon qualified sales of East Bethel properties as well as countywide sales that took place from October 1, 2021 through September 30, 2022. This sales information is a component used to determine individual property values.

Property owners who have questions or concerns regarding the market value set for their property are asked to contact Mr. Tolzmann before the April 24, 2023 LBAE Meeting. This allows Mr. Tolzmann the opportunity to answer any questions they might have and potentially resolve any valuation issues prior to that meeting. Property owners whose issues are not resolved by the April 24th Meeting, may appeal their valuation to the Local Board of Appeal and Equalization (the City Council) on April 24, 2023 at 5:30 PM at City Hall.

Attachment(s):

- Attachment 1 – 2022 Housing Report
- Attachment 2 – BOR Letter
- Attachment 3 – BOR Report
- Attachment 4 – Metro Value Changes

Recommendation(s):

Informational item only. No action is required.

Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 16-COUNTY TWIN CITIES REGION



2022

Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 16-COUNTY TWIN CITIES REGION



2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending sales decreased 20.6 percent, finishing 2022 at 52,301. Closed sales were down 19.1 percent to end the year at 53,714.

Listings: Comparing 2021 to the prior year, the number of homes available for sale was up by 16.2 percent. There were 5,914 active listings at the end of 2022. New listings decreased by 10.0 percent to finish the year at 68,006.

Distressed Properties: Previous forbearance efforts by the government and lenders limited distressed sales activity once again. In 2022, the percentage of closed sales that were either foreclosure or short sale increased by 1.1 percent to finish the year at 0.7 percent of the market. Foreclosure and short sale activity may increase in 2023, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

Showings: Showing activity in 2022 softened in response to the increase in mortgage rates, as some buyers put their home purchase plans on hold. Compared to 2021, there were 909,384 showings across the market. The typical listing had 11 showings before pending, which was down 15.4 percent compared to 2021.

Prices: Home prices were up compared to last year. The overall median sales price increased 6.6 percent to \$362,500 for the year. Single Family Detached home prices were up 6.8 percent compared to last year and Townhouse-Condo Attached home prices were up 7.9 percent.

List Price Received: Sellers received, on average, 100.9 percent of their original list price at sale, a year-over-year decrease of 1.0 percent.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

Looking ahead to 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

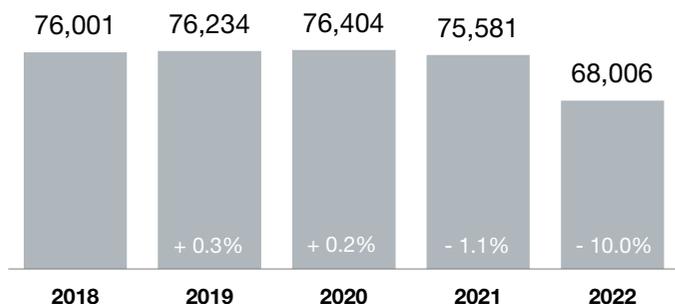
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Quick Facts

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

New Listings



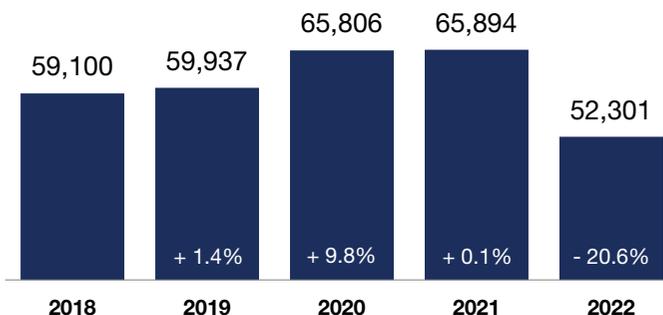
Top 5 Areas: Change in New Listings from 2021

Mendota	+ 200.0%
Mayer	+ 83.1%
New Germany	+ 55.6%
Corcoran	+ 50.3%
Dayton	+ 34.7%

Bottom 5 Areas: Change in New Listings from 2021

Nowthen	- 43.5%
Osseo	- 48.7%
Newport	- 49.3%
Lonsdale	- 54.0%
Loretto	- 60.9%

Pending Sales



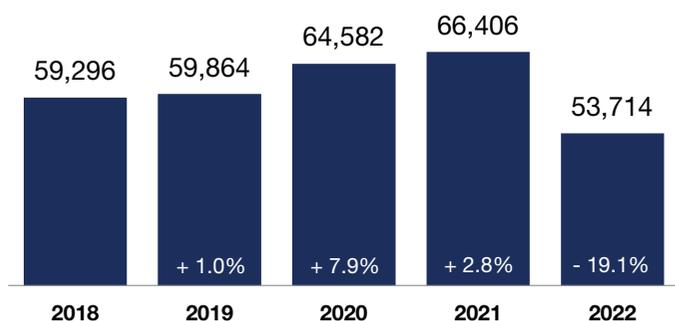
Top 5 Areas: Change in Pending Sales from 2021

Mendota	+ 100.0%
New Germany	+ 33.3%
Corcoran	+ 32.6%
Saint Bonifacius	+ 17.1%
Lakeland	+ 11.5%

Bottom 5 Areas: Change in Pending Sales from 2021

Lonsdale	- 48.9%
Clear Lake	- 51.2%
Osseo	- 56.4%
Nowthen	- 56.5%
Loretto	- 73.9%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2021

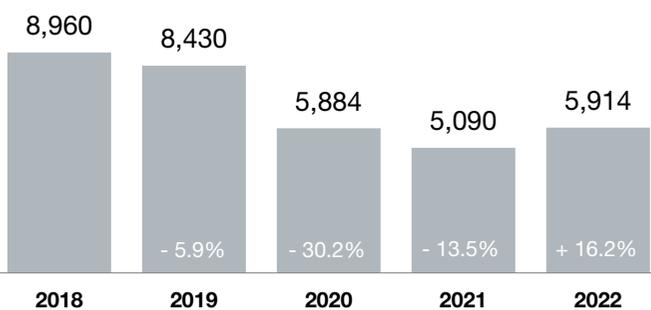
Mendota	+ 100.0%
New Germany	+ 37.5%
Corcoran	+ 29.3%
Hanover	+ 28.9%
Saint Bonifacius	+ 21.2%

Bottom 5 Areas: Change in Closed Sales from 2021

Scandia	- 48.4%
Clear Lake	- 54.1%
Nowthen	- 55.4%
Osseo	- 56.4%
Loretto	- 68.2%

Inventory of Homes for Sale

At the end of the year



Top 5 Areas: Change in Homes for Sale from 2021

Scandia	+ 400.0%
Mayer	+ 380.0%
Saint Paul Park	+ 250.0%
Zumbrota	+ 240.0%
Victoria	+ 235.7%

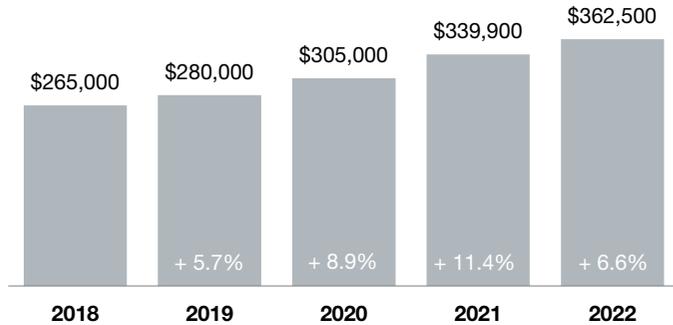
Bottom 5 Areas: Change in Homes for Sale from 2021

Circle Pines	- 100.0%
Bayport	- 100.0%
Oak Park Heights	- 100.0%
Osseo	- 100.0%
Long Lake	- 100.0%

Quick Facts

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

Median Sales Price



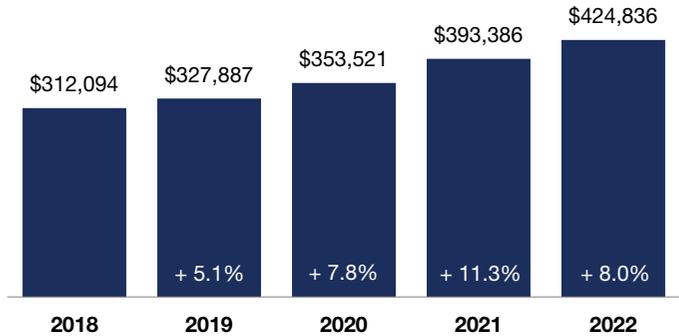
Top 5 Areas: Change in Median Sales Price from 2021

Centerville	+ 79.9%
Greenfield	+ 42.1%
Wayzata	+ 34.5%
Le Center	+ 30.1%
Jordan	+ 26.7%

Bottom 5 Areas: Change in Median Sales Price from 2021

Little Canada	- 11.0%
Dellwood	- 12.5%
Bayport	- 18.1%
Tonka Bay	- 19.1%
Mendota	- 74.5%

Average Sales Price



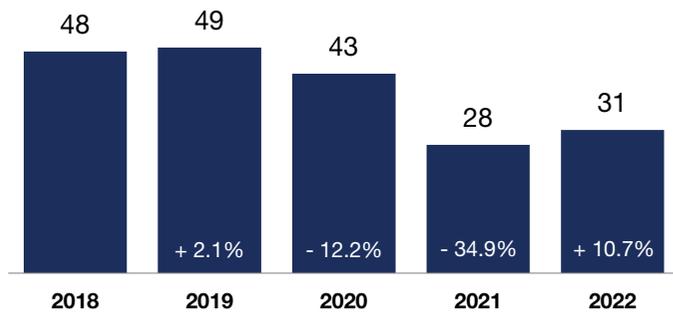
Top 5 Areas: Change in Average Sales Price from 2021

Le Center	+ 38.1%
Centerville	+ 37.1%
Greenfield	+ 34.1%
Wayzata	+ 33.6%
New Germany	+ 31.4%

Bottom 5 Areas: Change in Average Sales Price from 2021

Lake St. Croix Beach	- 7.4%
Saint Paul - Downtown	- 9.7%
Lakeland	- 12.4%
Loretto	- 12.6%
Mendota	- 74.5%

Cumulative Days on Market Until Sale



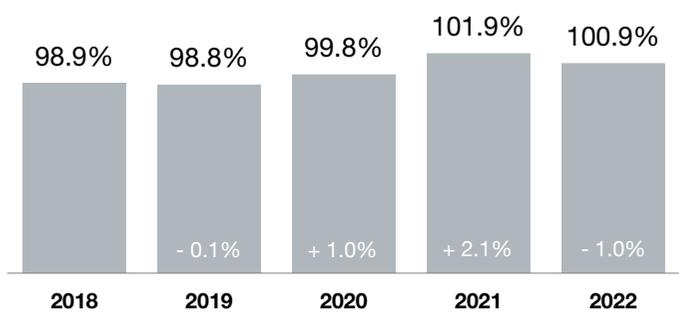
Top 5 Areas: Change in Cumulative Days on Market from 2021

Chisago	+ 257.1%
Columbus	+ 185.0%
Hanover	+ 175.0%
Isanti	+ 138.5%
Lake Elmo	+ 126.8%

Bottom 5 Areas: Change in Cumulative Days on Market from 2021

Saint Paul - Lexington-Hamline	- 44.2%
Long Lake	- 44.9%
Lakeland	- 48.1%
Oak Park Heights	- 51.4%
Lake St. Croix Beach	- 60.3%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2021

Waterville	+ 2.3%
Wayzata	+ 2.1%
Orono	+ 1.9%
Hopkins	+ 1.8%
Spring Park	+ 1.3%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2021

Scandia	- 3.5%
Loretto	- 4.7%
Saint Paul Park	- 5.0%
Maple Plain	- 5.8%
Mendota	- 8.9%

Property Type Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

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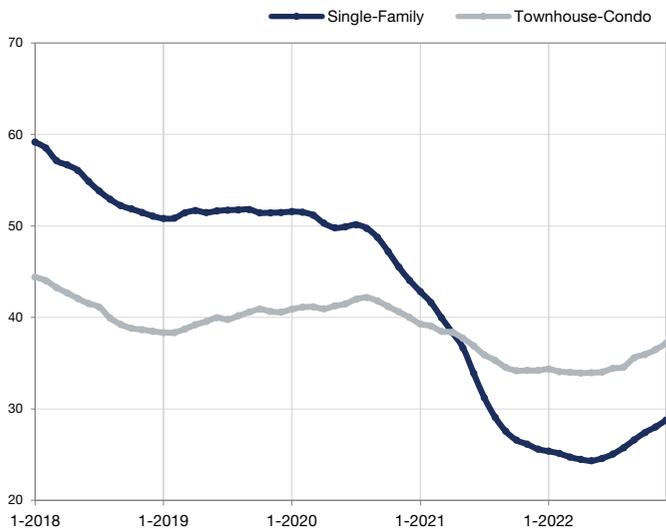
Average Cumulative Days on Market Single-Family

37

Average Cumulative Days on Market Townhouse-Condo

Cumulative Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Townhouse-Condo Attached Market Share in 2022

Area	Market Share
16-County Twin Cities Region	23.8%
Saint Paul - Downtown	98.1%
Minneapolis - Central	96.8%
Minneapolis - University	53.4%
Apple Valley	47.1%
Inver Grove Heights	46.7%
Saint Paul - Summit Hill	44.0%
Burnsville	43.3%
Saint Paul - Summit-University	42.3%
Eagan	41.8%
Little Canada	41.7%
Hopkins	41.4%
Hugo	41.2%
Shoreview	40.8%
Vadnais Heights	40.5%
Minneapolis - Calhoun-Isle	40.4%
Eden Prairie	40.1%
Wayzata	39.6%
Maple Grove	39.1%
Saint Paul - St. Anthony Park	38.0%
Woodbury	37.1%
Chaska	36.9%
Plymouth	35.8%
Oakdale	35.6%
Minnetonka	35.3%
Edina	35.2%

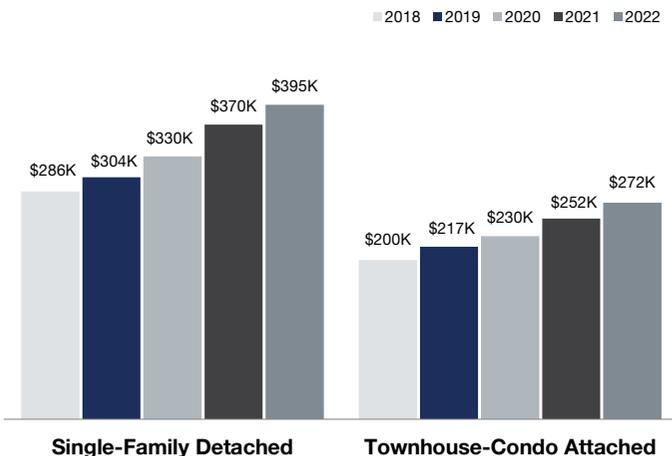
+ 6.8%

One-Year Change in Price Single-Family Detached

+ 7.9%

One-Year Change in Price Townhouse-Condo Attached

Median Sales Price



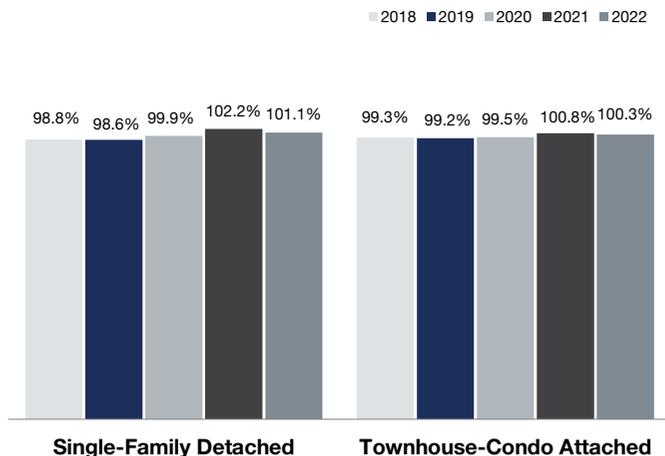
101.1%

Pct. of Orig. Price Received Single-Family Detached

100.3%

Pct. of Orig. Price Received Townhouse-Condo Attached

Percent of Original List Price Received



Distressed Homes Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

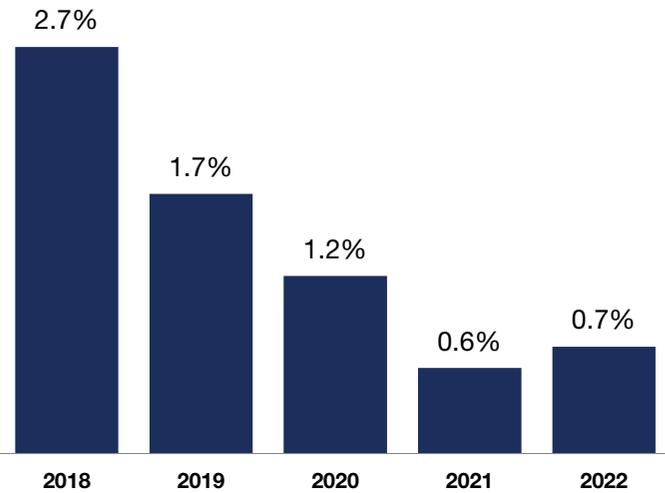
0.7%

Percent of Closed Sales in 2022 That Were Distressed

+ 1.1%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2022

16-County Twin Cities Region	0.7%
New Germany	15.4%
Lexington	5.3%
Norwood Young America	5.1%
Spring Park	4.8%
Saint Paul - North End / South Como	3.9%
Saint Paul - Greater East Side	3.4%
Winthrop	3.1%
Belle Plaine	2.8%
Lauderdale	2.8%
Mora	2.6%
Wyoming	2.5%
Pine City	2.4%
Cleveland	2.4%
East Bethel	2.3%
Saint Paul - West Seventh	2.3%
Minneapolis - Phillips	2.2%
Independence	2.2%
Greenfield	2.1%
Little Canada	2.1%
Saint Paul - Dayton's Bluff	2.1%
Maplewood	2.0%
South Saint Paul	2.0%
Waterville	2.0%
Forest Lake	1.9%
Saint Paul Park	1.9%

+ 29.5%

Three-Year Change in Price All Properties

+ 29.4%

Three-Year Change in Price Traditional Properties

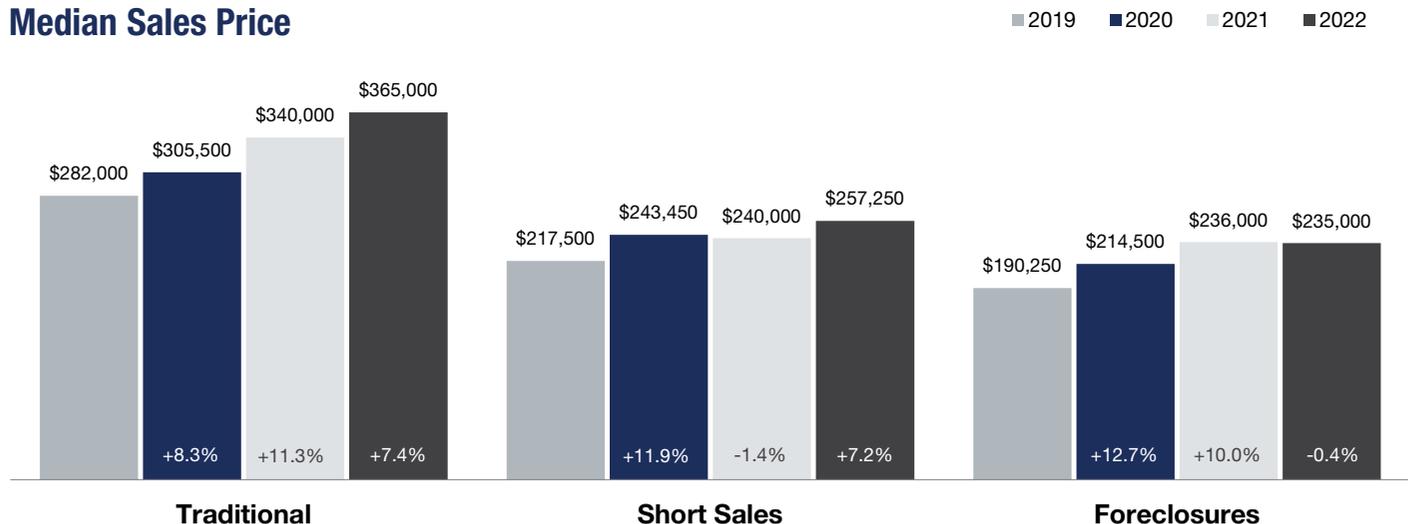
+ 18.3%

Three-Year Change in Price Short Sales

+ 23.5%

Three-Year Change in Price Foreclosures

Median Sales Price



New Construction Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

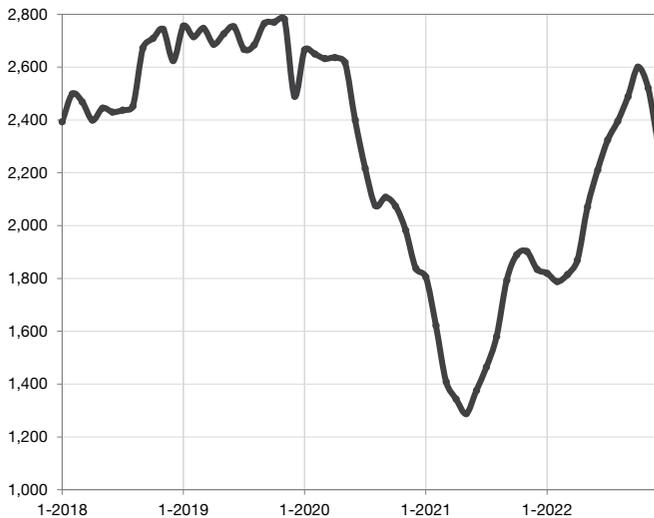
Nov '19

477

Peak of New Construction Inventory

Drop in New Construction Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2022

Area	Market Share
16-County Twin Cities Region	9.6%
Dayton	74.9%
Hanover	60.4%
Carver	58.6%
Corcoran	46.6%
Otsego	42.4%
Cottage Grove	41.9%
Lake Elmo	39.6%
Delano	39.0%
Rogers	37.3%
Newport	34.0%
Saint Michael	33.8%
Rockford	31.8%
Waconia	30.9%
Columbus	30.0%
Hugo	29.3%
Oak Grove	28.0%
Lonsdale	27.5%
Elko New Market	26.7%
Rosemount	26.6%
Cologne	26.6%
Watertown	26.4%
Somerset	26.0%
Lino Lakes	25.1%
Lakeville	24.8%
Montrose	24.3%

5.5

0.9

Year-End Months Supply New Construction

Year-End Months Supply Previously Owned

100.4%

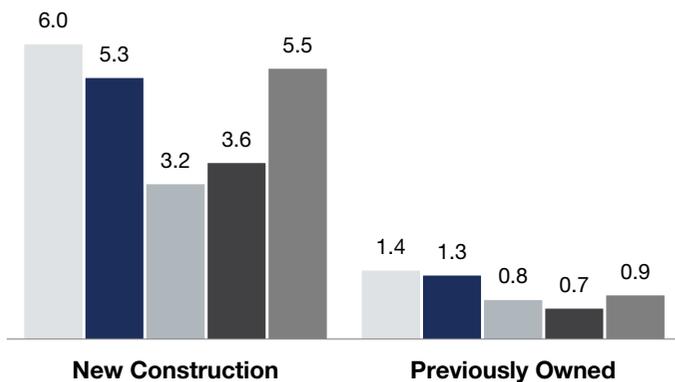
101.0%

Pct. of Orig. Price Received New Construction

Pct. of Orig. Price Received Previously Owned

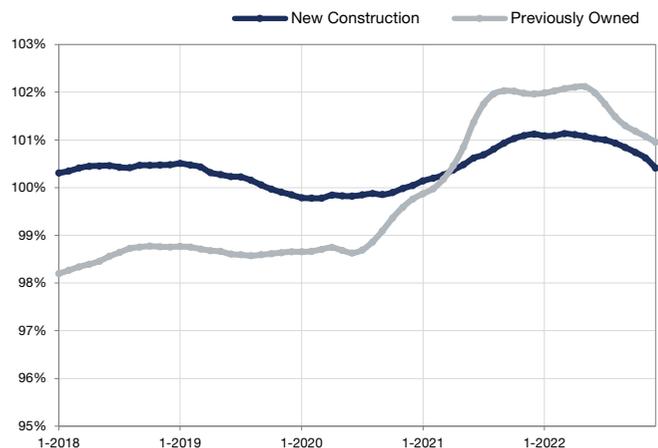
Months Supply of Inventory

2018 2019 2020 2021 2022



Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



Showings Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

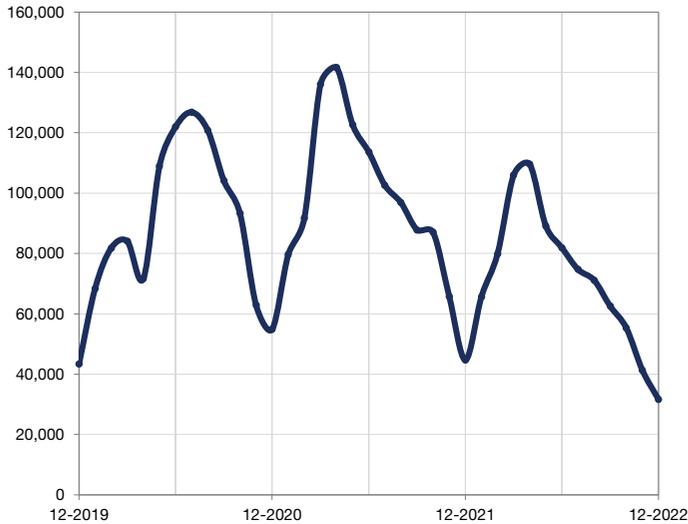
11

Number of Showings Before Pending

- 15.4%

One-Year Change in Median Showings Before Pending

Monthly Number of Showings



Top 10 Areas: Number of Showings

Minneapolis - (Citywide)	99,091
Saint Paul	72,441
Saint Cloud MSA	26,670
Brainerd MSA	19,844
Woodbury	20,619
Plymouth	22,306
Maple Grove	21,826
Lakeville	17,744
Blaine	18,508
Bloomington	22,791

Top 10 Areas: Showings Before Pending

Saint Paul - Dayton's Bluff	18
Deephaven	17
Crystal	16
Saint Paul - Battle Creek / Highwood	16
Saint Paul - Greater East Side	16
Eagan	16
Mounds View	16
White Bear Lake	16
Saint Paul - North End / South Como	16
Richfield	16

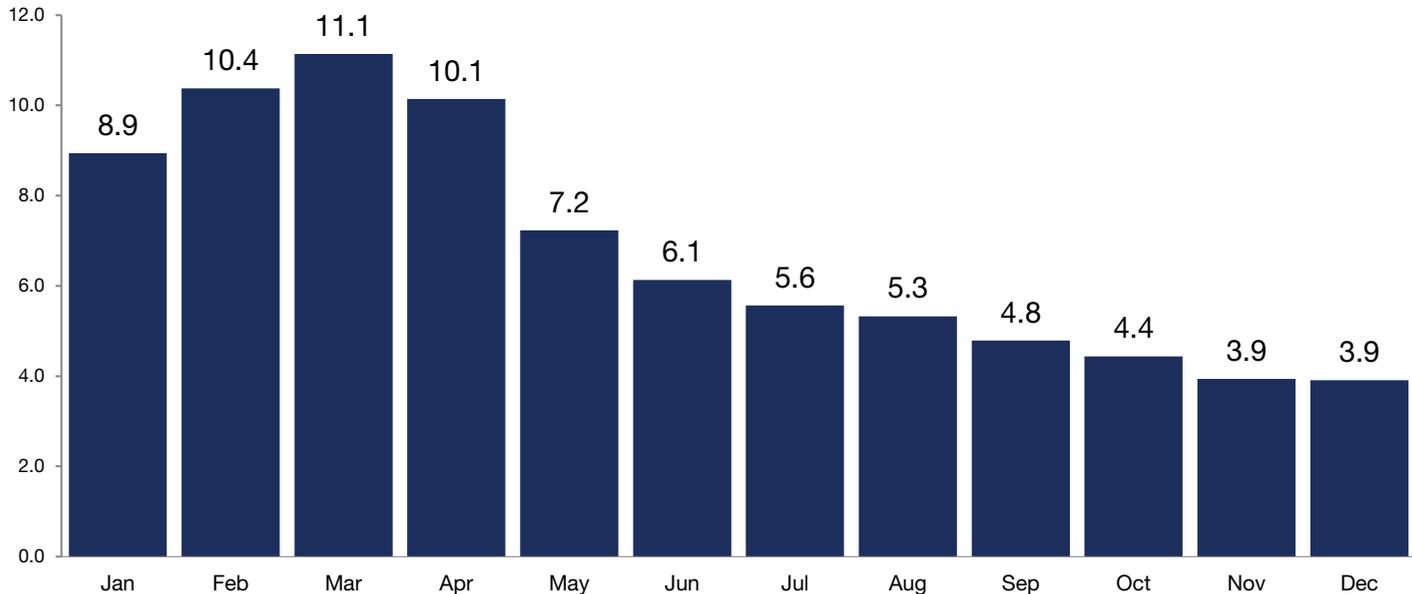
909,384

Total Showings in 2022

March '22

Peak Total Showing Activity Month

2022 Monthly Showings per Listing



2022 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
16-County Twin Cities Region	53,714	- 19.1%	10.5%	24.4%	0.7%	5.8	31	100.9%
13-County Twin Cities Region	52,771	- 19.1%	10.5%	24.7%	0.7%	5.9	31	100.9%
Afton	34	- 2.9%	8.8%	0.0%	0.0%	3.0	43	98.3%
Albertville	128	- 26.0%	18.8%	32.0%	0.0%	4.1	34	100.0%
Andover	468	- 25.0%	20.1%	7.3%	0.6%	5.3	27	100.9%
Annandale	97	- 32.6%	9.3%	1.0%	0.0%	3.2	37	99.5%
Anoka	241	- 15.1%	13.7%	17.8%	0.0%	6.5	23	102.2%
Apple Valley	800	- 21.2%	1.3%	47.0%	0.5%	8.1	20	102.2%
Arden Hills	95	- 13.6%	0.0%	30.5%	0.0%	8.1	22	100.4%
Arlington	43	- 8.5%	11.6%	0.0%	0.0%	3.4	41	99.3%
Bayport	44	- 8.3%	4.5%	2.3%	0.0%	2.3	18	101.5%
Becker	147	- 14.0%	15.0%	12.2%	0.0%	2.9	36	99.6%
Belle Plaine	124	- 16.2%	3.2%	4.8%	3.2%	3.2	28	100.2%
Bethel	22	+ 57.1%	0.0%	0.0%	0.0%	8.0	11	101.7%
Big Lake	324	- 33.2%	17.9%	4.6%	1.5%	3.6	35	101.0%
Birchwood Village	9	- 25.0%	0.0%	0.0%	0.0%	5.3	11	103.2%
Blaine	1,158	- 11.9%	20.7%	34.9%	0.7%	6.1	28	101.3%
Bloomington	1,092	- 23.4%	0.1%	28.8%	0.5%	8.6	23	101.7%
Bloomington – East	338	- 26.2%	0.3%	20.1%	0.9%	10.0	25	102.0%
Bloomington – West	755	- 22.0%	0.0%	32.7%	0.3%	8.0	22	101.6%
Brainerd MSA	1,930	- 14.3%	5.8%	4.5%	1.1%	1.9	34	99.2%
Brooklyn Center	421	- 19.8%	0.2%	14.3%	0.7%	13.6	23	101.2%
Brooklyn Park	1,193	- 12.0%	3.6%	33.1%	0.9%	8.6	23	101.7%
Buffalo	356	- 8.7%	11.8%	12.1%	1.7%	4.4	30	99.8%
Burnsville	923	- 14.4%	2.2%	44.1%	1.2%	8.2	23	101.5%
Cambridge	285	- 30.3%	11.2%	14.7%	1.1%	3.6	27	102.0%
Cannon Falls	89	- 11.9%	4.5%	11.2%	0.0%	2.6	34	98.4%
Carver	205	- 12.8%	61.5%	7.8%	0.5%	2.7	41	100.8%
Centerville	106	- 47.3%	7.5%	10.4%	0.9%	6.9	74	97.8%
Champlin	391	- 2.3%	14.6%	20.5%	0.5%	6.1	20	102.6%
Chanhassen	405	- 27.5%	10.9%	28.6%	0.2%	4.3	23	101.5%
Chaska	468	- 10.2%	16.2%	36.5%	0.4%	4.7	29	101.7%
Chisago	111	- 11.9%	22.5%	27.9%	0.0%	2.9	42	100.3%
Circle Pines	99	- 10.8%	0.0%	35.4%	1.0%	7.8	18	102.8%
Clear Lake	135	- 54.1%	9.6%	1.5%	0.7%	3.0	48	99.1%
Clearwater	74	- 10.8%	9.5%	4.1%	0.0%	3.4	30	100.1%
Cleveland	9	- 18.2%	0.0%	0.0%	0.0%	1.9	66	91.4%
Coates	0	--	0.0%	0.0%	0.0%	1.8	0	0.0%
Cokato	74	- 14.0%	0.0%	4.1%	0.0%	1.8	34	99.0%
Cologne	54	+ 5.9%	31.5%	1.9%	0.0%	3.0	60	100.6%
Columbia Heights	322	- 23.3%	0.0%	15.8%	1.9%	10.8	20	101.6%
Columbus	43	- 28.3%	32.6%	9.3%	0.0%	3.3	54	100.2%
Coon Rapids	874	- 25.7%	3.0%	31.7%	0.8%	9.5	20	102.3%
Corcoran	159	+ 29.3%	50.9%	5.7%	0.0%	2.9	34	99.1%
Cottage Grove	807	- 3.2%	42.8%	25.5%	0.4%	5.6	30	100.8%
Crystal	403	- 20.2%	0.5%	2.7%	0.7%	12.6	21	102.2%

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	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Dayton	360	+ 1.1%	76.1%	8.9%	0.0%	2.4	51	99.8%
Deephaven	42	- 33.3%	2.4%	0.0%	0.0%	3.2	53	98.2%
Delano	204	- 8.9%	41.7%	5.4%	0.0%	2.6	38	99.9%
Dellwood	17	- 26.1%	0.0%	0.0%	0.0%	2.2	22	99.3%
Eagan	881	- 20.2%	1.7%	41.7%	0.1%	8.1	21	102.0%
East Bethel	119	- 40.8%	11.8%	0.0%	1.7%	5.6	23	101.3%
Eden Prairie	910	- 26.4%	2.5%	39.2%	0.3%	6.1	28	101.2%
Edina	921	- 18.9%	3.4%	36.3%	0.7%	4.8	45	98.9%
Elk River	512	- 17.0%	17.8%	24.4%	1.0%	4.5	29	101.5%
Elko New Market	128	- 15.8%	28.1%	20.3%	1.6%	3.0	58	101.4%
Excelsior	34	- 22.7%	0.0%	23.5%	0.0%	3.1	39	96.3%
Falcon Heights	47	- 26.6%	0.0%	14.9%	0.0%	7.0	26	102.1%
Faribault	357	- 13.1%	2.0%	8.1%	1.4%	3.5	30	98.8%
Farmington	509	- 26.9%	13.9%	27.1%	0.6%	5.6	29	101.6%
Forest Lake	325	- 13.6%	10.2%	30.8%	1.8%	4.1	37	100.7%
Fridley	372	- 20.7%	0.0%	17.7%	1.3%	10.7	21	102.3%
Gaylord	39	+ 2.6%	0.0%	0.0%	0.0%	2.5	55	95.3%
Gem Lake	7	0.0%	0.0%	28.6%	0.0%	3.8	30	101.2%
Golden Valley	347	- 17.8%	0.3%	16.4%	0.0%	7.5	22	102.1%
Grant	33	- 25.0%	0.0%	0.0%	0.0%	3.8	29	99.6%
Greenfield	37	- 22.9%	16.2%	16.2%	0.0%	2.4	93	97.7%
Greenwood	9	- 52.6%	0.0%	0.0%	0.0%	3.2	42	97.5%
Ham Lake	187	- 14.2%	16.0%	7.0%	0.0%	5.3	37	100.3%
Hamburg	13	- 7.1%	0.0%	0.0%	7.7%	2.9	25	99.7%
Hammond	56	- 12.5%	17.9%	3.6%	1.8%	2.6	70	101.8%
Hampton	49	- 46.7%	0.0%	0.0%	0.0%	4.0	33	96.6%
Hanover	107	+ 28.9%	61.7%	8.4%	0.9%	3.2	75	100.4%
Hastings	404	- 7.3%	2.5%	32.7%	0.7%	4.2	22	101.0%
Hilltop	0	--	0.0%	0.0%	0.0%	5.3	0	0.0%
Hopkins	209	- 13.3%	0.0%	44.5%	1.4%	8.4	22	102.0%
Hudson	375	- 31.1%	12.0%	23.7%	0.0%	3.3	47	100.9%
Hugo	373	- 20.8%	30.3%	42.1%	0.0%	3.6	31	101.0%
Hutchinson	265	- 16.7%	9.1%	7.5%	1.5%	3.8	27	100.8%
Independence	38	- 41.5%	13.2%	2.6%	2.6%	3.1	55	97.1%
Inver Grove Heights	497	- 9.0%	9.3%	47.5%	0.8%	5.3	26	101.2%
Isanti	254	- 18.6%	24.8%	8.3%	1.6%	4.1	30	101.2%
Jordan	101	- 21.7%	17.8%	7.9%	0.0%	3.5	27	101.0%
Lake Elmo	250	- 24.9%	41.2%	22.8%	0.0%	2.3	46	100.0%
Lake Minnetonka Area	925	- 23.3%	9.2%	18.3%	0.4%	3.4	35	99.6%
Lake St. Croix Beach	21	+ 5.0%	0.0%	0.0%	0.0%	6.7	43	97.9%
Lakeland	28	+ 3.7%	0.0%	7.1%	0.0%	3.8	25	103.0%
Lakeland Shores	3	+ 50.0%	0.0%	0.0%	0.0%	2.0	2	109.4%
Lakeville	1,319	- 21.0%	25.6%	24.4%	0.1%	4.4	31	100.9%
Lauderdale	34	+ 6.3%	0.0%	32.4%	2.9%	10.1	20	102.6%
Le Center	32	- 30.4%	9.4%	0.0%	0.0%	1.9	20	100.2%
Lexington	12	- 25.0%	0.0%	0.0%	8.3%	10.6	23	99.9%

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	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Lilydale	15	- 6.3%	0.0%	86.7%	0.0%	4.5	16	102.5%
Lindstrom	125	- 20.4%	4.0%	14.4%	0.0%	3.8	30	99.6%
Lino Lakes	332	- 18.0%	26.2%	22.9%	0.6%	4.2	29	100.6%
Little Canada	128	- 5.9%	0.0%	46.9%	1.6%	6.9	26	100.8%
Long Lake	19	- 38.7%	0.0%	21.1%	0.0%	3.5	14	103.0%
Lonsdale	95	- 45.1%	31.6%	3.2%	0.0%	2.7	51	100.6%
Loretto	7	- 68.2%	0.0%	14.3%	0.0%	3.6	55	96.5%
Mahtomedi	109	- 3.5%	1.8%	18.3%	0.9%	5.0	19	100.1%
Maple Grove	1,263	- 18.7%	7.8%	38.2%	0.1%	5.8	24	101.5%
Maple Lake	78	- 3.7%	12.8%	15.4%	0.0%	3.4	40	99.5%
Maple Plain	18	- 40.0%	0.0%	0.0%	0.0%	2.8	23	98.1%
Maplewood	478	- 28.3%	0.6%	27.6%	1.9%	9.3	22	102.0%
Marine on St. Croix	21	- 25.0%	23.8%	0.0%	0.0%	2.7	24	100.7%
Mayer	52	+ 8.3%	21.2%	15.4%	1.9%	1.9	42	101.1%
Medicine Lake	4	+ 100.0%	0.0%	0.0%	0.0%	3.4	3	113.4%
Medina	133	- 11.3%	27.1%	19.5%	0.0%	2.3	52	99.4%
Mendota	2	+ 100.0%	0.0%	0.0%	0.0%	3.7	57	89.6%
Mendota Heights	149	- 22.4%	1.3%	30.9%	0.0%	5.1	33	99.5%
Miesville	2	--	0.0%	0.0%	0.0%	6.9	11	103.6%
Milaca	109	- 27.8%	1.8%	11.9%	0.9%	2.6	42	97.9%
Minneapolis - (Citywide)	5,352	- 19.6%	0.9%	24.6%	0.8%	8.2	45	99.9%
Minneapolis - Calhoun-Isle	495	- 17.4%	0.2%	46.5%	0.6%	10.4	74	97.1%
Minneapolis - Camden	670	- 11.4%	0.9%	1.8%	1.8%	5.1	35	100.5%
Minneapolis - Central	599	- 14.7%	0.7%	99.3%	0.2%	13.6	103	95.8%
Minneapolis - Longfellow	427	- 11.8%	1.6%	4.2%	0.2%	10.1	26	102.1%
Minneapolis - Near North	342	- 9.3%	2.9%	2.6%	1.8%	10.8	43	99.6%
Minneapolis - Nokomis	718	- 25.2%	0.8%	6.4%	0.8%	11.5	25	102.1%
Minneapolis - Northeast	450	- 14.0%	0.2%	5.1%	0.9%	6.7	22	101.9%
Minneapolis - Phillips	59	- 11.9%	1.7%	45.8%	3.4%	10.3	71	96.8%
Minneapolis - Powderhorn	536	- 22.4%	0.7%	23.5%	0.7%	7.2	39	100.0%
Minneapolis - Southwest	794	- 29.2%	1.4%	8.4%	0.3%	5.6	29	100.7%
Minneapolis - University	201	- 21.5%	0.0%	63.7%	1.5%	6.5	76	97.3%
Minnnetonka	817	- 22.7%	1.8%	36.4%	1.0%	2.6	29	100.7%
Minnnetonka Beach	9	- 57.1%	0.0%	0.0%	0.0%	2.7	129	102.6%
Minnetrista	196	- 26.3%	26.5%	18.9%	0.0%	4.1	37	99.9%
Montgomery	83	- 31.4%	16.9%	9.6%	1.2%	2.8	53	100.7%
Monticello	325	- 11.0%	18.8%	23.7%	0.6%	4.1	24	100.7%
Montrose	109	- 25.9%	25.7%	17.4%	0.0%	2.6	36	99.7%
Mora	158	- 10.2%	7.0%	0.6%	2.5%	2.3	32	99.7%
Mound	180	- 26.2%	2.8%	20.0%	0.6%	5.3	26	100.1%
Mounds View	134	- 4.3%	0.0%	15.7%	0.0%	7.5	22	102.3%
New Brighton	281	- 16.1%	0.4%	25.6%	0.4%	10.3	21	101.8%
New Germany	11	+ 37.5%	0.0%	0.0%	18.2%	4.0	17	102.3%
New Hope	273	- 26.4%	1.1%	12.8%	1.5%	9.7	26	101.5%
New Prague	182	- 24.2%	6.0%	15.9%	1.1%	3.1	27	100.3%
New Richmond	298	- 26.2%	22.8%	8.4%	0.3%	2.5	52	100.6%

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New Trier	0	--	0.0%	0.0%	0.0%	25.5	0	0.0%
Newport	84	- 25.0%	38.1%	1.2%	0.0%	7.2	31	100.0%
North Branch	243	- 28.3%	18.1%	7.0%	1.6%	3.3	33	101.5%
North Oaks	82	- 6.8%	8.5%	12.2%	0.0%	2.6	38	97.6%
North Saint Paul	191	- 14.0%	11.5%	21.5%	0.0%	11.2	25	101.8%
Northfield	263	- 12.6%	2.7%	27.0%	0.8%	3.4	32	98.9%
Norwood Young America	54	- 29.9%	7.4%	14.8%	1.9%	2.0	45	100.1%
Nowthen	29	- 55.4%	6.9%	0.0%	0.0%	5.5	31	98.9%
Oak Grove	101	- 36.9%	29.7%	2.0%	1.0%	3.9	32	100.6%
Oak Park Heights	49	- 26.9%	2.0%	28.6%	0.0%	5.1	18	102.3%
Oakdale	385	- 24.7%	2.1%	35.3%	0.5%	9.4	20	102.4%
Onamia	46	- 13.2%	2.2%	8.7%	2.2%	1.3	56	93.9%
Orono	142	- 19.8%	9.2%	13.4%	0.7%	2.7	29	99.5%
Osseo	17	- 56.4%	0.0%	5.9%	0.0%	6.9	16	99.3%
Otsego	555	- 17.7%	43.6%	21.8%	0.4%	3.4	40	100.5%
Pine City	138	- 22.0%	11.6%	3.6%	2.9%	2.9	37	99.5%
Pine Springs	3	- 25.0%	0.0%	0.0%	0.0%	6.9	24	96.5%
Plymouth	1,210	- 21.0%	4.4%	35.0%	0.2%	5.6	24	100.8%
Princeton	213	- 33.0%	9.9%	9.4%	1.4%	3.2	31	100.7%
Prior Lake	548	- 18.6%	5.8%	25.7%	0.9%	3.9	32	100.1%
Ramsey	485	- 22.2%	22.5%	29.1%	0.8%	4.9	29	101.1%
Randolph	7	- 22.2%	14.3%	0.0%	0.0%	9.5	34	99.1%
Red Wing	278	- 12.9%	2.9%	16.2%	0.7%	2.7	38	98.7%
Richfield	480	- 22.3%	1.9%	15.8%	0.4%	11.2	21	102.1%
River Falls	214	- 27.9%	11.7%	13.6%	0.5%	2.6	45	100.6%
Robbinsdale	279	- 15.7%	0.4%	6.8%	1.1%	9.6	28	102.1%
Rockford	98	- 19.7%	34.7%	15.3%	0.0%	3.6	25	100.6%
Rogers	299	+ 5.3%	38.8%	21.7%	0.0%	3.6	27	100.2%
Rosemount	474	- 16.1%	27.2%	33.8%	0.8%	4.8	30	100.9%
Roseville	477	- 16.9%	0.8%	32.3%	0.4%	8.0	24	101.0%
Rush City	90	+ 4.7%	12.2%	3.3%	0.0%	2.8	27	98.5%
Saint Anthony	109	- 24.8%	0.0%	34.9%	0.9%	7.1	26	99.8%
Saint Bonifacius	40	+ 21.2%	0.0%	22.5%	0.0%	5.7	25	101.2%
Saint Cloud MSA	2,320	- 20.8%	5.3%	3.8%	1.0%	3.2	34	99.5%
Saint Francis	146	- 26.3%	23.3%	21.9%	0.7%	3.4	34	101.6%
Saint Louis Park	827	- 24.4%	0.4%	29.1%	0.5%	8.6	25	101.3%
Saint Mary's Point	4	- 50.0%	0.0%	0.0%	0.0%	6.6	11	113.2%
Saint Michael	440	- 12.0%	35.9%	17.7%	0.5%	4.3	31	100.0%
Saint Paul	3,489	- 18.7%	0.9%	15.5%	1.4%	9.2	34	100.6%
Saint Paul - Battle Creek / Highwood	224	- 22.5%	0.0%	6.3%	1.3%	11.1	21	101.7%
Saint Paul - Como Park	215	- 16.0%	0.0%	3.3%	0.5%	9.0	18	103.7%
Saint Paul - Dayton's Bluff	195	- 25.9%	0.5%	2.6%	1.5%	11.3	32	100.8%
Saint Paul - Downtown	139	- 24.9%	0.0%	100.0%	0.7%	4.7	117	95.6%
Saint Paul - Greater East Side	379	- 21.7%	0.5%	3.4%	3.4%	12.5	25	102.2%
Saint Paul - Hamline-Midway	155	- 14.8%	0.0%	0.6%	0.6%	12.5	23	102.3%
Saint Paul - Highland Park	337	- 10.4%	3.0%	16.9%	0.3%	6.7	28	101.2%

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	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Merriam Park / Lexington-Hamline	153	- 23.5%	0.0%	2.0%	0.7%	7.8	31	100.4%
Saint Paul - Macalester-Groveland	294	- 22.6%	1.0%	9.2%	0.0%	8.5	31	100.2%
Saint Paul - North End	222	- 13.3%	1.8%	8.1%	4.1%	11.6	32	100.6%
Saint Paul - Payne-Phalen	302	- 23.9%	1.0%	1.7%	1.7%	11.2	36	99.6%
Saint Paul - St. Anthony Park	79	- 27.5%	1.3%	34.2%	1.3%	6.6	37	97.8%
Saint Paul - Summit Hill	118	+ 4.4%	1.7%	47.5%	0.0%	4.4	60	97.7%
Saint Paul - Summit-University	185	- 25.7%	1.6%	48.6%	1.6%	6.7	49	98.6%
Saint Paul - Thomas-Dale (Frogtown)	132	- 13.7%	0.8%	3.8%	0.8%	9.6	42	99.1%
Saint Paul - West Seventh	194	- 5.4%	0.5%	28.4%	1.5%	9.6	29	102.0%
Saint Paul - West Side	151	- 17.9%	0.0%	10.6%	1.3%	11.2	25	101.5%
Saint Paul Park	93	- 2.1%	0.0%	19.4%	2.2%	6.2	22	99.7%
Savage	494	- 21.6%	5.3%	24.9%	0.4%	4.4	24	101.4%
Scandia	33	- 48.4%	0.0%	3.0%	0.0%	2.8	38	98.6%
Shakopee	679	- 17.8%	20.2%	33.3%	0.6%	5.4	25	101.1%
Shoreview	398	- 17.4%	0.5%	40.7%	0.8%	8.1	23	101.9%
Shorewood	114	- 27.8%	11.4%	10.5%	0.0%	3.9	38	100.4%
Somerset	117	+ 0.9%	34.2%	4.3%	0.0%	2.1	53	99.9%
South Haven	56	- 6.7%	0.0%	0.0%	0.0%	2.4	41	96.6%
South Saint Paul	266	- 24.4%	0.0%	7.5%	2.3%	8.5	22	101.3%
Spring Lake Park	104	+ 1.0%	1.0%	20.2%	1.9%	11.1	23	103.1%
Spring Park	18	- 14.3%	0.0%	27.8%	5.6%	2.1	14	100.1%
Stacy	67	- 36.2%	11.9%	4.5%	1.5%	4.6	17	101.7%
Stillwater	391	- 21.8%	5.4%	15.9%	0.0%	4.5	29	101.1%
Sunfish Lake	6	- 14.3%	0.0%	0.0%	0.0%	2.0	125	87.0%
Tonka Bay	25	0.0%	0.0%	0.0%	0.0%	2.5	47	97.9%
Vadnais Heights	202	- 6.0%	8.4%	41.1%	0.5%	7.4	21	102.3%
Vermillion	2	--	0.0%	0.0%	0.0%	5.7	4	109.8%
Victoria	204	- 23.0%	16.7%	20.6%	0.5%	2.8	30	99.8%
Waconia	274	+ 0.4%	32.8%	22.6%	0.0%	3.7	25	101.0%
Watertown	76	- 46.1%	19.7%	6.6%	1.3%	2.6	44	99.1%
Waterville	42	- 4.5%	0.0%	2.4%	2.4%	1.7	34	98.9%
Wayzata	92	0.0%	1.1%	42.4%	1.1%	8.5	48	98.0%
West Saint Paul	234	- 24.3%	0.0%	12.8%	1.3%	8.5	22	102.7%
White Bear Lake	406	- 17.6%	0.2%	22.7%	1.0%	8.5	16	102.9%
Willernie	11	0.0%	0.0%	9.1%	0.0%	--	34	96.4%
Winthrop	31	+ 3.3%	0.0%	0.0%	3.2%	2.0	53	95.6%
Woodbury	1,256	- 24.6%	15.4%	37.1%	0.4%	5.3	25	101.3%
Woodland	5	- 58.3%	0.0%	0.0%	0.0%	3.4	91	97.3%
Wyoming	118	- 6.3%	24.6%	18.6%	2.5%	3.3	31	102.5%
Zimmerman	289	- 21.5%	11.4%	9.3%	0.0%	1.6	28	101.6%
Zumbrota	86	- 7.5%	16.3%	9.3%	0.0%	5.8	31	98.3%

Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Minneapolis	5,352	- 19.6%	0.9%	24.6%	0.8%	8.2	45	99.9%
Armatage	108	- 18.8%	0.0%	0.9%	0.0%	8.5	25	101.1%
Audubon Park	94	- 10.5%	0.0%	0.0%	1.1%	12.3	21	102.1%
Bancroft	64	- 16.9%	0.0%	14.1%	1.6%	9.8	33	100.2%
Beltrami	18	+ 80.0%	0.0%	5.6%	0.0%	15.4	28	100.6%
Bottineau	19	- 5.0%	0.0%	15.8%	10.5%	8.3	25	100.7%
Bryant	45	- 10.0%	0.0%	0.0%	0.0%	9.0	29	101.5%
Bryn Mawr	77	+ 10.0%	0.0%	5.2%	0.0%	6.4	24	100.5%
Cedar - Isles - Dean	60	- 15.5%	0.0%	65.0%	1.7%	5.7	75	96.7%
Cedar-Riverside	16	- 46.7%	0.0%	93.8%	0.0%	4.1	92	93.9%
Central	53	- 30.3%	1.9%	5.7%	0.0%	8.8	33	99.5%
Cleveland	80	- 27.9%	0.0%	0.0%	2.5%	11.3	26	100.6%
Columbia Park	25	- 51.0%	4.0%	4.0%	0.0%	10.3	24	103.1%
Cooper	62	- 17.3%	0.0%	0.0%	1.6%	15.8	22	104.3%
Corcoran Neighborhood	33	- 43.1%	6.1%	3.0%	0.0%	11.6	25	101.9%
Diamond Lake	98	- 27.9%	0.0%	4.1%	0.0%	7.1	30	101.5%
Downtown East – Mpls	101	- 15.1%	3.0%	99.0%	0.0%	4.1	115	95.2%
Downtown West – Mpls	116	- 21.6%	0.0%	100.0%	0.0%	5.0	115	94.9%
East Calhoun (ECCO)	55	- 9.8%	1.8%	43.6%	0.0%	7.6	69	95.5%
East Harriet	40	- 24.5%	2.5%	20.0%	0.0%	7.5	42	100.9%
East Isles	36	- 50.0%	0.0%	77.8%	0.0%	4.0	105	94.1%
East Phillips	20	- 44.4%	0.0%	20.0%	5.0%	10.1	78	101.0%
Elliot Park	71	- 14.5%	0.0%	97.2%	0.0%	4.8	100	96.2%
Ericsson	65	0.0%	0.0%	0.0%	0.0%	10.4	17	104.2%
Field	38	- 55.3%	2.6%	2.6%	2.6%	10.1	33	101.3%
Folwell	131	- 4.4%	2.3%	7.6%	3.1%	9.7	49	99.3%
Fulton	120	- 24.1%	3.3%	2.5%	0.8%	6.1	32	99.8%
Hale	61	- 29.1%	0.0%	0.0%	1.6%	8.6	17	103.3%
Harrison	22	+ 37.5%	0.0%	4.5%	0.0%	8.9	31	103.0%
Hawthorne	53	- 3.6%	9.4%	1.9%	0.0%	7.4	55	99.6%
Hiawatha	91	- 22.2%	5.5%	7.7%	0.0%	13.8	28	101.5%
Holland	39	- 26.4%	0.0%	5.1%	0.0%	10.4	20	101.7%
Howe	145	- 8.8%	1.4%	0.7%	0.0%	14.3	27	102.5%
Jordan Neighborhood	115	- 8.7%	3.5%	0.0%	2.6%	10.2	47	98.8%
Keewaydin	64	- 25.6%	3.1%	4.7%	1.6%	19.3	26	104.0%
Kenny	85	- 13.3%	1.2%	1.2%	0.0%	7.4	23	101.3%
Kenwood	33	- 8.3%	0.0%	6.1%	0.0%	4.0	66	96.3%
Kenyon	40	- 31.0%	2.5%	7.5%	2.5%	1.6	37	98.2%
King Field	111	- 25.0%	0.0%	14.4%	0.9%	9.8	33	100.6%
Lind-Bohanon	124	- 7.5%	0.8%	0.8%	1.6%	8.9	27	101.4%
Linden Hills	149	- 29.7%	3.4%	24.8%	0.0%	5.6	30	99.8%
Logan Park	16	0.0%	0.0%	25.0%	0.0%	10.5	23	102.9%
Longfellow	65	- 14.5%	0.0%	0.0%	0.0%	13.8	20	101.5%

Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	116	+ 23.4%	0.0%	100.0%	0.9%	5.4	140	94.9%
Lowry Hill	62	- 39.2%	0.0%	62.9%	1.6%	4.5	115	95.7%
Lowry Hill East	56	- 11.1%	0.0%	57.1%	0.0%	5.8	80	97.4%
Lyndale	60	- 7.7%	0.0%	35.0%	0.0%	7.4	45	100.9%
Lynnhurst	84	- 35.9%	0.0%	1.2%	0.0%	6.3	25	102.2%
Marcy Holmes	43	- 8.5%	0.0%	81.4%	0.0%	5.3	89	96.7%
Marshall Terrace	17	- 32.0%	0.0%	5.9%	0.0%	10.2	21	99.3%
McKinley	60	- 10.4%	1.7%	0.0%	1.7%	11.9	42	98.3%
Midtown Phillips	37	0.0%	2.7%	32.4%	2.7%	8.8	53	97.6%
Minnehaha	95	- 9.5%	0.0%	22.1%	1.1%	12.1	27	100.9%
Morris Park	67	- 27.2%	1.5%	0.0%	0.0%	11.0	28	101.8%
Near North	49	+ 14.0%	0.0%	14.3%	2.0%	7.1	38	98.9%
Nicollet Island - East Bank	53	- 26.4%	0.0%	100.0%	3.8%	5.7	105	96.3%
North Loop	152	- 26.9%	0.7%	100.0%	0.0%	6.3	64	97.1%
Northeast Park	16	+ 128.6%	0.0%	0.0%	0.0%	9.9	25	99.7%
Northrop	76	- 26.9%	0.0%	0.0%	1.3%	14.0	16	102.9%
Page	29	- 38.3%	0.0%	17.2%	0.0%	6.3	34	100.0%
Phillips West	11	0.0%	0.0%	72.7%	0.0%	6.7	91	97.6%
Powderhorn Park	75	- 21.9%	0.0%	24.0%	0.0%	10.8	42	100.6%
Prospect Park – East River Road	49	- 18.3%	0.0%	51.0%	2.0%	5.4	60	98.1%
Regina	56	+ 1.8%	1.8%	21.4%	1.8%	15.6	25	101.5%
Seward	64	+ 12.3%	0.0%	15.6%	0.0%	8.6	32	100.3%
Sheridan	16	- 54.3%	0.0%	0.0%	0.0%	--	37	98.7%
Shingle Creek	62	- 16.2%	0.0%	0.0%	1.6%	11.0	30	101.8%
South Uptown	66	+ 8.2%	0.0%	45.5%	0.0%	7.2	66	96.9%
Southeast Como	40	- 14.9%	0.0%	0.0%	0.0%	7.7	36	99.7%
St. Anthony East	16	- 42.9%	0.0%	43.8%	0.0%	11.8	29	99.9%
St. Anthony West	11	- 60.7%	0.0%	18.2%	0.0%	5.8	20	101.1%
Standish	119	- 21.2%	0.8%	4.2%	0.8%	16.0	17	101.9%
Stevens Square – Loring Heights	43	- 14.0%	0.0%	97.7%	0.0%	6.5	83	97.0%
Sumner-Glenwood	8	- 61.9%	0.0%	100.0%	0.0%	5.0	42	98.3%
Tangletown	49	- 52.0%	0.0%	0.0%	0.0%	8.0	30	101.3%
University of Minnesota	0	--	0.0%	0.0%	0.0%		0	0.0%
Ventura Village	11	- 42.1%	0.0%	63.6%	9.1%	4.5	112	93.3%
Victory	101	- 19.8%	0.0%	0.0%	0.0%	9.2	30	100.9%
Waite Park	121	- 11.0%	0.0%	0.0%	0.0%	11.5	22	102.1%
Webber-Camden	112	+ 4.7%	0.9%	0.9%	1.8%	12.2	37	100.8%
Wenonah	69	- 30.3%	1.4%	0.0%	0.0%	11.3	26	101.3%
West Calhoun	39	- 20.4%	0.0%	89.7%	0.0%	7.3	81	97.2%
Whittier	87	- 26.3%	0.0%	79.3%	2.3%	7.2	82	94.8%
Willard-Hay	103	- 24.8%	1.0%	0.0%	1.9%	11.4	39	100.2%
Windom	48	- 44.8%	0.0%	0.0%	0.0%	10.7	24	100.5%
Windom Park	70	+ 12.9%	0.0%	7.1%	1.4%	11.9	19	103.0%

Area Overview – Townships

	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	1	-50.0%	0.0%	0.0%	0.0%	2.6	2	104.0%
Belle Plaine Township	0	--	0.0%	0.0%	0.0%	1.9	0	0.0%
Benton Township	0	--	0.0%	0.0%	0.0%	3.5	0	0.0%
Blakeley Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Camden Township	0	--	0.0%	0.0%	0.0%	--	0	0.0%
Castle Rock Township	1	--	0.0%	0.0%	0.0%	1.4	18	99.1%
Cedar Lake Township	23	64.3%	0.0%	4.3%	0.0%	--	62	99.3%
Credit River Township	1	-66.7%	0.0%	0.0%	0.0%	2.3	122	81.9%
Dahlgren Township	0	--	0.0%	0.0%	0.0%	2.6	0	0.0%
Douglas Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Empire Township	1	-50.0%	0.0%	0.0%	0.0%	3.2	28	96.2%
Eureka Township	2	-77.8%	0.0%	0.0%	0.0%	2.4	20	97.1%
Greenvale Township	0	--	0.0%	0.0%	0.0%	4.4	0	0.0%
Grey Cloud Island Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Hancock Township	0	--	0.0%	0.0%	0.0%	3.4	0	0.0%
Hassan Township	0	--	0.0%	0.0%	0.0%	3.0	0	0.0%
Helena Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Hollywood Township	0	--	0.0%	0.0%	0.0%	8.3	0	0.0%
Jackson Township	6	-40.0%	0.0%	0.0%	0.0%		76	98.4%
Laketown Township	5	-16.7%	0.0%	0.0%	0.0%	0.5	85	92.8%
Linwood Township	20	66.7%	15.0%	0.0%	0.0%	2.1	29	102.2%
Louisville Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Marshan Township	0	--	0.0%	0.0%	0.0%	7.3	0	0.0%
May Township	3	50.0%	0.0%	0.0%	0.0%	2.1	33	93.2%
New Market Township	3	--	0.0%	0.0%	0.0%	2.5	39	95.8%
Nininger Township	0	--	0.0%	0.0%	0.0%	3.5	0	0.0%
Randolph Township	0	--	0.0%	0.0%	0.0%	2.8	0	0.0%
Ravenna Township	1	0.0%	0.0%	0.0%	0.0%	5.1	3	102.3%
San Francisco Township	0	--	0.0%	0.0%	0.0%	6.0	0	0.0%
Sand Creek Township	0	--	0.0%	0.0%	0.0%	3.2	0	0.0%
Sciota Township	0	--	0.0%	0.0%	0.0%	2.4	0	0.0%
Spring Lake Township	3	-40.0%	0.0%	0.0%	0.0%	1.0	69	95.5%
St. Lawrence Township	0	--	0.0%	0.0%	0.0%	9.0	0	0.0%
Stillwater Township	3	0.0%	33.3%	0.0%	0.0%	4.3	90	98.9%
Vermillion Township	0	--	0.0%	0.0%	0.0%	10.0	0	0.0%
Waconia Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Waterford Township	1	--	0.0%	0.0%	0.0%	7.2	34	107.3%
Watertown Township	2	--	0.0%	0.0%	0.0%	4.2	37	101.0%
West Lakeland Township	12	-47.8%	16.7%	0.0%	0.0%	4.5	46	100.6%
White Bear Township	86	-13.1%	2.3%	27.9%	1.2%	2.3	16	103.8%
Young America Township	0	--	0.0%	0.0%	0.0%	2.9	0	0.0%

2022 Annual Housing Market Report – Twin Cities Metro
Area Overview – Counties



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	5,215	- 21.0%	13.8%	23.1%	0.9%	6.6	26	101.5%
Carver County	1,825	- 17.0%	22.8%	23.5%	0.5%	3.6	31	101.0%
Chisago County	851	- 19.0%	16.2%	11.4%	0.7%	3.2	33	100.4%
Dakota County	6,515	- 18.7%	9.8%	34.7%	0.6%	6.3	25	101.4%
Goodhue County	624	- 13.2%	6.9%	13.6%	0.5%	2.3	37	98.5%
Hennepin County	18,470	- 19.3%	5.4%	26.6%	0.6%	6.8	33	100.7%
Isanti County	677	- 24.3%	15.8%	9.5%	1.5%	4.0	28	101.7%
Kanabec County	226	- 10.3%	5.3%	0.4%	2.7%	2.4	35	100.0%
Le Sueur County	350	- 26.0%	8.9%	9.1%	0.9%	2.3	37	99.5%
Mille Lacs County	406	- 21.0%	6.4%	12.6%	1.7%	2.2	40	97.9%
Ramsey County	6,563	- 17.8%	1.4%	22.4%	1.1%	8.6	29	101.2%
Rice County	775	- 20.4%	7.9%	12.6%	0.8%	3.3	35	99.3%
Scott County	2,205	- 19.2%	11.7%	24.4%	0.9%	4.2	29	100.8%
Sherburne County	1,520	- 22.4%	14.9%	12.8%	0.9%	3.7	32	101.0%
Sibley County	187	- 7.9%	17.1%	0.0%	0.5%	2.4	61	97.9%
St. Croix County	1,361	- 21.0%	16.8%	12.5%	0.6%	2.7	50	100.6%
Washington County	4,406	- 19.1%	19.7%	28.2%	0.4%	4.7	28	101.0%
Wright County	2,763	- 13.9%	29.0%	15.6%	0.5%	3.5	35	100.1%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
16-County Twin Cities Region	\$265,000	\$280,000	\$305,000	\$339,900	\$362,500	+ 6.6%	+ 36.8%
13-County Twin Cities Region	\$265,000	\$282,000	\$307,000	\$340,000	\$365,000	+ 7.4%	+ 37.7%
Afton	\$470,000	\$436,250	\$545,000	\$700,000	\$650,000	- 7.1%	+ 38.3%
Albertville	\$255,300	\$259,350	\$314,950	\$320,000	\$355,000	+ 10.9%	+ 39.1%
Andover	\$305,000	\$336,250	\$363,917	\$416,987	\$435,008	+ 4.3%	+ 42.6%
Annandale	\$227,800	\$245,000	\$282,000	\$335,700	\$352,450	+ 5.0%	+ 54.7%
Anoka	\$230,000	\$235,000	\$256,103	\$300,000	\$315,000	+ 5.0%	+ 37.0%
Apple Valley	\$265,000	\$282,000	\$290,000	\$325,000	\$350,000	+ 7.7%	+ 32.1%
Arden Hills	\$361,000	\$339,000	\$362,000	\$375,000	\$410,000	+ 9.3%	+ 13.6%
Arlington	\$145,145	\$157,400	\$183,000	\$206,000	\$208,500	+ 1.2%	+ 43.6%
Bayport	\$429,500	\$422,400	\$425,113	\$421,000	\$345,000	- 18.1%	- 19.7%
Becker	\$219,900	\$249,900	\$260,000	\$310,000	\$336,500	+ 8.5%	+ 53.0%
Belle Plaine	\$239,900	\$250,000	\$278,000	\$308,000	\$335,000	+ 8.8%	+ 39.6%
Bethel	\$230,000	\$196,000	\$230,000	\$250,000	\$325,000	+ 30.0%	+ 41.3%
Big Lake	\$234,000	\$244,450	\$276,950	\$320,000	\$353,000	+ 10.3%	+ 50.9%
Birchwood Village	\$365,000	\$360,000	\$347,500	\$429,000	\$450,000	+ 4.9%	+ 23.3%
Blaine	\$265,000	\$280,000	\$302,500	\$340,000	\$370,000	+ 8.8%	+ 39.6%
Bloomington	\$260,000	\$279,900	\$299,500	\$325,000	\$350,000	+ 7.7%	+ 34.6%
Bloomington – East	\$242,000	\$259,950	\$277,250	\$309,500	\$320,000	+ 3.4%	+ 32.2%
Bloomington – West	\$279,777	\$300,500	\$315,250	\$340,000	\$373,450	+ 9.8%	+ 33.5%
Brainerd MSA	\$208,000	\$220,000	\$250,000	\$283,500	\$325,000	+ 14.6%	+ 56.3%
Brooklyn Center	\$204,000	\$220,000	\$240,000	\$265,000	\$280,000	+ 5.7%	+ 37.3%
Brooklyn Park	\$249,900	\$265,000	\$283,380	\$315,000	\$329,950	+ 4.7%	+ 32.0%
Buffalo	\$240,000	\$251,000	\$275,000	\$326,450	\$349,900	+ 7.2%	+ 45.8%
Burnsville	\$262,000	\$274,000	\$299,000	\$335,000	\$356,000	+ 6.3%	+ 35.9%
Cambridge	\$206,000	\$224,200	\$245,000	\$285,000	\$305,000	+ 7.0%	+ 48.1%
Cannon Falls	\$246,500	\$261,750	\$274,500	\$327,000	\$350,000	+ 7.0%	+ 42.0%
Carver	\$367,167	\$367,500	\$393,070	\$455,585	\$511,940	+ 12.4%	+ 39.4%
Centerville	\$174,000	\$135,250	\$210,000	\$180,000	\$323,750	+ 79.9%	+ 86.1%
Champlin	\$255,000	\$270,000	\$288,000	\$335,075	\$366,174	+ 9.3%	+ 43.6%
Chanhassen	\$357,500	\$390,110	\$410,000	\$500,000	\$525,000	+ 5.0%	+ 46.9%
Chaska	\$289,900	\$308,000	\$347,000	\$372,000	\$418,000	+ 12.4%	+ 44.2%
Chisago	\$283,800	\$290,000	\$332,000	\$394,900	\$452,000	+ 14.5%	+ 59.3%
Circle Pines	\$210,000	\$218,938	\$237,750	\$279,500	\$286,000	+ 2.3%	+ 36.2%
Clear Lake	\$218,750	\$237,500	\$250,000	\$270,000	\$330,000	+ 22.2%	+ 50.9%
Clearwater	\$213,875	\$209,000	\$248,485	\$284,150	\$302,750	+ 6.5%	+ 41.6%
Cleveland	\$189,000	\$184,950	\$397,000	\$320,000	\$275,000	- 14.1%	+ 45.5%
Coates	\$0	\$228,850	\$223,800	\$0	\$0	--	--
Cokato	\$158,700	\$200,000	\$182,500	\$200,000	\$240,000	+ 20.0%	+ 51.2%
Cologne	\$321,500	\$341,700	\$325,365	\$350,000	\$403,852	+ 15.4%	+ 25.6%
Columbia Heights	\$209,900	\$220,111	\$241,000	\$265,000	\$290,000	+ 9.4%	+ 38.2%
Columbus	\$365,500	\$369,900	\$401,250	\$490,000	\$540,000	+ 10.2%	+ 47.7%
Coon Rapids	\$226,350	\$235,000	\$256,000	\$289,900	\$309,900	+ 6.9%	+ 36.9%
Corcoran	\$439,243	\$474,153	\$500,000	\$570,953	\$594,175	+ 4.1%	+ 35.3%
Cottage Grove	\$262,500	\$290,000	\$315,000	\$355,000	\$395,923	+ 11.5%	+ 50.8%
Crystal	\$220,000	\$233,500	\$255,000	\$281,000	\$305,000	+ 8.5%	+ 38.6%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Dayton	\$400,000	\$433,645	\$450,490	\$494,150	\$514,990	+ 4.2%	+ 28.7%
Deephaven	\$910,000	\$779,900	\$760,000	\$867,530	\$1,087,500	+ 25.4%	+ 19.5%
Delano	\$315,560	\$327,014	\$349,900	\$375,000	\$444,825	+ 18.6%	+ 41.0%
Dellwood	\$587,500	\$725,000	\$652,850	\$1,000,000	\$875,000	- 12.5%	+ 48.9%
Eagan	\$280,000	\$305,000	\$320,000	\$350,000	\$375,000	+ 7.1%	+ 33.9%
East Bethel	\$269,900	\$287,250	\$336,000	\$369,786	\$387,832	+ 4.9%	+ 43.7%
Eden Prairie	\$337,000	\$360,000	\$380,000	\$425,500	\$455,000	+ 6.9%	+ 35.0%
Edina	\$450,000	\$472,900	\$520,000	\$577,000	\$585,000	+ 1.4%	+ 30.0%
Elk River	\$262,000	\$273,000	\$314,900	\$350,000	\$378,082	+ 8.0%	+ 44.3%
Elko New Market	\$325,000	\$325,000	\$355,000	\$410,000	\$434,900	+ 6.1%	+ 33.8%
Excelsior	\$605,000	\$600,000	\$794,597	\$650,000	\$700,000	+ 7.7%	+ 15.7%
Falcon Heights	\$298,900	\$310,500	\$356,500	\$366,000	\$400,000	+ 9.3%	+ 33.8%
Faribault	\$177,485	\$190,500	\$215,000	\$240,000	\$259,950	+ 8.3%	+ 46.5%
Farmington	\$260,000	\$271,000	\$300,000	\$339,500	\$380,000	+ 11.9%	+ 46.2%
Forest Lake	\$269,900	\$305,000	\$303,750	\$338,200	\$365,000	+ 7.9%	+ 35.2%
Fridley	\$219,900	\$240,500	\$260,000	\$290,000	\$307,750	+ 6.1%	+ 39.9%
Gaylord	\$143,900	\$137,500	\$140,000	\$186,000	\$210,000	+ 12.9%	+ 45.9%
Gem Lake	\$500,000	\$626,889	\$565,000	\$540,000	\$475,000	- 12.0%	- 5.0%
Golden Valley	\$309,950	\$343,400	\$367,450	\$390,000	\$425,000	+ 9.0%	+ 37.1%
Grant	\$567,750	\$600,000	\$641,000	\$610,006	\$705,000	+ 15.6%	+ 24.2%
Greenfield	\$365,000	\$417,500	\$525,575	\$475,000	\$675,000	+ 42.1%	+ 84.9%
Greenwood	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	\$1,095,000	- 17.8%	- 12.4%
Ham Lake	\$358,200	\$374,500	\$417,000	\$437,000	\$505,000	+ 15.6%	+ 41.0%
Hamburg	\$137,950	\$165,000	\$215,000	\$250,600	\$237,500	- 5.2%	+ 72.2%
Hammond	\$228,250	\$232,500	\$255,000	\$306,761	\$339,900	+ 10.8%	+ 48.9%
Hampton	\$110,900	\$100,000	\$130,000	\$130,950	\$164,222	+ 25.4%	+ 48.1%
Hanover	\$312,000	\$328,000	\$358,450	\$406,391	\$429,070	+ 5.6%	+ 37.5%
Hastings	\$225,000	\$244,000	\$260,000	\$295,000	\$311,000	+ 5.4%	+ 38.2%
Hilltop	\$79,000	\$91,250	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$250,000	\$259,950	\$288,000	\$294,900	\$315,000	+ 6.8%	+ 26.0%
Hudson	\$297,250	\$336,000	\$363,000	\$400,000	\$440,000	+ 10.0%	+ 48.0%
Hugo	\$235,250	\$280,000	\$322,500	\$385,018	\$450,000	+ 16.9%	+ 91.3%
Hutchinson	\$170,000	\$181,000	\$200,000	\$235,000	\$262,450	+ 11.7%	+ 54.4%
Independence	\$561,000	\$552,000	\$680,000	\$775,000	\$735,000	- 5.2%	+ 31.0%
Inver Grove Heights	\$255,000	\$265,250	\$270,000	\$305,000	\$325,000	+ 6.6%	+ 27.5%
Isanti	\$220,000	\$231,000	\$250,485	\$293,000	\$330,000	+ 12.6%	+ 50.0%
Jordan	\$285,727	\$300,550	\$335,000	\$367,100	\$465,000	+ 26.7%	+ 62.7%
Lake Elmo	\$473,439	\$468,619	\$495,500	\$550,852	\$635,000	+ 15.3%	+ 34.1%
Lake Minnetonka Area	\$500,000	\$490,560	\$520,000	\$622,680	\$636,845	+ 2.3%	+ 27.4%
Lake St. Croix Beach	\$225,075	\$233,750	\$250,000	\$289,950	\$320,000	+ 10.4%	+ 42.2%
Lakeland	\$271,000	\$298,500	\$319,000	\$322,450	\$361,500	+ 12.1%	+ 33.4%
Lakeland Shores	\$650,000	\$360,000	\$360,000	\$595,000	\$589,000	- 1.0%	- 9.4%
Lakeville	\$356,500	\$370,999	\$397,095	\$440,000	\$485,000	+ 10.2%	+ 36.0%
Lauderdale	\$213,750	\$225,000	\$225,000	\$252,500	\$257,500	+ 2.0%	+ 20.5%
Le Center	\$153,000	\$150,500	\$177,450	\$210,000	\$273,200	+ 30.1%	+ 78.6%
Lexington	\$203,000	\$239,900	\$245,000	\$265,300	\$299,950	+ 13.1%	+ 47.8%

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Lilydale	\$275,000	\$342,500	\$389,900	\$336,850	\$450,000	+ 33.6%	+ 63.6%
Lindstrom	\$236,330	\$271,997	\$293,150	\$335,000	\$365,000	+ 9.0%	+ 54.4%
Lino Lakes	\$305,521	\$309,950	\$351,000	\$400,000	\$440,000	+ 10.0%	+ 44.0%
Little Canada	\$262,250	\$265,000	\$272,500	\$326,000	\$290,000	- 11.0%	+ 10.6%
Long Lake	\$382,500	\$349,900	\$337,500	\$405,000	\$460,000	+ 13.6%	+ 20.3%
Lonsdale	\$253,000	\$274,050	\$293,291	\$317,900	\$354,900	+ 11.6%	+ 40.3%
Loretto	\$257,600	\$266,500	\$376,750	\$395,000	\$355,000	- 10.1%	+ 37.8%
Mahtomedi	\$345,000	\$370,000	\$400,000	\$427,250	\$411,000	- 3.8%	+ 19.1%
Maple Grove	\$297,750	\$314,885	\$335,550	\$371,000	\$400,000	+ 7.8%	+ 34.3%
Maple Lake	\$205,000	\$233,337	\$257,000	\$268,318	\$300,000	+ 11.8%	+ 46.3%
Maple Plain	\$300,500	\$286,250	\$329,900	\$350,500	\$351,000	+ 0.1%	+ 16.8%
Maplewood	\$235,000	\$250,000	\$267,000	\$300,000	\$310,000	+ 3.3%	+ 31.9%
Marine on St. Croix	\$510,250	\$380,000	\$482,500	\$537,500	\$650,000	+ 20.9%	+ 27.4%
Mayer	\$266,950	\$276,610	\$289,900	\$320,000	\$352,764	+ 10.2%	+ 32.1%
Medicine Lake	\$0	\$760,000	\$750,000	\$762,500	\$1,514,000	+ 98.6%	--
Medina	\$675,000	\$616,560	\$670,845	\$801,000	\$800,000	- 0.1%	+ 18.5%
Mendota	\$372,500	\$612,500	\$960,000	\$1,175,000	\$299,995	- 74.5%	- 19.5%
Mendota Heights	\$385,000	\$424,250	\$406,000	\$499,000	\$489,800	- 1.8%	+ 27.2%
Miesville	\$122,000	\$0	\$296,000	\$0	\$412,500	--	+ 238.1%
Milaca	\$170,000	\$185,000	\$205,000	\$252,000	\$261,000	+ 3.6%	+ 53.5%
Minneapolis - (Citywide)	\$265,000	\$280,000	\$300,000	\$315,000	\$320,000	+ 1.6%	+ 20.8%
Minneapolis - Calhoun-Isle	\$337,050	\$349,000	\$375,000	\$417,500	\$423,500	+ 1.4%	+ 25.6%
Minneapolis - Camden	\$175,000	\$190,000	\$209,000	\$230,000	\$225,000	- 2.2%	+ 28.6%
Minneapolis - Central	\$386,109	\$388,000	\$343,000	\$335,000	\$320,000	- 4.5%	- 17.1%
Minneapolis - Longfellow	\$265,950	\$280,000	\$310,000	\$325,000	\$349,000	+ 7.4%	+ 31.2%
Minneapolis - Near North	\$169,900	\$185,000	\$214,900	\$230,000	\$240,000	+ 4.3%	+ 41.3%
Minneapolis - Nokomis	\$275,000	\$291,000	\$324,900	\$340,000	\$350,000	+ 2.9%	+ 27.3%
Minneapolis - Northeast	\$255,000	\$274,450	\$291,250	\$305,000	\$330,000	+ 8.2%	+ 29.4%
Minneapolis - Phillips	\$185,000	\$197,750	\$224,750	\$233,500	\$230,000	- 1.5%	+ 24.3%
Minneapolis - Powderhorn	\$235,000	\$250,000	\$268,750	\$285,000	\$295,000	+ 3.5%	+ 25.5%
Minneapolis - Southwest	\$390,000	\$412,500	\$431,750	\$480,000	\$500,000	+ 4.2%	+ 28.2%
Minneapolis - University	\$279,900	\$276,000	\$298,992	\$310,000	\$337,000	+ 8.7%	+ 20.4%
Minnnetonka	\$347,500	\$358,250	\$399,000	\$430,000	\$461,000	+ 7.2%	+ 32.7%
Minnnetonka Beach	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	\$3,150,000	+ 67.7%	+ 144.6%
Minnetrasta	\$492,460	\$498,004	\$489,500	\$606,250	\$625,000	+ 3.1%	+ 26.9%
Montgomery	\$187,500	\$186,500	\$231,800	\$254,380	\$280,000	+ 10.1%	+ 49.3%
Monticello	\$229,950	\$240,000	\$263,000	\$307,000	\$319,500	+ 4.1%	+ 38.9%
Montrose	\$217,000	\$222,000	\$245,000	\$273,000	\$298,900	+ 9.5%	+ 37.7%
Mora	\$160,000	\$160,000	\$191,250	\$230,000	\$247,450	+ 7.6%	+ 54.7%
Mound	\$247,500	\$264,900	\$300,000	\$339,950	\$350,000	+ 3.0%	+ 41.4%
Mounds View	\$252,500	\$249,950	\$268,650	\$300,000	\$329,900	+ 10.0%	+ 30.7%
New Brighton	\$260,000	\$277,500	\$307,500	\$335,555	\$357,000	+ 6.4%	+ 37.3%
New Germany	\$185,900	\$192,500	\$233,950	\$293,000	\$265,000	- 9.6%	+ 42.5%
New Hope	\$244,000	\$259,900	\$292,250	\$320,000	\$335,000	+ 4.7%	+ 37.3%
New Prague	\$268,000	\$273,950	\$298,691	\$342,950	\$376,000	+ 9.6%	+ 40.3%
New Richmond	\$225,000	\$244,841	\$265,000	\$300,000	\$325,000	+ 8.3%	+ 44.4%

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New Trier	\$69,100	\$239,900	\$135,000	\$290,000	\$0	- 100.0%	- 100.0%
Newport	\$260,000	\$290,000	\$311,000	\$430,000	\$397,500	- 7.6%	+ 52.9%
North Branch	\$230,000	\$229,900	\$264,400	\$298,000	\$325,250	+ 9.1%	+ 41.4%
North Oaks	\$717,500	\$780,000	\$778,500	\$847,450	\$960,000	+ 13.3%	+ 33.8%
North Saint Paul	\$222,450	\$239,900	\$256,000	\$295,000	\$321,000	+ 8.8%	+ 44.3%
Northfield	\$258,000	\$264,450	\$281,950	\$324,900	\$335,500	+ 3.3%	+ 30.0%
Norwood Young America	\$220,000	\$222,450	\$230,000	\$267,450	\$270,000	+ 1.0%	+ 22.7%
Nowthen	\$352,750	\$394,500	\$397,000	\$438,500	\$475,000	+ 8.3%	+ 34.7%
Oak Grove	\$327,500	\$342,500	\$373,000	\$456,000	\$485,000	+ 6.4%	+ 48.1%
Oak Park Heights	\$240,000	\$243,000	\$277,750	\$314,950	\$353,124	+ 12.1%	+ 47.1%
Oakdale	\$225,000	\$234,000	\$255,000	\$295,250	\$320,000	+ 8.4%	+ 42.2%
Onamia	\$149,775	\$165,000	\$191,500	\$210,000	\$240,000	+ 14.3%	+ 60.2%
Orono	\$727,804	\$724,550	\$755,000	\$950,000	\$1,112,500	+ 17.1%	+ 52.9%
Osseo	\$215,000	\$250,000	\$257,900	\$299,000	\$295,000	- 1.3%	+ 37.2%
Otsego	\$305,000	\$329,945	\$346,656	\$388,085	\$440,000	+ 13.4%	+ 44.3%
Pine City	\$149,500	\$189,000	\$207,000	\$221,000	\$275,000	+ 24.4%	+ 83.9%
Pine Springs	\$494,000	\$423,375	\$465,000	\$627,500	\$670,000	+ 6.8%	+ 35.6%
Plymouth	\$369,050	\$380,000	\$391,000	\$440,000	\$469,900	+ 6.8%	+ 27.3%
Princeton	\$215,000	\$236,250	\$259,900	\$310,000	\$324,950	+ 4.8%	+ 51.1%
Prior Lake	\$325,000	\$360,697	\$399,500	\$450,000	\$494,450	+ 9.9%	+ 52.1%
Ramsey	\$262,500	\$274,900	\$300,000	\$343,900	\$370,000	+ 7.6%	+ 41.0%
Randolph	\$220,000	\$288,500	\$374,900	\$360,000	\$475,000	+ 31.9%	+ 115.9%
Red Wing	\$184,000	\$192,000	\$215,000	\$253,000	\$268,488	+ 6.1%	+ 45.9%
Richfield	\$250,000	\$272,000	\$290,000	\$325,000	\$335,000	+ 3.1%	+ 34.0%
River Falls	\$237,500	\$247,200	\$289,923	\$325,000	\$335,000	+ 3.1%	+ 41.1%
Robbinsdale	\$223,200	\$240,000	\$264,000	\$280,000	\$308,200	+ 10.1%	+ 38.1%
Rockford	\$226,800	\$257,000	\$272,950	\$325,091	\$359,900	+ 10.7%	+ 58.7%
Rogers	\$330,000	\$331,900	\$360,900	\$430,000	\$458,450	+ 6.6%	+ 38.9%
Rosemount	\$293,000	\$310,000	\$336,250	\$375,000	\$432,750	+ 15.4%	+ 47.7%
Roseville	\$262,000	\$275,000	\$290,000	\$332,250	\$330,000	- 0.7%	+ 26.0%
Rush City	\$184,500	\$213,000	\$229,000	\$272,000	\$287,500	+ 5.7%	+ 55.8%
Saint Anthony	\$285,000	\$285,500	\$330,000	\$363,045	\$370,000	+ 1.9%	+ 29.8%
Saint Bonifacius	\$255,000	\$280,000	\$299,450	\$335,000	\$351,500	+ 4.9%	+ 37.8%
Saint Cloud MSA	\$180,000	\$196,000	\$214,450	\$239,000	\$263,000	+ 10.0%	+ 46.1%
Saint Francis	\$232,900	\$249,900	\$255,000	\$301,000	\$330,000	+ 9.6%	+ 41.7%
Saint Louis Park	\$287,300	\$305,000	\$329,900	\$340,000	\$359,900	+ 5.9%	+ 25.3%
Saint Mary's Point	\$169,100	\$1,013,750	\$502,000	\$345,000	\$600,000	+ 73.9%	+ 254.8%
Saint Michael	\$305,500	\$305,000	\$346,700	\$407,350	\$434,620	+ 6.7%	+ 42.3%
Saint Paul	\$212,000	\$225,000	\$240,000	\$264,000	\$275,000	+ 4.2%	+ 29.7%
Saint Paul - Battle Creek / Highwood	\$209,500	\$219,900	\$232,000	\$255,000	\$280,000	+ 9.8%	+ 33.7%
Saint Paul - Como Park	\$240,000	\$253,000	\$274,950	\$290,000	\$317,000	+ 9.3%	+ 32.1%
Saint Paul - Dayton's Bluff	\$174,450	\$175,000	\$200,000	\$220,000	\$235,000	+ 6.8%	+ 34.7%
Saint Paul - Downtown	\$193,250	\$205,900	\$210,000	\$191,500	\$188,500	- 1.6%	- 2.5%
Saint Paul - Greater East Side	\$185,100	\$199,500	\$215,000	\$240,000	\$250,000	+ 4.2%	+ 35.1%
Saint Paul - Hamline-Midway	\$218,000	\$223,500	\$250,000	\$275,000	\$285,000	+ 3.6%	+ 30.7%
Saint Paul - Highland Park	\$325,000	\$334,450	\$371,500	\$398,000	\$405,000	+ 1.8%	+ 24.6%

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Saint Paul - Merriam Park / Lexington-Hamline	\$325,000	\$335,000	\$350,000	\$367,400	\$400,950	+ 9.1%	+ 23.4%
Saint Paul - Macalester-Groveland	\$351,000	\$354,900	\$362,900	\$400,000	\$422,000	+ 5.5%	+ 20.2%
Saint Paul - North End	\$160,000	\$173,950	\$190,000	\$214,000	\$219,188	+ 2.4%	+ 37.0%
Saint Paul - Payne-Phalen	\$179,900	\$201,250	\$211,000	\$230,000	\$230,500	+ 0.2%	+ 28.1%
Saint Paul - St. Anthony Park	\$280,900	\$302,950	\$320,000	\$325,000	\$366,500	+ 12.8%	+ 30.5%
Saint Paul - Summit Hill	\$418,000	\$454,950	\$418,750	\$432,000	\$452,500	+ 4.7%	+ 8.3%
Saint Paul - Summit-University	\$244,250	\$251,000	\$287,450	\$280,000	\$300,500	+ 7.3%	+ 23.0%
Saint Paul - Thomas-Dale (Frogtown)	\$165,000	\$180,000	\$198,454	\$218,450	\$215,000	- 1.6%	+ 30.3%
Saint Paul - West Seventh	\$229,930	\$230,000	\$249,850	\$285,000	\$285,000	0.0%	+ 24.0%
Saint Paul - West Side	\$191,000	\$209,000	\$224,500	\$250,000	\$257,000	+ 2.8%	+ 34.6%
Saint Paul Park	\$215,000	\$231,633	\$250,000	\$279,000	\$296,000	+ 6.1%	+ 37.7%
Savage	\$315,000	\$323,500	\$348,000	\$390,000	\$421,000	+ 7.9%	+ 33.7%
Scandia	\$362,450	\$400,000	\$398,000	\$550,000	\$550,000	0.0%	+ 51.7%
Shakopee	\$250,000	\$274,808	\$305,000	\$340,629	\$400,000	+ 17.4%	+ 60.0%
Shoreview	\$264,900	\$288,500	\$305,500	\$347,500	\$360,000	+ 3.6%	+ 35.9%
Shorewood	\$549,795	\$630,000	\$560,000	\$779,750	\$760,000	- 2.5%	+ 38.2%
Somerset	\$230,000	\$235,000	\$260,000	\$300,000	\$370,000	+ 23.3%	+ 60.9%
South Haven	\$285,160	\$277,625	\$270,000	\$300,000	\$319,938	+ 6.6%	+ 12.2%
South Saint Paul	\$214,950	\$223,000	\$241,950	\$268,500	\$279,000	+ 3.9%	+ 29.8%
Spring Lake Park	\$221,000	\$225,500	\$252,150	\$280,000	\$296,125	+ 5.8%	+ 34.0%
Spring Park	\$315,000	\$471,450	\$377,500	\$627,000	\$775,000	+ 23.6%	+ 146.0%
Stacy	\$265,000	\$245,000	\$310,000	\$350,000	\$400,469	+ 14.4%	+ 51.1%
Stillwater	\$334,950	\$345,000	\$380,000	\$455,000	\$505,000	+ 11.0%	+ 50.8%
Sunfish Lake	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	- 5.7%	+ 117.1%
Tonka Bay	\$861,862	\$642,500	\$910,350	\$1,144,500	\$926,000	- 19.1%	+ 7.4%
Vadnais Heights	\$247,450	\$270,125	\$299,900	\$300,000	\$360,000	+ 20.0%	+ 45.5%
Vermillion	\$217,000	\$264,000	\$245,100	\$0	\$306,000	--	+ 41.0%
Victoria	\$439,000	\$459,845	\$488,370	\$526,250	\$619,950	+ 17.8%	+ 41.2%
Waconia	\$304,000	\$315,000	\$330,000	\$415,000	\$465,000	+ 12.0%	+ 53.0%
Watertown	\$263,756	\$268,250	\$290,632	\$315,000	\$366,450	+ 16.3%	+ 38.9%
Waterville	\$162,400	\$164,900	\$198,000	\$220,000	\$232,500	+ 5.7%	+ 43.2%
Wayzata	\$741,050	\$647,500	\$887,500	\$855,000	\$1,150,000	+ 34.5%	+ 55.2%
West Saint Paul	\$220,000	\$230,000	\$249,200	\$280,000	\$295,000	+ 5.4%	+ 34.1%
White Bear Lake	\$244,900	\$260,000	\$282,750	\$315,000	\$331,000	+ 5.1%	+ 35.2%
Willernie	\$229,585	\$209,000	\$255,000	\$244,967	\$290,000	+ 18.4%	+ 26.3%
Winthrop	\$120,000	\$115,900	\$140,250	\$158,000	\$158,620	+ 0.4%	+ 32.2%
Woodbury	\$325,000	\$352,000	\$376,200	\$410,000	\$450,000	+ 9.8%	+ 38.5%
Woodland	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	\$850,000	- 34.7%	- 34.6%
Wyoming	\$280,000	\$305,000	\$310,000	\$354,500	\$405,000	+ 14.2%	+ 44.6%
Zimmerman	\$240,000	\$260,000	\$286,000	\$324,840	\$360,000	+ 10.8%	+ 50.0%
Zumbrota	\$210,000	\$226,450	\$237,750	\$272,000	\$300,000	+ 10.3%	+ 42.9%

Median Prices – Minneapolis Neighborhoods

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Minneapolis	\$265,000	\$280,000	\$300,000	\$315,000	\$320,000	+ 1.6%	+ 20.8%
Armatage	\$328,500	\$345,150	\$389,900	\$401,750	\$420,000	+ 4.5%	+ 27.9%
Audubon Park	\$262,000	\$285,000	\$315,000	\$313,000	\$335,000	+ 7.0%	+ 27.9%
Bancroft	\$249,900	\$260,000	\$279,500	\$290,000	\$296,500	+ 2.2%	+ 18.6%
Beltrami	\$281,000	\$235,000	\$256,806	\$286,200	\$313,000	+ 9.4%	+ 11.4%
Bottineau	\$285,000	\$297,000	\$305,000	\$325,000	\$323,000	- 0.6%	+ 13.3%
Bryant	\$265,000	\$275,000	\$294,500	\$312,500	\$300,000	- 4.0%	+ 13.2%
Bryn Mawr	\$410,000	\$451,350	\$450,000	\$465,000	\$489,000	+ 5.2%	+ 19.3%
Cedar - Isles - Dean	\$422,200	\$420,000	\$437,500	\$467,500	\$559,250	+ 19.6%	+ 32.5%
Cedar-Riverside	\$173,700	\$180,000	\$149,900	\$165,268	\$168,500	+ 2.0%	- 3.0%
Central	\$252,480	\$245,000	\$279,000	\$290,000	\$300,000	+ 3.4%	+ 18.8%
Cleveland	\$185,000	\$193,250	\$207,812	\$240,000	\$242,950	+ 1.2%	+ 31.3%
Columbia Park	\$229,700	\$236,000	\$257,000	\$277,000	\$307,000	+ 10.8%	+ 33.7%
Cooper	\$288,600	\$301,000	\$310,000	\$360,000	\$358,750	- 0.3%	+ 24.3%
Corcoran Neighborhood	\$225,000	\$239,900	\$250,000	\$272,250	\$300,000	+ 10.2%	+ 33.3%
Diamond Lake	\$320,000	\$339,500	\$389,500	\$390,000	\$405,500	+ 4.0%	+ 26.7%
Downtown East – Mpls	\$544,353	\$550,899	\$589,950	\$589,000	\$612,500	+ 4.0%	+ 12.5%
Downtown West – Mpls	\$262,000	\$274,450	\$259,950	\$251,250	\$218,000	- 13.2%	- 16.8%
East Calhoun (ECCO)	\$327,000	\$517,317	\$545,000	\$575,000	\$494,500	- 14.0%	+ 51.2%
East Harriet	\$327,500	\$366,000	\$417,450	\$404,000	\$487,500	+ 20.7%	+ 48.9%
East Isles	\$370,000	\$364,850	\$390,000	\$375,000	\$390,500	+ 4.1%	+ 5.5%
East Phillips	\$185,000	\$184,350	\$220,000	\$219,500	\$222,500	+ 1.4%	+ 20.3%
Elliot Park	\$319,900	\$380,000	\$310,000	\$300,000	\$322,500	+ 7.5%	+ 0.8%
Ericsson	\$297,500	\$285,000	\$321,000	\$350,000	\$369,000	+ 5.4%	+ 24.0%
Field	\$325,000	\$309,000	\$352,500	\$381,200	\$355,000	- 6.9%	+ 9.2%
Folwell	\$158,950	\$167,500	\$195,700	\$207,500	\$199,900	- 3.7%	+ 25.8%
Fulton	\$506,000	\$500,000	\$524,950	\$551,000	\$645,000	+ 17.1%	+ 27.5%
Hale	\$349,250	\$397,000	\$415,000	\$440,000	\$485,000	+ 10.2%	+ 38.9%
Harrison	\$210,000	\$197,900	\$234,000	\$245,500	\$301,500	+ 22.8%	+ 43.6%
Hawthorne	\$174,950	\$173,500	\$205,000	\$220,000	\$228,500	+ 3.9%	+ 30.6%
Hiawatha	\$270,000	\$284,000	\$315,000	\$312,450	\$337,000	+ 7.9%	+ 24.8%
Holland	\$217,450	\$251,000	\$262,000	\$285,000	\$282,500	- 0.9%	+ 29.9%
Howe	\$258,950	\$273,950	\$305,750	\$300,000	\$350,000	+ 16.7%	+ 35.2%
Jordan Neighborhood	\$160,000	\$181,800	\$200,000	\$215,000	\$215,000	0.0%	+ 34.4%
Keewaydin	\$273,750	\$320,900	\$349,000	\$333,795	\$348,500	+ 4.4%	+ 27.3%
Kenny	\$352,500	\$348,250	\$375,000	\$410,000	\$420,000	+ 2.4%	+ 19.1%
Kenwood	\$925,000	\$920,000	\$1,080,000	\$1,105,000	\$1,100,000	- 0.5%	+ 18.9%
Kenyon	\$159,900	\$167,000	\$208,450	\$200,000	\$225,000	+ 12.5%	+ 40.7%
King Field	\$315,550	\$337,890	\$340,000	\$370,000	\$350,000	- 5.4%	+ 10.9%
Lind-Bohanon	\$175,000	\$187,000	\$204,150	\$232,000	\$230,000	- 0.9%	+ 31.4%
Linden Hills	\$529,000	\$577,000	\$530,000	\$660,000	\$672,500	+ 1.9%	+ 27.1%
Logan Park	\$289,900	\$289,900	\$294,000	\$299,500	\$343,750	+ 14.8%	+ 18.6%
Longfellow	\$254,450	\$260,000	\$300,000	\$305,000	\$330,000	+ 8.2%	+ 29.7%

Median Prices – Minneapolis Neighborhoods

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Loring Park	\$232,250	\$276,500	\$250,000	\$261,200	\$245,000	- 6.2%	+ 5.5%
Lowry Hill	\$304,000	\$305,000	\$462,000	\$571,481	\$413,800	- 27.6%	+ 36.1%
Lowry Hill East	\$318,000	\$298,250	\$300,000	\$303,500	\$351,625	+ 15.9%	+ 10.6%
Lyndale	\$218,950	\$268,500	\$236,500	\$255,000	\$322,500	+ 26.5%	+ 47.3%
Lynnhurst	\$549,000	\$536,000	\$585,000	\$625,000	\$675,000	+ 8.0%	+ 23.0%
Marcy Holmes	\$284,000	\$310,000	\$298,992	\$320,000	\$398,000	+ 24.4%	+ 40.1%
Marshall Terrace	\$204,000	\$244,375	\$255,000	\$280,000	\$270,000	- 3.6%	+ 32.4%
McKinley	\$155,000	\$174,900	\$185,000	\$192,000	\$198,700	+ 3.5%	+ 28.2%
Midtown Phillips	\$195,000	\$207,000	\$229,075	\$247,000	\$247,500	+ 0.2%	+ 26.9%
Minnehaha	\$237,000	\$256,500	\$282,450	\$299,900	\$318,000	+ 6.0%	+ 34.2%
Morris Park	\$227,500	\$241,000	\$262,000	\$285,000	\$299,900	+ 5.2%	+ 31.8%
Near North	\$175,000	\$212,500	\$217,950	\$230,000	\$265,000	+ 15.2%	+ 51.4%
Nicollet Island - East Bank	\$370,000	\$323,500	\$499,900	\$370,000	\$412,500	+ 11.5%	+ 11.5%
North Loop	\$380,000	\$363,500	\$382,500	\$391,500	\$390,000	- 0.4%	+ 2.6%
Northeast Park	\$225,000	\$262,300	\$267,800	\$345,000	\$328,000	- 4.9%	+ 45.8%
Northrop	\$275,000	\$300,000	\$328,250	\$347,250	\$357,500	+ 3.0%	+ 30.0%
Page	\$419,950	\$400,000	\$447,000	\$487,500	\$508,000	+ 4.2%	+ 21.0%
Phillips West	\$201,755	\$164,950	\$245,000	\$240,000	\$201,000	- 16.3%	- 0.4%
Powderhorn Park	\$216,000	\$235,000	\$263,052	\$275,000	\$275,000	0.0%	+ 27.3%
Prospect Park – East River Road	\$331,000	\$299,000	\$341,000	\$360,000	\$382,000	+ 6.1%	+ 15.4%
Regina	\$234,250	\$260,500	\$300,000	\$265,000	\$320,000	+ 20.8%	+ 36.6%
Seward	\$292,150	\$274,750	\$339,250	\$331,500	\$349,000	+ 5.3%	+ 19.5%
Sheridan	\$275,000	\$252,500	\$316,000	\$300,000	\$325,000	+ 8.3%	+ 18.2%
Shingle Creek	\$195,500	\$210,000	\$225,000	\$245,500	\$255,000	+ 3.9%	+ 30.4%
South Uptown	\$175,000	\$198,450	\$230,000	\$253,000	\$260,500	+ 3.0%	+ 48.9%
Southeast Como	\$250,500	\$245,000	\$260,000	\$310,000	\$300,000	- 3.2%	+ 19.8%
St. Anthony East	\$255,000	\$305,000	\$315,000	\$307,500	\$373,500	+ 21.5%	+ 46.5%
St. Anthony West	\$336,000	\$345,000	\$365,000	\$380,000	\$520,000	+ 36.8%	+ 54.8%
Standish	\$249,450	\$261,100	\$285,000	\$300,000	\$310,000	+ 3.3%	+ 24.3%
Stevens Square – Loring Heights	\$160,200	\$135,000	\$131,150	\$175,750	\$180,500	+ 2.7%	+ 12.7%
Sumner-Glenwood	\$289,000	\$342,500	\$345,000	\$302,500	\$285,000	- 5.8%	- 1.4%
Tangletown	\$356,000	\$452,000	\$476,000	\$502,000	\$562,500	+ 12.1%	+ 58.0%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$167,500	\$215,000	\$154,500	\$190,450	\$125,000	- 34.4%	- 25.4%
Victory	\$206,300	\$222,000	\$240,000	\$260,000	\$260,000	0.0%	+ 26.0%
Waite Park	\$257,400	\$269,950	\$290,000	\$305,500	\$329,000	+ 7.7%	+ 27.8%
Webber-Camden	\$165,000	\$172,500	\$193,950	\$220,000	\$217,000	- 1.4%	+ 31.5%
Wenonah	\$258,000	\$271,000	\$285,000	\$296,000	\$324,900	+ 9.8%	+ 25.9%
West Calhoun	\$190,000	\$190,875	\$195,000	\$279,900	\$267,500	- 4.4%	+ 40.8%
Whittier	\$181,285	\$190,500	\$175,000	\$186,500	\$170,000	- 8.8%	- 6.2%
Willard-Hay	\$175,000	\$198,450	\$230,000	\$253,000	\$260,500	+ 3.0%	+ 48.9%
Windom	\$290,000	\$320,000	\$346,000	\$360,000	\$393,500	+ 9.3%	+ 35.7%
Windom Park	\$255,000	\$299,900	\$311,020	\$349,950	\$361,000	+ 3.2%	+ 41.6%

Median Prices – Townships

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Baytown Township	\$645,000	\$653,500	\$685,000	\$730,000	\$936,000	+ 28.2%	+ 45.1%
Belle Plaine Township	\$420,000	\$370,000	\$475,500	\$0	\$0	--	- 100.0%
Benton Township	\$300,750	\$0	\$0	\$0	\$0	--	- 100.0%
Blakeley Township	\$0	\$512,400	\$0	\$0	\$0	--	--
Camden Township	\$0	\$505,000	\$0	\$0	\$0	--	--
Castle Rock Township	\$337,000	\$275,000	\$487,000	\$0	\$535,000	--	+ 58.8%
Cedar Lake Township	\$419,200	\$430,000	\$297,550	\$650,000	\$615,000	- 5.4%	+ 46.7%
Credit River Township	\$612,500	\$575,000	\$627,500	\$755,000	\$1,225,000	+ 62.3%	+ 100.0%
Dahlgren Township	\$349,950	\$460,418	\$0	\$615,000	\$0	- 100.0%	- 100.0%
Douglas Township	\$300,000	\$439,000	\$0	\$0	\$0	--	- 100.0%
Empire Township	\$352,365	\$365,925	\$205,500	\$342,500	\$379,900	+ 10.9%	+ 7.8%
Eureka Township	\$246,750	\$262,400	\$238,750	\$320,000	\$246,500	- 23.0%	- 0.1%
Greenvale Township	\$499,900	\$342,250	\$435,450	\$0	\$0	--	- 100.0%
Grey Cloud Island Township	\$259,000	\$332,500	\$1,400,000	\$0	\$0	--	- 100.0%
Hancock Township	\$407,500	\$0	\$320,000	\$0	\$0	--	- 100.0%
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$480,000	\$435,000	\$615,000	\$0	\$0	--	- 100.0%
Hollywood Township	\$0	\$0	\$0	\$0	\$0	--	--
Jackson Township	\$112,500	\$164,900	\$185,000	\$173,500	\$278,000	+ 60.2%	+ 147.1%
Laketown Township	\$245,000	\$285,500	\$225,000	\$218,500	\$295,000	+ 35.0%	+ 20.4%
Linwood Township	\$299,900	\$289,950	\$369,950	\$387,950	\$373,500	- 3.7%	+ 24.5%
Louisville Township	\$240,000	\$360,500	\$775,000	\$0	\$0	--	- 100.0%
Marshan Township	\$318,650	\$370,000	\$402,450	\$0	\$0	--	- 100.0%
May Township	\$420,000	\$492,500	\$472,500	\$564,500	\$875,000	+ 55.0%	+ 108.3%
New Market Township	\$419,000	\$450,000	\$570,000	\$0	\$785,000	--	+ 87.4%
Nininger Township	\$196,500	\$345,000	\$250,000	\$0	\$0	--	- 100.0%
Randolph Township	\$385,950	\$377,950	\$0	\$0	\$0	--	- 100.0%
Ravenna Township	\$394,900	\$340,000	\$300,000	\$585,000	\$511,500	- 12.6%	+ 29.5%
San Francisco Township	\$423,000	\$515,000	\$0	\$0	\$0	--	- 100.0%
Sand Creek Township	\$0	\$303,500	\$58,000	\$106,000	\$0	- 100.0%	--
Sciota Township	\$224,900	\$0	\$0	\$0	\$0	--	- 100.0%
Spring Lake Township	\$511,250	\$492,500	\$525,000	\$740,000	\$350,000	- 52.7%	- 31.5%
St. Lawrence Township	\$426,000	\$652,850	\$0	\$0	\$0	--	- 100.0%
Stillwater Township	\$550,000	\$480,000	\$640,000	\$628,500	\$781,748	+ 24.4%	+ 42.1%
Vermillion Township	\$326,000	\$480,000	\$0	\$567,000	\$0	- 100.0%	- 100.0%
Waconia Township	\$797,500	\$349,950	\$515,000	\$855,000	\$0	- 100.0%	- 100.0%
Waterford Township	\$0	\$315,248	\$0	\$0	\$600,000	--	--
Watertown Township	\$448,875	\$681,000	\$725,000	\$0	\$569,250	--	+ 26.8%
West Lakeland Township	\$500,000	\$537,500	\$602,750	\$752,150	\$787,500	+ 4.7%	+ 57.5%
White Bear Township	\$295,000	\$300,000	\$335,000	\$405,000	\$388,000	- 4.2%	+ 31.5%
Young America Township	\$0	\$0	\$0	\$0	\$0	--	--

Median Prices – Counties

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Anoka County	\$250,000	\$265,000	\$286,700	\$327,500	\$350,000	+ 6.9%	+ 40.0%
Carver County	\$321,431	\$340,000	\$362,330	\$415,000	\$459,995	+ 10.8%	+ 43.1%
Chisago County	\$249,950	\$255,000	\$280,000	\$324,000	\$355,000	+ 9.6%	+ 42.0%
Dakota County	\$269,900	\$288,500	\$311,000	\$347,500	\$375,000	+ 7.9%	+ 38.9%
Goodhue County	\$198,400	\$218,100	\$227,500	\$264,900	\$288,500	+ 8.9%	+ 45.4%
Hennepin County	\$283,000	\$300,000	\$325,000	\$350,000	\$368,000	+ 5.1%	+ 30.0%
Isanti County	\$217,000	\$229,000	\$249,900	\$288,877	\$316,000	+ 9.4%	+ 45.6%
Kanabec County	\$164,500	\$165,000	\$195,000	\$230,000	\$250,000	+ 8.7%	+ 52.0%
Le Sueur County	\$199,900	\$210,500	\$229,900	\$255,000	\$299,900	+ 17.6%	+ 50.0%
Mille Lacs County	\$175,000	\$187,500	\$210,000	\$245,000	\$259,900	+ 6.1%	+ 48.5%
Ramsey County	\$233,000	\$246,000	\$261,000	\$290,000	\$305,000	+ 5.2%	+ 30.9%
Rice County	\$224,000	\$245,000	\$262,000	\$298,500	\$306,000	+ 2.5%	+ 36.6%
Scott County	\$295,000	\$305,000	\$340,000	\$380,000	\$420,000	+ 10.5%	+ 42.4%
Sherburne County	\$242,000	\$256,900	\$285,000	\$330,000	\$355,000	+ 7.6%	+ 46.7%
Sibley County	\$155,500	\$155,000	\$168,000	\$200,000	\$225,000	+ 12.5%	+ 44.7%
St. Croix County	\$250,000	\$269,900	\$292,900	\$331,547	\$370,000	+ 11.6%	+ 48.0%
Washington County	\$300,000	\$325,000	\$347,250	\$385,000	\$419,000	+ 8.8%	+ 39.7%
Wright County	\$255,098	\$265,000	\$295,000	\$347,000	\$379,900	+ 9.5%	+ 48.9%

Historical Review

Year	Listings Processed	Dollar Volume (in billions)	Number of Units Sold	Average Sales Price
1980	37,018	\$1.34	18,351	\$74,069
1981	35,580	\$1.25	15,675	\$80,238
1982	41,465	\$1.00	12,193	\$82,288
1983	50,794	\$1.35	15,914	\$84,953
1984	53,646	\$1.55	18,231	\$85,007
1985	51,492	\$1.87	21,335	\$87,789
1986	58,382	\$2.52	28,015	\$90,319
1987	55,422	\$2.46	25,772	\$95,914
1988	80,771	\$3.21	34,244	\$93,977
1989	89,170	\$3.28	33,962	\$96,658
1990	78,548	\$3.37	34,496	\$98,016
1991	71,850	\$3.52	35,598	\$99,402
1992	72,730	\$4.31	41,944	\$103,264
1993	70,685	\$4.30	39,842	\$107,569
1994	63,369	\$4.73	42,454	\$111,806
1995	64,556	\$4.94	42,310	\$117,053
1996	73,433	\$5.82	46,949	\$124,022
1997	63,189	\$5.68	41,441	\$137,085
1998	64,280	\$7.09	47,836	\$147,346
1999	57,573	\$7.62	46,675	\$163,277
2000	59,618	\$8.76	48,208	\$181,605
2001	71,861	\$10.22	50,298	\$203,136
2002	73,940	\$11.33	51,212	\$221,275
2003	89,584	\$13.92	58,277	\$238,827
2004	101,825	\$15.78	61,172	\$257,855
2005	101,579	\$16.78	61,027	\$272,241
2006	110,289	\$14.07	50,216	\$277,519
2007	107,242	\$11.53	41,695	\$274,116
2008	95,536	\$9.54	40,286	\$234,956
2009	84,704	\$9.26	46,585	\$197,976
2010	83,465	\$8.24	38,975	\$209,632
2011	70,152	\$8.17	42,280	\$192,010
2012	67,104	\$10.43	49,554	\$209,079
2013	73,363	\$12.74	53,942	\$234,729
2014	75,000	\$12.72	50,406	\$251,016
2015	78,843	\$15.07	57,420	\$261,412
2016	77,903	\$16.73	61,081	\$273,089
2017	76,179	\$18.04	61,306	\$293,638
2018	76,001	\$18.55	59,296	\$312,094
2019	76,234	\$19.68	59,864	\$327,887
2020	76,404	\$22.88	64,582	\$353,521
2021	75,581	\$26.18	66,406	\$393,386
2022	68,006	\$22.83	53,714	\$424,836

1980–1996

All property types and all MLS districts.

1997–2002

Single-family detached homes, condominiums, townhomes and twin homes for the 13-county metro area.

2003–Present

Single-family detached homes, condominiums, townhomes and twin homes.

In 2012, home sales were recalculated to account for all late-recorded activity, affecting data back to 2003.

In 2017, the metro area expanded by three counties. All numbers were recalculated back to 2003 to account for the 16-county metro area.

Visit mplsrealtor.com to access up-to-date market reports throughout the year. See residential real estate trends in sharp detail by week, month and geography through a mobile-ready interactive interface that allows for the creation of shareable charts.

Kenneth A. Tolzmann

Sr. Accredited Minnesota Assessor
East Bethel City Assessor

TO: City of East Bethel
Attn: Mr. Jack Davis, Administrator

FROM: Kenneth A. Tolzmann, SAMA #1939
East Bethel City Assessor

DATE: April 3, 2023

RE: 2023 Pay 2024 Assessment Report

Introduction

I have prepared this 2023 Assessment Report for use by the City Council and Residents. This Assessment Report includes general information about both the appeals and assessment process, as well as specific information regarding this 2023 assessment.

Minnesota Statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of January 2, 2023.

The estimated market values for this 2023 assessment are based upon qualified sales of East Bethel as well as Countywide sales, taking place from October 1, 2021 through September 30, 2022. From this sales information, our mass appraisal system is used to determine individual property values. Property owners who have questions or concerns regarding the market value set for their property are asked to contact me prior to this meeting. This allows me the opportunity to answer any questions they might have. I have found that a large number of property owner concerns can be resolved by discussion.

2022 Annual Housing Report

I have included in this report, the 2021 Minneapolis Assn. of Realtors Residential Real Estate Report which includes much historical data surrounding the state of the real estate market in East Bethel, as well as the entire 16 County Metro area. The 2022 Report states that market values increased by 8% in East Bethel last year. The median sales price went from \$350,000 in 2021, to \$387,800 in 2022. The MAAR also went on to state that the median value in East Bethel has increased by 44% since 2018.

Anoka County Assessors Office statistics for this 2023 Assessment reflect a median sales price in East Bethel of \$356,650, with countywide median sales price of \$326,900. See appendix for Anoka Co. median sales prices by City

The 2023 Assessment Summary

Minnesota State Statutes require all real property Statewide to be valued at market value as of the January 2nd assessment date. For the record, this 2023 assessment has met all assessment standards set by the State of Minnesota.

Statistically, based upon the 143 qualified sales within the City during this sales period, and after value adjustments made accordingly by zone, the final result was an assessment that qualifies as “excellent” in the eyes of the Minnesota Dept. of Revenue with a median sales ratio of 94.43, a coefficient of dispersion of 9.19, and a Price Related Differential of 101.

With respect to the effect these new sales had on the overall market values of the City, for last year’s assessment, we saw a total overall market value of \$1,742,139,900. Upon the application of the new sales information gathered this past year, the total market value of the City rose by 4.5% to \$1,819,200,900 for this 2023 assessment. Included in this new overall market value is \$15,422,500 in new construction value for this assessment.

Changes to 2023 Rates

After analyzing all Qualified Countywide Sales, the residential house rates (based on style) were established by Anoka Co. as follows:

One story down	1.51%	Modified 2 story	down	1.07%	
Bi level	down	3.28%	Expansion (1 ½, 1 ¾ etc)	down	5.83%
Two story up	1.53%	Townhouse (attached)	down	2.25%	
Split level	down	.93%	Townhouse (detached)	up	5.29%

Thereupon, on a City basis, sales ratios were recalculated and land changes were made on a zone by zone basis. Land **site value** (does not include per acre add on for res10+ac & ag parcels) changes for this assessment are as follows:

Ag	No Chg	Res +10ac	No Chg	Res 5-9ac	No Chg	Res 2-4ac	+6.1%
Res Hi Qual	+22%	Res 1-2ac	+25%	Lakeshore	+22%	CLB	+15%

Summary of Application of New Rates:

Upon the application of the new building rates and changes to individual land zone values, a sales ratio of 94.5 has been reached with respect to each property type/land zone in the City. This is the process Countywide.

Commercial/Industrial: +15% on Hwy 65 Land +10% on Co. 22 Land
Countywide, commercial sales ratio (which East Bethel participates in) is at 92.5%.

See Attached For Metro Wide Assessment Comparison by County/Property Use

Closing

As your City Assessor, it is my priority to represent your community with utmost dignity and respect, and to make every property owner feel as though they are being heard. That said, it is my hope that through explanation, and discussion, there can be a better overall understanding.

If there are any questions from members of the City Council or City Staff, or City Residents, please do not hesitate to call me. I am available to City residents always during normal business hours and by appointment on evenings and weekends.

In closing, I would like to take this opportunity to thank the City of East Bethel for allowing me the privilege of serving as your City Assessor. I can assure you that I take the responsibilities of those duties most seriously.

If you or anyone has questions relating to property tax assessment, I would be most pleased to discuss these issues with you. You can reach me at my office at (651) 605-5125 or my cell at (612) 865-2149.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kenneth A. Tolzmann".

Kenneth A. Tolzmann
Senior Accredited Minnesota Assessor #1939
East Bethel City Assessor

Board of Equalization Meeting

East Bethel, Minnesota
April 24, 2023



Kenneth A. Tolzmann, SAMA
East Bethel City Assessor

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APPENDIX.....2022 Residential Annual Housing Market Report (Mpls Board of Realtors)

City of East Bethel

2023 Assessment Calendar

January 2	2023 Market Values for Property Established
February 1	Final Day to Deliver Assessment Records to County
February 1	Final Day to File for an Exemption from Taxation
March 1	Final day to file for 1b with Commissioner of Revenue
March 16	2023 Valuation Notices Mailed
April 20	Local Board of Appeal and Equalization
April 30	Final Day to File a Tax Court Petition for 2020 Assessment
May 15	First Half Payable 2023 Taxes Due
May 29	Final Date for Manufactured homes assessed as personal property to establish homestead
May 31	State Board of Equalization
June 12	County Board of Appeal and Equalization (6:00 PM)
July 1	2023 Assessment Finalized
July 1	Date by which taxable property becomes exempt
August 15	Final Day to File for 2022 Property Tax Refund
August 31	Final Day to Pay the First Half Manufactured Home Taxes
September 1	2023 Abstract to the Department of Revenue
October 15	Second Half Pay 2023 Taxes Due
November 15	Anticipated Day to Mail 2024 Proposed Tax Notices
December 1	Last Day to Establish Homestead for 2024
December 15	Final Day to File Homestead Application for 2024

The 2023 Assessment

The 2023 assessment should be a reflection of the 2021/2022 market conditions. Sales of property are constantly analyzed to chart the activity of the market place. The Assessing staff does not create value; they only measure its movement.

Assessing property values equitably is part science, part judgment and part communication skill. Training as an assessor cannot tell us how to find the "perfect" value of a property, but it does help us consistently produce the same estimate of value for identical properties. That after all, is the working definition of equalization.

As of January 2, 2023, there were 5,933 parcel/accounts in the City along with 73 split class parcels. This total includes:

- 4,321 improved res/ag & seasonal parcels
- 613 res & seasonal vacant land parcels
- 231 commercial industrial parcels
- 399 non taxable parcels
- 235 manufactured home accounts
- 10 personal property accounts (commercial)
- 13 Mobile Home Park Parcels
- 110 unimproved ag vacant land parcels
- 1 utility parcel

Current state law mandates that all property must be re-assessed each year and physically inspected/reviewed once every five years. Each year we also inspect all new construction properties and permit work such as remodeling, additions, decks, etc. During 2022, I physically inspected the following properties:

- 1,192 parcels in the City as part of the 5 year review
- 187 parcels for permit work
- 65 parcels re-visited due to incomplete work last year

2023 and 2024 QUINTILE Inspection Areas

Every year, 20% of the parcels are viewed on-site for the purpose of updating any changes to the physical characteristics of the parcel. These physical characteristics are used in the determination of land and building values.

For this 2023 Assessment, Sections 31 thru 36 (Lower Tier) were reassessed where an on site inspections was made.

For the 2024 Assessment, Sections 3 thru 12 are scheduled to be reassessed. A total of 1,009 parcels.

Reassessment

State Statute reads: *"All real property subject to taxation shall be listed and reassessed every year with reference to its value on January 2nd preceding the assessment."* This has been done, and the owners of property in East Bethel have been notified of any value change. Minnesota Statute 273.11 reads: *"All property shall be valued at its market value."* It further states that *"In estimating and determining such value, the Assessor shall not adopt a lower or different standard of value because the same is to serve as a basis for taxation, nor shall the assessor adopt as a criterion of value the price for which such property would sell at auction or at a forced sale, or in the aggregate with all the property in the town or district; but the assessor shall value each article or description of property by itself, and at such sum or price as the assessor believes the same to be fairly worth in money."* The Statute says all property shall be valued at market value, not may be valued at market value. This means that no factors other than market factors should affect the Assessor's value and the subsequent action by the Board of Equalization.

Market Value

Market value has been defined many different ways. One way used by many appraisers is the following:

The most probable price that a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by any undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

City of East Bethel

Authority of Local Board of Equalization (LBAE)

Assessments of property are made to provide the means for the measuring of the relative share of each taxpayer in the meeting of the costs of local government. It is the duty of the Assessor to assess all real and personal property except that which is exempt or taxable under some special method of taxation. If the burden of local government is to be fairly and justly shared among the owners of all property of value, it is necessary that all taxable property be listed on the tax rolls and that all assessments be made accurately.

Whenever any property that should be assessed is omitted from the tax rolls, an unfair burden falls upon the owners of all property that has been assessed. If any property is undervalued in relation to the other property on the assessment record, the owners of the other property are called upon automatically to assume part of the tax burden that should be borne by the undervalued property. Fairness and justice in property taxation demands both completeness and equality in assessment.

Minnesota Statutes Section 274.01 provides that the council of each city shall be or appoint a Board of Appeal and Equalization. The charter of certain cities provides for the establishment of a Board of Equalization. The provisions of Section 274.01 and this regulation apply to all Boards of Appeal or Boards of Equalization.

The 2003 Legislature enacted State Statute 274.014 which requires that there be at least one member at each meeting of a Local Board of Appeal and Equalization (beginning with the 2006 local boards) who has attended an appeals and equalization course developed or approved by the Commissioner of Revenue within the last four years. This includes online courses as well.

Section 274.01 states the county assessor shall fix a date for each Board of Appeal and Equalization to meet for the purpose of reviewing the assessment of property in its respective town or city. The county assessor is required to serve written notice to the clerk of each of such bodies on or before February 15th of each year.

These meetings are required to be held between April 1st and May 31st; and the clerk of the Board of Appeal and Equalization is required to give published and posted notice at least ten days before the date set for the first meeting.

The LBAE of any City, (unless a longer period is approved by the Commissioner of Revenue), must complete its work and adjourn within twenty days (20) from the time of convening specified in the notice of the clerk. No action taken subsequent to such date shall be valid.

A request for additional time in order to complete the work of the Board of Appeal and Equalization must be addressed to the Commissioner of Revenue in writing. The Commissioner's approval is necessary to legalize any procedure subsequent to the expiration of the twenty-day period. The Commissioner of Revenue will not, however, extend the time for local Boards of Appeal and Equalization to meet beyond the time when the County Board of Equalization meets, which is the final two weeks of June.

City of East Bethel

The authority of the LBAE extends over the individual assessments of real and personal property. The Board does not have the power to increase or decrease by percentage all of the assessments in the district of a given class of property. Changes in aggregate assessments by classes are made by the County Board of Equalization.

Although the LBAE has the authority to increase or reduce individual assessments, the total of such adjustments must not reduce the aggregate assessment made by the Assessor by more than one percent of said aggregate assessment. If the total of such adjustments does lower the aggregate assessment made by the Assessor by more than one percent, none of the adjustments will be allowed. This limitation does not apply, however, to the correction of clerical errors or to the removal of duplicate assessments.

The LBAE does not have the authority in any year to reopen former assessments on which taxes are due and payable. The Board considers only the assessments that are in process in the current year. Adjustment can be made only by the process of abatement or by legal action.

In reviewing the individual assessments, the Board may find instances of undervaluation. Before the Board can raise the market value of property it must notify the owner. The law does not prescribe any particular form of notice except that the person whose property is to be increased in value must be notified of the intent of the Board to make the increase. The Local Board of Appeal and Equalization meetings assure a property owner an opportunity to contest any other matter relating to the taxability of their property. The Board is required to review the matter and make any corrections that it deems just.

When a LBAE convenes, it is necessary that a majority of the members be in attendance in order that any valid action may be taken. The local assessor is required by law to be present with his/her assessment books and papers. He/she is required also to take part in the proceedings but has no vote. In addition to the local assessor, the County Assessor or one of his/her assistants is required to attend. The Board should proceed immediately to review the assessments of property. The Board should ask the local assessor and county assessor to present any tables that have been prepared, making comparisons of the current assessments in the district. The County Assessor is required to have maps and tables relating particularly to land values for the guidance of Boards of Appeal and Equalization. Comparisons should be presented of assessments of types of property with previous years and with other assessment districts in the same county.

It is the primary duty of each LBAE to examine the assessment record to see that all taxable property in the assessment district has been properly placed upon the list and valued by the assessor. In case any property, either real or personal, has been omitted; the Board has the duty of making the assessment.

The complaints and objections of persons who feel aggrieved with any assessments for the current year should be considered very carefully by the Board. Such assessments must be reviewed in detail and the Board has the authority to make corrections it deems to be just. The Board may recess from day to day until all cases have been heard. If complaints are received after the adjournment of the Local Board of Appeal and Equalization (LBAE) they must be

City of East Bethel

handled on the staff level; as a property owner cannot appear before a higher board unless he or she has first appeared at the lower board levels.

Pursuant to Minnesota Statute 274.01: The Board may not make an individual market value adjustment or classification change that would benefit the property in cases where the owner or other person having control over the property will not permit the assessor to inspect the property and the interior of any buildings or structures.

A non-resident may file written objections to his/her assessment with the county assessor prior to the meeting of the Board of Appeal and Equalization. Such objections must be presented to the Board for consideration while it is in session.

Before adjourning, the LBAE should cause the record of the official proceedings to be prepared. The law requires that the proceedings be listed on a separate form which is appended to the assessment book. The assessments of omitted property must be listed in detail and all assessments that have been increased or decreased should be shown as prescribed in the form. After the proceedings have been completed, the record should be signed and dated by the members of the Board of Appeal and Equalization. It is the duty of the county assessor to enter changes by Boards of Appeal and Equalization in the assessment book of each district.

The Local Board of Appeal and Equalization has the opportunity of making a great contribution to the equality of all assessments of property in a district. No other agency in the assessment process has the knowledge of the property within a district that is possessed jointly by the individual members of a Board of Appeal and Equalization. The County or State Board of Equalization cannot give the detailed attention to individual assessments that is possible in the session of the Local Board. The faithful performance of duty by the Local Board of Appeal and Equalization will make a direct contribution to the attainment of equality in meeting the costs of providing the essential services of local government.

The 2023 assessment should be a reflection of the 2021/2022 market conditions. Sales of property are constantly analyzed to chart the activity of the market place.

City of East Bethel

Local Market Values

After thorough studies of the sales in the market place are conducted, we establish the assessed value of all real property. During the 2020/2021 study period, we recorded 258 sales, of which we considered 162 to be "arms-length" sales upon which the 2022 Pay 2023 property taxes will be based.

There were also 3 foreclosure/bank sales which was about the same the 4 such sales last year. This is in direct contrast to the over 120 foreclosures the City saw for your 2011/2012 assessment years.

In accordance with the Countywide results of these sales studies, building adjustments were made to all areas of the County with certain styles of home. For this 2023 assessment, Countywide residential building rates were adjusted as follows:

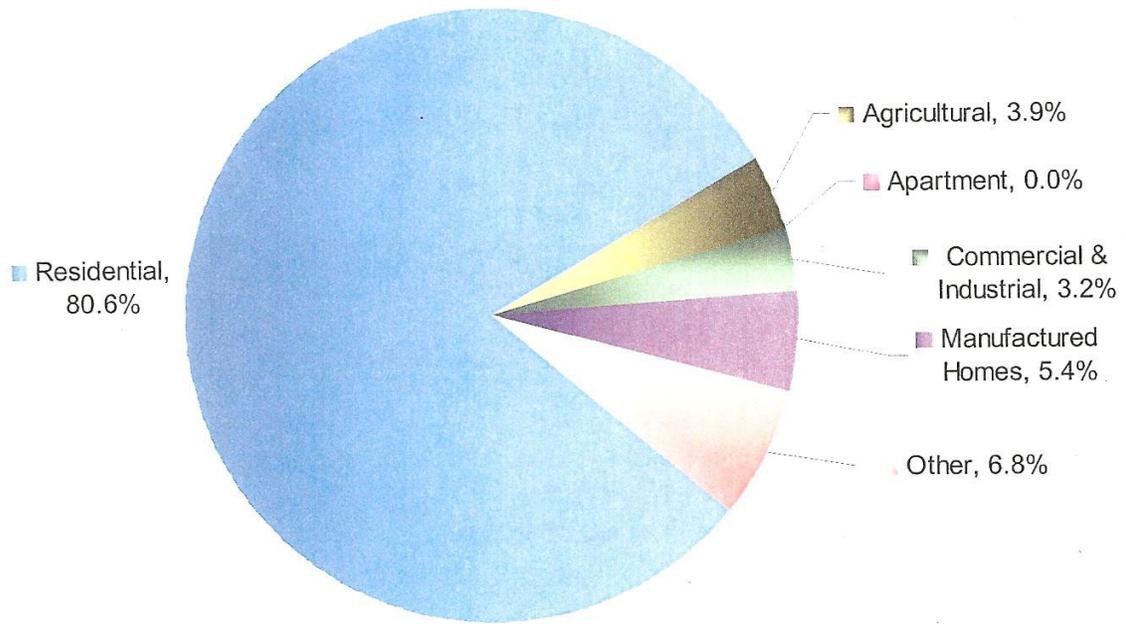
One story down	1.51%	Modified 2 story	down	1.07%	
Bi level	down	3.28%	Expansion (1 ½, 1 ¾ etc)	down	5.83%
Two story up	1.53%	Townhouse (attached)	down	2.25%	
Split level	down	.93%	Townhouse (detached)	up	5.29%

According to the Minneapolis Area Association of Realtors, the median home sales price in East Bethel rose 8% in 2022, from a median price of \$350,000 in 2021 to \$387,832 for 2022. In summary, this represents a 46% increase in the median sales price since 2017. See included 2022 Annual Metro Housing Report.

This 2023 assessment that is up for your review has a total unaudited assessed value of \$1,819,200,900 for all property. This reflects an approximate valuation increase of 4.5% in contrast to last year's 2021 assessment with a total market value of \$1,742,139,900.

The pattern of growth in the City continues to develop. New construction continues at a brisk rate with the addition of \$15,422,500. in new const added for this 2023 assessment.

Parcel Distribution by Property Type



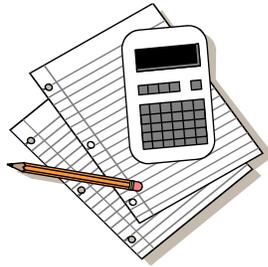
City of East Bethel

Residential Appraisal System

Per State Statute, each property must be physically inspected and individually appraised once every five years. For this individual appraisal, or in the event of an assessed value appeal, we use two standard appraisal methods to determine and verify the estimated market value of our residential properties:

1. First, an appraiser inspects each property to verify data. If we are unable to view the interior of a home on the first visit, a notice is left requesting a return telephone call from the owner to schedule this inspection. Interior inspections are necessary to confirm our data on the plans and specifications of new homes and to determine depreciation factors in older homes.

2. To calculate the estimated market value from the property data we use a Computer Assisted Mass Appraisal (CAMA) system based on a reconstruction less depreciation method of appraisal. The cost variables and land schedules are developed through an analysis of stratified sales within the city. This method uses the "Principle of Substitution" and calculates what a buyer would have to pay to replace each home today less age dependent depreciation.



3. A comparative market analysis is used to verify these estimates. The properties used for these studies are those that most recently have sold and by computer analysis, are most comparable to the subject property taking into consideration construction quality, location, size, style, etc. The main point in doing a market analysis is to make sure that you are comparing "apples with apples". This will make the comparable properties "equivalent to" the subject property and establish a probable sale price of the subject.

These three steps give us the information to verify our assessed value or to adjust it if necessary.

Sales Studies

According to State Law, it is the assessor's job to appraise all real property at *market value* for property tax purposes. As a method of checks and balances, the Department of Revenue uses statistics and ratios relating to assessed market value and current sale prices to confirm that the law is upheld. Assessors use similar statistics and sales ratios to identify market trends in developing market values.

A sales ratio is obtained by comparing the assessor's market value to the adjusted sales price of each property sold in an arms-length transaction within a fixed period. An "arms-length" transaction is one that is generated after a property has had sufficient time on the open market, between both an informed buyer and seller with no undue pressure on either party. The median or mid-point ratios are calculated and stratified by property classification.



City of East Bethel

The only *perfect assessment* would have a 100% ratio for every sale. This is of course, is impossible. Because we are not able to predict major events that may cause significant shifts in the market, the state allows a 15% margin of error.

The Department of Revenue adjusts the median ratio by the percentage of growth from the previous year's abstract value of the same class of property within the same jurisdiction. This adjusted median ratio must fall between 90% and 105%. Any deviation will warrant a state mandated jurisdiction-wide adjustment of at least 5%. To avoid this increase, the Anoka County Assessor requests a median sales ratio of 94.5%.

Countywide, we have the ability to stratify the ratios by style, age, quality of construction, size, land zone and value. This assists us in appraising all of our properties closer to our goal ratio.

Sales Statistics Defined

In addition to the median ratio, we have the ability to develop other statistics to test the accuracy of the assessment. Some of these are used at the state and county level also. The primary statistics used are:

Aggregate Ratio: This is the total market value of all sale properties divided by the total sale prices. It, along with the mean ratio, gives an idea of our assessment level. Within the city, we constantly try to achieve an aggregate and mean ratio of 94% to 95% to give us a margin to account for a fluctuating market and still maintain ratios within state mandated guidelines.

Mean Ratio: The mean is the average ratio. We use this ratio not only to watch our assessment level, but also to analyze property values by development, type of dwelling and value range. These studies enable us to track market trends in neighborhoods, popular housing types and classes of property.

Coefficient of Dispersion (COD): The COD measures the accuracy of the assessment. It is possible to have a median ratio of 93% with 300 sales, two ratios at 93%, 149 at 80% and 149 at 103%. Although this is an excellent median ratio, there is obviously a great inequality in the assessment. The COD indicates the spread of the ratios from the mean or median ratio.

The goal of a good assessment is a COD of 10 to 20. A COD under 10 is considered excellent and anything over 20 will mean an assessment review by the Department of Revenue.

Price Related Differential (PRD): This statistic measures the equality between the assessment of high and low valued property. A PRD over 100 indicates a regressive assessment, or the lower valued properties are assessed at a greater degree than the higher. A PRD of less than 100 indicates a progressive assessment or the opposite. A perfect PRD of 100 means that both higher and lower valued properties are assessed exactly equal.

City of East Bethel

Current Sales Study Statistics

The following sales ratio is calculated using 2021 pay 2022 market values and October 2021 - September 2022 sales. These are the ratios that our office uses for citywide equalization, checking assessment accuracy, and predicting trends in the market. **These statistics are the result of Countywide adjustments to building rates (see p 10)** and the adjustments made locally to the value of land/sites. The result is an assessment closely paralleling Countywide ratios. This is the process statewide.

Statistic	2023
Median Ratio:	94.35
COD:	9.19
PRD:	101.495

2023 East Bethel Residential Ratio by Zone

<u>Zone/Code</u>	<u>Neighborhood Desc.</u>	<u>#Sales</u>	<u>Median</u>	<u>% Land chg from 2021</u>
EB01	AGRICULTURAL		na	no chg
EB02	Res 10+ acres	3	94.49	no chg
EB03	Res 5 to 9 acres	7	94.31	no chg
EB04	Res 2 to 4 acres (Avg Quality)	43	94.69	6.1
EB05	Res 2 to 4 acres (Good Quality)	27	94.45	22
EB06	Res 1 to 2 acres	45	94.56	25
EB01-9	NA		na	
EBCL	Coon Lake Beach	14	94.43	15
EBLK	Lakeshore(\$2851/22 to \$3500/23)	4*	94.39	22
ALL RES ZONES		143	94.43	
COUNTYWIDE	RES		94.54	
EAST BETHEL C/I*		4	92.5*	
COUNTYWIDE		140	92.5	

*Countywide sales ratio in effect with less than 6 c/i sales in City.

City of East Bethel

Residential Tax Changes Examined

Although the Assessor's Office is considered by many to be the primary reason for any property tax changes, there are actually several elements that can contribute to this change, including, but not limited to:

- Changes in the approved levies of individual taxing jurisdictions.
- Bond referendum approvals.
- Tax rate changes approved by the State Legislature.
- Changes to the homestead credit, educational credits, agricultural aid, special programs, approved by the State Legislature.
- Changes in assessed market value.
- Changes in the classification (use) of the property.

A combination of any of these factors can bring about a change in the annual property tax bill.

2023 Real Estate Tax Information

The 2023 real estate tax bills were sent out early April. A brief review of the tax procedure is provided.

The real estate tax is an ad valorem tax; that is, a tax levied based on the value of the property. The calculation of the tax requires two variables, a tax capacity value and the district tax capacity rate applicable to each individual property.

Tax capacity value is a percentage of the taxable market value of a property. State law sets the percent. Determination of tax capacity values have historically changed over the years although the payable 2023 are mostly unchanged from 2022. For the taxes payable in 2023 the rates are as follows:

Tax capacity value for residential homestead property is determined as follows:

Res. Homestead (1A)	Taxable Market Value	All @ 1.00%
*Less Homestead Exclusion Credit (sliding scale)		

Tax capacity value for rental residential property is determined as follows:

One unit (4BB1)	Taxable Market Value	All @ 1%
Two to three unit s (4B1)	Taxable Market Value	All @ 1.25%
Apts 4+ units (4A)	Estimated Market Value	All @ 1.25%
Low Inc. Rental Housing 4D	Estimated Market Value	All @ .75%

Tax capacity value for commercial/industrial property is determined as follows:

Commercial/Industrial (3A)	Estimated Market Value	First \$150,000 @ 1.50%
		Over \$150,000 @ 2.00%

This homestead exclusion (*) credit is based on a sliding scale up to a maximum market value of \$414,000 for owner occupied residential parcels. There is a bill before Minn. Legislature presently that would increase that maximum value.

City of East Bethel

Appeals Procedure

Each spring Anoka County sends out a property tax bill. Three factors that affect the tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services to your community,
2. the taxable market value of your property, and
3. the classification of your property (how it is used).

The assessor determines the final two factors. You may appeal the value or classification of your property.

Informal Appeal

- Property owners are encouraged to call the appraiser or assessor whenever they have questions or concerns about their market value, classification of the property, or the assessment process.
- Almost all questions can be answered during this informal appeal process.
- When taxpayers call questioning their market value, every effort is made to make an appointment to inspect properties that were not previously inspected.
- If the data on the property is correct, the appraiser is able to show the property owner other sales in the market that support the estimated market value.
- If errors are found during the inspection, or other factors indicate a value reduction is warranted, the appraiser can easily make the changes at this time.

Local Board of Equalization

- The Local Board of Equalization includes the mayor and city council members.
- The East Bethel City LBAE will meet Monday April 26th at 5:30 pm at City Hall.
- Taxpayers can make their appeal in person, or by letter.
- The assessor is present to answer any questions and present evidence supporting their value.

County Board of Appeal and Equalization

In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization.

- The County Board of Appeal and Equalization follows the Local Board of Appeal and Equalization in the assessment appeals process.

City of East Bethel

- Their role is to ensure equalization among individual assessment districts and classes of property.
- The CBAE meets during the final ten working days in June. In 2022 it will meet on June 12th at 6:00 pm at the Anoka Government Center in Anoka.
- A taxpayer must first appeal to the local board before appealing to the county board.

Decisions of the County Board of Appeal and Equalization can be appealed to tax court.

Minnesota Tax Court

The Tax Court has statewide jurisdiction. Except for an appeal to the Supreme Court, the Tax Court shall be the sole, exclusive and final authority for the hearing and determination of all questions of law and fact arising under the tax laws of the state. There are two divisions of tax court: the small claims division and the regular division.

The Small Claims Division of the Tax Court only hears appeals involving one of the following situations:

- The assessor's estimated market value of the property is <\$300,000
- The entire parcel is classified as a residential homestead and the parcel contains no more than one dwelling unit.
- The entire property is classified as an agricultural homestead.
- Appeals involving the denial of a current year application for homestead classification of the property.

The proceedings of the small claims division are less formal and property owners often represent themselves. There is no official record of the proceedings. *Decisions made by the small claims division are final and cannot be appealed further. Small claims decisions do not set precedent.*

The Regular Division of the Tax Court will hear all appeals, including those within the jurisdiction of the small claims division. *Decisions made here can be appealed to a higher court.*

The principal office for the Tax Court is located in St. Paul. However, the Tax Court is a circuit court and can hold hearings at any other place within the state so that taxpayers may appear with as little inconvenience and expense to the taxpayer as possible. Appeals of property located in Anoka County are heard at the Anoka County Courthouse, with trials scheduled to begin on Thursdays. Three judges make up the Tax Court. Each may hear and decide cases independently. However, a case may be tried before the entire court under certain circumstances.

The petitioner must file in tax court on or before April 30 of the year in which the tax is payable.

City of East Bethel

Sample - Valuation Notice

 <p>Anoka County Michael R. Sutherland, County Assessor Property Records and Taxation 2100 3rd Avenue Anoka, MN 55303-2281 www.anokacounty.mn (763) 323-5475</p>	<p>VALUATION NOTICE</p> <p>2017</p>																																				
	<p>2016 Values for Taxes Payable</p> <p>Property tax notices are delivered on the following schedule:</p> <table border="1"> <tr> <th colspan="3">Valuation and Classification Notice</th> </tr> <tr> <td>Step 1</td> <td>Class: Res Ind</td> <td>See Details Below</td> </tr> <tr> <td></td> <td>Estimated Market Value: \$381,800</td> <td></td> </tr> <tr> <td></td> <td>Homestead Exclusion: \$19,996</td> <td></td> </tr> <tr> <td></td> <td>Taxable Market Value: \$182,504</td> <td></td> </tr> </table>	Valuation and Classification Notice			Step 1	Class: Res Ind	See Details Below		Estimated Market Value: \$381,800			Homestead Exclusion: \$19,996			Taxable Market Value: \$182,504																						
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	Taxable Market Value: \$182,504																																				
<p>Taxpayer(s):</p> <p>SMITH JOHN L 1234 ANYWHERE ST ANOKA, MN 55303</p>	<p>Property ID: 05-01-01-01-1111</p> <p>Property Description: LOTS 10 & 11 BLK D WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD</p> <p>1234 ANYWHERE ST ANOKA, MN 55303</p>																																				
<p>Your Property's Classification(s) and Values</p> <table border="1"> <thead> <tr> <th></th> <th>Taxes Payable in 2016 (2015 Assessment)</th> <th>Taxes Payable in 2017 (2016 Assessment)</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.</td> <td></td> <td></td> </tr> <tr> <td>Class</td> <td>Res Ind</td> <td>Res Ind</td> </tr> <tr> <td>Estimated Market Value</td> <td>\$387,500</td> <td>\$201,600</td> </tr> <tr> <td>Green Acres/Rural Preserve/Ag Preserve/Open Space Value Deferral</td> <td></td> <td></td> </tr> <tr> <td>Platted Vacant Land Deferral</td> <td></td> <td></td> </tr> <tr> <td>This Old House Exclusion</td> <td></td> <td></td> </tr> <tr> <td>Disabled Veterans Exclusion</td> <td></td> <td></td> </tr> <tr> <td>Mold Damage Exclusion</td> <td></td> <td></td> </tr> <tr> <td>Homestead Market Value Exclusion</td> <td>\$20,383</td> <td>\$19,996</td> </tr> <tr> <td>Taxable Market Value</td> <td>\$166,917</td> <td>\$182,504</td> </tr> <tr> <td>New Improvement Value</td> <td></td> <td></td> </tr> </tbody> </table>			Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)	<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.			Class	Res Ind	Res Ind	Estimated Market Value	\$387,500	\$201,600	Green Acres/Rural Preserve/Ag Preserve/Open Space Value Deferral			Platted Vacant Land Deferral			This Old House Exclusion			Disabled Veterans Exclusion			Mold Damage Exclusion			Homestead Market Value Exclusion	\$20,383	\$19,996	Taxable Market Value	\$166,917	\$182,504	New Improvement Value		
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<p>The following values (if any) are reflected in your estimated and taxable market values:</p> <p>The classification(s) of your property after the year in which your value is reappraised:</p> <p>Local Board of Appeal and Equalization OR Open Book Meeting</p> <p>April 28, 2016 – 7:00 PM Anoka County Government Center 2100 3rd Ave. Anoka MN 55303</p> <p>To appear please call your Local Assessor at 763-555-1212</p> <p>County Board of Appeal and Equalization</p> <p>June 13, 2016 – 6:00PM Anoka County Government Center County Boardroom – Room 705 2100 3rd Ave. Anoka MN 55303</p> <p>An appointment must be made in advance to appear before the board. To schedule an appointment please call the County Assessor's Office at 763-323-5475</p>																																					

- PIN** – Property Identification Number.
- Property Class (previous assessment year)** – For taxes payable this current year, this is the classification of the property.
- Property Class (this assessment year)** – For taxes payable next year, this is the classification of the property.
- Estimated Market Value** – property value as determined by the County Assessor to be what the property would most likely sell for on the open market.
- New Improvement Value** – the amount added to the property's estimated market value due to additions, remodeling, and other changes to the property.
- Green Acres/Rural Preserve/Ag Preserve/Open Space Value Deferred** – If you qualify for one of these programs, the deferred value would be indicated here.
- Platted Vacant Land Deferral** – for land that has recently been platted but not yet improved with a structure or sold. The deferred value is phased-in over time.
- This Old House Exclusion** – the amount of the new improvement value excluded from taxation on homestead property 45 years of age or older. For more information see Minnesota Statute 273.11 Subd. 16.
- Disabled Veterans Exclusion** – Qualifying disabled veterans may be eligible for a valuation exclusion on their homestead property.
- Homestead Market Value Exclusion** – Applies to residential homesteads and to the house, garage, and one acre of land on agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.
- Taxable Market Value** – this is the value that the property taxes are actually based on, after all reductions, exclusions, limitations, exemptions and deferrals.
- Local Board of Appeal and Equalization** – the address and phone number where you may apply for an appeal on the property value. Go to page 2 of this form for more information about the appeal process.
- County Board of Appeal and Equalization** – If not satisfied with the Local Board of Appeal and Equalization, this is the address and phone number of Anoka County for the appeal process. Go to page 2 of this form for more information about the appeal process.

City of East Bethel

Sample - Back of Valuation Notice

Appealing the Value or Classification of Your Property

Informal Appeal Options - Contact Your Assessor

If you have questions or disagree with the classification or estimated market value for your property for the 2016 assessment, please contact your assessor's office first to discuss your concerns. Often your issues can be resolved at this level. Contact information for your assessor's office is on the other side of this notice.

Some jurisdictions choose to hold open book meetings to allow property owners to discuss their concerns with the assessor. If this is an option available to you, the meeting time(s) and location(s) will be indicated on the other side of this notice.

Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

Option 1 - The Boards of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you. The meeting times and locations are on the other side of this notice.

You must have presented your case to the Local Board of Appeal and Equalization BEFORE appealing to the County Board of Appeal and Equalization.

Step 1 - Local Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. Please contact your assessor's office for more information. If your city or township no longer has a Local Board of Appeal and Equalization (as indicated on the other side of this notice) you may appeal directly to the County Board of Appeal and Equalization.

Step 2 - County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office to get on the agenda or for more information.

Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation and classification.

For more information, contact the Minnesota Tax Court:
Phone: 651-296-2806 or for MN Relay call 1-800-627-3529
On the web: www.taxcourt.state.mn.us

Definitions

Disabled Veterans Exclusion - Qualifying disabled veterans may be eligible for a valuation exclusion on their homestead property.

Estimated Market Value - This value is what the assessor estimates your property would likely sell for on the open market.

Green Acres - Applies to class 2a agricultural property that is facing increasing values due to pressures not related to the agricultural value of the land. This value is determined by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn, or no longer qualifies for the program.

Homestead Market Value Exclusion - Applies to residential homesteads and to the house, garage, and one acre of land for agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.

JOBZ - Qualifying businesses within a Job Opportunity Business Zone may be eligible for a partial property tax exemption.

New Improvements - This is the assessor's estimate of the value of new or previously unassessed improvements you have made to your property.

Plat Deferment - For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phased in over time. If construction begins, or if the lot is sold before expiration of the phase-in period, the lot will be assessed at full market value in the next assessment.

Rural Preserve - Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.

Taxable Market Value - This is the value that your property taxes are actually based on, after all reductions.

This Old House Exclusion - This program expired with the 2003 assessment. However, property may still be receiving the value exclusion through the 2013 assessment. Qualifying properties with improvements that increased the estimated market value by \$5,000 or more were eligible to have some of the value deferred for a maximum of 10 years. After this time the deferred value is phased in.

For more information on appeals, visit the Department of Revenue website: www.revenue.state.mn.us

City of East Bethel

Sample - Tax Statement



Anoka County
Jonell M. Sawyer, Division Manager
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303-2281
www.anokacounty.us
(763) 523-5400

TAX STATEMENT 2016

2015 Values for Taxes Payable

Taxpayer(s): SMITH JOHN L.
1234 ANYWHERE ST
ANOKA, MN 55303

Property ID: 03-01-01-01-1111
Property Description: LOTS 10 & 11 BLK D
WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD

1234 ANYWHERE ST
ANOKA, MN 55303

Owner(s): SMITH JOHN L.

VALUES AND CLASSIFICATION	
Taxable Year	2015
Estimated Market Value:	180,400
Homestead Exclusion:	21,004
Taxable Market Value:	159,396
New Improvements:	
Exposed Exclusions:	
Property Classification:	Res Ind

See on March 2017

PROPOSED TAX

2015: \$2,124.81

2016: \$2,224.81

PROPOSED TAX STATEMENT

1st Half Taxes: \$1,112.40

2nd Half Taxes: \$1,112.41

Total Taxes Due in 2016: \$2,224.81

REFUNDS?

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.

2. Use this amount on Form M1PR to see if you are eligible for a special refund.

Taxes Payable Year:	2015	2016
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.		
2. Use this amount on Form M1PR to see if you are eligible for a special refund.	\$2,156.55	\$2,200.79
Property Tax and Credits		
3. Property taxes before credits	\$2,156.55	\$2,200.79
4. Credits that reduce property taxes		
A. Agricultural market value credits	\$0.00	\$0.00
B. Agricultural preserve credit	\$0.00	\$0.00
5. Property taxes after credits	\$2,156.55	\$2,200.79
Property Tax by Jurisdiction		
6. County		
A. General county levy	\$607.68	\$649.14
B. Regional rail authority	\$15.00	\$14.20
7. County/municipal public safety system	\$5.10	\$8.41
8. City or town	\$717.53	\$693.99
9. State general tax	\$0.00	\$0.00
10. School district: 11		
A. Voter approved levies	\$306.04	\$335.29
B. Other local levies	\$435.96	\$426.22
11. Special taxing districts		
A. Metropolitan special taxing districts	\$45.38	\$49.74
B. Other special taxing districts	\$23.86	\$23.80
C. Tax increment	\$0.00	\$0.00
D. Fiscal disparity	\$0.00	\$0.00
12. Non-school voter approved referendum levies	\$0.00	\$0.00
13. Total property tax before special assessments	\$2,156.55	\$2,200.79
Special Assessments		
14. Special Assessments		
A. Solid waste management charge	\$24.02	\$24.02
B. All other special assessments	\$0.00	\$0.00
C. Contamination tax	\$0.00	\$0.00
15. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$2,180.57	\$2,224.81

2nd HALF PAYMENT STUB - PAYABLE 2016

To avoid penalty, pay on or before: October 15, 2016

Total Property Tax for 2016: \$2,224.81

Second-half payment due Oct. 15: \$1,112.41

Taxpayer(s): SMITH JOHN L.
1234 ANYWHERE ST
ANOKA, MN 55303

Please include Property ID on Check
Make Check Payable To: Anoka County
2100 3rd Ave., ANOKA, MN 55303-2281

Check to indicate address corrections on back. Four canceled check to your receipt. Do not send cash.

03-01-01-01-1111 000001112.41

1st HALF PAYMENT STUB - PAYABLE 2016

To avoid penalty, pay on or before: May 15, 2016
If your tax is \$100.00 or less, pay the entire tax by: May 15, 2015

Total First Half: \$1,112.40

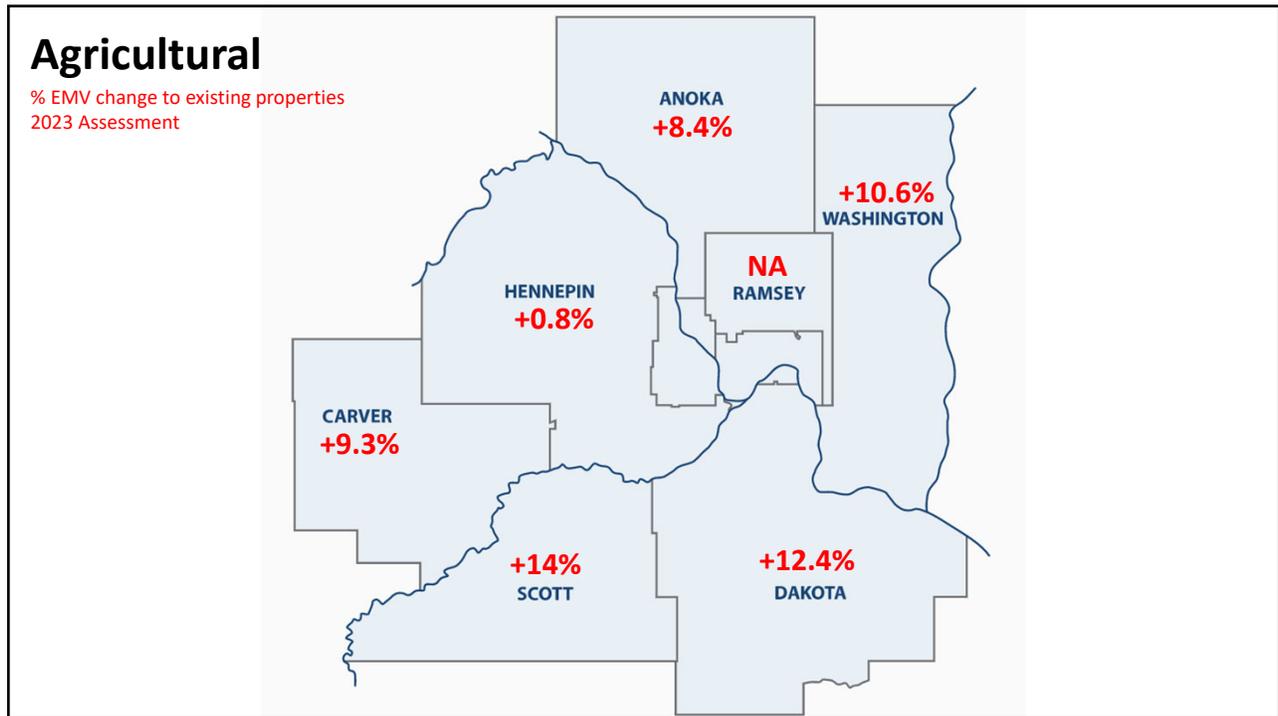
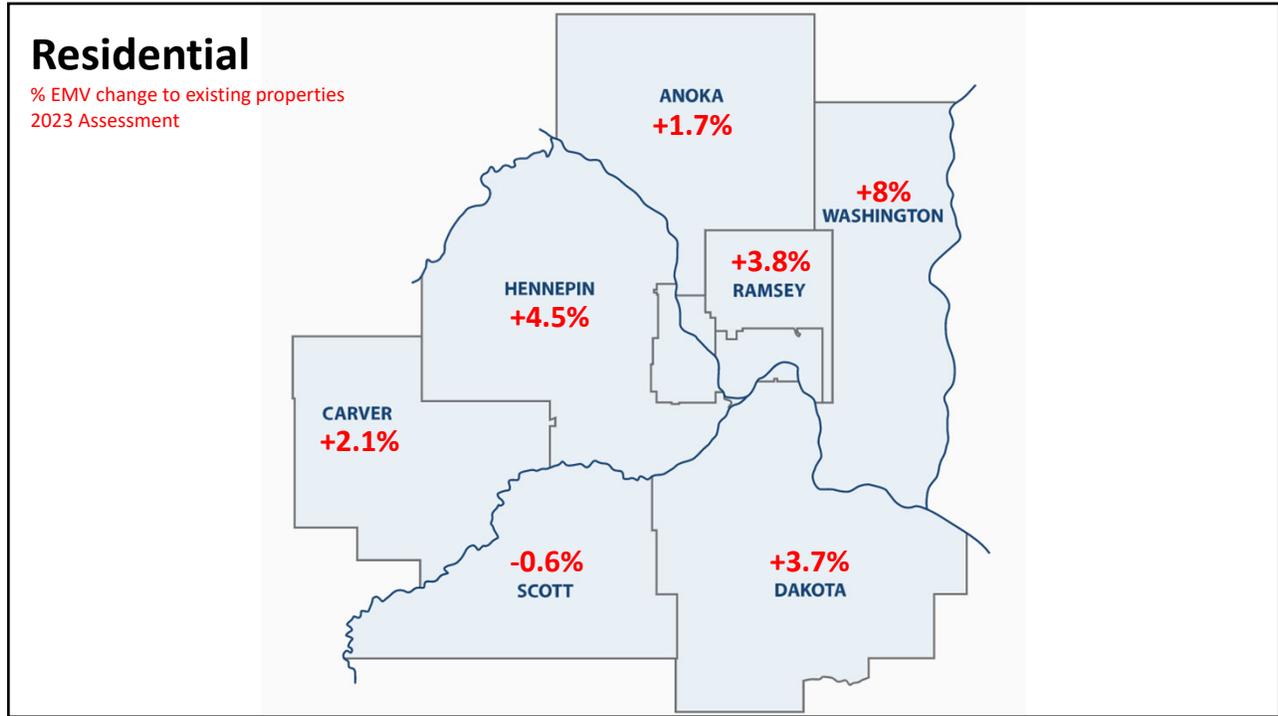
Please include Make Check

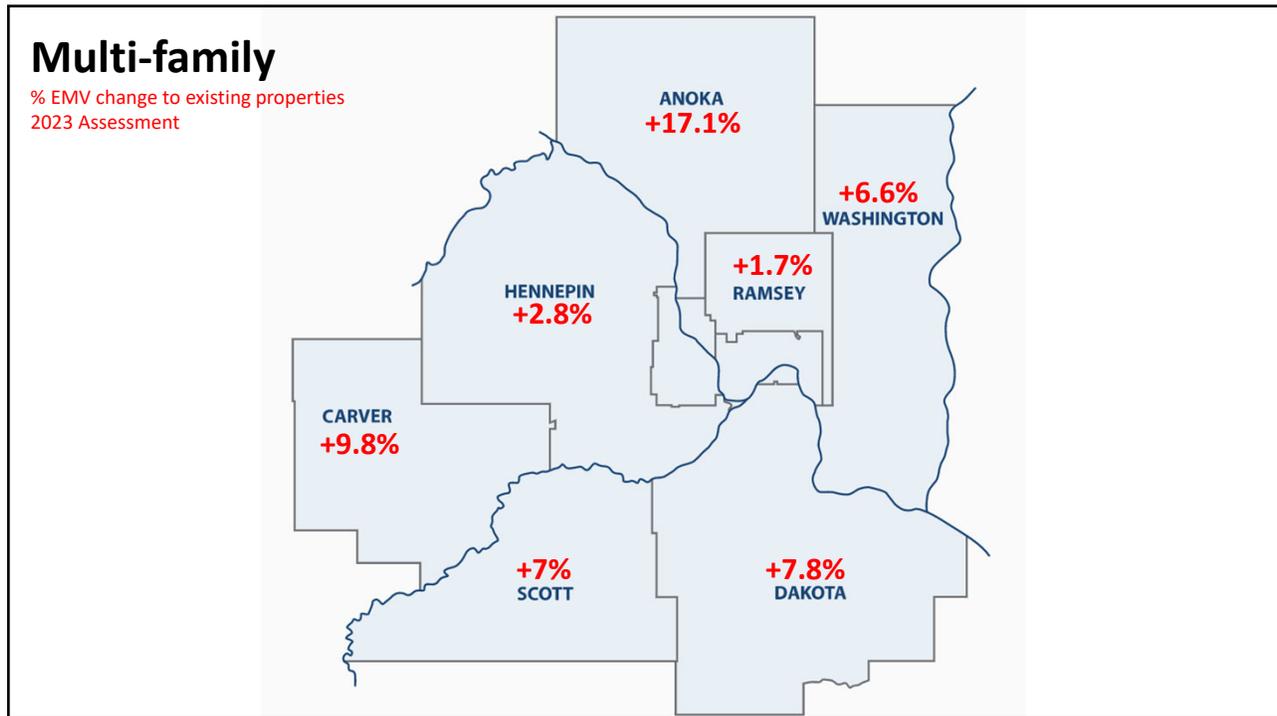
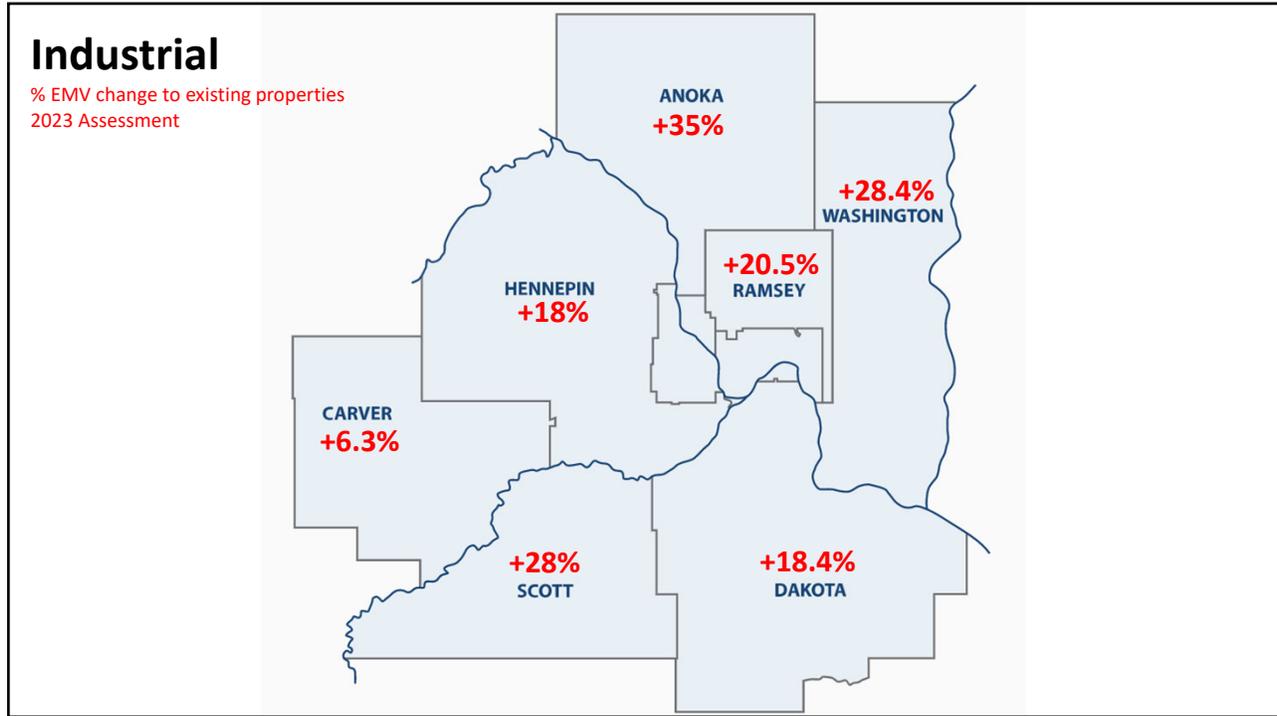
Taxpayer(s): SMITH JOHN L.
1234 ANYWHERE ST
ANOKA, MN 55303

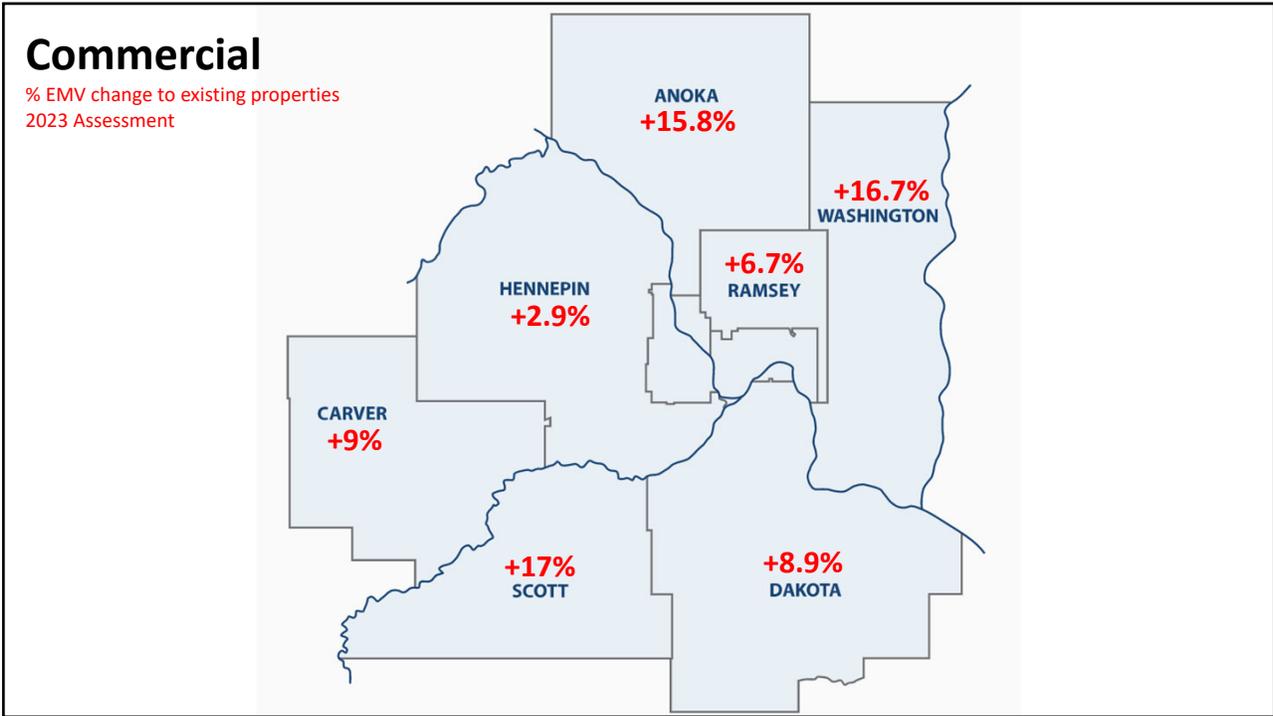
Four cancel

03-01-01-01-1111 000001112.40 03-01-

1. **Est. Market Value** - property value as determined by the County Assessor to be what the property would most likely sell for on the open market.
2. **Homestead Market Value Exclusion** - Applies to residential homesteads and to the house, garage, and one acre of land on agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.
3. **Taxable Market Value** - property value for the tax year reduced by applicable limitations, exclusions, exemptions and deferrals.
4. **Property Class** - the statutory property classification that has been assigned to your property based on its use.
5. **PIN** - property identification number.
6. **M-1PR** - The State of Minnesota provides two types of property tax refunds. For more information, go to the Minnesota Department of Revenue Web site.
7. **Agricultural Preserve** - credit applied to metropolitan properties in long-term agricultural use if qualified for this program.
8. **County/Municipal Public Safety System** - an ad valorem tax first imposed in 2003 to improve technology County-wide in order to enhance public safety.
9. **Voter Approved Levies** - levies resulting from referenda passed in specific taxing districts.
10. **Other Local Levies** - levies resulting from budgeting requirements in specific taxing districts.
11. **Other Special Taxing Districts** - Includes Housing and Redevelopment Authorities (HRA), Port Authorities, hospital districts and water management districts. Not all areas have each of these districts.
12. **Special Assessments** - charges to benefiting property owners for city/township provided improvements such as road paving, sewer installation, etc.
13. **Solid Waste Management Charge** - A charge levied against all improved properties in the county, revenues from which are used to protect our public health, land, air and water through waste-to-energy conversion, extensive recycling efforts, household hazardous waste collection, yard waste composting, public information and waste reduction.
14. **Contamination Tax** - a tax placed on parcels where the State has determined the ground is contaminated, revenues from which are used for decontamination.
15. **Proposed Property Tax** - this amount does not include any special assessments.







**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: April 10, 2023

Agenda Item Number: 4.0 B

Agenda Item: Request for Fire Code Variance –Paint Booth Fire Suppression System – 1835 Viking Blvd NE

Background Information:

RL Automotive is an auto body repair shop that has been in operation since 2004 and paint spray finishing is a part of their business. An annual fire inspection on 12/9/2021 noted that the building’s paint booth did not have a fire suppression system. On 12/28/2021 the business was sent a letter outlining the fire code violation. The letter informed the business that the deadline for compliance would be 12/31/2022 for the suppression system to be installed. On 1/18/2023 the follow up inspection was performed and it was noted that the suppression system had not been installed. The business owner stated the letter was never delivered and the business was granted an additional 90 day extension to review the situation and come up with a resolution.

Minnesota State Fire Code 2020 section 2404.4 States, *“Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9. Protection shall extend to exhaust plenums, exhaust ducts and both sides of dry filters where such filters are used.”*

Minnesota State Fire Code Sections 102 & 105 as outlined in attachment 4 in this packet provide the guidance on why requirements for this system are not “grandfathered in” based on operational provisions.

The MN State Fire Code 2000 edition was the adopted code in effect in 2004 and was identical to the current code language regarding this issue and can be found in attachment 4 in this packet

The property owner has filed an application for (Attachment 2) and is seeking approval of a variance to eliminate the requirement of a fire suppression system installation as required by MN State Fire Code. The variance request application is required per Minnesota State Statute 299F.011, Subd 5.

Minnesota State Statute 299F.011, Subd 5 states *“No appeal to the state fire marshal for a variance from orders issued by a local fire official from the State Fire Code shall be accepted until the applicant has first made application to the local governing body and the local unit has acted on the application.”*

The East Bethel City Council is the local governing body in this matter and would hear the initial appeal for a variance. At the hearing for the variance, the Council may move to approve, deny, modify or defer the variance request to the Minnesota State Fire Marshal’s Office.

Consideration of a variance requires the requesting party to show that all of the following conditions are met:

- A. There is substantial compliance with the provisions of the Fire Code
- B. The safety of the public and building occupants will not be jeopardized.
- C. Undue hardship will result to the requesting party unless the variance is granted.

The owner of the property has addressed the conditions of the variance request as part of the variance application exhibited in Attachment 2.

Recommendations:

City Council will consider a request from RL Automotive for a fire code variance request to eliminate the requirement of a paint booth fire suppression system based on the conditions described in the Variance Application (Attachment 2) at 1835 Viking Blvd NE.

Staff recommends that Council consider modifying the variance request by granting the business owner a time extension for the fire suppression issue to be addressed or refer the matter to the State Fire Marshal’s Office to rule on the request for the variance. Alternatively, as the local governing body in this matter, City Council may elect to approve, modify or deny the variance based on the information contained in the variance application, should they feel this situation does not meet the thresholds for compliance or require action by the State Fire Marshal’s Office.

Attachments:

- Attachment 1 – Location Map
- Attachment 2 – Variance Application
- Attachment 3 – East Bethel Fire Department Fire Code Violations Notices
- Attachment 4 – Referenced Minnesota State Fire Codes
- Attachment 5 – State Fire Marshal’s Office Opinion Letter (to be provided when received)

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____





East Bethel Fire Department
 2241 221st Ave. NE • East Bethel, MN 55011
 Phone: (763) 367-7885 • Fax: (763) 434-9578

Item 4.0 B



FIRE CODE VARIANCE APPLICATION

APPLICANT IS REQUIRED TO MEET WITH CITY STAFF PRIOR TO SUBMITTAL OF THIS APPLICATION

SUBMIT THIS APPLICATION PACKET ALONG WITH ANY SUPPORTING DOCUMENTS TO EAST BETHEL CITY HALL.

NAME OF BUSINESS: R.L. Automotive inc
 BUSINESS ADDRESS: 1835 Viking Blvd NE BUSINESS TYPE: Auto body
 DESCRIPTION OF VARIANCE: fire suppression - paint booth

PROPERTY OWNER:

NAME: Richard Larson
 PHONE: 763-434-4693
 ADDRESS: 230 159th Ave NE
 CITY/STATE/ZIP: Ham Lake - 55304
 EMAIL: rlsticks@comcast.net

APPLICANT:

SAME AS PROPERTY OWNER

NAME: _____
 PHONE: Cell-763-300-8154
 ADDRESS: _____
 CITY/STATE/ZIP: _____
 EMAIL: _____

I FULLY UNDERSTAND THAT I MUST MEET WITH CITY STAFF TO REVIEW ALL SUBMISSION REQUIREMENTS AND CONDITIONS PRIOR TO OFFICIAL SUBMISSION, AND THAT ALL OF THE REQUIRED INFORMATION MUST BE SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE CITY COUNCIL SCHEDULED MEETING DATE TO ENSURE REVIEW BY CITY STAFF.

Richard Larson

PROPERTY OWNER SIGNATURE

3/24/2023

DATE

APPLICANT SIGNATURE

DATE

OFFICE USE ONLY

DATE SUBMITTED: 3/31/2023

COUNCIL MEETING: _____

DATE APPROVED: _____

COUNCIL RULING DATE: _____

VARIANCE APPROVED VARIANCE DENIED VARIANCE MODIFIED VARIANCE DEFERRED

Minn. Statute 299F.011, subd. 5 requires the following requirements to be met in order for a variance request to be considered. Please provide detailed descriptions of the requirements including pictures, drawings, contractor's estimates, floorplans etc.

Additional sheets can be used as necessary.

1. The property is substantially in compliance with fire code (other than the variance issue.)

We have never been in violation.

The fire extinguishers are updated yearly

We are inspected yearly by fire dept.

2. Describe how the public (including first responders) and building occupants will not be jeopardized. This includes property damage/loss from nearby structures and businesses.

only one business adjacent

no houses are close

Three exits and entrances

Customers are not allowed in the work area

It is an open space with easy access and no danger to first responders

3. Describe any undo hardship that will affect the requesting party unless the variance is granted.

This would cause a great financial

hardship with the cost exceeding

\$25,000

The paint booth was never designed

for a suppression system

Insp. No.:	057-21	
File No.:		
Insp. Date:	12/9/2021	
Insp. Time:	9.15	Travel:
Inspector:	Uden	
Occupied:	<input checked="" type="checkbox"/>	
*Recommendations:	<input checked="" type="checkbox"/>	

City of East Bethel
 2241 221st Avenue NE
 East Bethel, Minnesota 55011
 Phone: 763-434-9569 Fax: 763-434-9578
 www.ci.east-bethel.mn.us



Inspection and Compliance Orders

Property:
 RL Automotive
 1835 Viking Blvd NE
 East Bethel MN 55011

Contact: Contact Name/Phone: Andrew Larson
 Contact E-mail: rlautomotive@hotmail.com
 Property Phone: 763-434-4693

Owner:

Contact: Contact Name/Phone: Preferred Contact Method:
 Contact E-mail:
 Owner Phone:

Agency Req.: Scheduled: Complaint: Permit/Plan Review: Owner Requested: Inspector Initiated: Consultation:

Item #	Ref #	Code	Section	Days to Correct	Violation	Remarks
1		MSFC 2020	506.1	* -	Provide a key box in an approved and accessible location. Such key box shall be of an approved type and shall contain keys to gain access as required by the fire code official.	Not required but suggested as a new city ordinance will require it soon. Info regarding key boxes can be obtained at East Bethel City Hall
2		MSFC 2020	2404.4	* -	Protect spray booths and spraying rooms with an approved automatic fire extinguishing system. Such systems shall extend to protect exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.	Fire Department will be looking into if a suppression system is required or if the code is retroactive to when the pain booth system was installed.

*****Any inspection conducted after 2nd inspection may result in a \$50.00 inspection fee*****

Inspection Remarks: No Violations

Owner/Representative: Andrew Larson

Inspector: Ben Uden (ben.uden@ci.east-bethel.mn.us) 763-367-7895

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

* Items that are a result of a recommendation do not require days to correct.

Licensing Agency:



East Bethel Fire Department

2241 221st Avenue NE
East Bethel, Minnesota 55011
Fire Inspector Ben Uden
763-367-7895
Ben.uden@ci.east-bethel.mn.us

Item 4.0



RL Automotive
1835 Viking Blvd NE
East Bethel MN 55011

Fire Inspector
East Bethel Fire Department
2241 221st Ave NE
East Bethel, MN, 55011

December 28th, 2021

This notice is to inform you that, after touring your business and conferring with the Fire Chief and State Fire Marshal's Office, a fire suppression system is required for your location.

Spray-finishing is a hazardous operation. Paint (even non-flammable paints) become much easier to ignite when they are atomized. The filters become a collection point before the fumes are exhausted to the building exterior. It doesn't take much of an ignition source (small spark or flame) to ignite the filters and residue.

2404.4 Fire protection.

Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9. Protection shall extend to exhaust plenums, exhaust ducts and both sides of dry filters where such filters are used.

This can sometimes be accomplished with 2-3 sprinklers taken from the building's domestic water supply. Since this is an operational provision in the code, it is retroactive pursuant to Minnesota State Fire Code Section 102.2:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

- 1. Structures, facilities, and conditions arising after the adoption of this code.*
- 2. Existing structures, facilities, and conditions when identified in specific sections of this code.*



East Bethel Fire Department

2241 221st Avenue NE
East Bethel, Minnesota 55011
Fire Inspector Ben Uden
763-367-7895
Ben.uden@ci.east-bethel.mn.us

Item 4.0



3. Existing structures, facilities, and conditions that, in the opinion of the code official, constitute a distinct hazard to life and property.

102.1.1 Existing building features—application. Existing construction and design features that exceed the requirements for existing structures or facilities but are equal to or less than the requirements for new structures or facilities shall not be further diminished. Existing construction and design features that exceed the requirements for new structures or facilities are allowed to be removed. (See Section 901.6 concerning maintenance of fire protection systems.)

102.2 Administrative, operational and maintenance provisions. The administrative, operational and maintenance provisions of this code shall apply to:

- 1. Conditions and operations arising after the adoption of this code.*
- 2. Existing conditions and operations.*

102.2.1 Operational provisions—defined. The operational provisions of this code are those operations defined in Sections 105.6.1 through 105.6.50.

105.6 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.50.

105.6.45 Spraying or dipping. An operational permit is required to conduct a spraying or dipping operation utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24.

Due to the nature of the hazard, an approved fire suppression system is required to be installed at your location no later than December 31st, 2022. Or, if you choose, there is a variance procedure that can be accomplished through the City Council and State Fire Marshal's Office. If you choose to pursue the variance procedure please refer to step #2 in the provided packet.

Thank you,

Ben Uden
Fire Inspector
East Bethel Fire Department



EAST BETHEL FIRE DEPARTMENT

2241 - 221st Ave NE
East Bethel, MN 55011-9790
(763) 367-7895
ben.uden@ci.east-bethel.mn.us

Inspection Class: **Business**

Item 4.0 B, Attachment 3

Inspection Status: **Unsatisfactory**

Inspected Date: 1/18/2023

Inspection No: 23-0000023

Inspector: B Uden

Next Inspection:



Owner/Representative

RL Automotive Inc.
1835 Viking Blvd NE
East Bethel, MN 55011

Inspected Property:

RL Automotive Inc.
1835 Viking Blvd NE
East Bethel, MN 55011

On 1/18/2023 our inspector conducted an inspection of your business/property and found conditions representing violations of City and/or State Fire Code that require your attention. The results of the inspection are listed below. Please read through the details of the violations carefully and contact our office immediately if you do not understand any of the violations or feel that you cannot correct the violations in the assigned time frame.

INSPECTION AND COMPLIANCE ORDERS

Item # 1 Inspection Item: **Flam Finishes/Spray Finishing**

Status: **Unsatisfactory**

Notes: MSFC (2020) 2404.4 Protect spray booths and spraying rooms with an approved automatic fire extinguishing system. Such systems shall extend to protect exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.

****THIS ITEM WAS DISCOVERED A YEAR AGO. THE LETTER REGARDING IT NEVER REACHED THE OWNER/OCCUPANT. A 90 DAY EXTENSION HAS BEEN GRANTED FOR OWNER TO RESEARCH AND POSSIBLE VARIANCE PROCEEDINGS TO OCCUR.****

QUESTIONS?

If you have any questions regarding this notice of violation, please call the East Bethel Fire Department Inspection Office at 763-367-7895 or email us at ben.uden@ci.east-bethel.mn.us

Re-Inspections

A re-inspection date is listed at the top of this report. All inspections are scheduled between 8am and 3pm. If a specific inspection time is required please Contact The Inspections Office.

RIGHT OF APPEAL

Minnesota Statutes and City Code state that any person may appeal an order issued to them or action taken by the local governing body on issues regulated by fire or city code. Appeals may be made only within the initial violation period to determine the suitability of alternate materials and types of construction, to provide for reasonable interpretations of the provisions of the code, and for variances

SCOPE AND ADMINISTRATION

105.6.39 Private fire hydrants. An operational permit is required for the removal from service, use or operation of private fire hydrants.

Exception: A permit is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

105.6.40 Pyrotechnic special effects material. An operational permit is required for use and handling of pyrotechnic special effects material.

105.6.41 Pyroxylin plastics. An operational permit is required for storage or handling of more than 25 pounds (11 kg) of cellulose nitrate (pyroxylin) plastics, and for the assembly or manufacture of articles involving pyroxylin plastics.

105.6.42 Refrigeration equipment. An operational permit is required to operate a mechanical refrigeration unit or system regulated by Chapter 6.

105.6.43 Repair garages and motor fuel-dispensing facilities. An operational permit is required for operation of repair garages.

105.6.44 Rooftop heliports. An operational permit is required for the operation of a rooftop heliport.

105.6.45 Spraying or dipping. An operational permit is required to conduct a spraying or dipping operation utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24.

105.6.46 Storage of scrap tires and tire byproducts. An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds 2,500 cubic feet (71 m³) of total volume of scrap tires, and for indoor storage of tires and tire byproducts.

105.6.47 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary *special event structure* or a tent having an area in excess of 400 square feet (37 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents open on all sides, which comply with all of the following:
 - 2.1. Individual tents having a maximum size of 700 square feet (65 m²).
 - 2.2. The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - 2.3. A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.

105.6.48 Tire-rebuilding plants. An operational permit is required for the operation and maintenance of a tire-rebuilding plant.

105.6.49 Waste handling. An operational permit is required for the operation of wrecking yards, junk yards and waste material-handling facilities.

105.6.50 Wood products. An operational permit is required to store chips, hogged material, lumber or plywood in excess of 200 cubic feet (6 m³).

[A] 105.7 Required construction permits. The *fire code official* is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.25.

[A] 105.7.1 Automatic fire-extinguishing systems. A construction permit is required for installation of or modification to an automatic fire-extinguishing system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

[A] 105.7.2 Battery systems. A construction permit is required to install stationary storage battery systems regulated by Section 1206.2.

[A] 105.7.3 Capacitor energy storage systems. A construction permit is required to install capacitor energy storage systems regulated by Section 1206.3.

[A] 105.7.4 Compressed gases. Where the compressed gases in use or storage exceed the amounts listed in Table 105.6.9, a construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a *compressed gas* system.

Exceptions:

1. Routine maintenance.
2. For emergency repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

[A] 105.7.5 Cryogenic fluids. A construction permit is required for installation of or *alteration* to outdoor stationary *cryogenic fluid* storage systems where the system capacity exceeds the amounts listed in Table 105.6.10. Maintenance performed in accordance with this code is not considered to be an *alteration* and does not require a construction permit.

[A] 105.7.6 Emergency responder radio coverage system. A construction permit is required for installation of or modification to emergency responder radio coverage systems and related equipment. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

[A] 105.7.7 Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

[A] 105.7.8 Fire pumps and related equipment. A construction permit is required for installation of or modification to fire pumps and related fuel tanks, jockey pumps,

FLAMMABLE FINISHES

2404.3.3.5 Clear space. Spray booths shall be installed so that all parts of the booth are able to be accessed for cleaning. A clear space of not less than 3 feet (914 mm) shall be maintained on all sides of the spray booth. This clear space shall be kept free of any storage or combustible construction.

Exceptions:

1. This requirement shall not prohibit locating a spray booth closer than 3 feet (914 mm) to or directly against an interior partition, wall or floor/ceiling assembly that has a *fire-resistance rating* of not less than 1 hour, provided that the spray booth can be adequately maintained and cleaned.
2. This requirement shall not prohibit locating a spray booth closer than 3 feet (914 mm) to an exterior wall or a roof assembly, provided that the wall or roof is constructed of noncombustible material and the spray booth can be adequately maintained and cleaned.

2404.3.3.6 Size. The aggregate area of spray booths in a building shall not exceed the lesser of 10 percent of the area of any floor of a building or the basic area allowed for a Group H-2 occupancy without area increases, as set forth in the *International Building Code*. The area of an individual spray booth in a building shall not exceed the lesser of the aggregate size limit or 1,500 square feet (139 m²).

Exception: One individual booth not exceeding 500 square feet (46 m²).

2404.3.4 Spraying spaces. Spraying spaces shall be designed and constructed in accordance with the *International Building Code*, and Section 2404.3.4.1 and Sections 2404.4 through 2404.8 of this code.

2404.3.4.1 Floor. Combustible floor construction in spraying spaces shall be covered by *approved*, noncombustible, nonsparking material, except where combustible coverings, such as thin paper or plastic and strippable coatings, are utilized over noncombustible materials to facilitate cleaning operations in spraying spaces.

2404.4 Fire protection. Spray booths and spray rooms shall be protected by an *approved* automatic fire-extinguishing system complying with Chapter 9. Protection shall extend to exhaust plenums, exhaust ducts and both sides of dry filters where such filters are used.

2404.4.1 Fire extinguishers. Portable fire extinguishers complying with Section 906 shall be provided for spraying areas in accordance with the requirements for an extra (high) hazard occupancy.

2404.5 Housekeeping, maintenance and storage of hazardous materials. Housekeeping, maintenance, storage and use of hazardous materials shall be in accordance with Sections 2403.3, 2403.4, 2404.5.1 and 2404.5.2.

2404.5.1 Different coatings. Spray booths, spray rooms and spraying spaces shall not be alternately utilized for

different types of coating materials where the combination of materials is conducive to spontaneous ignition, unless all deposits of one material are removed from the booth, room or space and exhaust ducts prior to spraying with a different material.

2404.5.2 Protection of sprinklers. Automatic sprinklers installed in *flammable vapor areas* shall be protected from the accumulation of residue from spraying operations in an *approved* manner. Bags used as a protective covering shall be 0.003-inch-thick (0.076 mm) polyethylene or cellophane or shall be thin paper. Automatic sprinklers contaminated by overspray particles shall be replaced with new automatic sprinklers.

2404.6 Sources of ignition. Control of sources of ignition shall be in accordance with Section 2403.2 and Sections 2404.6.1 through 2404.6.2.4.

2404.6.1 Drying operations. Spray booths and spray rooms shall not be alternately used for the purpose of drying by arrangements or methods that could cause an increase in the surface temperature of the spray booth or spray room except in accordance with Sections 2404.6.1.1 and 2404.6.1.2. Except as specifically provided in this section, drying or baking units utilizing a heating system having open flames or that are capable of producing sparks shall not be installed in a *flammable vapor areas*.

2404.6.1.1 Spraying procedure. The spraying procedure shall use low-volume spray application.

2404.6.1.2 Drying apparatus. Fixed drying apparatus shall comply with this chapter and the applicable provisions of Chapter 30. Where recirculation ventilation is provided in accordance with Section 2404.7.2, the heating system shall not be within the recirculation air path.

2404.6.1.2.1 Interlocks. The spraying apparatus, drying apparatus and ventilating system for the spray booth or spray room shall be equipped with interlocks arranged to accomplish all of the following:

1. Prevent operation of the spraying apparatus while drying operations are in progress.
2. Where the drying apparatus is located in the spray booth or spray room, prevent operation of the drying apparatus until a timed purge of spray vapors from the spray booth or spray room is complete. This purge time shall be based on completing not fewer than four air changes of spray booth or spray room volume or for a period of not less than 3 minutes, whichever is greater.
3. Have the ventilating system maintain a safe atmosphere within the spray booth or spray room during the drying process and automatically shut off drying apparatus in the event of a failure of the ventilating system.
4. Shut off the drying apparatus automatically if the air temperature within the booth exceeds 200°F (93°C).

EFFECTIVE DATES OF MINNESOTA BUILDING AND FIRE CODES

July 1, 1972	1972 State Building Code (SBC) made to apply statewide and supersede and take the place of the building code of any municipality. The SBC adopts by reference the 1970 UBC.
October 1972	Supplements to the 1972 State Building Code.
June/July 1973	Amendments to 1972 State Building Code.
January 14, 1974	1973 <i>Uniform Building Code</i> (UBC) adoption by reference.
October 3, 1975	1975 Minnesota Uniform Fire Code (MUFC) adopts by reference the 1973 Uniform Fire Code.
November 18, 1975	Adoption of Handicapped Code, Chapter 55, and new UBC Section 1717, Foam Plastics.
January 14, 1976	1976 State Building Code.
September 19, 1978	1978 SBC adopts by reference the 1976 UBC.
September 9, 1980	1980 SBC adopts by reference the 1979 UBC.
March 1, 1983	1980 SBC, amended, adopts by reference the 1982 UBC.
April 11, 1983	1983 MUFC adopts by reference the 1982 Uniform Fire Code (UFC).
April 25, 1983	Optional Appendix "E," Automatic Fire Suppression Systems.
January 14, 1985	Adopted Rules updating the State Building Code and governing handicapped accessibility.
February 17, 1987	1985 SBC adopts by reference the 1985 UBC.
October 1, 1989	1989 MUFC adopts by reference the 1988 UFC.
July 16, 1990	1990 SBC adopts by reference the 1988 UBC.
August 23, 1993	1993 MUFC adopts by reference the 1991 UFC.
March 20, 1995	1995 SBC adopts by reference the 1994 UBC.
June 29, 1998	1998 MUFC adopts by reference the 1997 UFC.
October 5, 1998	1998 SBC adopts by reference the 1997 UBC.
March 31, 2003	2003 Minnesota State Building Code (MSBC) adopts by reference the 2000 <i>International Building Code</i> (IBC) with state amendments.
March 31, 2003	2003 Minnesota State Fire Code (MSFC) adopts by reference the 2000 <i>International Fire Code</i> (IFC) with state amendments.
July 10, 2007	2007 MSBC adopts by reference the 2006 IBC with state amendments.
July 10, 2007	2007 MSFC adopts by reference the 2006 IFC with state amendments.
June 2, 2015	2015 MBC adopts by reference the 2012 IBC with state amendments.
May 2, 2016	2015 MSFC adopts by reference the 2012 IFC with state amendments.
March 31, 2020	2020 MBC adopts by reference the 2018 IBC with state amendments.
March 31, 2020	2020 MSFC adopts by reference the 2018 IFC with state amendments.

2.3. A filtering system shall be provided to reduce the amount of overspray carried into the duct manifold.

2.4. Automatic sprinkler protection shall be provided at the junction of each booth exhaust with the manifold, in addition to the protection required by this chapter.

1504.2.6 Termination point. The termination point for exhaust ducts discharging to the atmosphere shall not be less than the following distances:

1. Ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from the property line; 10 feet (3048 mm) from openings into the building; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls or openings into the building which are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.
2. Other product-conveying outlets: 10 feet (3048 mm) from the property line; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from openings into the building; 10 feet (3048 mm) above adjoining grade.
3. Environmental air duct exhaust: 3 feet (914 mm) from the property line; 3 feet (914 mm) from openings into the building.

1504.2.7 Fan motors and belts. Electric motors driving exhaust fans shall not be placed inside booths or ducts. Fan rotating elements shall be nonferrous or nonsparking or the casing shall consist of, or be lined with, such material. Belts shall not enter the duct or booth unless the belt and pulley within the duct are tightly enclosed.

1504.3 Filters. Air intake filters that are part of a wall or ceiling assembly shall be listed as Class I or Class II in accordance with UL 900. Exhaust filters shall be required.

1504.3.1 Supports. Supports and holders for filters shall be constructed of noncombustible materials.

1504.3.2 Attachment. Overspray collection filters shall be readily removable and accessible for cleaning or replacement.

1504.3.3 Maintaining air velocity. Visible gauges, audible alarms or pressure-activated devices shall be installed to indicate or ensure that the required air velocity is maintained.

1504.3.4 Filter rolls. Spray booths equipped with a filter roll that is automatically advanced when the air velocity is reduced to less than 100 linear feet per minute (51 m/s) shall be arranged to shut down the spraying operation if the filter roll fails to advance automatically.

1504.3.5 Filter disposal. Discarded filter pads shall be immediately removed to a safe, detached location or placed in a noncombustible container with a tight-fitting lid and disposed of properly.

1504.3.6 Spontaneous ignition. Spray booths using dry filters shall not be used for spraying materials that are highly susceptible to spontaneous heating and ignition. Filters shall be changed prior to spraying materials that could react with

other materials previously collected. Examples of potentially reactive combinations include lacquer when combined with varnishes, stains or primers.

1504.3.7 Waterwash spray booths. Waterwash spray booths shall be of an approved design so as to prevent excessive accumulation of deposits in ducts and residue at duct outlets. Such booths shall be arranged so that air and overspray are drawn through a continuously flowing water curtain before entering an exhaust duct to the building exterior.

1504.4 Different coatings. Spray booths, spray rooms and spray spaces shall not be alternately utilized for different types of coating materials where the combination of materials is conducive to spontaneous ignition, unless all deposits of one material are removed from the booth, room or space and exhaust ducts prior to spraying with a different material.

1504.5 Illumination. Where spraying spaces, spray rooms or spray booths are illuminated through glass panels or other transparent materials, only fixed lighting units shall be utilized as a source of illumination.

1504.5.1 Glass panels. Panels for light fixtures or for observation shall be of heat-treated glass, wired glass or hammered-wire glass and shall be sealed to confine vapors, mists, residues, dusts and deposits to the spraying area. Panels for light fixtures shall be separated from the fixture to prevent the surface temperature of the panel from exceeding 200°F (93°C).

1504.5.2 Exterior fixtures. Light fixtures attached to the walls or ceilings of a spraying area, but which are outside of any classified area and are separated from the spraying area by vapor-tight glass panels, shall be suitable for use in ordinary hazard locations. Such fixtures shall be serviced from outside the spraying area.

1504.5.3 Integral fixtures. Light fixtures that are an integral part of the walls or ceiling of a spraying area are allowed to be separated from the spraying area by glass panels that are an integral part of the fixture. Such fixtures shall be listed for use in Class I, Division 2 or Class II, Division 2 locations, whichever is applicable, and also shall be suitable for accumulations of deposits of combustible residues. Such fixtures are allowed to be serviced from inside the spraying area.

1504.5.4 Portable electric lamps. Portable electric lamps shall not be used in spraying areas during spraying operations. Portable electric lamps used during cleaning or repairing operations shall be of a type approved for hazardous locations.

1504.6 Fire protection. Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9 which shall also protect exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.

1504.6.1 Protection of sprinklers. Automatic sprinklers installed in spraying areas shall be protected from accumulation of residue from spraying operations in an approved manner. Bags used as a protective covering shall be 0.003-inch-thick (0.076 mm) polyethylene or cellophane or shall

**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: April 10, 2023

Agenda Item Number: 4.0 C

Agenda Item: MS4 Ordinance Amendments

Background Material:

As the City of East Bethel has a population greater than 10,000, we are federally required to obtain a Municipal Separate Storm Sewer System (MS4) permit for managing non-point source storm water. Non-point source storm water is generally the overland flow of storm water that does not originate from a single discharge, otherwise known as point-source storm water.

The City of East Bethel has developed a Storm Water Pollution Prevention Plan as required by the National Pollutant Discharge Elimination Program, which authorizes City's to discharge storm water to the public water system. The goal of the Storm Water Pollution Prevention Program is to reduce the discharge of pollutants into receiving waters to the maximum extent practicable. The NPDES permit is issued through Minnesota Pollution Control Agency and must be renewed every five years.

To comply with the five-year renewal requirements of the permit, city ordinance changes are required. The three ordinances that require amendment include Salt Storage, Animal Waste, and Infiltration. These requirements are attached as Ordinances 2023-03, -04 and -05.

Attachment(s):

Attachment 1 - Ordinance 2023-03: Ch 10, Article I

Attachment 2 - Ordinance 2023-04: Ch 66, Art IX, Sec 66-255

Attachment 3 - Ordinance 2023-05: Ch 66, Art IV, Sec 66-171

Fiscal Impact: To be determined

Recommendation(s):

Staff is requesting that City Council conduct a public hearing to receive comments on amendments to Ordinance 2023-03, 2023-04 and 2023-05 and at the conclusion of the hearing and City Council discussion of this item, approve those amendments to Ordinances 2023-03, -04 and -05 as exhibited in Attachments 1, 2 and 3

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

**CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA**

ORDINANCE NO. 2023-03

**AN ORDINANCE AMENDING CHAPTER 10, SECTION 10-1
OF THE EAST BETHEL CODE OF ORDINANCES
REGULATING ANIMAL WASTE IN THE CITY OF EAST BETHEL**

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

CITY CODE CHAPTER 10 – ANIMALS

Add the following section to Article I, IN GENERAL:

Sec. 10-1. – Animal waste.

When on public property, the owner of any animal or person having the custody or the control of any animal shall be responsible for cleaning up any feces of the animal and disposing of such feces in a sanitary manner.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

The ordinance amendment herein becomes effective from and after its passage and publication.

Adopted by the City Council of the City of East Bethel on this 10th day of April, 2023.

CITY OF EAST BETHEL

Tim Harrington, Mayor

ATTEST:

Jack Davis, City Administrator

**CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA**

ORDINANCE NO. 2023-04

**AN ORDINANCE AMENDING CHAPTER 66, SECTION 66-255
OF THE EAST BETHEL CODE OF ORDINANCES
REGULATING BUFFER STRIPS IN THE CITY OF EAST BETHEL**

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS
FOLLOWS:

CITY CODE CHAPTER 66 – SUBDIVISIONS

Add the following paragraphs to Article IX, Wetland Protection, Section 66-255 – Buffer Strips:

- (4) Buffer Strip Easement.
 - a. Buffer strips shall be within a drainage and utility easement. The applicant shall be required to prepare the easement deed for the City’s review and approval. The applicant shall record the deed at the County recorder’s office.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

The ordinance amendment herein becomes effective from and after its passage and publication.

Adopted by the City Council of the City of East Bethel on this 10th day of April, 2023.

CITY OF EAST BETHEL

Tim Harrington, Mayor

ATTEST:

Jack Davis, City Administrator

**CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA**

ORDINANCE NO. 2023-05

**AN ORDINANCE AMENDING CHAPTER 66, SECTION 66-171
OF THE EAST BETHEL CODE OF ORDINANCES
REGULATING SALT STORAGE IN THE CITY OF EAST BETHEL**

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

CITY CODE CHAPTER 66 – SUBDIVISIONS

Add the following section to Article IV, Design Standards:

Sec. 66-171. – Salt storage.

- (a) Salt storage at commercial, institutional, and non-NPDES permitted industrial facilities must be in compliance with the following:
 - (1) Salt storage must occur in a designated area which is covered or indoors;
 - (2) Designated salt storage must be located on an impervious surface;
 - (3) The operator/owner of the property must implement Best Management Practices to reduce exposure when transferring material in designated salt storage areas.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

The ordinance amendment herein becomes effective from and after its passage and publication.

Adopted by the City Council of the City of East Bethel on this 10th day of April, 2023.

CITY OF EAST BETHEL

Tim Harrington, Mayor

ATTEST:

Jack Davis, City Administrator

**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: April 10, 2023

Agenda Item Number: 4.0 D

Agenda Item: Sunrise River Water Management Organization (SRWMO) Watershed Management Plan Ordinance Amendments.

Background Material:

City Code Appendix – A, Zoning, Section 35, Grading, Filling and Excavation needs to be amended to comply and be consistent with the SRWMO Watershed Management Plan.

The Bureau of Water and Soil Resources has approved the Plan and per Statute 103B.235 subd. 4, the city is required to amend its official controls to be consistent with this document. The SRWMO does not have a permitting program but has developed minimum standards that each member must adopt. These standards are adopted through ordinance and, at the least, be as protective as and consistent with the SRWMO Regulatory Standards (Attachment 2). Municipalities implement these requirements through their permitting processes.

Ordinance amendments (Attachment 1) incorporating the use of Atlas 14 in drainage calculations and clarification of the use of buffers in drainage and utility easements will satisfy the updates to make our ordinances consistent with the plan requirements.

Attachment(s):

Attachment 1 – Ordinance 2023-06 Redline Copy

Attachment 2 – SRWMO Regulatory Standards

Fiscal Impact:

Recommendation(s)

Staff is requesting that City Council conduct a public hearing to receive comments on amendments to Ordinance 2023-06 and at the conclusion of the hearing and City Council discussion of this item, approve those amendments to Ordinances 2023-06 as exhibited in Attachment 1.

**CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA**

ORDINANCE NO. 2023-06

**AN ORDINANCE AMENDING APPENDIX A, SECTION 35
OF THE EAST BETHEL CODE OF ORDINANCES
REGULATING GRADING, FILLING, AND EXCAVATION
IN THE CITY OF EAST BETHEL**

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

Changes in the following sections are denoted with an underline for **new text** or ~~strike through~~ for ~~deleted language~~.

CITY CODE APPENDIX – A, ZONING

SECTION 35. GRADING, FILLING, AND EXCAVATION

SECTION 35. Stormwater management, paragraph 7, shall hereby be amended to read as follows:

7. Stormwater management.

No land shall be developed and no use shall be allowed that results in water runoff causing flooding, erosion, or increased runoff on adjacent property. Such runoff shall be properly channeled into a watercourse, ditch, storm pond, or other appropriate facility subject to review and approval by the city engineer.

Stormwater pollution prevention plans (SWPPP). Stormwater pollution prevention plans are required for small and large sites, as defined below, to be submitted to the city engineer for review and approval.

- A. Small sites consist of more than 20,000 square feet but less than 1.0 acre of land disturbance, filling, grading or other such activity.
 - 1) Small sites shall be designed to control runoff rate so as to not cause downstream flooding or erosion. Calculations shall use Atlas 14 precipitation data.
 - 2) Small site stormwater pollution prevention plans shall be designed to minimize erosion and to contain sediment from the existing site.
 - 3) No building permit, subdivision approval, or permit to allow land distributing activities shall be issued until the city approves this plan.
- B. Large sites include more than 1.0 acre of disturbance and any sites that disturb less than 1.0 acre but are part of a larger development or connected action disturbing a cumulative 1.0 or more acres.
 - 1) Designed and implemented to meet or exceed the requirements of the Minnesota NPDES/SDS Construction Stormwater General Permit MN R100001 (Construction Stormwater Permit).
 - 2) General policy on stormwater runoff rates and water quality for large sites.
 - (a) For new development stormwater runoff rates, volume, total suspended solids, and total phosphorus from the site shall not increase over the predevelopment values, based on the last ten-years of how that land was used. Also accelerated channel erosion must not occur as a result of the proposed activity.

- i. Stormwater peak discharge rates shall not increase for the 24 hour, 2-year, 10-year, and 100-year storm events.
 - ii. Volume, total suspended solids, and total phosphorus may not increase on an average annual basis.
 - iii. An instantaneous stormwater volume calculated as one inch of runoff from the new impervious surface shall be retained on-site.
- (b) For redevelopment stormwater runoff rates, volume, total suspended solids, and total phosphorus must be managed from the predevelopment values, based on the last ten-years of how that land was used. Also accelerated channel erosion must not occur as a result of the proposed activity.

- i. Stormwater peak discharge rates shall not increase for the 24 hour, 2-year, 10-year, and 100-year storm events.
- ii. Volume, total suspended solids, and total phosphorus must show a net reduction on an average annual basis.
- iii. An instantaneous stormwater volume calculated as one inch of runoff from the new impervious surface shall be retained on-site.
- iv. For linear projects, the water quality volume must be calculated as the larger of one (1) inch times the new impervious surface or one-half (0.5) inch times the sum of the new and the fully reconstructed impervious surface.

(c) Infiltration systems must be prohibited when the system would be constructed in areas:

- i. that receive discharges from vehicle fueling and maintenance areas, regardless of the amount of new and fully reconstructed impervious surface;
- ii. where high levels of contaminants in soil or groundwater may be mobilized by the infiltrating stormwater. To make this determination, the owners and/or operators of construction activity must complete the Agency's site screening assessment checklist, which is available in the Minnesota Stormwater Manual, or conduct their own assessment. The assessment must be retained with the site plans;
- iii. where soil infiltration rates are more than 8.3 inches per hour unless soils are amended to slow the infiltration rate below 8.3 inches per hour;
- iv. with less than three (3) feet of separation distance from the bottom of the infiltration system to the elevation of the seasonally saturated soils or the top of bedrock;
- v. of predominately Hydrologic Soil Group D (clay) soils;
- vi. in an Emergency Response Area (ERA) within a Drinking Water Supply Management Area (DWSMA) as defined in Minn. R. 4720.5100, Subp. 13, classified as high or very high vulnerability as defined by the Minnesota Department of Health;
- vii. in an ERA within a DWSMA classified as moderate vulnerability unless the permittee performs or approves a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater;
- viii. outside of an ERA within a DWSMA classified as high or very high vulnerability unless the permittee performs or approves a higher level of engineering review

sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater;

ix. within 1,000 feet up-gradient or 100 feet down gradient of active karst features; or

x. that receive stormwater runoff from these types of entities regulated under NPDES for industrial stormwater: automobile salvage yards; scrap recycling and waste recycling facilities; hazardous waste treatment, storage, or disposal facilities; or air transportation facilities that conduct deicing activities.

~~(c) Infiltration prohibited. Infiltration shall be prohibited if one or more of the following circumstances are present.~~

~~i. The site is required to obtain a NPDES/SDS industrial stormwater permit and the permit prohibits infiltration;~~

~~ii. Where vehicle fueling and maintenance occur;~~

~~iii. Less than three feet of separation is present from the bottom of the infiltration practice to the elevation of seasonally saturated soils or top of bedrock;~~

~~iv. Where high levels of contaminants in the soil or groundwater will be mobilized by infiltrating stormwater.~~

~~(d) Infiltration restricted. Higher engineering review shall be required when the infiltration device will be constructed in areas:~~

~~i. Within a Drinking Water Supply Management Area (DWSMA) as defined in Minn R. 4720.5100, subp. 13;~~

~~ii. Where soil infiltration rates are more than 8.3 inches per hour;~~

~~iii. Other areas as determined by the city engineer.~~

(d e) Limitations. For projects where site constraints limit the ability to provide the required control practices within the project boundary; the project shall provide for downstream improvements for that portion that cannot be treated within the project boundaries. Such projects may include:

i. Linear projects where reasonable effort has been made to obtain sufficient right-of-way to install required control practices and said efforts have been unsuccessful;

ii. Sites where infiltration is prohibited;

iii. Other locations as determined by the city.

(e f) Sequencing. Projects that cannot fully meet the stormwater requirements of this section must demonstrate the site constraints through a sequencing analysis subject to review and approval of the city engineer. Prior to consideration of off-site mitigation, the applicant must demonstrate on-site treatment to the maximum extent practicable given the site constraints.

(f g) Mitigation. Projects that have made reasonable effort but have been unable to fully meet volume, total suspended solids, and total phosphorus requirements within the project limits may, upon authorization by the city, utilize the following methods to meet that portion not met on-site:

i. Provided treatment that yields the same benefits in an offsite location to the same receiving water that receives runoff from the project site. If this is not feasible then;

- ii. Provide treatment that yields the same benefits in an offsite location within the same Minnesota Department of Natural Resources catchment area as the project site. If this is not feasible then;
- iii. Provide treatment that yields the same benefits in an offsite location within an adjacent Minnesota Department of Natural Resources catchment area up-stream of the project site. If this is not feasible then;
- iv. Provide treatment that yields the same benefits at a site approved by the city.
- v. Offsite mitigation authorized by the city shall be completed within 24-months of the beginning of construction on the permitted site.
- vi. Mitigation projects must involve the creation of new permanent pollution controls or retrofit of existing permanent pollution controls, or the use of properly designed regional permanent pollution controls.
- vii. Maintenance of existing permanent pollution controls that do not have adequate capacity to meet the runoff and water quality criteria of this ordinance shall not be accepted in lieu of new or retrofit permanent stormwater pollution controls.

(g h) Applicants shall provide documentation showing compliance with the rate and quality requirements of this ordinance. Acceptable documentation shall be:

- i. For rate and volume: Calculations shall be by a methodology listed in the Minnesota Pollution Control Agency's publication, "The Minnesota Stormwater Manual" or other method approved by the City. Calculations shall use Atlas 14 precipitation data.
- ii. For total suspended solids and total phosphorus: Calculations shall be done using the Minimal Impact Design Standards (MIDS) Calculator available on the MPCA website, P8 or other method approved by the city.
- iii. Prepared and certified by a professional engineer.

C. The following criteria shall be met for all sites.

- 1) *City inspection.* The applicant shall be responsible for all required erosion and sediment inspections required in the approved stormwater pollution prevention plan. The city may perform inspections to ensure conformance with this section. The applicant and/or builder shall provide access to the site and address any deficiencies noted by the city to maintain proper erosion and sediment control at all sites within the timeframes noted in this ordinance and the construction stormwater permit. In cases where cooperation is withheld, construction stop work orders may be issued by the city, until erosion and sediment control measures are compliant with the construction stormwater permit and this ordinance. Follow up erosion and sediment control/grading inspections must then be scheduled and passed before the construction stop work order is lifted or any other inspections will be done.
- 2) *Inspection and maintenance.* All stormwater pollution control management facilities must be designed to minimize the need of maintenance, to provide easy vehicle and personnel access for maintenance purposes, and be structurally sound. The city or its designated representative shall inspect all stormwater management facilities during construction and during the first year of operation.
- 3) *Private facilities.* Where private facilities are allowed by the city council the applicant must provide as part of the design plan of operation and maintenance. The plan must indicate the responsible party or parties charged with the long term maintenance, repair, or replacement of the facilities. The plan shall also include information on the intended final ownership of the properties

containing such facilities and the means by which inspection, maintenance, repair, or replacement when necessary shall be funded and accomplished and the party that will be responsible for the operation and maintenance. The details shall be included in an agreement that shall be recorded against the property being developed. In addition, the agreement shall provide for:

- (a) Access in perpetuity for inspection of the facilities by the city.
- (b) Access in perpetuity for maintenance of the facilities should the city find that storm water facility maintenance is required and upon written notice the property owners fail to take corrective action with the cost of such maintenance to be paid by the property owner.
- (c) If upon inspection, the city finds that any private stormwater management facilities require maintenance, repair, or replacement, but such deficiencies do not create a critical or imminent threat to adjacent properties, the environment, or other stormwater facilities; the party or parties responsible for the continued operation of the facilities shall be given written notice of the findings.
- (d) If upon inspection, the city finds that any private stormwater management facilities require maintenance, repair, or replacement and such deficiencies create a critical or imminent threat to adjacent properties, the environment, or other stormwater facilities, the city may take immediate corrective action and charge the costs to the properties identified in the agreement as benefitting from the private stormwater facilities. The city council shall, by appropriate resolution, assess the costs including appropriate administrative fees against said properties, and certify the same to the County Assessor of Anoka County, Minnesota.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

The ordinance amendment herein becomes effective from and after its passage and publication.

Adopted by the City Council of the City of East Bethel on this 10th day of April, 2023.

CITY OF EAST BETHEL

Tim Harrington, Mayor

ATTEST:

Jack Davis, City Administrator



Sunrise River Watershed Management Organization

Regulatory Standards

Administration

The SRWMO does not have a permitting program. These standards will be administered by the member communities of the SRWMO. Each community must adopt standards at least as protective as, and consistent with, the SRWMO standards in their ordinances, and implement them.

Stormwater

Goal: Maintain water quality and promote infiltration in sandy soils.

Standards:

- **Applicability:** These standards apply to:
 - Subdivision or development of three or more lots OR
 - >1 ac disturbance creating new impervious surfaces.
 - Issuance of new building permits for individual lots in the shoreland zone – in this instance the only applicable standard is that impervious surfaces on the lot may not exceed 25%.
- **Volume control:** Retain 1” from impervious surfaces, preferably by infiltration.
- **Pollutant control:** Post-development must equal pre-development for total phosphorus and suspended solids for the 2-, 10- and 100-year 24-hour storm events.
- **Rate control:** Post-development rates must equal pre-development for the 2-, 10- and 100-year 24-hour storm events.
- **What to do if infiltration is difficult or not advised:** Volume retention, with infiltration and minimizing runoff-generating surfaces as the preferred techniques, must be used to the maximum extent practical to achieve the SRWMO standards. Maximum extent practical shall be determined by the local permitting authority (city or township). Infiltration is prohibited in the circumstances described in the MN Stormwater Manual Design Criteria for Infiltration, including runoff from fueling stations, in the emergency response area of a drinking water supply management area and others.
- **Exempt activities:** road mill and overlay, maintenance and paving of existing gravel roads, agricultural production not creating impervious surfaces, and emergency activities necessary for protection of life, property or natural resources.
- **Special considerations in the shoreland zone:** Impervious surfaces must not exceed 25% of lot area.
- **Pre-treatment** is required before water enters an infiltration practice.

- **Must utilize Atlas 14** precip data when estimating stormwater rates, volumes and pollutants.
- **A legally binding and enforceable maintenance plan** clarifying responsible parties is required for all stormwater infiltration or retention practices.

Wetlands

Goals:

- Filter runoff through a vegetated buffer.
- Prevent disturbance within the wetland.

Standards:

- **Applicability:** These standards apply to:
 - Subdivision or development of three or more lots OR
 - >1 ac disturbance creating new impervious surfaces.
- **Buffer width:** A minimum 16.5 ft perennially vegetated buffer is required at the wetland boundary.
- **Protections during construction:** The delineated wetland, but not necessarily the buffer area, must be protected during construction with protected with appropriate perimeter erosion control.
- **Buffer seeding:** Any areas where vegetation is removed in the buffer area during construction must be reseeded with a native seed mix, and the applicant is responsible for maintenance or reseeded for 3 years through a legally enforceable agreement with the city/township. These requirements do not apply if the buffer area vegetation is not disturbed during construction.
- **Buffer vegetation:** Buffer shall be a perennial, unmowed vegetation creating continuous cover. Existing vegetation may be used.
- **Buffer within an easement:** The buffer shall be within a drainage and utility easement with the community's restrictions on structures and other activities in a drainage and utility easement.
- **Stormwater discharge to wetlands:** Discharged stormwater must be treated to SRWMO stormwater standards.
- **Water level bounce:** Allowable water level bounce in wetlands must follow MPCA guidance document - *Stormwater and Wetlands: Planning and Evaluation Guidelines for Addressing Potential Impacts of Urban Stormwater and Snowmelt Runoff on Wetlands,* Minnesota Pollution Control Agency 1997, or subsequent updates.
- **Variances:** Buffer variances may be granted in any of the following conditions:
 - Small wetlands where the entire wetland area is less than or equal to the area of wetland impact allowed without replacement as *de minimis* under the MN Wetland Conservation Act. It is acceptable to have no buffers in these cases.

- Part of the required buffer is outside of the wetland's watershed. Due to topography near the wetland, runoff flows away from and never enters the wetland through surface flows. Variances should only be for that portion of the buffer that would be outside of the wetland's watershed.
- If drainage is redirected to an area where a buffer is feasible.
- If the site is not generating stormwater or is using storm water minimizing techniques that also provide habitat value such as rain gardens, vegetated swales, and other Best Management Practices (BMP's) replace the functions of buffers.
- If the applicant is protecting additional upland, beyond that required by other ordinances or control measures, to connect existing wildlife habitat.
- Undue hardship, as defined in MN Statutes 462.357, subd. 6, subpart 2.
- Others as determined by the permitting authority.
- Roads and other linear projects, except those created as part of new residential or commercial developments.

Subsurface Sewage Treatment Systems

Short term goal: Have consistent triggers for periodic septic system inspections that result in non-compliant systems getting fixed.

Long term goals: If grant funds can be secured,

- Expand triggers for septic system inspections to include property transfer in all SRWMO communities. East Bethel and Columbus have this, Linwood and Ham Lake do not. The SRWMO will pursue grants for development and update of these ordinances, and setting up a process to implement it.
- Provide septic system inspections of all parcels throughout the shoreland district.
- Install community systems where it is more economical than individual fixes.
- Increase grant funds to homeowners for fixing failing septic systems. Priority area is the shoreland zone.

Standards:

- Building permit applications to add a bedroom or square footage shall follow the MN Rules 7080 requirement for a review of the onsite sewage treatment system's design to determine if additional flow can be accommodated.
- Communities must track septic system pumping at each residence or business.
- Communities must send maintenance reminders for residences where the community has no record of maintenance in the last three years.

**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: April 10, 2023

Agenda Item Number: Item 6.0 A - J

Requested Action: Consider approving the Consent Agenda as presented

Background Information:

Item A – Approval of Bills

Item B – March 13, 2023 Tabled City Council Meeting Minutes

Amended minutes from the March 13, 2023 tabled City Council Meeting are attached for your review.

Item C – March 27, 2023 City Council Meeting Minutes

Minutes from the March 27, 2023 City Council Meeting are attached for your review

Item D – Successful Completion of Probationary Period for the Fire Chief

Rod Sanow was hired as the East Bethel Fire Chief effective October 14, 2022. As a condition of the hire, a 6 month probationary period is required of all new employees to enable the City to evaluate their performance and ensure they have demonstrated their ability to perform the duties of the position. Mr. Sanow has completed his probationary period and has met all the requirements of the position, has been proficient in his duties and his performance has been excellent. Staff recommends his appointment as a regular employee based on the successful completion of the six month probationary period for the City of East Bethel Fire Chief.

Item E – Res. 2023-22 Accepting Bids for the 183rd Avenue Surface Reconstruction Project

Bids for this project were opened electronically at 10:00 a.m. on March 28, 2023. A total of 9 bids were received. The bids were as follows:

	<u>Base Bid</u>
Knife River Corporation	\$517,907.30
Novco Inc.	\$542,587.25
Asphalt Surface Technologies, Corp.	\$551,390.14
Douglas-Kerr Underground, LLC	\$552,116.71
Valley Paving, Inc.	\$564,385.59
Park Construction Company	\$580,923.15
Dresel Contracting, Inc.	\$612,296.44
Bituminous Roadways Inc.	\$644,969.15
North Valley, Inc.	\$650,182.21

The bids are summarized in detail on the attached bid tabulation. Knife River Corporation was the lowest bidder with a bid of \$517,907.30. The engineer's estimate for this project was \$665,000. Knife River Corporation has successfully completed several projects of similar size for the City of East Bethel. Staff recommends that the bid be accepted from Knife River Corporation in the

amount of \$517,907.30. Staff is also recommending approval of Resolution 2023-22 Resolution Accepting Bids for the 183rd Avenue Surface Reconstruction Project and award of a contract to Knife River Corporation. The City Engineer's estimate for the project were \$685,000.00.

Funds for this project have been approved and are available from the 2023 City's Street Capital Improvement Plan and fund.

Item F – Resolution 2023-20, Declaring 1997 Felling Trailer Surplus Property

The 1997 Felling trailer has reached the end of its useful life as a reliable piece of equipment for the City of East Bethel. Due to structural cracks and corrosion it is unlikely to pass the commercial vehicle inspection for another year of service. This trailer was originally planned and budgeted for a 12 year replacement, but due to regular maintenance and repairs, staff were able to extend this to 26 years.

The trailer will be listed for online auction on the State of Minnesota Surplus Services website, MinnBid, with the funds from the sale returned to the Equipment Replacement Fund. Staff requests approval of Resolution 2023-20 as presented as Consent Agenda Item 6.0 F in the Council Packet.

Item G – Purchase of Equipment, Tandem Axle Trailer

The 1997 Felling trailer has reached the end of its useful life and is schedule for replacement in 2023. This 18 foot tandem axle trailer is used to haul equipment year-round and due to corrosion issues, staff originally researched galvanized or aluminum trailers that would be more resistant to road salt, but pricing for these types of trailers was over the budgeted amount.

The 2023 Equipment Replacement Budget included \$12,000 for the replacement of this trailer. Staff have received two quotes for a direct replacement of the 14,000 lb GVWR steel tandem axle trailer. A Felling FT14I trailer from Lano equipment was quoted on state contract with a price of \$11,595.54. Ziegler Equipment quoted a Towmaster T-12D trailer with a price of \$9,861.90.

Staff recommends the low quote form Ziegler Equipment for a Towmaster T-12D trailer for \$9,861.90. This piece of equipment will meet the City's needs for 15 years.

Item H – Ice Arena Locker Room and Bathroom Flooring

Staff has continued to work with the St Francis Youth Hockey Association and the St Francis High School hockey program to provide needed facility improvements to the East Bethel Ice Arena. A continually updated priority list is used to plan capital improvement projects as funding becomes available. For 2023, the next item scheduled for improvement is the replacement of the rubber flooring in the locker rooms, hallways, bathrooms and public area near the concession stand. The current flooring is comprised of individual squares that are cut to fit and are not secured to the flooring. They have numerous seams that become trip hazards and provide an avenue for water and dirt to accumulate beneath the matting.

The proposed new rubber flooring would be professionally installed and attached to the cement floor. The new flooring would not have the trip hazards from exposed seams and would be much easier for the arena staff to clean without needing to pull up rubber squares to dry out. The appearance of the floor would also be improved with a uniform material used throughout the proposed areas.

Staff has reached out to three flooring companies for quotes. Because of the proprietary nature of some of the products, each quote is for a different product. All of the pricing is based on the East Bethel Public Works staff removing and disposing of the existing mats.

Absolute Commercial Flooring – Basics Interlocking Rubber Tile 8mm	\$29,018
Becker Arena Products – Encore Everlast 8mm	\$30,548
Becker Arena Products – Sportfloor Stamina 10mm	\$38,829
Becker Arena Products – Sportfloor Reaction 10mm	\$84,285
Advanced Commercial Flooring	No Response

Staff has reviewed the pricing and the associated products, along with input from users of the ice arena, and recommend the Sportfloor Stamina 10mm product from Becker Arena Products. This product provides a better sealed surface and thicker mat compared to some of the less expensive options. It is a common product in ice arena applications and it provides a black with blue fleck color option that will enhance the overall appearance of the ice arena. It also has the ability to be patched if areas are damaged or worn out.

Funding for the project is available and would be provided by the Ice Arena Fund. The monies for the fund are generated by ice arena users through ice rentals. No City of East Bethel General Fund dollars would be used for the flooring with the exception of staff time to remove the existing flooring.

Item I – Accept Firefighter Resignation

Kim Swanson submitted her resignation from the East Bethel Fire Department effective March 31, 2023. Ms. Swanson has served on the Department for 5 years. City Council and Staff wish Kim the best in her future endeavors and appreciate her service to the City.

Item J – 2023 JPA Street Maintenance Project Bids

At the March 23, 2023 City Council Meeting, a motion was made to approve a JPA bid agreement (agenda item 8.0 E.1 2023 JPA Street Maintenance Project Bids) that included a second and a discussion that indicated unanimous support. Due to a secondary discussion involving street patching after the motion to approve by Councilperson Lewis and a second by Councilperson Smith, no vote was taken on the item. As a procedural matter, Council is requested to vote on the approval of the 2023 JPA Street Maintenance Agreement bids in the amount of \$71,407 and authorization to submit a letter of concurrence to the City of Coon Rapids indicating our participation in this project.

Fiscal Impact: All items listed above requiring expenditures have approved 2023 Budget funds to cover the expenses.

Recommendation(s): Staff recommends approval of the Consent Agenda as presented.



City of East Bethel

April 10, 2023

Payment Summary

Payments for Council Approval	
Bills to be approved for payment	\$115,283.41
Electronic Payroll Payments	\$32,005.69
Payroll City Staff - March 30, 2023	\$42,635.18
Total to be Approved for Payment	\$189,924.28

Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Arena Operations	Bldgs/Facilities Repair/Maint	032923	Wright-Hennepin Coop Electric	615	49851	\$30.95
Arena Operations	Refuse Removal	8978716T067	Ace Solid Waste, Inc.	615	49851	\$264.33
Building Inspection	Information Systems	1173	Metro-Inet	101	42410	\$814.64
Building Inspection	Motor Fuels	24148907	Mansfield Oil Company	101	42410	\$289.33
Building Inspection	Surcharge Remittance	MARCH0030512023	MN Dept Labor & Industry	101		\$2,416.02
Building Inspection	Surcharge Remittance	MARCH0030512023	MN Dept Labor & Industry	101		(\$96.64)
City Administration	Conferences/Meetings	CF Y1-2023	SCSU Welcome Center	101	41320	\$470.00
City Administration	Information Systems	1173	Metro-Inet	101	41320	\$1,181.90
City Administration	Legal Notices	938087	ECM Publishers, Inc.	101	41320	\$48.37
City Administration	Legal Notices	939131	ECM Publishers, Inc.	101	41320	\$96.74
City Administration	Legal Notices	940285	ECM Publishers, Inc.	101	41320	\$48.37
City Administration	Office Supplies	IN4135637	Innovative Office Solutions	101	41320	\$14.87
City Administration	Office Supplies	IN4135637	Innovative Office Solutions	101	41320	\$1.04
City Administration	Office Supplies	IN4152707	Innovative Office Solutions	101	41320	\$67.35
City Administration	Professional Services Fees	M28102	TimeSaver Off Site Secretarial	101	41320	\$405.00
Finance	Auditing and Acct g Services	468904	Abdo LLP	101	41520	\$4,000.00
Finance	Information Systems	1173	Metro-Inet	101	41520	\$795.49
Finance	Sales Tax Remittance	03 2023	Minnesota Revenue	101		\$163.00
Fire Department	Bldgs/Facilities Repair/Maint	2495	Bill's Quality Cleaning	101	42210	\$168.00
Fire Department	Bldgs/Facilities Repair/Maint	2496	Bill's Quality Cleaning	101	42210	\$53.00
Fire Department	Conferences/Meetings	6117	F.I.R.E.	101	42210	\$1,350.00
Fire Department	Conferences/Meetings	10954	MN Fire Serv Cert Board	101	42210	\$126.00
Fire Department	General Operating Supplies	KH32923	KYLE HOWARD	101	42210	\$96.25
Fire Department	General Operating Supplies	161581162	Uline	101	42210	\$312.63
Fire Department	Information Systems	1173	Metro-Inet	101	42210	\$1,824.24
Fire Department	Lubricants and Additives	106642508	Fleet Pride	101	42210	\$14.80
Fire Department	Motor Fuels	24148907	Mansfield Oil Company	101	42210	\$460.31
Fire Department	Motor Fuels	24148922	Mansfield Oil Company	101	42210	\$291.32
Fire Department	Motor Vehicle Services (Lic d)	319064	Auto Nation Inc.	101	42210	\$152.87
Fire Department	Motor Vehicles Parts	CG032123-50	Emergency Automotive	101	42210	\$99.40
Fire Department	Motor Vehicles Parts	CG032123-50	Emergency Automotive	101	42210	\$99.40
Fire Department	Office Equipment Rental	33632453	GreatAmerica Financial Svcs	101	42210	\$52.00
Fire Department	Refuse Removal	8978716T067	Ace Solid Waste, Inc.	101	42210	\$187.08
Fire Department	Refuse Removal	8978716T067	Ace Solid Waste, Inc.	101	42210	\$35.51
Fire Department	Safety Supplies	311225	Aspen Mills, Inc.	101	42210	\$269.50
Fire Department	Safety Supplies	311377	Aspen Mills, Inc.	101	42210	\$838.64
Fire Department	Safety Supplies	35526642	Henry Schein, Inc.	101	42210	\$186.21
Fire Department	Safety Supplies	36000898	Henry Schein, Inc.	101	42210	\$40.28



City of East Bethel

April 10, 2023

Payment Summary

Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Fire Department	Small Tools and Minor Equip	INV-47544	Alex Air Apparatus, Inc.	101	42210	\$1,138.00
Fire Department	Telephone	13864340213250	Midcontinent Communications	101	42210	\$207.57
Fire Department	Telephone	041323	T MOBILE	101	42210	\$99.58
Fire Department	Telephone	9930415724	Verizon	101	42210	\$560.14
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2493	Bill's Quality Cleaning	101	41940	\$380.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2497	Bill's Quality Cleaning	101	41940	\$168.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	44613	Robert B. Hill Company	101	41940	\$18.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	032923	Wright-Hennepin Coop Electric	101	41940	\$16.95
General Govt Buildings/Plant	Cleaning Supplies	IN4135637	Innovative Office Solutions	101	41940	\$64.21
General Govt Buildings/Plant	Refuse Removal	8978716T067	Ace Solid Waste, Inc.	101	41940	\$75.91
Park Maintenance	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	101	43201	\$75.00
Park Maintenance	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	101	43201	\$75.00
Park Maintenance	Bldg/Facility Repair Supplies	48687	Menards Blaine	101	43201	\$83.50
Park Maintenance	Clothing & Personal Equipment	4147210933	Cintas Corporation	101	43201	\$29.48
Park Maintenance	Clothing & Personal Equipment	4150697451	Cintas Corporation	101	43201	\$31.46
Park Maintenance	Clothing & Personal Equipment	4151399822	Cintas Corporation	101	43201	\$33.15
Park Maintenance	Equipment Parts	106719230	Fleet Pride	101	43201	\$30.72
Park Maintenance	Equipment Parts	106719360	Fleet Pride	101	43201	\$20.86
Park Maintenance	Equipment Parts	9522582	Midwest Machinery Co.	101	43201	\$370.21
Park Maintenance	Equipment Parts	P43771	MN Equipment	101	43201	\$182.96
Park Maintenance	Equipment Parts	P43892	MN Equipment	101	43201	\$23.26
Park Maintenance	Equipment Parts	1539-178723	O'Reilly Auto Stores Inc.	101	43201	\$22.48
Park Maintenance	Equipment Parts	1921-498909	O'Reilly Auto Stores Inc.	101	43201	\$156.02
Park Maintenance	Information Systems	1173	Metro-Inet	101	43201	\$28.72
Park Maintenance	Lubricants and Additives	9531067	Midwest Machinery Co.	101	43201	\$121.59
Park Maintenance	Motor Fuels	24148907	Mansfield Oil Company	101	43201	\$394.55
Park Maintenance	Motor Fuels	24148922	Mansfield Oil Company	101	43201	\$560.22
Park Maintenance	Personnel Advertising	938347	ECM Publishers, Inc.	101	43201	\$210.80
Park Maintenance	Personnel Advertising	939483	ECM Publishers, Inc.	101	43201	\$210.80
Park Maintenance	Professional Services Fees	M28102	TimeSaver Off Site Secretarial	101	43201	\$159.00
Planning and Zoning	Dues and Subscriptions	2023-10745	Economic Dev. Assoc. of MN	101	41910	\$320.00
Planning and Zoning	Information Systems	1173	Metro-Inet	101	41910	\$543.09
Planning and Zoning	Legal Notices	03 2023	Anoka County Property Tax	101	41910	\$92.00
Planning and Zoning	Travel Expenses		Aaron Berg	101	41910	\$24.89
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$21.30
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$545.16
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$53.24
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$53.24
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$155.54
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$545.16
Recycling Operations	Auto/Misc Licensing Fees/Taxes	2023	Anoka County	226	43235	\$53.24
Recycling Operations	Bldg/Facility Repair Supplies	5685	Menards - Forest Lake	226	43235	\$49.95
Recycling Operations	Professional Services Fees	04 2023	Cedar East Bethel Lions	226	43235	\$1,200.00
Recycling Operations	Professional Services Fees	04 2023	Cedar East Bethel Lions	226	43235	\$419.72
Recycling Operations	Professional Services Fees	3003b	Evergreen Recycling	226	43235	\$245.00
Recycling Operations	Professional Services Fees	03 2023	Freimuth Enterprises LLC	226	43235	\$141.00



City of East Bethel

April 10, 2023

Payment Summary

Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Recycling Operations	Refuse Removal	8978716T067	Ace Solid Waste, Inc.	226	43235	\$555.21
Risk Management	General Liability Ins		League of MN Cities Ins Trust	101	48140	\$225.00
Sewer Operations	Loan Payment	0001154327	Metropolitan Council Env Svcs	602	49451	\$63,188.33
Sewer Operations	Professional Services Fees	0001154486	Metropolitan Council Env Svcs	602	49451	\$5,265.69
Street Maintenance	Bldgs/Facilities Repair/Maint	4147210933	Cintas Corporation	101	43220	\$8.04
Street Maintenance	Bldgs/Facilities Repair/Maint	4150697451	Cintas Corporation	101	43220	\$8.58
Street Maintenance	Bldgs/Facilities Repair/Maint	4151399822	Cintas Corporation	101	43220	\$9.04
Street Maintenance	Cleaning Supplies	9652266942	Grainger	101	43220	\$361.55
Street Maintenance	Clothing & Personal Equipment	4147210933	Cintas Corporation	101	43220	\$29.48
Street Maintenance	Clothing & Personal Equipment	4150697451	Cintas Corporation	101	43220	\$31.46
Street Maintenance	Clothing & Personal Equipment	4151399822	Cintas Corporation	101	43220	\$33.16
Street Maintenance	Clothing & Personal Equipment	66399	Cintas Corporation	101	43220	(\$73.84)
Street Maintenance	Equipment Parts	106575515	Fleet Pride	101	43220	\$197.08
Street Maintenance	Equipment Parts	106575583	Fleet Pride	101	43220	\$7.53
Street Maintenance	Equipment Parts	5110 FX	Hose Pros, Inc.	101	43220	\$151.61
Street Maintenance	Equipment Parts	458604	Towmaster	101	43220	\$73.75
Street Maintenance	Information Systems	1173	Metro-Inet	101	43220	\$533.52
Street Maintenance	Motor Fuels	24148907	Mansfield Oil Company	101	43220	\$170.97
Street Maintenance	Motor Fuels	24148922	Mansfield Oil Company	101	43220	\$1,389.36
Street Maintenance	Motor Vehicles Parts	003P36385	Boyer Trucks St Michael	101	43220	\$54.00
Street Maintenance	Motor Vehicles Parts	51385	Central Trailer Sales, Inc.	101	43220	\$37.74
Street Maintenance	Motor Vehicles Parts	CG032123-51	Emergency Automotive	101	43220	\$97.75
Street Maintenance	Motor Vehicles Parts	RSV039472.02	Fleet Pride	101	43220	\$779.16
Street Maintenance	Motor Vehicles Parts	001-1717880	Force America Distributing LLC	101	43220	\$1,533.38
Street Maintenance	Motor Vehicles Parts	001-1720162	Force America Distributing LLC	101	43220	\$387.03
Street Maintenance	Motor Vehicles Parts	1921-498241	O'Reilly Auto Stores Inc.	101	43220	\$28.65
Street Maintenance	Office Supplies	IN4136352	Innovative Office Solutions	101	43220	\$23.99
Street Maintenance	Personnel/Labor Relations	97442	Trust in Us, LLC	101	43220	\$57.00
Street Maintenance	Professional Services Fees	3030357	Gopher State One-Call	101	43220	\$20.25
Street Maintenance	Refuse Removal	8978716T067	Ace Solid Waste, Inc.	101	43220	\$386.13
Street Maintenance	Shop Supplies	1539-178582	O'Reilly Auto Stores Inc.	101	43220	\$43.96
Street Maintenance	Street Maint Materials	1157915	Compass Minerals	101	43220	\$8,304.91
Street Maintenance	Street Maint Materials	72922	Unique Paving Materials Corp	101	43220	\$1,377.80
Street Maintenance	Street Maint Materials	72937	Unique Paving Materials Corp	101	43220	\$2,011.92
Water Utility Operations	Bldgs/Facilities Repair/Maint	032923	Wright-Hennepin Coop Electric	601	49401	\$42.95
Water Utility Operations	Information Systems	1173	Metro-Inet	601	49401	\$252.40
						\$115,283.41
Electronic Payroll Payments						
Payroll	PERA					\$9,910.21
Payroll	Federal Withholding					\$4,215.34
Payroll	Medicare Withholding					\$1,876.18
Payroll	FICA Tax Withholding					\$7,160.36
Payroll	State Withholding					\$2,842.74
Payroll	MSRS/H.S.A./HCSP					\$6,000.86
						\$32,005.69

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

March 13, 2023

The East Bethel City Council met on March 13, 2023, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT: Tim Harrington Brian Mundle Kevin Lewis
 Tim Miller Jim Smith

ALSO PRESENT: Jack Davis, City Administrator
 Eric Larson, City Attorney
 Aaron Berg, Interim Community Development Director

1.0 Call to Order

The March 13, 2023, City Council meeting was called to order by Mayor Harrington at 7:00 p.m.

2.0 Pledge of Allegiance

The Pledge of Allegiance was recited.

3.0 Adopt Agenda

Mundle stated I'll make a motion to adopt tonight's agenda. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 Presentations and Public Hearings

4.0 A Public Hearing: Ordinance Amendment – Ch. 2, Art. IV, Sec. 2-71 and Ch. 1, Sec. 1-2

Davis stated this item was introduced and discussed at the February 6, 2023 City Council Work Meeting. The discussion focused on the need to clarify the selection procedure of the City Code for Boards, Committees and Commissions and provide remedies to those situations in which Council does not confirm recommendations of appointment. This item was referred to the February 27, 2023 City Council Meeting for further discussion but was tabled to finalize a definition of "resident" for inclusion as an amendment to Chapter 1, Section 1-2. The addition of an Affidavit of Residency was added to address these concerns.

Davis indicated the only outstanding issue in the definition discussion is the days required to determine residency. The current proposal is the 183-day rule as used as a requirement of the Minnesota Department of Revenue.

Davis requested that City Council conduct a public hearing at the March 13, 2023 City Council meeting to amend City Code, Chapter 2, Article IV, Section 2-71 and Chapter 1, Section 1-2. At the conclusion of the hearing, Council is requested to consider amending the Ordinance regulating boards, committees, and commissions (Section 2-71) and Definitions and Rules of Construction (Sec. 1-2), Ordinance 2023-01 with changes, if any, to the days required to define residency.

Lewis expressed his disappointment with him showing up at the meeting tonight and getting information he had never seen before. He believed there was plenty of time to get the information to the Council. He asked why changes were still being made at the last minute. Davis responded

these were items he sent out Friday afternoon after the packet went out as staff had just received the changes.

Lewis stated he never received this information before and did not get any email. Davis stated this was a compilation of what the City Attorney recommended.

Lewis noted the changes made to Item 3 was exactly what he wanted to avoid. He stated he was getting angry and asked staff to quit making changes and to get this into a final form to the Council.

Lewis stated I'll make a motion to table this item. Smith stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 B Potentially Dangerous Dog Hearing

Davis stated that the request for the hearing relates to a bite injury incident that occurred on December 14, 2022. The Anoka County Sheriff's office reported that a German Shepherd dog owned by Steven Grubb was involved in a bite incident with Angel Nohre at 3538 228th Ave NE.

Davis indicated since the matter was apparently unprovoked, off of the owner's property, and not under the physical control by the owner, a Potentially Dangerous Dog notice was issued by the Anoka County Deputy reporting this incident and confirmed by the City Administrator. Mr. Grubb's dog was not licensed at the time of the bite and remains unlicensed as of March 9, 2023.

Davis explained what a potentially dangerous dog meant.

Davis stated pursuant to City Code Chapter 10, Article II, Dogs, Section 10-72, an animal owner is allowed to contest the potentially dangerous dog determination. In this case, Steven Grubb, the animal's owner, has requested a hearing.

Davis outlined the options the City Council had regarding this matter.

Davis outlined the requirements for maintaining the animal should the potentially dangerous dog determination be sustained per City Code.

Davis recommended that City Council conduct a hearing relating to the potentially dangerous dog determination and issue a decision regarding this incident pursuant to City Code Chapter 10, Animals, Article II, Dogs, Division 3 and any requirements for the keeping of the dog should the determination be sustained or modified.

Harrington opened the public hearing at 7:07 p.m.

Steve Grubb, 22701 East Bethel Boulevard, owner of the dog. He noted his dog was a 2 year old puppy and he was willing to comply with whatever rules and regulations the Council wanted. He stated his main issue was that everything said "unprovoked". He stated this was not unprovoked. He indicated his dog escaped from his son trying to clip him onto the chain they have and there was a coyote in the yard and his dog thought that it needed to protect his son and ran off towards the coyote. In doing so, his dog was bit in the nose and she ran towards the neighbor's yard. He stated the neighbor saw his dog and yelled, "Hey, hey, hey" and reached for her. He stated if someone yelled "hey, hey, hey", and reached for his neck he would bite them. He indicated thankfully this was just a nip on the hand and there was no skin broken. He stated the moment the neighbor yelled "Owe!" his dog got to the ground and started whining, which allowed the neighbor to grab the collar and saw the name tag on the dog. He stated all of this was told to the Deputy. He indicated he complied with everything and he was very apologetic and said he would pay for any medical bills. He was told there was no medical bills and the neighbor understands that this was a bite by a puppy. He

stated his dog was not a potentially dangerous animal. He stated his dog was the future mother of police canines. He indicated he went through a breeder in Wisconsin and all of her puppies went to police and military units. He requested the Council not kill his dog. He stated he has put her through a lot of training and they have complied with every rule. He noted they have a kennel and they have a muzzle for her. He asked the Council to not take the dog away from his children.

Mundle asked if the dog was licensed in the City. Mr. Grubb responded he was not aware that was a City Ordinance, but he would do that if required.

Davis noted Mr. Grubb had furnished vaccination records for the dog.

Nick Laudise, homeowner where the incident happened and the boyfriend of Angel Nohre who was the one bitten. He stated this was an unprovoked attack. He noted Angel was shoveling snow. She did not yell at the dog until the dog came up and physically bit her at which time she yelled for the dogs to go home. He indicated neither dog had collars on at the time. He stated he had a video of this. He stated he did not want the dog to be put down, but Mr. Grubb needed to have control of his dog if she was going to be dangerous and biting people.

Lewis asked him what he would do. Mr. Laudise responded if it were him and if the dog were his, he would have put it down as the dog should never bite anyone, even if it gets loose. He stated he would not take the risk of it potentially getting out and doing this again. He asked if the dog would have a muzzle on 100 percent of the time while it was out.

Lewis noted it appeared this seemed to be mostly a control issue.

Mr. Grubb stated he was unaware that this happened to his neighbor's girlfriend. He stated the police office asked him not to contact anyone involved out of respect so he was unaware who it was. He stated he did not recognize the name. He indicated he had offered to cover any medical costs and was told there was no medical costs. He stated his dogs always wore collars and they were never taken off.

Harrington closed the public hearing at 7:14 p.m.

Lewis believed this was a control issue. He stated Mr. Grubb needed to get the dog licensed with the City. He asked if Mr. Grubb would be willing to agree to certain stipulations such as not giving his children responsibility for hooking up the dog to the chain to make sure they are properly hooked up. Mr. Grubb said he would.

Mundle noted they could ask staff, but he did not know if they can make that a legal stipulation. Lewis stated he understood they had items 1 through 8. He stated it was not constructive that Mundle disagreed with everything someone said.

Mundle stated he was not disagreeing, but these were things they can impose. Mundle noted the items that would work for this situation. Lewis did not believe some of the items would work with coyotes. He stated they could do all kinds of things, but what did Mundle recommend they do. He believed the Council was in agreement that they did not want to destroy the dog.

Mundle noted in the past if there were no marks left from the nip, past Councils have dropped the dangerous dog recommendation; others have instituted a couple recommendations and then those recommendations are held for approximately one year which after that time staff reviews and if no further incidences have occurred, then the dangerous dog label is removed. He stated in this case if they don't stipulate anything and it is dropped, this dog will still be on file for a year so there is a record of this incident happening in case of another incident with this dog. He stated with respect to

this particular dog, if Council chooses to proceed with the dangerous dog title, he recommended numbers 1, 2, 3, 5, 6, and 7.

Mundle stated I'll make a motion to uphold the potentially dangerous dog title for one year with items 1, 2, 3, 5, 6, and 7. Lewis stated I'll second. Harrington asked any discussion?

Lewis believed this was overkill, but he would support it.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

5.0 Public Forum

Joan Havrish asked if any thoughts have been given for a pool at the Ice Arena area. She noted there were a lot of new families with children and a pool would be amazing. She indicated Seniors would be able to do exercises also. She noted the area could be used for something more than just an ice arena. She believed this was a good area for a pool. She welcomed the new Council. Harrington requested staff forward this suggestion to the Parks Commission.

Janet Grothe, thanked the City for not having people give their addresses at the Public Forum. She stated she appreciated that and she did not understand why they had to be published in the Meeting Minutes. She stated if the City needed it, that was fine. Mundle responded it was a matter of public record and it has always been done.

Janet Grothe, asked if this was necessary. Harrington asked if they needed to have the address. Davis stated anyone can look up an address, but if this was a preference, it could be omitted.

Janet Grothe responded she would appreciate it. She noted if things got controversial sometimes, she didn't want addresses published in the Minutes.

Janet Grothe noted the City Council meeting nights are the same nights as the School Board meetings. She stated if someone wanted to get involved in both, they were forced to choose one. She asked if this could be changed.

Janet Grothe stated plowing for her street has been very good and she appreciated the City's efforts.

Janet Grothe stated at the last Public Forum she did not appreciate Mr. Krepis making it sound like some Councilmembers were invading a private business by visiting it. She noted this business was not just a private business; it was a business the City used to contract with and gave a license for so the taxpayers were funding this. She noted a lot of people had complaints and the former Council did not listen to the residents so two of the Councilmembers did take the time to listen and follow-up on resident's concerns. She wanted to make it clear that this was not just any business they were going to and the business they went to was a business who had big concerns that the Council and Mayor were ignoring and she believed those Councilmembers were being responsible in listening to the residents. She appreciated that.

Janet Grothe appreciated that the Public Forum was not at the beginning and that it was recorded. She appreciated the new Councilmember's fresh outlooks and considerations of things that have always been done the way they have been done.

Suzanne Erkel stated she was here to put the whole censorship thing to rest. She noted something happened years ago and people still wanted to bring it up. She stated she was never trained or mentored that she could not do it. She noted she went to the League of Minnesota Cities and they never said anything about it. She stated her side of the story never got told and when she tried to tell it, she was interrupted and not allowed to explain it.

Ms. Erkel stated she went there because they had dozens of complaints over and over at the Open Forum but the City kept saying they had not received any complaints. She indicated this did not make sense when people were complaining at the Public Forum but nothing was being done. She stated she went there and she had asked for Jim Smith to attend because while she had OSHA experience she did not know the construction side of things and she wanted his professional opinion.

Ms. Erkel stated she called for a CSO and she did not ask for 2 officers, but her friend who was an officer came and he apologized to her. She wished she would have insisted that apology be made in the public because maybe things would have been different. She noted her plan was to go knock on her door and she asked for an officer because she knew she had a conceal and carry and she saw her reach back and tap her weapon once when somebody said something she didn't like to her. Another resident told her that she did that to them also.

Ms. Erkel stated she did not believe she would have attacked her, but there was a possibility that her gun could have accidentally went off and that was the reason she asked for a CSO officer.

Ms. Erkel stated she left there and she never left the easement. She noted the officer was in front of her and she never got to talk to her or say anything because the other officer meddled where she should not have. She stated the IUP said a City official could go there and that was her interpretation. She indicated she knew the IUP has been changed since then.

Ms. Erkel stated when she listed to the previous Mayor Voss and other Councilmembers always talking about people they spoke to and places they went to see, why she could not think she could do this.

Ms. Erkel indicated in the past couple of meetings she has been taken out of context by Mr. and Mrs. Krepis; she has been misrepresented and derogatory comments have been made. She stated she had never said she went to inspect and there were a bunch of other things she has been taken out of context. She stated people should not read the Minutes; they should watch the video because the Minutes are an abbreviation of what was said.

Ms. Erkel thanked the Council with their bold moves and a lot of residents have called her and told her the Council has been doing a good job.

Gayle Murphy handed out documents to Council and the City Attorney. Ms. Murphy stated she was very upset and frustrated by the misconception, false, and misleading information that is continuing to be perpetuated in regard to her situation involving her property.

Ms. Murphy stated the damage, defamation of character, and the dragging on of the situation is outrageous and it should not ever gotten to this point for this length of time.

Ms. Murphy stated in 2015, this situation began and with any Ordinance violation they had a right to an appeal hearing of which she requested within ten days of when it happened. Immediately, she knew there were issues with the citation issued. She indicated she was never given a hearing in the entire 8 years.

Ms. Murphy noted this came about from her trying to get a hearing to her ignoring the situation and the Council. However, three weeks prior to receiving the citations, she had been in and had spoken with Mr. Schmidt and three weeks following that she was issued 11 criminal counts for issues that were closed in the City record.

Ms. Murphy pointed out that in the packet she gave Council there was a report that showed the citations she was issued were closed. She stated this progressed forward and she went to Court where it was alleged that it was dismissed because it was beyond the Statute of Limitations. She

stated this was not true and pointed out that the first document on the cover page in the packet she gave Council, it spoke about why it was dismissed and it said it was "in the interest of justice." She noted the Statute of Limitations was already expired prior to them charging her. She noted the date of the offense was February 6, 2015 and when the citation was issued they created a date of December 8, 2017.

Lewis asked if this was currently being litigated and in Court. Ms. Murphy responded no, it wasn't. Lewis asked when she asked for a hearing was she told why they didn't give her one. Ms. Murphy responded no. She noted there was one point in time where she went to a Town Hall meeting and had brought it up publicly and later Jack had said because they didn't ask for it, there was an error in the request. She noted this was months and months after the request.

Lewis stated this was why he has been advocating for a special master to review all of the details. He indicated the Council was not set up to do this. Ms. Murphy stated she understood that.

Lewis did not think Ms. Murphy would get a proper hearing and come to a resolution. Ms. Murphy stated she wanted to bring up a few points because she did not believe that this Council had heard them.

Lewis noted this was the problem. He stated he was familiar with her case and several others like it and they swirled around because there was nobody defining the boundaries and they just had to whittle it down until they get some nugget. Ms. Murphy responded that was exactly the issue and it needed to stop. She noted this has a 3 year Statute of Limitations and they can pick a date of whether it is the fake date of December 8, 2017. She noted this situation was dismissed and if they look into what it means it's not because of the Statute of Limitations as it was already beyond the Statute of Limitations. At the point when it was dismissed, there was 2 years and 8 days had passed and that would still have allowed time for it, but they dismissed it because it was going to go to Court and at that point in time, all of that information would have come out. She believed that is why they have been avoiding a hearing because this information and details will come out.

Ms. Murphy requested the Council look through the documents she gave them. She noted when the issue was dismissed in 2019 that should have been the end of it and it should not have been started up again. She indicated when a Statute of Limitations was over, it was done.

Ms. Murphy stated after the inspection, none of them warrant or support what is being asked of her at this time. She indicated this caused her family extreme emotional and financial distress because of this.

Lewis asked if Ms. Murphy wanted to get this resolved and what in her opinion did the City need to do. Ms. Murphy responded this should be over.

Lewis asked again what the City needed to do other than forget about everything. Ms. Murphy responded this needed to be dropped as there was no basis. She noted the City had to follow the law and act lawfully and there were Statutes of Limitations for a reason.

Ms. Murphy noted this summer they conducted an inspection which lasted 18 minutes and there were allegations made that there was such heavy contents in her house that they were unable to fulfill the inspection, but she believed that was untrue.

Ms. Murphy stated the reason she was here and absolutely dumbfounded was because it was ridiculous this type of thing was happening and it should not happen to her or anyone who lived in the City. She noted Jack gave her an entire list of things and then there was the implication that she hadn't responded, but she had responded with a letter which stated she was contesting and

objecting to the things being requested of her and she stated why. She noted Jack stated everything from here forward before this was being based on his decision so she asked him to clarify what it was he wanted her to do and why. She read from a document as to what Davis had written to her regarding the recent inspection. She noted in Mr. Schrader's report it did note most of what Davis was talking about and if Council looked at the search warrant, they spoke about looking for work done without a permit and not to Code. She stated on that report, it did not say anything about work done without a permit. She stated her railing had been repaired, but she continued to receive documents from the City that if she did not comply she would have additional citations issued.

Lewis stated the last thing he heard from Davis was that if she had a proper inspection of her septic system and pay the permit fees without penalties for any work that has been done, the City will call it good. Ms. Murphy stated she had not received anything like that.

Davis stated in corresponding emails to Ms. Murphy that was the offer made to her, which was after the document she was reading from. He stated he would get Ms. Murphy those emails if she did not receive them.

Lewis believed this would be Ms. Murphy's best option. Ms. Murphy stated she fought this out of principal for 8 years and at this point if the City was asking for a lot of things and wanting to rip open her walls without proof.

Lewis noted it was difficult for the Council have this river of information come to them and it was not easy for them to solve it out and pull it together. Ms. Murphy asked what she was supposed to do.

Lewis stated they can't get back to 2015 and start life over and they can't bury themselves in he said/she said stuff that goes into an endless circle. He asked the City Attorney how they defined the reality and other stuff that was not important.

Ms. Murphy stated at the last Council meeting things were said that were untrue. Lewis stated they would be getting to stuff like this in a few minutes as to how things are represented in the City.

Ms. Murphy asked how they had a City Administrator who did this. Lewis noted this was he/said, she/said and he had seen the latest offer Davis had shown to him which was real and he thought it was a reasonable solution. He stated he was advocating for her but there had to be a meeting place somewhere.

Ms. Murphy stated she felt she was being called out. Lewis responded he was trying to figure out how to help her.

Ms. Murphy stated she has been stuck with this for 8 years and the new Council has only been dealing with it for a couple of months and very minimal. Lewis stated he wanted to resolve things and dragging this on forever was pointless.

Lewis believed some people misbehaved towards her in the past, but whether it was Davis or not he did not know. However, this was unfortunate and they needed to move forward.

Ms. Murphy asked if they didn't have to hold their people accountable when these things happened. Lewis stated if everyone sought revenge for ever wrong done, they would never end up living their life but would end up living every wrong done. He stated she had a life to live, or she could worry about everything anyone ever said to her.

Ms. Murphy stated that was not where she was at, but she wanted these past 8 years to matter and at the end of it, there was something that would prevent someone else from going through what she has had to go through. Lewis stated he did not want to see the residents abused by the City.

Ms. Murphy stated this will happen again if people are not held accountable if they don't identify where the mistakes and abuses of power happen. Lewis stated she seemed very concerned with retribution.

Mundle noted they were far over 3 minutes and this would not be solved right now. He offered a future suggestion could be that Davis look into getting an arbitrator of this. Ms. Murphy stated she wanted it dropped now and requested the Council review the documents she handed out tonight before saying anything further.

Lewis stated he had also received a packet from Christine Dahlman with Ms. Murphy's information also. He stated they had to get an arbitrator involved in this who didn't have a vested interest and only looked at the facts and information. Mundle agreed this would be a good opportunity for evidence to be heard and facts brought forth. He noted this would not get solved right tonight.

Ms. Murphy stated she was under the impression there was an Ordinance that allowed for hearings. She did not understand why she has been abandoned by certain Councilmembers when she has asked for a hearing, but now she is getting sent to somebody else when she has been waiting for 8 years for an opportunity to present this.

Lewis noted an arbitrator was better than having a hearing as it was focused on resolving the matter. Ms. Murphy stated she needed time to look into this.

Lewis stated they needed time to identify such a party and make a recommendation to her. Ms. Murphy believed there was an Ordinance in place to do this.

Lewis stated the Ordinance has been there the entire time and had it done the job. Ms. Murphy stated it had yet to happen.

Lewis asked if the Ordinance did anything for her the past 8 years. Ms. Murphy asked if it was in the Ordinance and she has applied for a hearing multiple times, she thought it would happen.

Lewis noted they were trying to come up with an alternative for Ms. Murphy.

Harrington stated Ms. Murphy's three minutes were up a while ago and Council was going to move on.

Mundle asked staff to contact the previous individual the City has used who is independent and who will review everything. He noted this person has no association with the City and this person would get paid no matter what decision he came up with. Lewis suggested using this person for other cases also.

Davis noted this is called an Administrative Hearing and the hearings officer they used was an attorney out of Coon Rapids.

Christine Dahlman stated when Gayle Murphy came up here, the audio was shut off and now that Ms. Murphy was done speaking that audio person can turn it back on. Harrington stated if it was shut off, they can get it back.

Ms. Dahlman stated she found it interesting that it shut down for Ms. Murphy. Harrington stated they have had problems with audio before.

Ms. Dahlman stated she was well aware of things not being recorded in this City and she found it troubling that for Ms. Murphy it was shut off. Lewis acknowledged that was troubling.

Ms. Dahlman stated the reason she was here was that she brought up at the last meeting that the Council was in violation of the Open Meeting Law and have been for quite some time. She asked if

the packet was a public packet. She stated she has been to several Council meetings where she wanted to look at a packet and no public packet was made available. She indicated they had to have a public packet available at every Council meeting and she expected that to get corrected. She stated she could sue the City for every offense that has occurred in the amount of \$300 but that was not her intention. She stated she wanted to see Davis do a competent job.

Ms. Dahlman stated she watched the Council's Work Meeting and she did not understand why Davis refused to tell the truth but he doesn't. She noted Davis had stated there were no rails or guards up or down. She showed the pictures from the inspector. Davis stated there were no rails when it was first inspected and that was his statement. He indicated the rails in the pictures did not meet Code.

Ms. Dahlman stated the house did not need to meet Code and that was not the way Davis said this at the meeting where he said there were no rails or guards. Davis stated the rails he referenced were from 2015 and not from later. He stated when he was called a liar, he would defend himself.

Ms. Dahlman stated Davis did not tell the entire truth or that it was from the 2022 inspection. She stated she also questioned why the inspector's photos were not dated. She asked who told Mr. Schrader that this property was not currently being rented. She noted Ms. Murphy had not said that and it was not on the body cam footage that she did say it, but they did have an email to Schrader from Davis who asked if they could get together as things had to be added.

Ms. Dahlman believed the intention of the City was to tear down Ms. Murphy's home due to the condition of the dwelling. She noted some IUP/CUPs were being filed with the County and some not as she went to the County to research this. She noted there was a resident who lives on East Shore Lake Drive who put up a shed where it should not have been put and the inspector told him to take it down and remove the electric, but that person did not do anything and then two years later he got a variance to keep it. She indicated the City picked and chose who had to follow the rules.

Lewis asked when this happened. Ms. Dahlman responded in 2022. She questioned documents either being created or destroyed.

Lewis stated he wanted to find a manner in which to deal with items and get them resolved rather than an endless river to "stuff".

Ms. Dahlman asked where all of the roads pointed back to. Lewis stated he didn't know. Ms. Dahlman responded they all pointed back to Davis.

Lewis stated Council wanted to seek resolution to situations. Ms. Dahlman stated with respect to Ms. Murphy she understood why she was hesitant to proceed with an independent person as it was supposed to be an independent inspector also.

Glenn Terry asked what happened with the public hearing. Harrington stated it was tabled and it would be brought up at the next meeting.

Mr. Terry stated there appeared to be antagonistic attitude toward Commissions and Commission members by Lewis unnecessarily refusing unanimous votes to recommend a person to fill a vacancy. He stated there was a lot of disrespect shown at a previous meeting towards the Commissions also. He stated this was exasperated at the last Planning meeting when they had a vote for who would replace Ms. Krepis. They interviewed 2 applicants and after they unanimously chose Ms. McLaurin to fill the seat but upon his recommendation they waited because the third applicant was not there until the end of the meeting but he did not show up. He stated the other applicant interviewed had strong presence and good background, but he thought his experience was suited for the EDA rather than the Planning Commission. He noted this person was more of a data analysis person and social media was

his expertise. He stated there were some bias he did not think would serve well with the public on a broad range of issues, so his vote was for someone who had experience, had good relationships with people, and had been on both Council and Planning.

Mr. Terry noted the reason he was bringing this up was because during the two previous situations where recommendations were made they had been totally dismissed by a majority of the Council. He stated his point was that after they announced the vote for Ms. McLaurin, the Council Liaison Lewis walked out. He noted the Council Liaison's job was the next thing on the agenda which was the Council report. He asked if somebody has a disrespectful attitude and is unwilling to fulfill their duty as liaison, would the Commission have somebody else that will give the report which was their job.

Lewis asked if he watched the Council meetings. Terry responded he tended not to.

Lewis stated the City spends thousands and hundreds of thousands of dollars for the media center. He stated he was not going to give any more Council reports to the Planning Commission and he shouldn't have to as the Commissioners should watch the City Council meeting to find out what the Council was doing. He stated it didn't make any sense as to why he needed to give a Council report. He understood what Mr. Terry was saying but he did not feel personally responsible for accounting about his health to him. He noted he did not feel well and he believed he left before the vote was held. However, he did not think he had to give an accounting of his behavior to Mr. Terry.

Mr. Terry responded he didn't have to answer to him personally but to the entire Commission. Lewis stated this wasn't a matter of disrespect. It would have been a matter of disrespect if he had stayed in the room and threw up on the floor.

Mr. Terry responded that was a convenient excuse but he stayed for the entire interview. Lewis stated he was still recovering from what he had.

Mr. Terry noted Lewis didn't even say he had to leave. Lewis stated he did not want to open his mouth when he was in the room. Mr. Terry understood what he was saying, but what he said did not comport with it.

Lewis stated he didn't care if he interpreted it the same way or saw the same thing. He stated Mr. Terry saw what he saw, and he saw what he saw. He stated he respected Mr. Terry as a citizen and as a member of the Planning Commission, but he was not accountable to him and Mr. Terry was not accountable to him.

Mr. Terry stated Lewis just confirmed the bias he was talking about. He noted Lewis didn't intend to do a Council report. Lewis stated it was redundant and if he gave a report the Commission was at the mercy of him leaving things out because he might not remember everything.

Mr. Terry stated the report is not just to reiterate what went on at Council, but Lewis was the liaison and that was his opportunity to communicate with the Commission and if they have questions for him, which they might have based on a previous Council meeting.

Lewis stated he would ask the Commissioners if anyone had any questions. Mr. Terry recommended a Councilmember be appointed who would actually show the Commission the respect and do the job that the liaison does.

Lewis stated he believed there might be some interesting developments coming up for the Commissions if the Open Forum ever gets closed.

Mr. Terry responded he wouldn't be surprised and that was part of what he wanted to address. He read from the Ordinance where it said that a Commissioner could be removed from the Council by a majority vote of the Council.

Lewis noted that had been in the Ordinance previously. Mr. Terry recommended this be a unanimous vote of the Council.

Lewis responded no. Mr. Terry asked if Council would hear his reason for this. Lewis responded he knew exactly what his reason was to make a super majority so it was more difficult to be removed.

Mr. Terry stated that was not his reason, but rather a person gets removed when they do some egregious act so that everyone can agree that the person can be removed.

Lewis asked when the last time was the Council removed a member of the Planning Commission. Mr. Terry responded it was Jim Smith. He asked if it was right for people who had a certain agenda to remove somebody. Lewis responded that was why there were elections.

Mr. Terry stated Lewis had stated that he had a 3-2 majority on the Council. Lewis responded it didn't matter whether he stated it or not, it was a simple fact.

Mr. Terry stated in Planning they have 7 individuals and they don't have a majority of anything because they listen to each case on its merits. Lewis stated he has been watching the Planning Commission for a while and as he expressed at an earlier meeting, when he saw Elevage come back in a totally transformed nature, nobody thought to ask the question about traffic impact.

Mr. Terry responded that was because the Roads Committee is who dealt with that. Lewis responded that was a poorly done study to begin with as it was too narrowly focused and didn't include impacts on Crosstown and on Viking. It was a rotten traffic study to start with and the person who brought it up the year before was Suzanne Erkel at the Council level. He stated when the Commission didn't even address the most basic thing, it made him wonder what the Commission was focused on. Was it just saying that whatever Davis wants is what they will approve?

Mr. Terry stated this was projection on Lewis' part. Lewis responded Mr. Terry's speech so far was projection.

Mr. Terry asked for an example. Mundle noted they had gone over three minutes and it was time to move on. He thanked Mr. Terry for his remarks.

6.0 Consent Agenda

Item A: Approve Bills

~~Item B: Approve Meeting Minutes February 27, 2023 City Council Meeting~~

~~Item C: Approve of the Hire of the Community Development Director~~

~~Item D: Appointment of Planning Commission Member~~

Mundle stated I'll make a motion to approve the Consent Agenda. Harrington stated I'll second. Harrington asked any discussion? Smith requested to pull Items C and D. Miller requested to pull Item B. To the motion as amended, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes as amended. **Motion passes unanimously.**

6.0 B Approve Meeting Minutes February 27, 2023 City Council Meeting

Miller asked if the public was notified of the quorum prior to the meeting. Davis stated there is a notice posted that if there is a quorum of Commission members those people were only there as

private citizens and they cannot conduct any business with each other or act as a representative of that Board or authority.

Miller asked when that notice was posted. Davis responded it went up on the day of the meeting.

Miller asked the City Attorney when there was a meeting that was a public meeting such as a City Council meeting, with a regular published agenda a quorum existed in the room that night which was called out by Davis and he assumed this was done in an attempt to at least make aware to the people that were here from that Committee that this situation existed. However, even after that was said, that quorum went on to openly discuss City business, Council business, and even went as far as asking for reinstatement of a Commission member was that a violation of Open Meeting laws.

Larson responded he did not see or hear of any violation of Open Meeting laws during that Council meeting. He noted what was important was that the residents and citizens of the State of Minnesota were informed that a public body was meeting and engaged in official business and was able to be present and witness that official business and that was the City Council. He noted there are other Committees, Commissions, and groups such as the Planning Commission that if there are residents who wish to appear in their individual resident capacity and have the right by constitution and statute to have their views heard in that capacity can do so and they are not prohibited due to any quorum. He noted the idea behind a quorum is to insure that for public business the public is informed that public business is going on. He stated those individuals as the City Administrator noted there could possibly be more than or at the quorum of those various committees and he wanted to make it very clear as a matter of law that those individuals were not meeting in their official committee position but they were here as they have every right to be as residents and citizens.

Miller asked Larson to check into Statute 13D.04 Public Hearing notices. Larson responded he would.

Miller stated he wanted clarification on this as what he was hearing did not match up with the State Statute. Larson responded he had read the State Statute, but he would re-read it.

Miller asked if it was feasible to think that someone could speak as a resident while they are on a committee, but at the same time discuss City business. He asked if someone was at a public event and they ran into members of their committee and they weren't talking about anything, but the minute that changed to talking about City business would that be a violation. Larson responded if there was a quorum they should not be talking without a duly noticed public meeting.

Miller stated he did not understand the difference. Larson responded that was a duly noticed public meeting.

Miller asked if it was a public meeting for Council. Larson responded that was correct. Lewis stated this was not for the Planning Commission.

Larson responded they had First Amendment rights to talk about whatever they want before this body and they cannot be muzzled, chained, or limited with respect to their subject matter. Miller stated he wasn't talking about taking away anybody's First Amendment rights, but his question was if they speak as a private resident, he didn't understand the difference between it and they can come to the Council and say they are on a Committee and say they don't like something. Larson responded they can say that.

Miller stated I'll make a motion to approve Item B of the Consent Agenda. Mundle stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 C Approval of the Hire of the Community Development Director

Smith stated he wanted this tabled.

Smith stated I'll make a motion to table Item 6.0 C of the Consent Agenda. Lewis stated I'll second. Harrington asked any discussion?

Mundle asked why this was being tabled. Lewis responded first of all, he owed an apology to Davis at the beginning of this meeting. He stated it was this issue that aggravated him and on top of it to get the last minute piece of information and he just snapped.

Lewis stated he was a member of the Personnel Committee and he was in the interview. He stated he liked Berg as a person but he was unhappy as to how this has been handled. He noted in business he hired people and if they didn't get enough applicants with the appropriate qualifications they didn't do the same think over and over again but they expanded their search. He stated he went to an interview with one person and there was no choice, but it instead it was Davis's choice.

Lewis stated he liked and respected the work Berg has done for the City of Cambridge, but he felt as if he was being manipulated into a choice while being told he was being given a choice, but he didn't feel as if there was any choice at all. He stated Berg was on the City Council of Cambridge and he still had questions about conflicts of interest, whether Davis wanted to dismiss them or not.

Lewis noted Berg was hired as a Planning Intern in June and by July he was the City Planner and now six or seven months later and now he is supposed to be the Community Development Director. He stated for one thing the City Code did not provide for a City Economic Development Director, but it rather provided for two functions under the Community Development Department, which was the City Planner, Chapter 2, Article 6, division 6, Community Development Department, a Planning Division, and an Inspection Ordinance Enforcement Division.

Lewis stated he liked Berg, he was a bright man, and had an interesting background but he believed he needed more seasoning in working with a staff to handle planning related and enforcement related issues. He noted this was his personal experience with much of his business experience being in senior management. He believed this was disrespectful to Berg to have the situation manipulated as though he wouldn't earn the job on his own and it had to be manipulated for him. He stated he did not like this and it was not the way it should be. He believed they needed to table this for now and reinstate the search. He stated a salary that paid \$80,000 to \$100,000 should attract a lot of attention, but when they are only advertising in a local newspaper, or on the City website, or reader board, or on the for jobs page on the League of Minnesota Cities website, that was not "fishing in the ocean." He believed this needed to be expanded and one more broadly. He stated what they wanted was a diversity of people and not the same rehash approach. He believed they had questions that had to be addressed and he did not believe the process had been conducted properly yet.

Lewis noted their job was to do due diligence on behalf of the City residents and when they want to do due diligence it required good information. He believed the process had been truncated and he wanted to see it done better.

To the motion, all in favor say aye. **All in favor - Lewis, Miller, and Smith.** Harrington asked any opposed? **Harrington and Mundle.** That motion passes. **Motion passes 3-2.**

Davis asked if Council wanted to see this re-advertised. Lewis responded yes, but to broaden it out. He noted the channels have been very narrow and if he needed to talk to a consultant, Davis should do that. He believed in a cynical view, he did not think Davis wanted more applicants and he already had his mind made up.

Davis responded no, and they had three applicants but two of them withdrew at the last moment. Lewis stated he wanted this to be more broadly put out there. He stated this was not about Berg, but it was about the process.

6.0 D Appointment of Planning Commission Member

Smith stated there was no page number for this and asked why. Davis responded it must have been missed when the packet was prepared. It was in the Consent Agenda, but he could not tell him why the page number was omitted.

Smith asked wasn't this type of an item a stand-alone item. Davis responded no, they are always put under the Consent Agenda and that was why Council could pull and discuss them.

Smith stated I'll make a motion to send this back to the Planning Commission for interviewing additional people for the position. Miller stated I'll second. Harrington asked any discussion?

Harrington noted they only had two people who signed up for the Planning Commission. Smith stated this was his opinion, but when they watched the interviews the other candidate had it over all of it as he had a vision for the City and he had some good ideas. He indicated this was not a go along, get along type of a thing.

Harrington noted the other person who ran is on two Boards of Directors for the City, she was on the Planning Commission, she was on the EDA, and she had worked for 2 Fortune 500 companies and Smith was telling him that Joe is better than her – he did not think so. Smith stated that was his opinion. Lewis stated of course it was his opinion.

Harrington stated they were always asking for somebody good and this was somebody good. Smith stated that was his opinion and it was not his.

To the motion, all in favor say aye. **All in favor – Miller, Lewis, and Smith.** Harrington asked any opposed? **Harrington and Mundle.** That motion passes. **Motion passes 3-2.**

7.0 New Business. Commission, Association, and Task Force Reports

7.0 A Planning Commission

7.0 A.1 Concept Plan: A-Blast Inc., 21473 Johnson St NE

Berg stated Classic Construction, INC., on behalf of R. Family Holding, LLC, has submitted a concept plan application for an expansion to A-Blast, INC., located at 21473 Johnson St NE. In addition to A-Blast, INC. R. Family Holding, LLC. owns Coriecity Coatings, currently operating in Elk River. The concept plan consists of the adding an 80' X 58'8" addition to the existing building. The proposed addition would house a powder coating booth, a powder coating oven and additional internal storage.

Berg indicated the property is zoned B-3 – Highway Commercial Business, which allows uses associated with general retail shopping. A-Blast, INC. was and is permitted to operate by Conditional Use Permit 2004-0015, approved on November 17th, 2004.

Berg noted exterior storage is limited to essential business related material as a condition of the permit.

Berg summarized the informal comments to the applicant and contractor in preparation for the submission of a Site Plan Approval Application and Conditional Use Permit Amendment. Information to be submitted including grading/drainage, erosion control, and a lighting plan. Once the review of the Site Plan is completed a public hearing will be scheduled for the Conditional Use Permit Amendment.

Staff recommends the City Council provide comments in addition to an approval of the concept plan.

Lewis asked if there were previously purchased rights-of-way or easements adjacent to this property that might come into play down the road. Berg responded there was an easement for the cul-de-sac at the end of Johnson Street that in future plans would be given back to this property once the road went through.

Lewis asked if that was how he thought it would go. Berg responded that was how it was written in the easement. He noted additionally there was a drainage and utility easement in the rear part of the property. He indicated the plan showed it did meet the City Standard. He indicated there was not a formal action required on this.

Lewis stated this looked like a good project and it brings their businesses together which was usually good for efficiency and profitability.

Smith stated he went to the property today and it looked fine with what they wanted. He was in favor of it.

7.0 A.2 IUP: Home Occupation, 23911 Johnson St NE

Berg stated the applicant, Paula Moon-Pruitt, is the owner of Innovations Plus, LLC. Innovations Plus, LLC is a small family owned, full-service, custom order promotional products and decorated apparel businesses. Innovations Plus, LLC specializes in advertising, promotional items, embroidery, custom T shirts and provide service to numerous customers and communities throughout the Twin Cities area.

Berg stated the business hours of operation are Monday through Friday from 9 am to 4 pm, which are within the identified hours of the City Noise Ordinance. Eighty-five percent of business is generated through online sales therefore, traffic generated is less than that of a typical retail storefront business. There is adequate off-street parking for anticipated customer traffic on the existing driveway on the property. There is no anticipated effect on groundwater, surface water, and air quality as none of the process used by the business use water, generate wastewater for disposal or create air pollutants. Waste or refuse generated by the business is minimal as boxes received in shipment are reused for outgoing distribution of outgoing merchandise and apparel. Other refuse generate is not more than regular weekly household waste disposal volumes or bi-weekly recycling.

Berg indicated the location, 23911 Johnson St NE, is a residence located in a Light Industrial Zone of the city. Light manufacturing and retail sales are identified as permitted uses in the Light Industrial Zone. This zoning designation is consistent with the 2040 Comprehensive Plan and will not require rezoning or create a further nonconforming use.

Berg indicated the Planning Commission held a public hearing and recommend approval to the City Council for an IUP to allow the home occupation of operating an apparel and promotional items business with the conditions set forth in the Resolution.

Mundle stated I'll make a motion to approve Resolution 2023-13, A Resolution Granting an Interim Use Permit for a Home Occupation, Located at 23911 Johnson St NE, PIN 29-34-23-31-00009, Legally

Described as Lot 6, Block 2 Wargo Pond, Anoka County, Minnesota. Smith stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 A.3 Variance: Detached Accessory Structure, 23911 Johnson St NE

Berg reviewed staff's report stating this property is located in the (I) Light Industrial Zoning District and is located within the Wargo Pond Subdivision. The property owner is requesting a variance to keep a detached accessory structure closer to the street than the primary structure.

Berg indicated zoning Appendix A. General Regulations – Section 14-2.F states “No accessory building or detached private garage shall be located nearer the front lot line than the principal building except when the lot is three acres or greater and the existing principal building is located a minimum of 200 feet from the lot line. Then the accessory building or detached private garage may be located closer to the front lot line than the principal dwelling, but not closer than 50 percent of the principal dwelling's setback. This property is 3.93 acres, with the primary structure set back approximately 149.39 feet from the front lot line. This request does not meet the criteria set forth to allow the structure to be placed closer to the road, so a variance would be required for the placement of a detached accessory structure.

Berg indicated consideration of a variance requires the Planning Commission to consider a three-factor test for practical difficulties:

- The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place a building there is reasonable. In this case:
 - **The property owner is requesting a variance to keep a detached accessory structure in which she can continue operating a home occupation - light manufacturing and retail business. This use is listed as a permitted use in the (I) Light Industrial Zoning District.**
- The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. In this case:
 - **This property is partially located in the Minard Lake - Shoreland Overlay with specific setback requirements.**
 - **This property is an irregular shape with approximately three fourths of which are Wargo Pond or a designated Drainage and Utility Easement. These features limit the buildable area available in the rear or side yard for new construction.**
 - **The Subsurface Sewage Treatment System (SSTS) and Well are located in the side yard, opposite of Wargo Pond and the Drainage and Utility Easement, preventing access to the rear yard for accessory building placement and use.**

- The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to a lot line and if that fits in with the character of the area. In this case:
 - **Standing tree growth between the primary residence and the front property line will screen it from view from the public roadway therefore not altering the characteristics of this neighborhood.**
 - **Accessory uses permitted in the (I) Light Industrial Zone include other uses customarily associated with a permitted use as determined by the planning commission and approved by the City Council.**

Berg stated the Planning Commission held a public hearing on February 28, 2023 and recommend the City Council approve a variance for the placement of a detached accessory structure nearer to the front lot line than the primary structure with conditions as written in Resolution 2023-14.

Smith stated I'll make a motion to approve Resolution 2023-14, A Resolution Granting a Variance for the Placement of a Structure Nearer to the Front Property Line Than the Principal Structure on Property Located at 23911 Johnson St NE, PIN 29-34-23-31-0009, Legally Described as Lot 6, Block 2 Wargo Pond, Anoka County, Minnesota. Mundle stated I'll second. Harrington asked any discussion?

Smith stated he was at the property today and it appeared she had a good set up and it looked great from the road and he was in agreement with this.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 A.4 CUP Amendment: Wasche Commercial Finishes

Berg stated Mr. Wasche is requesting an amendment to the CUP to expand the business known as Wasche Commercial Finishes, Inc. The business has been in operation since 1986 and has been operating out of the current East Bethel location since 2004. In 2004, the existing zoning in the Neighborhood Center allowed Construction, Trade and Service Businesses with Limited Outdoor Storage as a CUP; therefore a CUP was approved to allow for the business to operate from its current location. For your review, Attachment 4 is the original CUP and meeting minutes.

Berg noted the business has outgrown the indoor and outdoor space and would like to remain in the City East Bethel. The owner had purchased the 1.03 acre parcel to the east of the site and was approved on September 12th, 2022 under resolution 2022-50 to build a 7,200 square foot building and a fenced storage area. The storage area will be used for the parking of work vehicles, including trailers. All product will be stored within the building.

Berg indicated Mr. Wasche has applied to amend the CUP further to construct a 1400 square foot unconditioned addition, for storage, to his existing building.

Berg stated an amendment to the original CUP is required for the following reasons: The business is a legal nonconforming use. This means the business is legal because a CUP was previously approved, however, current city code does not allow for this type of business in the B2 – Central Business

district; therefore it is nonconforming. City Council has the authority to determine if a legal nonconforming use can be expanded.

Berg noted when a conditional use expands its footprint, an amendment to the original CUP is required.

Berg stated if the CUPA is approved, a site plan review is not required prior to issuance of a building permit for new construction or additions to commercial buildings greater than 25 percent of the existing building footprint (Appendix A, Sec. 04, 12. – Site Plan Approval). The existing building footprint is 6800 square feet and the proposed addition of 1400 square feet will not exceed 25 percent. A formal building application will be submitted for review and approval by the Community Development Department Staff.

Berg indicated the Planning Commission recommends that City Council consider approval of the CUPA with the conditions set forth in Resolution 2023 – 16.

Mundle stated I'll make a motion to approve Resolution 2023-16, A Resolution Approving a Conditional Use Amendment to Allow the Expansion of a Legal Non-Conforming Use at 21335 Aberdeen St NE, East Bethel, PIN 08-33-23-43-0015, Legally Described as Lot 4, Block 1, Linges East Bethel Center. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 A.5 Site Plan Review: Wasche Commercial Finishes

Berg reviewed staff's report stating on September 12th, 2022, under Resolution 2022-50, an expansion of an existing Conditional Use Permit (CUP) was amended and approved with the following three conditions:

1. Prior to construction of the new facility, a site plan review must be reviewed and approved by the Planning Commission and City Council.
2. Exterior storage is limited to commercial vehicles and trailers associated with the principal use of the business.
3. Ingress/egress from the site shall be from Davenport St NE.

Berg indicated although Mr. Wasche is not ready to begin the construction of the previously approved expansion, he is applying for a smaller addition to the existing building for storage. Additionally, he is requesting to begin the site preparations, to include clearing and leveling of the lot, fencing, ponding, in addition to constructing the driveway entrance from Davenport St NE for the previously approved expansion.

Berg stated staff has reviewed the site plan and support the configuration of the site. All City Engineer comments will need satisfactorily addressed prior to the issuance of any building permits.

Berg noted the City Engineer comments regarding grading and drainage will need satisfactorily addressed prior to the issuance of building permits.

Berg stated an easement for grading City Owned Lot 1, Block 1, East Bethel Commercial Center will be required.

Berg indicated the landscaping plan will be required at time of application for a building permit of the new facility and need to meet the requirements of city code. Requirements for plantings are based on the square footage of the building.

Berg stated the future building shall meet established building design and architectural standards.

Berg noted a lighting plan will be required at time of application for a building permit of the new building and need to meet the requirements of city code.

Berg stated the Planning Commission recommends that City Council consider approval of the CUPA with the conditions set forth in Resolution 2023 – 17.

Mundle stated I'll make a motion to approve Resolution No. 2023-17, A Resolution Approving the Site Plan Review for the Expansion of a Legal Non-Conforming Use at 21335 Aberdeen St NE, East Bethel, PIN 08-33-23-43-0015, Legally Described as Lot 4, Block 1, Linges East Bethel with conditions. Lewis stated I'll second. Harrington asked any discussion?

Smith stated he went out to this property today and it looked great.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 B Economic Development Authority

None.

7.0 C Park Commission

None.

8.0 Department Reports

8.0 A Community Development

None.

8.0 B Engineer Report

None.

8.0 C City Attorney

None.

8.0 D Finance

None.

8.0 E Public Works

None.

8.0 F Fire Department

None.

8.0 G City Administrator Report

8.0 G.1 Commission Appointment Policy Revision

Davis recommended this item be tabled as it relates to the language of 4.0 A.

Mundle stated I'll make a motion to table Item 8.0.G.1. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

9.0 – Other Items

9.0 A Staff Report

Davis stated there was a Local Government Officials Meeting on March 29. He asked if any Councilmembers wanted to go for the meal to let him know and he will make a reservation.

9.0 B Council Reports

Mundle stated he had no update.

Lewis stated he had no report.

Miller stated he attended the Rum River Watershed budget meeting.

Smith stated he had no report.

Harrington stated he had no report.

9.0 C Other

None.

9.0 D Closed Session

9.0 D.1 Purchase or Sale of Real Property, Minn. Stat. Sec. 13D.0 subd. 3(c); Easement Acquisition for the University Avenue Street Reconstruction Project

Larson stated thank you Mr. Mayor. For the benefit of the public, we'd note that at this time the Council's about to go into Closed Session to review the purchase or sale of real property, Minn. Stat. Sec. 13D.0 subd. 3(c); Easement Acquisition for the property at 36221 First Avenue for the University Avenue Street Reconstruction Project.

This Closed Session will be tape recorded as required by Statute with that tape being maintained for a period of two years. The Council will come back into Open Session after having concluded its Closed Session and announce if there are any actions taken during the course of the Closed Session. With that being said, Mr. Mayor, I recommend that a motion be made to go into Closed Session for the purposes I've indicated.

Mundle stated I'll make a motion to go into Closed Session at 9:00 p.m. for the purposes that City Attorney's indicated. Smith stated I'll second. Harrington asked any discussion? All in favor say aye? **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

(Council moved into Closed Session.)

(Council reconvenes Open Session.)

Larson stated thank you Mr. Mayor. For the benefit of the public and for the record, we note the Council is back in Open Session after having concluded a Closed Session. The Closed Session was attended by the entire Council, City Administrator Davis and himself and in closed session Council authorized staff to proceed forward in negotiations for acquisition of an easement in an amount not to exceed the appraisal recommendation. He stated it has also been noted by staff that when a negotiated easement is finalized with the approval of both City staff as well as the landowner, then that easement acquisition will be coming back before Council for approval. With that being said, Mr. Mayor, that concludes the summary report required.

10.0 Adjourn

Mundle stated I'll make a motion to adjourn. Miller stated I'll second. To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

Meeting adjourned at 9:20 PM.

Submitted by:

Kathy Altman

TimeSaver Off Site Secretarial, Inc.

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

March 27, 2023

The East Bethel City Council met on March 27, 2023, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT: Tim Harrington Brian Mundle Kevin Lewis
 Tim Miller Jim Smith

ALSO PRESENT: Jack Davis, City Administrator
 Eric Larson, City Attorney
 Rodney Sanow, Fire Chief
 Aaron Berg, Interim Community Development Director
 Nate Ayshford, Public Works Manager

1.0 Call to Order

The March 27, 2023, City Council meeting was called to order by Mayor Harrington at 7:00 p.m.

2.0 Pledge of Allegiance

The Pledge of Allegiance was recited.

3.0 Adopt Agenda

Mundle stated I'll make a motion to adopt tonight's agenda. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 Presentations and Public Hearings

4.0 A Public Hearing: Ordinance Amendment – Ch. 2, Art. IV, Sec. 2-71 and Ch. 1, Sec. 1-2

Davis stated this item was introduced and discussed at the February 6, 2023 City Council Work Meeting. The discussion focused on the need to clarify the selection procedure of the City Code for Boards, Committees and Commissions and provide remedies to those situations in which Council does not confirm recommendations of appointment.

Davis indicated this item was referred to the February 27, 2023 City Council Meeting for further discussion but was tabled to finalize a definition of "resident" for inclusion as an amendment to Chapter 1, Section 1-2. The addition of an Affidavit of Residency was added as an additional means to address these concerns.

Davis noted this proposal was discussed at the March 13th Council Meeting but tabled to the March 27, 2023 meeting to address final changes to the definition section of this consideration.

Davis requested the City Council conduct a public hearing to amend City Code, Chapter 2, Article IV, Section 2-71 and Chapter 1, Section 1-2. At the conclusion of the hearing, Council is requested to consider amending the Ordinance regulating boards, committees and commissions (Section 2-71) and Definitions and Rules of Construction (Sec. 1-2).

Harrington opened the public hearing at 7:02 p.m.

There were no comments made.

Harrington closed the public hearing at 7:02 p.m.

Lewis stated I'll make a motion to adopt Ordinance No. 2023-01, An Ordinance Amending Chapter 1, Section 1-2 and Chapter 2, Article IV, Section 2-71 of the East Bethel Code of Ordinances Regulating Boards, Committees and Commissions in the City of East Bethel. Smith stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor Lewis, Miller, and Smith.** Harrington asked any opposed? **Mundle and Harrington.** That motion passes. **Motion passes 3-2.**

4.0 B Public Hearing: Ordinance Amendment – Ch. 10, Art. V

Davis stated that staff was requested by Council to develop a proposal for discussion of amendment to City Ordinance, Chapter 10, Article V, Farm Animals as to the keeping of chickens in platted subdivisions on lots of less than 3 acres and any other concerns with the ordinance.

Davis noted this matter was presented to City Council on February 27, 2023 for discussion. City Councilperson Miller requested the ordinance be reviewed for additional revisions beyond the recommendation of exempting chickens from the animals regulated by the ordinance on lots in platted subdivisions of less than three acres.

Davis indicated Miller submitted a revised version of the ordinance for consideration. The summary of the changes are as follows:

“These changes revise the ordinance to eliminate the permit fee requirements, align the ordinance with current norms of resident behavior, clarify the language of the ordinance and update the terminology used in the ordinance to reflect agricultural and animal husbandry contexts.

Additionally, the minimum allowable flock size has been doubled, and the rules regarding roosters have been adjusted to ensure all rural properties are included in the rural zoning rules”.

Davis noted Miller's recommendations were discussed at the March 6, 2023 Council Work Meeting and Council directed staff to incorporate the changes discussed and advertise and hold a Public Hearing for consideration of amending this ordinance at the March 27, 2023 City Council Meeting.

Davis requested the Council hold a Public Hearing to discuss revisions to the Ordinance and consider approving the changes to City Ordinance, Chapter 10, Article V, Section 10-151, Farm Animals.

Harrington opened the public hearing at 7:05 p.m.

Rita Biljan requested Council revisit the roosters as they are irritating and they cannot be kept in the confines of a yard. She preferred not all six of her neighbors have roosters.

Dawn Johnson stated she did not want a rooster, but she didn't want anyone to tell her she cannot have a rooster either. She stated she was excited about the opportunity to do this. She indicated she was offended by Council's concerns that if you give someone an inch that they will take a mile. She stated this sounded authoritarian to her and not what she believed should be coming out of the mouth of people who are serving the City. She stated just because something is legal does not mean she has to partake in it. She asked Council take this into consideration.

Harrington closed the public hearing at 7:07 p.m.

Miller stated I'll make a motion to approve the changes to City Ordinance, Chapter 10, Article V, Section 10-151, Farm Animals. Smith stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 C Public Hearing: Partial Vacation of Drainage and Utility Easement

Berg stated that on February 13th, 2023, City Council held a public hearing for a partial easement vacation at 4584 224th Ave NE. Kevin Hellum, the neighbor and property owner of 4556 224th Ave NE, spoke at the public hearing requesting the city consider a partial vacation of the easement on his property. City staff has received an application from Mr. Hellum who is requesting a partial vacation of the easement on the easterly portion of his property. Approximately one-third of Mr. Hellum's property along the westerly property line is partially wetland and unusable.

Berg noted in 1975, as part of the preliminary plat process of the Oak Meadow Estates subdivision, the city engineer recommended that easements for future streets be included in the plat. The easements in the recommendation were defined as, "the area of the abutting lots and that the centerline of the street be the lot line between the two lots, and that a 33' wide drainage easement be provided off of both of the lots, making a total width of 66', and that further a quitclaim deed be executed in the name of the city to cover road easement along 33' of each lot abutting the future street."

Berg indicated in April 1978, the final plat of Oak Meadow Estates was recorded and is included as Attachment 3 in Council's packet. As part of the recorded final plat in 1978 ten, 58' wide Drainage and Utility Easements were recorded on abutting lots throughout the subdivision creating a total five 116' wide drainage and utility easements. No quit-claim deeds can be located for any of the parcels. It is the opinion of the East Bethel City Attorney that the inclusion of the drainage and utility easement on the recoded plat makes it a valid easement.

Berg stated although Drainage and Utility Easement widths can vary from one subdivision to the next based on the uniqueness of topography, drainage structures construction or ditches, the standard easement in Rural Residential Zones is a 10' width on abutting properties creating a total of a 20' width easement.

Berg noted additionally, the current residential road standards in East Bethel would call for a total of a 66' right of way matching the recommendation of the city engineer in 1975.

Berg indicated the 40-acre parcel of land abutting the south lot line of 4556 224th Avenue NE is adjacent to a portion of the 859.92-acre Gordie Mikkelson Wildlife Management Area. The city has no future plans to construct a future road in this easement location and there are no existing connector streets south of this subdivision.

Berg stated the Public Works Director and City Engineer were asked to review the request of proposed vacation of a portion of the Drainage and Utility Easement. Comments from the Public Works Director are included as Attachment 6 to Council's packet.

Berg requested that the City Council to hold a public hearing and consider the approval to vacate a portion of the drainage and utility easement located at 4556 224th Ave NE with the conditions set forth in attached Resolution 2023-18.

Harrington opened the public hearing at 7:14 p.m.

There were no comments.

Harrington closed the public hearing at 7:14 p.m.

Mundle stated I'll make a motion to adopt Resolution 2023-18, a Resolution Granting a Partial Easement Vacation at 4556 224th Avenue NE, Oak Meadow Estates with conditions. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. All in favor. Harrington asked any opposed? That motion passes. Motion passes unanimously.

4.0 D Anoka County Sheriff's Report

Lieutenant Derek Peters presented the February 2023, Sheriff's Report. He indicated February was a quiet month with 360 calls for service.

Informational; no action required.

4.0 E Fire Department Monthly Report

Fire Chief Sanow presented the February 2023 report and noted that they responded to 83 calls, of which 60 were medical, 9 crashes, 5 alarms, 1 burning/smoke, 2 mutual aid, and 6 others. He introduced the Fire Department Officers. The Council thanked the officers for their service on the Fire Department.

Informational; no action required.

5.0 Public Forum

There were no comments.

6.0 Consent Agenda

~~Item A: Approve Bills~~

~~Item B: Approve Meeting Minutes March 6, 2023 City Council Work Meeting~~

~~Item C: Approve Meeting Minutes, March 13, 2023 City Council Meeting~~

Item D: Class 5 Road Surfacing Bids

~~Item E: Resolution 2023-20, Declaring 1997 Felling Trailer Surplus Property~~

~~Item F: Purchase of Equipment, Tandem Axle Trailer~~

Item G: Purchase of Equipment, Front End Loader Tires

~~Item H: Replacement Lights for City Hall Parking Lot~~

Item I: Resolution 2023-21, Amendment to 2023 Fee Schedule

Harrington stated I'll make a motion to approve the Consent Agenda. Mundle stated I'll second.

Harrington asked any discussion?

Lewis noted on Resolution 2023-01 there was a typo, Line 7 under Advisory Bodies it should say "May appoint one of the applicants remaining". Davis responded that correction would be made.

Lewis requested to pull Item A.

Smith requested to pull Items A, B, C, E, F, and H.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes.

Motion passes unanimously.

6.0 A Approve Bills

Lewis asked under the Finance Department professional service fees paid to Anoka County in the amount of \$1,400+ what that amount was for. Davis responded this was a truth in taxation charge.

Lewis inquired about MSA Street Construction engineering charges he asked what that related to.

Davis responded this was a specific project for the engineering costs for the 183rd Avenue Reconstruction project.

Smith asked on Hakanson Anderson charge in the amount of \$18,000+, he asked if the City Engineer was in the City budget for \$40,000. Davis responded that was correct.

Smith asked if this charge was over and above what the City Engineer Received. Davis stated this was broken down into two things – general engineering which was the \$40,000, but a lot of these things are project specific and are paid out of the MSA or Street Capital funds. He indicated there are two ways they pay the engineer.

Smith stated if they were paying a lot more above the \$40,000 would the City be better off hiring their own engineer. Davis responded the cost of hiring a City Engineer would probably be much higher than the City is paying the City Engineer. He noted a lot of things being paid were not just for the City Engineer but for services for surveyors, inspectors, etc. So this covers a multitude of people in the firm. He noted they would still have all of the other costs.

Lewis stated I'll make a motion to approve Item A of the Consent Agenda. Smith stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 B Approve Meeting Minutes March 6, 2023 City Council Work Meeting

Smith stated in all of the Minutes since they have been on Council it appeared to him that the Minutes are never correct and there is always something wrong with them versus if you watch the video. He asked how this worked. Davis stated the minute company sends staff the Minutes and staff looked at the Minutes to see if there was anything they did not have. He noted the service usually highlighted things such as spelling, etc. He noted this was why Council reviewed the Minutes to make sure they are accurate. He stated that was the way the corrections are made.

Smith asked if the video was sent to the service who does the Minutes. Davis responded that was correct.

Smith noted on March 6, the cat ordinance was brought up but it was not in the Minutes. Davis responded it was brought up at the end of the meeting or after the woman gave the presentation.

Smith stated it was not in the Minutes and it needed to be fixed. He asked if this should be tabled.

Mundle stated he did not believe the cat ordinance was discussed at that meeting and the first time that was discussed was at the March 13 meeting from the person who spoke at the Public Forum. He noted March 6 was a Work Meeting.

Smith stated he got the dates wrong on this then. Davis stated if there was something Smith wanted changed, they would table it, correct it, and bring it back for the next Council meeting for approval.

Lewis asked what the motivation was for going from actual transcription to “interpreted” transcription where it was “their” version of what people are saying. Davis stated this happened back in 2012 or 2013. He believed it was to be a summary type minutes to save on costs. He noted at that time they were doing the Minutes with a staff person who attended the meetings and received overtime and then she did the transcription, which took her 10 to 12 hours and took time away from her duties.

Lewis asked how long the City has been using Timesavers. Davis responded the City has been using them since 2014.

Lewis asked staff to find out what a literal transcription of the Minutes would be versus the “my version” of the minutes. He stated he got tired of even bringing it up. He indicated one Minutes referred to a she when referring to him. He indicated he got tired of wanting to fix it. He asked what the cost difference is of doing it verbatim, which is how transcription is supposed to be done, and this second degree version of transcription. He stated he understood they could always go back to the

video, but why not have it right in the Minutes. Davis stated he can let them know that, but the cost of the Minutes is based on a per page basis so he can instruct them to do a literal transcription and then the cost and then the cost can be compared.

Lewis presumed with a literal transcription they would pick up accuracy, which was worth something, but not at a substantial cost. Davis stated he would contact them and see if they can do an estimate or they can try one and see what happens.

Lewis stated maybe it was a matter of who the City uses to do the service. Davis responded this company does the service for a number of cities around the Metro area.

Lewis stated it could be an issue of the volume also. He noted when he has listened to some of the videos, the volume is so low he has trouble hearing the speakers on his computer. Davis stated he would look into this and he will get a report back to Council at the next meeting.

Smith stated I'll make a motion to approve Item B of the Consent Agenda. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 C Approve Meeting Minutes, March 13, 2023 City Council Meeting

Smith noted the Minutes said "Shroeder" and he believed it should be "Schrader" in two different spots. On Page 59 or 58 Christine Dahlman was speaking and he remembered Councilmember Mundle raised his voice to her and said her name and that was not in the Minutes. He noted stuff was missing on the Public Forum.

Smith stated I'll make a motion to table Item C of the Consent Agenda. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 E Resolution 2023-20, Declaring 1997 Felling Trailer Surplus Property

Smith stated he wanted this one tabled so he can check out the trailer himself and look at it.

Smith stated I'll make a motion to table Item E of the Consent Agenda. Lewis stated I'll second. Harrington asked any discussion?

Harrington asked if there was a timeframe on this. Ayshford responded the quote was good for 30 days. He stated the trailer itself tag will expire in April. He noted one of the public service employees was certified to perform inspections and he was not comfortable certifying it for another year. He noted the trailer was 26 years old and the City had gotten more than their money's worth out of it. He stated Councilmember Smith was welcome to look at it if he wanted. He noted there were cracks in the frame.

Smith asked how often the trailer was used. Ayshford responded this trailer got frequent use and it pulled the bobcat. He noted this trailer replaced their number one trailer. Smith stated he would take a look at it.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 F Purchase of Equipment, Tandem Axle Trailer

Smith stated he wanted to table this one also so he could check it out.

Smith stated I'll make a motion to table Item I. Miller stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **Smith, Miller, Lewis, and Harrington.** Harrington asked any opposed? **Mundle.** That motion passes. **Motion passes 4-1.**

6.0 H Replacement Lights for City Hall Parking Lot

Smith asked if there had been more than one estimate for these lights. Ayshford responded the City had received 2 quotes and this was low quote.

Smith asked why this was not in their paperwork. Ayshford responded under the City's policy, anything under \$5,000 can be purchased by direct negotiation or on the open market. He believed the State recommendation was \$25,000. Larson responded that was correct.

Ayshford noted competitive bidding takes place over \$175,000 and in between they can do either one, but they did have two quotes on this. Smith stated any quotes the City received they should at least get 3 quotes. Ayshford responded that the State requirement was 2 quotes. Smith responded he did not care what the State says – this is tax dollars being spent here and this policy needed to be changed.

Smith asked how did the policy get changed to get at least 3 cost estimates. Larson responded it could be changed through policy or Ordinance.

Smith asked if it was an Ordinance now. Davis responded it was just a policy.

Ayshford believed the State system changed it because it was hard for people to get 3 quotes on everything. He noted they have had times where they have had contracts come out to give quotes and those quotes are never used, so they don't give the City quotes any more. He noted the State requirement was 2 competitive/comparable quotes.

Smith stated I'll make a motion to approve Item H of the Consent Agenda. Lewis stated I'll second. Harrington asked any discussion?

Smith asked the Council how they felt about this.

Miller asked if Council could receive all of the quotes. Ayshford responded they could be included in the Council's packet. He indicated he had them also if anyone wanted to look at them.

Smith responded that would make it easier to look at everything. He indicated he did not like it at all when numbers were thrown down.

Lewis stated he understood staff had a balancing act between laying everything out and burying them with detail.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

5.0 Reopen of Public Forum

Harrington noted someone came in late who wanted to speak at the Public Forum and he was going to reopen the Public Forum.

Corina Peterson stated a 14-foot-wide paved trail was being put about 22 feet from her home. She indicated she had 3 acres. She stated he was not in favor of the trail. She noted her daughter was deathly afraid of dogs as she had gotten bitten a year ago, and people were walking through her yard with dogs. She stated she was not comfortable. She noted they were going to build a bridge on her pond and she did not want people walking through there all of the time. She stated her neighbors were not in favor of it either. She indicated she went to a meeting 2 years ago and they were all

against it, except for one neighbor. She asked for more information about it, but she was not in favor of it as it was really close to her house.

Lewis asked if she was friend of Joe Reiter's. Peterson responded yes.

Lewis noted Joe took him over to see it. Peterson responded that was her home.

Harrington asked if Ayshford would look into this. Ayshford responded this was part of the John Anderson Trail project.

Lewis asked if this was approved by the City Council. Ayshford responded that the trail project was approved by the Council.

Lewis asked when. Ayshford responded it was in the budget and approved under the Parks Capital Improvements Budget last year.

Peterson indicated there were a bunch of neighbors who were not for this and all of a sudden last summer when she was home for her lunch break, she noticed they were cutting this path. She stated she was a single mom and this trail was 22 feet from her home and it was uncomfortable with people walking on the path at all hours of the day and night. Lewis stated this was encroachment.

Peterson stated her son's room was right there and he couldn't have his window open with people walking all over the woods. She noted sometimes people get weird at night.

Lewis asked if there was a public hearing on this. Ayshford responded there was not. He indicated there was a Park Commission meeting in the park 2 years ago and everyone in the neighborhood was invited to the meeting.

Peterson stated one neighbor was for the trail as he wants to ride a bike, but she has never seen him ride a bike. Lewis stated that seems awfully encroaching on her property.

Peterson stated she knew there was an easement, but she didn't think they were going to pave the 14-foot wide path. She stated if she wanted that she would move to Maple Grove.

Lewis stated what did Joni Mitchell say, "They paved paradise and put up a parking lot." Peterson responded yes! She stated she didn't want to move, but she was worried.

Lewis stated it did not seem she was being unreasonable to him.

Peterson thanked the Council for allowing her to talk. She indicated she was normally super shy, but she had to get up and tell the Council this for her kids.

Miller asked if she lived on the cul-de-sac, where was the parking for this park walk. Peterson responded she had spoken with her neighbors and they wanted to know if people were going to park in the cul-de-sac. She noted her neighborhood did not have the park and she did not know where these people were going to go. She did not think anyone would want this if it was their house.

Lewis asked if there was some way to take another look at this as it seems quite valid and the concerns seem quite legitimate. Ayshford noted when the development was put in there was a piece of property parkland dedicated for a trail connection and this connects to the back of John Anderson Park. It was not a place that you can park and walk, but a spot where you can connect to the neighborhood and the neighborhoods past there can get to John Anderson Park through this trail. He indicated it was a trail connection to connect the neighborhoods and it was put in with the plat when the houses went in originally. He indicated it was never built at that time and the Park Commission wanted to put the trail in. He stated it was an 8-foot side paved path and the parkland was 15 feet.

Lewis seemed this should be at least revisited with the people who lived there and get their opinion on it. He stated he would if he was in their position. He stated the fact that something was provided for in a conveyance (a real estate conveyance) did not mean they had to do it, or pave it – it could be gravel or whatever the class number is for crushed red stone is or something better than asphalt in the middle nature which he was not a fan of himself. It seems the citizens are concerned about this and he has seen it with Mr. Reiter. And he said, “Wow, this is right on top of her house and I wouldn’t want 22 feet outside of my window.” He asked what the point with the rest of the land was and couldn’t they find anywhere else to put this. He believed it was worth looking at again. He noted this was his opinion.

Smith asked if it was carved in stone that it has go to there. Ayshford stated Council can do whatever they wanted.

Davis stated this was a project that was approved by a previous Council, but it could be changed. Lewis stated he was of the opinion it needed to be changed. Smith agreed.

Lewis stated he would put a fine point on it and it seems kind of goofy to him.

Smith asked if they needed a motion to do this. Ayshford responded no and this was just an Open Forum and they can do it at the next Work Meeting, or whatever Council wants to do.

Lewis stated if they can have some plan of action and check with the people who live there to see if they are all on board or not. Maybe nobody heard about the previous meeting or were afraid to show up because they were shy or whatever.

Smith stated it was possible it might not even be needed if it was a go between and it goes nowhere except for a neighborhood. Ayshford responded it connected a whole other part of the City and would eventually connect up to other trails.

Peterson stated it did not connect to other trails. Ayshford responded it would connect to Bonde Park and then onto other trails.

Peterson asked if they were going to make a trail off of Jackson. Ayshford stated it would be a shoulder on Jackson.

Lewis asked if there was no other way to get to where he was talking about. Ayshford responded no, not without going out to Highway 65.

Lewis asked if there had to be a bridge as part of this too. Ayshford replied it would be a floating dock of 4 dock sections.

Smith stated where they were talking about, they would need to go through other people’s yards to get to Bonde. Ayshford responded there was no other plan to go through any other yards. It would be out to their road, then down Bonde, which has a wide shoulder, and then into Bonde Park. He indicated this was on the long-term plan for the Parks Commission.

Smith stated this didn’t make sense. Lewis noted plans were made to change.

Smith stated they could take the road down to Jackson and then to Bonde. He stated this didn’t make any sense at all. Ayshford stated comparing this out to 65. Smith stated he understood that part, but it’s like this doesn’t make sense at all.

Lewis stated he wanted to be responsive to what he thinks are reasonable concerns. Ayshford believed they spoke with the other neighbor also and one of the things they were discussing if the project continues was putting up a fence possibly along there also.

Smith stated he would like to take a look at this also to see the situation. Peterson responded she would love if they would come over. She thanked them.

Davis asked if this should be scheduled for a Work Meeting discussion to see what the options are. Lewis responded it would be neat if they could get an update on this at the April 3 Work Meeting. He wanted a cursory look at the situation to see if they can make reasonable accommodations for the people in that neighborhood and not just based on her concerns, which are the most pressing literally, but the other people who live in the neighborhood. He thought if someone lives in a neighborhood and owned the property, your rights trump people who want to get to a park and go right through your property. He thought you are the one with the trump rights.

Ayshford stated he believed the initial thought was to provide access to the park for people who lived in the neighborhood, but the trail was never built at the time. He indicated this was dedicated parkland that connects to John Anderson. Lewis stated that did not compel them to do anything in particular. He believed this needed to be revisited and that was his opinion. Smith agreed.

Lewis asked if they needed a motion of some kind. Davis responded no, staff had direction.

7.0 New Business. Commission, Association, and Task Force Reports

No reports given.

7.0 A Planning Commission

None.

7.0 B Economic Development Authority

None.

7.0 C Park Commission

7.0 C.1 Park Dedication Fees

Ayshford presented staff's report stating the current park dedication fees were established by an ordinance revision that was approved on August 5, 2015. Article VII, Section 66-195 of the City Code was amended to include reduction of the not to exceed fee for residential park dedication from \$6,000 to \$2,000 per lot exempting one habitable homestead per subdivision (if applicable) and reducing the park dedication for commercial/industrial developments from a not to exceed fee of \$4,500 to \$2,000 per acre.

Ayshford noted within the current ordinance, the City can either elect to require dedication of up to 10% of new residential developments for parkland or receive funds equal to 10% of the market value of the property prior to development, not exceed \$2,000 per lot. For commercial or industrial development this is lowered to 5% with a not to exceed value of \$2,000 per acre.

Ayshford indicated these lower fees were adopted to compensate for higher water and sewer costs of the City's small customer base stand-alone utility system. Lower park dedication fees were put in place to maintain the competitive balance required to offset the lower SAC and WAC charges of market area municipalities.

Ayshford stated the need to update these fees to meet the demands for parks improvements and new facilities was discussed at the December 13, 2022 Parks Commission Meeting and the joint City Council Work Meeting and Park Commission meeting on February 6, 2023.

Ayshford stated based on discussions from both of those meetings and discussions at the March 13, 2023 Park Commission Meeting, the Park Commission unanimously recommended moving to a per unit fee for residential developments. The recommendation included a \$2,000 per unit fee in new

single- family developments and a \$1,500 per unit fee for new multi-family developments. They also included a recommendation for a 25% per unit reduction in multifamily developments that include public recreation facilities.

Ayshford indicated the Park Commission was aware of the pending litigation regarding commercial/industrial park dedication fees but recommended making changes to our current policy in conjunction with the residential changes to keep the process easy to understand and consistent. They recommended a per acre fee of \$2,000 for new commercial/industrial development. Once the court system rules on the issue, the City’s code can be changed to reflect that.

Ayshford stated the recommended fees would increase park revenue for new development while not being so high as to be a deterrent to prospective developers. The fees would be included in the annual City Fee Schedule and would be reviewed annually and adjusted as deemed appropriate to balance demands for park facilities and improvements with market conditions for development projects.

Ayshford indicated the Park Commission recommends that City Council consider approval of a \$2,000 per lot park dedication fee for single family development(s), \$1,500 per unit park dedication fee for multi-family developments with a 25% fee reduction for those that include recreation facilities available for public use and \$2,000 per acre park dedication fee for commercial/light industrial developments and amend City Fee Schedule to reflect these changes.

Lewis stated point for clarification, or however you say it, why don’t you need a Resolution for something like this but we need them for other things. Davis responded they do need a Resolution for this.

Lewis asked if this was just preliminary before a Resolution. Davis responded that was correct and he recommended this be tabled for the Resolutions at the next meeting on April 10.

Harrington stated I’ll make a motion to table this item. Lewis stated I’ll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

8.0 Department Reports

8.0 A Community Development

None.

8.0 B Engineer Report

None.

8.0 C City Attorney

None.

8.0 D Finance

None.

8.0 E Public Works

8.0 E.1 2023 JPA Street Maintenance Project Bids

Ayshford stated the following projects were approved to be bid as part of the 2023 JPA Street Maintenance program by City Council on January 23, 2023. These projects have been identified in the 2023-2027 Street Capital Improvement Plan (CIP) and include:

1. 200,000 LF of pavement markings
2. 100,000 LF of crack sealing

Ayshford indicated the allocated budget for crack sealing and striping the above listed streets was \$200,000. These projects will be funded from the Street Capital Fund as identified in the 2023-2027 Capital Improvement Plan. On Friday March 10th, the City of Coon Rapids received and opened bids for the North Metro Street Maintenance Program.

Ayshford noted the bid costs for our portion of the JPA project were as follows:

Striping, 200,000 LF @ \$0.0866/LF	\$17,331.00
Crack Filling 100,000 LF @ \$.50/LF	\$50,000.00
Contingency (5%)	\$ 3,366.00
<u>Administrative Cost (1%)</u>	<u>\$ 710.00</u>
Total Project Cost	\$71,407.00

Ayshford stated the bid results are consistent with past costs and this project is budgeted in the 2023 Street Capital Fund. This contract can be amended regarding the inclusion of additional line item bid quantities.

Ayshford indicated the remainder of the budgeted amount would remain in the Street Capital Fund and will help with anticipated higher costs of planned overlay and reconstruction projects.

Ayshford noted staff has reviewed the bids and recommends acceptance of the 2023 JPA Street Maintenance Agreement bids in the amount of \$71,407 and authorization to submit a letter of concurrence to the City of Coon Rapids indicating our participation in this project.

Lewis stated again a Resolution question. Was there a Resolution that has to be done? Davis responded not on this one. Lewis stated this was just a motion to approve the expenditure.

Lewis stated I'll make a motion to approve the 2023 JPA Street Maintenance Agreement bids in the amount of \$71,407 and authorize the submittal of a letter of concurrence to the City of Coon Rapids indicating the City's participation in the project. Smith stated I'll second. Harrington asked any discussion?

Harrington asked for an explanation on the City's potholes.

Ayshford stated this year has been a lot worse for potholes due to the daytime high temperatures and the nights below freezing. He stated they have a few developments they would be discussing closer to budget time – Hidden Haven Development, Cedarbrook Addition, and a couple around Coon Lake that are older developments that they are going to have to take a hard look at possibly doing a reconstruction project on some of these. He indicated they were designed in the late 70's, early 80's and they did not have adequate street stormwater drainage so the water flows across the street so it stays wet all of the time, especially in the Spring when the snow melts which was a recipe for disaster for potholes.

Lewis asked if Lakeshore Drive would be one of those. Ayshford responded that was just patching right now. He indicated this was a sand road paved over. Lewis expressed surprise.

Harrington stated if anyone had a pothole to call City Hall or call Public Works. He indicated he had received about 10 calls and they were not potholes, but craters. Ayshford noted the material used this time of year was a winter cold batch. He indicated they can't use hot mix yet until the frost comes out of the ground. He noted the contractor had run out and they just got it back in stock on Friday.

Harrington noted they didn't have a hot patch truck anyway as it was in for repair. Ayshford stated that should hopefully be ready to go soon, but they had other ways of doing it also. He indicated once they got warmers temperatures, they would be out in full force all day, every day.

Motion accepted.

8.0 F Fire Department

None.

8.0 G City Administrator Report

8.0 G.1 Commission Appointment Policy Revision

Davis stated as City Code Chapter 2, Article IV, Section 2-71 was amended as item 4.0 A on the agenda of the March 27, 2023 City Council Meeting, the Commission/Authority Appointment Policy needs to be updated to reflect the Code changes.

Davis requested Council approval of the amended Commission/Authority Appointment Policy.

Smith stated I'll make a motion to approve the amended Commission/Authority Appointment Policy. Miller stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **Lewis, Miller, and Smith.** Harrington asked any opposed? **Mundle and Harrington.** That motion passes. **Motion passes 3-2.**

8.0 G.2 Upper Rum River WMO 2024 Budget

Davis stated the Upper Rum River WMO is a joint powers organization consisting of Bethel, East Bethel, Ham Lake, Nowthen, Oak Grove and St. Francis. Statutorily, all municipalities in the seven county Metro are required to participate in the Water Management Organizations or Districts. The Minnesota Board of Water and Soil Resources (BWSR) is the state agency that oversees and monitors the operations of the WMO's.

Davis noted the member cities of the URRWMO jointly address water resources issues in this watershed. The organization is operated by an appointed board which consists of two representatives from each member locality. The URRWMO Joint Powers Agreement provides rules and procedures for operation of the organization. City Councilperson Tim Miller and Citizen Member Radja Lohse are East Bethel's representatives on the URRWMO.

Davis indicated the URRWMO's draft 2024 budget is provided to each member city for their input and is attached for review. Any requests to modify this budget need to be submitted to the URRWMO prior by April 25, 2023. After that date, and absent any comments or direction from East Bethel, our portion of the budget would be considered approved at the level indicated for 2024.

Budgets for 2024 (proposed) and the previous six years are as follows:

<u>YEAR</u>	<u>URRWMO BUDGET</u>	<u>EAST BETHEL PORTION</u>
2024	\$41,814	\$ 9,173
2023	\$44,814	\$ 9,739
2022	\$42,656	\$ 9,256
2021	\$44,218	\$ 9,641
2020	\$52,943	\$10,462
2019	\$33,935	\$ 7,651
2018	\$32,000	\$ 5,298

Davis stated the URRWMO understands that fluctuating budget proposals can be difficult for the members to accommodate and they recognize the difficulties this can pose. As opposed to levying

excess dollars in years of lesser obligations and carrying those funds forward to years with projected increased costs, this is still a better budgeting option to deal with these changing requests for funds.

Davis noted the proposed 2024 URRWMO Budget is \$41,814 as compared to the 2023 budget of \$44,814. East Bethel's portion of the 2024 budget, as presented in Attachment 1 to Council's packet, is proposed to be \$9,173 or a decrease of 5.8% from the 2023 City share of \$9,739.

Davis recommended the City Council consider approval of the URRWMO Draft 2024 Budget.

Smith stated I'll make a motion to approve the URRWMO Draft 2023 Budget. Lewis stated I'll second. Harrington asked any discussion? To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

8.0 G.3 April Work Meeting

Davis stated the Council Work Meeting is scheduled for Monday, April 3, 2023 at 7:00 p.m. The following items are recommended for discussion: Two Ordinance revision considerations requested by Councilmember Smith; ISD 15 presentation; Community Development Director position advertisement; Sunrise River WMO Joint Powers Agreement Update; and Request for a Cat Ordinance.

Smith stated he wanted to say something about the Cat Ordinance. Personally, it was a waste of time. Harrington agreed.

Smith stated next thing would be a squirrel ordinance. He stated they needed to get real about this stuff and they had enough ordinances here. He said to scratch that one and that was his opinion.

Miller stated he wanted to replace the cat ordinance with a discussion on the exterior farm storage; exterior business storage amendment; and enhancing security business amendment looked at. He requested those three items be on there.

Lewis stated I'll make a motion to approve the April 3, 2023 Council Work Meeting agenda as amended. Miller stated I'll second. Harrington asked any discussion?

Lewis stated like all of his fellow residents of East Bethel he received his property tax estimation for the coming year and after they went out to dinner to celebrate it, they came home and contemplated. He didn't know about you guys, but his taxable market value has gone up 38 percent in two years. He and his wife apparently were asleep last year or they would have appealed it, but he definitely plans to appeal this one which will be a neat trick since he is on the Local Board of Appeal and Adjustments so he hasn't figured out how we will do that yet. Last year, he had to go to the County to get it rolled back because the City of East Bethel wouldn't accommodate him and the County rolled back 80 percent of the increase.

Lewis requested – more than a request – and that with all of the residents of East Bethel facing this, he would like Mr. Ken Tolzmann to attend the April 10 regular meeting of the City Council and explain his methodology. He stated he used to be licensed in real estate and he did mergers and acquisitions, which meant he had to do valuations on commercial businesses, which was way harder than residential real estate because it's not just cookie cutter and everyone's unique, and so it is a whole different level of the game and he's been going around with Ken Tolzmann for a long time about his property valuations and he just thought in the interest of informing the populous of East Bethel that it would be good if he just presented a 15 or 30 minute summary of how he goes about these property valuations because he used to do this stuff and it befuddled him so it must be really confusing to some other people, or at least a few others. But he would like to see that on the agenda for the April 10th meeting. He really would. Davis responded he will extend that invitation to him.

Lewis asked Davis to use his most persuasive language in doing that.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

8.0 G.4 Sunrise River WMO 2023 Budget Amendment

Davis stated the Sunrise River Water Management Organization (SRWMO) conducted meetings on October 4 and 19, December 6, 2022 and March 1, 2023 with City Administrators and Council member liaisons from each member municipality to discuss amendments to the Joint Powers Agreement (JPA) that would update the agreement to align with current state statutes and consider a new funding formula for assigning costs to the members. This JPA was adopted in 1985 and has been amended just once in 2010. That amendment only changed the timing of invoices to the members from an annual to a semi-annual basis.

Davis indicated these meetings did not produce any resolution on a funding formula that would be acceptable to all the members (East Bethel, Columbus, Ham Lake and Linwood) with Ham Lake being the only dissenter to an agreement.

Davis noted after the March 1, 2023 Meeting, which included representatives from the Board of Water and Soil Resources (BWSR), the DNR and the Anoka County Attorney's Office, Ham Laker remained resolute in their position on the funding formula and the requirement for ratification of the proposed annual budget. Ham Lake's stance on this matter was unchanged even as attorneys made clear at our March 1 meeting, that state law prohibits requiring unanimous ratification of budgets. MN statute 103B211 Subd. 1(c) states decisions by a joint powers board may not require more than a majority vote, except a decision on a capital improvement project, which may require no more than a two-thirds vote.

Davis stated the funding formula remains a point of contention. The most recent Ham Lake council meeting reaffirmed that their City will accept only one option. The three other municipalities have considered that option at length, and none have accepted it.

Davis noted Columbus, East Bethel and Linwood committee members are of the opinion that we proceed with the JPA amendments as agreed upon by the majority of the JPA members. Due to the issues above, the \$8,000 in legal fees budgeted for this matter have been expended and an additional \$4,000 is needed to finalize the agreement.

Davis stated Columbus has already proposed and received authorization from their City Council to contribute another \$1,000 towards the attorney fees to finalize the JPA amendments. It has been requested that East Bethel, Linwood and Ham Lake consider the same \$1,000 authorization from their Councils/Town Board to enable the JPA amendments to move forward and allow the preparation of the 2024 SRWMO Budget by the end of May 2023.

Davis noted \$8,000 was included in the 2022 SRWMO Budget to complete this task but due to concerns by the City of Ham Lake with the funding formula for the member's annual contributions and votes for budget approvals, an additional \$4,000 in legal costs for this matter will be required to conclude this work. This cost would be a contribution of \$1,000 from Columbus, East Bethel, Ham Lake and Linwood.

Davis indicated the additional contribution of \$1,000 from each member does not get us past Ham Lake's objections but it will enable the completion of the JPA amendments and have this step completed to expedite the preparation of the 2024 budget. This additional allocation is a cost that will be incurred either at this time or at some future date. The approval of this allocation by

Columbus, East Bethel and Linwood puts the burden of this matter back in Ham Lake's domain and shows our collective effort to come to some resolution of the JPA amendment.

Davis stated the City of Ham Lake has stated they will consider opting out of the SRWMO unless there is a change in the funding formula that lowers their cost. However, it is unlikely that this is an option for them as there is no sentiment on Anoka County's behalf to take over their WMO area and BWSR has given indication that they are not favorable to consideration of their exit.

Davis stated staff is seeking direction from Council as to the request for an additional \$1,000 allocation to the SRWMO to pay for additional legal fees to complete the Sunrise River WMO JPA amendments.

Lewis stated he is amazed as how unretractable Ham Lake has been. It is amazing. Davis stated it was costing the City a lot more money. He indicated the options are if they don't go this way and they choose to fight it, the four member WMO might need to be dissolved and turned into a 3 member WMO, which meant they needed to do another set of JPA's which would increase the cost more. He hoped by putting some additional pressures on Ham Lake they may come around. He indicated he has been told that they will be sending their Mayor and Council person to the next Sunrise River WMO meeting on April 6, which was something they have not done in the past when they have usually only had citizen representatives. He thinks maybe the right message did not get back to the City Council. He noted one of the problems they have had with them was they were not sending the right people to the meeting and hopefully they can get something done, but in order to complete the SRWMO needs another \$4,000 to be split equally among the four members and that is what they are requesting be authorized tonight.

Lewis stated I'll make a motion to approve the \$1,000. Harrington stated I'll second. Harrington asked any discussion?

Harrington stated the last meeting he was at, Ham Lake thought they could get out but BSWR told them no and the County doesn't want them, Coon Creek Watershed District doesn't want them, and you have to be in a watershed. He believed one way or another they are going to be in this, but like Davis said they are costing us more money.

Lewis stated it seemed a strange thing to dig your heels in at.

Harrington stated they only paid a small thing like \$3,000 a year.

To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

9.0 – Other Items

9.0 A Staff Report

None.

9.0 B Council Reports

Smith stated at the March 13 meeting, Ms. Murphy handed the Council a packet on her situation which was a small one and he had asked Davis for information on this which he had given him a thick packet, but none of the information Ms. Murphy provided was in Davis's packet. He asked why. Davis responded he had a green folder and he showed it to him and told him there was an email in there with the City Attorney's and his response to that and it was found to be no basis for it. He stated he did not get a copy of that and had no access to it.

Smith stated what's in Davis's packet was basically emails of him going back and forth with Ms. Murphy along with several duplicates, so it was a waste of his time looking at this when there is a lot

of information right here that he needs to get. Davis responded he did not receive Ms. Murphy's packet and it was not given to him.

Smith responded really, he didn't get this? Davis responded no, she did not give one to him. Smith stated really? He noted everything in there he understood that the City should have and the City did not have this? Davis responded he did not have it, but he did have one that was given to him secondhand back last fall and he assumed it might be the same thing but he did not know. Smith stated okay and he would get him a copy of all of this.

Smith stated he just wanted to find out why. He stated all of the reading he had to do made no sense compared to what he saw.

Miller stated the last meeting he attended with the Parks Commission was a good meeting. He handed out some ideas to try and get a better visions and goal to get the Commission unified and start thinking there is a lot of things to do and how to do it and just get more input.

Lewis stated inspired by Miller's lead on the matter, tomorrow night he was going to be serving as a City Council Liaison to the Planning Commission and he worked up a very concise little handout for them to look over and there is an older saying from the Bible saying, "My people perish for lack of vision for lack of knowledge." He thought they can always spend more time as a people of East Bethel to clarify their mutual vision for our City and the Planning Commission was the real nexus of that exercise. So he was putting it out there to actively pursue defining the vision and the strategies and most importantly to him anyway is the two-way communication with the residents of East Bethel. Anything we can do, not just to the people of East Bethel, but from the people of East Bethel to the City, not only the City Council, but the staff and enhance to quality of communication and the breadth of it and the depth of it is all to the good because the more they all get on the same page it is a lot easier to row the boat when they are all pulling in the same direction.

Mundle stated the EDA meeting was cancelled for the past month. He attended the North Trunk Highway 65 Corridor Coalition and several interesting projects were discussed such as potholes and Anoka County wants to know if there are any potholes in the County Road and if there are they request they be contacted to let them know.

Mundle indicated the first project will be the resurfacing of Highway 65 in 2024 that will be from County Road 10 in Blaine to 217th in East Bethel which will be a \$40 million cost and with that they will be upgrading and replacing some surfaces along with replacing the box culvert at Viking. He indicated some of the prep work will be in the fall 2023, but the bulk of it will be done in 2024. The next project will be for the project going from 99th up to 117th, Blaine has a project they want to do on Highway 65 to eliminate traffic lights to make traffic flow a lot easier and a preliminary layout plan has been presented. He stated the plan was very, very interesting and that will be presented this spring to the Town Hall for the residents of East Bethel to see so that they know what is going on in that area.

Mundle stated June and July they hope to have the final approval of the preliminary plan from MnDOT and currently they have \$42 million raised and they are looking at \$130 million more to have the project totally funded. He stated they are looking at different funding opportunities including going to Washington to get some federal grants. As far as the timeframe as to when this will happen the earliest if everything fell into line was 2025, but it was more likely going to be 2026 or 2027 but there was serious money being thrown into this project and it will happen in some way, shape, or form. He believe the end result of this will be very good for the East Bethel residents.

Mundle stated Athens has rezoned their Highway 65 corridor for commercial. He indicated previously it was more spot zoning, but with this they open the whole thing up for commercial but they were having a one year moratorium on it so that they can get all of their ducks in the rows and get everything in order. He found that to be a very interesting change for Athens.

Harrington stated he had received a letter from Jasmine Putnam from the Arbor Day Foundation, which he read. He asked Ayshford to pass this on.

9.0 C Other

None.

10.0 Adjourn

Mundle stated I'll make a motion to adjourn. Miller stated I'll second. To the motion, all in favor say aye. **All in favor.** Harrington asked any opposed? That motion passes. **Motion passes unanimously.**

Meeting adjourned at 8:40 PM.

Submitted by:

Kathy Altman

TimeSaver Off Site Secretarial, Inc.

**CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA**

RESOLUTION NO. 2023-22

**RESOLUTION ACCEPTING BIDS FOR
THE 183rd AVENUE SURFACE RECONSTRUCTION PROJECT**

WHEREAS, pursuant to the advertisement for bids for the 183rd Avenue Surface Reconstruction Project, bids were received electronically, reviewed, and tabulated according to law, and the following bids were received complying with the advertisement:

	<u>Base Bid</u>
Knife River Corporation	\$517,907.30
Novco Inc.	\$542,587.25
Asphalt Surface Technologies, Corp.	\$551,390.14
Douglas-Kerr Underground, LLC	\$552,116.71
Valley Paving, Inc.	\$564,385.59
Park Construction Company	\$580,923.15
Dresel Contracting, Inc.	\$612,296.44
Bituminous Roadways Inc.	\$644,969.15
North Valley, Inc.	\$650,182.21

AND WHEREAS, it appears that Knife River Corporation of Sauk Rapids, Minnesota is the lowest responsible bidder;

AND WHEREAS, the City accepts the bid proposal in the amount of \$517,907.30;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT:

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Knife River Corporation of Sauk Rapids, Minnesota in the name of the City of East Bethel for the 183rd Avenue Surface Reconstruction Project, according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.

2. The City Engineer is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted this 10th day of April, 2023 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Tim Harrington, Mayor

ATTEST:

Jack Davis, City Administrator

**BID TABULATION
CITY OF EAST BETHEL
183RD AVENUE SURFACE RECONSTRUCTION PROJECT**

Item 6.0 E, Attachment 2

Bids were opened March 28, 2023 at 10:00 a.m.
A total of nine (9) bids were received, as shown herein.

Base Bid					Knife River Corporation		Novco Inc.		Asphalt Surface Technologies Corp.	
ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 20,000.00	\$ 20,000.00	\$ 24,000.00	\$ 24,000.00	\$ 30,000.00	\$ 30,000.00
2	2104.502	REMOVE SIGN	EACH	3	\$ 25.00	\$ 75.00	\$ 350.00	\$ 1,050.00	\$ 55.00	\$ 165.00
3	2104.502	REMOVE MAIL BOX SUPPORT	EACH	16	\$ 100.00	\$ 1,600.00	\$ 50.00	\$ 800.00	\$ 110.00	\$ 1,760.00
4	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LIN FT	35	\$ 12.00	\$ 420.00	\$ 9.00	\$ 315.00	\$ 4.50	\$ 157.50
5	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LIN FT	309	\$ 5.00	\$ 1,545.00	\$ 7.00	\$ 2,163.00	\$ 4.00	\$ 1,236.00
6	2104.503	REMOVE PIPE CULVERT	LIN FT	93	\$ 15.00	\$ 1,395.00	\$ 15.00	\$ 1,395.00	\$ 13.20	\$ 1,227.60
7	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	157	\$ 7.00	\$ 1,099.00	\$ 9.00	\$ 1,413.00	\$ 11.00	\$ 1,727.00
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	23	\$ 10.00	\$ 230.00	\$ 20.00	\$ 460.00	\$ 11.00	\$ 253.00
9	2106.507	EXCAVATION - SUBGRADE (EV)	CU YD	1524	\$ 23.00	\$ 35,052.00	\$ 16.00	\$ 24,384.00	\$ 17.60	\$ 26,822.40
10	2108.504	GEOGRID	SQ YD	7000	\$ 7.65	\$ 53,550.00	\$ 7.50	\$ 52,500.00	\$ 6.27	\$ 43,890.00
11	2112.519	SUBGRADE PREPARATION	ROAD STA	56	\$ 170.00	\$ 9,520.00	\$ 450.00	\$ 25,200.00	\$ 352.00	\$ 19,712.00
12	2211.509	AGGREGATE BASE CLASS 5	TON	500	\$ 18.20	\$ 9,100.00	\$ 22.00	\$ 11,000.00	\$ 31.35	\$ 15,675.00
13	2215.504	FULL DEPTH RECLAMATION	SQ YD	15180	\$ 0.90	\$ 13,662.00	\$ 2.00	\$ 30,360.00	\$ 1.32	\$ 20,037.60
14	2215.507	HAUL FULL DEPTH RECLAMATION (EV)	CU YD	1633	\$ 9.00	\$ 14,697.00	\$ 16.00	\$ 26,128.00	\$ 20.35	\$ 33,231.55
15	2232.604	MILL BITUMINOUS SURFACE	SQ YD	47	\$ 20.00	\$ 940.00	\$ 12.00	\$ 564.00	\$ 11.00	\$ 517.00
16	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	922	\$ 2.50	\$ 2,305.00	\$ 4.00	\$ 3,688.00	\$ 3.30	\$ 3,042.60
17	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 3.0" THICK	SQ YD	179	\$ 25.00	\$ 4,475.00	\$ 31.00	\$ 5,549.00	\$ 37.40	\$ 6,694.60
18	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B)	TON	1458	\$ 80.00	\$ 116,640.00	\$ 78.00	\$ 113,724.00	\$ 77.88	\$ 113,549.04
19	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2;B)	TON	1944	\$ 79.00	\$ 153,576.00	\$ 68.00	\$ 132,192.00	\$ 73.37	\$ 142,631.28
20	2501.502	15" RC PIPE APRON	EACH	4	\$ 980.00	\$ 3,920.00	\$ 1,200.00	\$ 4,800.00	\$ 880.00	\$ 3,520.00
21	2501.503	15" RC PIPE CULVERT	LIN FT	72	\$ 107.00	\$ 7,704.00	\$ 52.00	\$ 3,744.00	\$ 179.30	\$ 12,909.60
22	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	33	\$ 150.00	\$ 4,950.00	\$ 180.00	\$ 5,940.00	\$ 165.00	\$ 5,445.00
23	2540.602	MAIL BOX SUPPORT	EACH	16	\$ 200.00	\$ 3,200.00	\$ 250.00	\$ 4,000.00	\$ 220.00	\$ 3,520.00
24	2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00
25	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 2,400.00	\$ 2,400.00	\$ 2,250.00	\$ 2,250.00	\$ 1,430.00	\$ 1,430.00
26	2564.518	SIGN PANELS TYPE C	SQ FT	15.3	\$ 85.00	\$ 1,300.50	\$ 150.00	\$ 2,295.00	\$ 104.50	\$ 1,598.85
27	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 4,950.00	\$ 4,950.00
28	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00
29	2573.502	CULVERT END CONTROLS	EACH	2	\$ 150.00	\$ 300.00	\$ 250.00	\$ 500.00	\$ 220.00	\$ 440.00
30	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	4460	\$ 2.20	\$ 9,812.00	\$ 2.50	\$ 11,150.00	\$ 2.42	\$ 10,793.20
31	2574.507	COMMON TOPSOIL BORROW	CU YD	353	\$ 60.00	\$ 21,180.00	\$ 50.00	\$ 17,650.00	\$ 51.26	\$ 18,094.78
32	2574.508	FERTILIZER TYPE 1	POUND	1110	\$ 0.67	\$ 743.70	\$ 1.25	\$ 1,387.50	\$ 0.77	\$ 854.70
33	2575.505	SEEDING	ACRE	3.7	\$ 425.00	\$ 1,572.50	\$ 700.00	\$ 2,590.00	\$ 550.00	\$ 2,035.00
34	2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	11445	\$ 0.85	\$ 9,728.25	\$ 0.95	\$ 10,872.75	\$ 0.99	\$ 11,330.55
35	2575.508	SEED, MIXTURE 25-121	POUND	451	\$ 4.85	\$ 2,187.35	\$ 5.00	\$ 2,255.00	\$ 5.39	\$ 2,430.89
36	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	11200	\$ 0.31	\$ 3,472.00	\$ 0.43	\$ 4,816.00	\$ 0.34	\$ 3,808.00
37	2582.503	4" DOUBLE SOLID LINE MULTI-COMPONENT	LIN FT	5600	\$ 0.62	\$ 3,472.00	\$ 0.78	\$ 4,368.00	\$ 0.68	\$ 3,808.00
38	2582.503	24" SOLID LINE MULTI-COMPONENT	LIN FT	12	\$ 7.00	\$ 84.00	\$ 7.00	\$ 84.00	\$ 7.70	\$ 92.40
Total Base Bid					\$ 517,907.30		\$ 542,587.25		\$ 551,390.14	

**BID TABULATION
CITY OF EAST BETHEL
183RD AVENUE SURFACE RECONSTRUCTION PROJECT**

Item 6.0 E, Attachment 2

Bids were opened March 28, 2023 at 10:00 a.m.
A total of nine (9) bids were received, as shown herein.

Base Bid					Douglas-Kerr Underground LLC		Valley Paving, Inc.		Park Construction Company	
ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 20,716.00	\$ 20,716.00	\$ 26,127.52	\$ 26,127.52	\$ 51,400.00	\$ 51,400.00
2	2104.502	REMOVE SIGN	EACH	3	\$ 50.00	\$ 150.00	\$ 53.00	\$ 159.00	\$ 50.50	\$ 151.50
3	2104.502	REMOVE MAIL BOX SUPPORT	EACH	16	\$ 100.00	\$ 1,600.00	\$ 187.63	\$ 3,002.08	\$ 101.00	\$ 1,616.00
4	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LIN FT	35	\$ 3.80	\$ 133.00	\$ 5.83	\$ 204.05	\$ 6.05	\$ 211.75
5	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LIN FT	309	\$ 3.05	\$ 942.45	\$ 2.01	\$ 621.09	\$ 3.05	\$ 942.45
6	2104.503	REMOVE PIPE CULVERT	LIN FT	93	\$ 21.45	\$ 1,994.85	\$ 21.11	\$ 1,963.23	\$ 22.90	\$ 2,129.70
7	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	157	\$ 12.45	\$ 1,954.65	\$ 18.33	\$ 2,877.81	\$ 15.40	\$ 2,417.80
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	23	\$ 36.30	\$ 834.90	\$ 21.23	\$ 488.29	\$ 25.50	\$ 586.50
9	2106.507	EXCAVATION - SUBGRADE (EV)	CU YD	1524	\$ 24.05	\$ 36,652.20	\$ 25.83	\$ 39,364.92	\$ 22.50	\$ 34,290.00
10	2108.504	GEOGRID	SQ YD	7000	\$ 8.30	\$ 58,100.00	\$ 7.27	\$ 50,890.00	\$ 6.50	\$ 45,500.00
11	2112.519	SUBGRADE PREPARATION	ROAD STA	56	\$ 609.00	\$ 34,104.00	\$ 124.07	\$ 6,947.92	\$ 271.00	\$ 15,176.00
12	2211.509	AGGREGATE BASE CLASS 5	TON	500	\$ 23.35	\$ 11,675.00	\$ 21.03	\$ 10,515.00	\$ 23.00	\$ 11,500.00
13	2215.504	FULL DEPTH RECLAMATION	SQ YD	15180	\$ 2.30	\$ 34,914.00	\$ 0.41	\$ 6,223.80	\$ 0.90	\$ 13,662.00
14	2215.507	HAUL FULL DEPTH RECLAMATION (EV)	CU YD	1633	\$ 11.50	\$ 18,779.50	\$ 17.18	\$ 28,054.94	\$ 30.30	\$ 49,479.90
15	2232.604	MILL BITUMINOUS SURFACE	SQ YD	47	\$ 6.05	\$ 284.35	\$ 26.45	\$ 1,243.15	\$ 6.05	\$ 284.35
16	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	922	\$ 2.95	\$ 2,719.90	\$ 1.94	\$ 1,788.68	\$ 2.95	\$ 2,719.90
17	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 3.0" THICK	SQ YD	179	\$ 47.20	\$ 8,448.80	\$ 29.07	\$ 5,203.53	\$ 37.30	\$ 6,676.70
18	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B)	TON	1458	\$ 75.15	\$ 109,568.70	\$ 79.70	\$ 116,202.60	\$ 76.60	\$ 111,682.80
19	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2;B)	TON	1944	\$ 71.35	\$ 138,704.40	\$ 75.18	\$ 146,149.92	\$ 72.80	\$ 141,523.20
20	2501.502	15" RC PIPE APRON	EACH	4	\$ 2,016.00	\$ 8,064.00	\$ 1,771.83	\$ 7,087.32	\$ 1,880.00	\$ 7,520.00
21	2501.503	15" RC PIPE CULVERT	LIN FT	72	\$ 103.00	\$ 7,416.00	\$ 73.98	\$ 5,326.56	\$ 88.00	\$ 6,336.00
22	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	33	\$ 161.00	\$ 5,313.00	\$ 159.00	\$ 5,247.00	\$ 121.00	\$ 3,993.00
23	2540.602	MAIL BOX SUPPORT	EACH	16	\$ 200.00	\$ 3,200.00	\$ 445.02	\$ 7,120.32	\$ 202.00	\$ 3,232.00
24	2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	\$ 1,500.00	\$ 1,500.00	\$ 761.61	\$ 761.61	\$ 5,030.00	\$ 5,030.00
25	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 1,300.00	\$ 1,300.00	\$ 1,378.00	\$ 1,378.00	\$ 1,310.00	\$ 1,310.00
26	2564.518	SIGN PANELS TYPE C	SQ FT	15.3	\$ 95.00	\$ 1,453.50	\$ 100.70	\$ 1,540.71	\$ 96.00	\$ 1,468.80
27	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$ 0.01	\$ 0.01	\$ 1,954.61	\$ 1,954.61	\$ 1,640.00	\$ 1,640.00
28	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 1,615.00	\$ 1,615.00	\$ 761.61	\$ 761.61	\$ 2,200.00	\$ 2,200.00
29	2573.502	CULVERT END CONTROLS	EACH	2	\$ 348.00	\$ 696.00	\$ 265.00	\$ 530.00	\$ 277.00	\$ 554.00
30	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	4460	\$ 2.20	\$ 9,812.00	\$ 3.87	\$ 17,260.20	\$ 2.25	\$ 10,035.00
31	2574.507	COMMON TOPSOIL BORROW	CU YD	353	\$ 23.80	\$ 8,401.40	\$ 37.10	\$ 13,096.30	\$ 67.10	\$ 23,686.30
32	2574.508	FERTILIZER TYPE 1	POUND	1110	\$ 0.70	\$ 777.00	\$ 1.06	\$ 1,176.60	\$ 0.69	\$ 765.90
33	2575.505	SEEDING	ACRE	3.7	\$ 425.00	\$ 1,572.50	\$ 5,130.40	\$ 18,982.48	\$ 438.00	\$ 1,620.60
34	2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	11445	\$ 0.85	\$ 9,728.25	\$ 2.12	\$ 24,263.40	\$ 0.88	\$ 10,071.60
35	2575.508	SEED, MIXTURE 25-121	POUND	451	\$ 4.85	\$ 2,187.35	\$ 5.30	\$ 2,390.30	\$ 5.00	\$ 2,255.00
36	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	11200	\$ 0.30	\$ 3,360.00	\$ 0.33	\$ 3,696.00	\$ 0.32	\$ 3,584.00
37	2582.503	4" DOUBLE SOLID LINE MULTI-COMPONENT	LIN FT	5600	\$ 0.60	\$ 3,360.00	\$ 0.66	\$ 3,696.00	\$ 0.64	\$ 3,584.00
38	2582.503	24" SOLID LINE MULTI-COMPONENT	LIN FT	12	\$ 7.00	\$ 84.00	\$ 7.42	\$ 89.04	\$ 7.20	\$ 86.40
Total Base Bid					\$ 552,116.71		\$ 564,385.59		\$ 580,923.15	

**BID TABULATION
CITY OF EAST BETHEL
183RD AVENUE SURFACE RECONSTRUCTION PROJECT**

Item 6.0 E, Attachment 2

Bids were opened March 28, 2023 at 10:00 a.m.
A total of nine (9) bids were received, as shown herein.

Base Bid					<i>Dresel Contracting Inc.</i>		<i>Bituminous Roadways Inc.</i>		<i>North Valley, Inc.</i>	
ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 51,768.75	\$ 51,768.75	\$ 46,000.00	\$ 46,000.00	\$ 24,225.59	\$ 24,225.59
2	2104.502	REMOVE SIGN	EACH	3	\$ 157.50	\$ 472.50	\$ 26.00	\$ 78.00	\$ 54.51	\$ 163.53
3	2104.502	REMOVE MAIL BOX SUPPORT	EACH	16	\$ 120.00	\$ 1,920.00	\$ 105.00	\$ 1,680.00	\$ 109.02	\$ 1,744.32
4	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LIN FT	35	\$ 6.00	\$ 210.00	\$ 6.00	\$ 210.00	\$ 13.08	\$ 457.80
5	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LIN FT	309	\$ 2.19	\$ 676.71	\$ 2.00	\$ 618.00	\$ 3.22	\$ 994.98
6	2104.503	REMOVE PIPE CULVERT	LIN FT	93	\$ 13.26	\$ 1,233.18	\$ 16.00	\$ 1,488.00	\$ 21.80	\$ 2,027.40
7	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	157	\$ 6.66	\$ 1,045.62	\$ 12.00	\$ 1,884.00	\$ 9.21	\$ 1,445.97
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	23	\$ 45.43	\$ 1,044.89	\$ 27.00	\$ 621.00	\$ 23.98	\$ 551.54
9	2106.507	EXCAVATION - SUBGRADE (EV)	CU YD	1524	\$ 30.46	\$ 46,421.04	\$ 28.00	\$ 42,672.00	\$ 37.62	\$ 57,332.88
10	2108.504	GEOGRID	SQ YD	7000	\$ 10.13	\$ 70,910.00	\$ 7.00	\$ 49,000.00	\$ 9.72	\$ 68,040.00
11	2112.519	SUBGRADE PREPARATION	ROAD STA	56	\$ 182.77	\$ 10,235.12	\$ 285.00	\$ 15,960.00	\$ 353.68	\$ 19,806.08
12	2211.509	AGGREGATE BASE CLASS 5	TON	500	\$ 8.00	\$ 4,000.00	\$ 17.00	\$ 8,500.00	\$ 20.53	\$ 10,265.00
13	2215.504	FULL DEPTH RECLAMATION	SQ YD	15180	\$ 1.60	\$ 24,288.00	\$ 1.75	\$ 26,565.00	\$ 1.84	\$ 27,931.20
14	2215.507	HAUL FULL DEPTH RECLAMATION (EV)	CU YD	1633	\$ 16.06	\$ 26,225.98	\$ 40.00	\$ 65,320.00	\$ 22.38	\$ 36,546.54
15	2232.604	MILL BITUMINOUS SURFACE	SQ YD	47	\$ 11.39	\$ 535.33	\$ 28.00	\$ 1,316.00	\$ 16.35	\$ 768.45
16	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	922	\$ 3.26	\$ 3,005.72	\$ 3.00	\$ 2,766.00	\$ 3.27	\$ 3,014.94
17	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 3.0" THICK	SQ YD	179	\$ 48.47	\$ 8,676.13	\$ 35.00	\$ 6,265.00	\$ 47.27	\$ 8,461.33
18	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B)	TON	1458	\$ 75.10	\$ 109,495.80	\$ 85.00	\$ 123,930.00	\$ 79.25	\$ 115,546.50
19	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2;B)	TON	1944	\$ 68.04	\$ 132,269.76	\$ 80.00	\$ 155,520.00	\$ 72.63	\$ 141,192.72
20	2501.502	15" RC PIPE APRON	EACH	4	\$ 1,368.50	\$ 5,474.00	\$ 2,000.00	\$ 8,000.00	\$ 2,180.33	\$ 8,721.32
21	2501.503	15" RC PIPE CULVERT	LIN FT	72	\$ 193.72	\$ 13,947.84	\$ 175.00	\$ 12,600.00	\$ 70.86	\$ 5,101.92
22	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	33	\$ 136.50	\$ 4,504.50	\$ 185.00	\$ 6,105.00	\$ 163.85	\$ 5,407.05
23	2540.602	MAIL BOX SUPPORT	EACH	16	\$ 204.00	\$ 3,264.00	\$ 205.00	\$ 3,280.00	\$ 218.03	\$ 3,488.48
24	2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	\$ 2,400.00	\$ 2,400.00	\$ 2,750.00	\$ 2,750.00	\$ 381.56	\$ 381.56
25	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 4,800.00	\$ 4,800.00	\$ 4,300.00	\$ 4,300.00	\$ 1,417.21	\$ 1,417.21
26	2564.518	SIGN PANELS TYPE C	SQ FT	15.3	\$ 108.00	\$ 1,652.40	\$ 120.00	\$ 1,836.00	\$ 103.57	\$ 1,584.62
27	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$ 2,332.00	\$ 2,332.00	\$ 1,750.00	\$ 1,750.00	\$ 545.08	\$ 545.08
28	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 2,200.00	\$ 2,200.00	\$ 2,750.00	\$ 2,750.00	\$ 2,725.41	\$ 2,725.41
29	2573.502	CULVERT END CONTROLS	EACH	2	\$ 180.00	\$ 360.00	\$ 610.00	\$ 1,220.00	\$ 283.72	\$ 567.44
30	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	4460	\$ 3.72	\$ 16,591.20	\$ 2.22	\$ 9,901.20	\$ 4.14	\$ 18,464.40
31	2574.507	COMMON TOPSOIL BORROW	CU YD	353	\$ 28.59	\$ 10,092.27	\$ 52.00	\$ 18,356.00	\$ 61.90	\$ 21,850.70
32	2574.508	FERTILIZER TYPE 1	POUND	1110	\$ 1.20	\$ 1,332.00	\$ 0.68	\$ 754.80	\$ 1.13	\$ 1,254.30
33	2575.505	SEEDING	ACRE	3.7	\$ 5,100.00	\$ 18,870.00	\$ 435.00	\$ 1,609.50	\$ 5,492.84	\$ 20,323.51
34	2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	11445	\$ 2.04	\$ 23,347.80	\$ 0.87	\$ 9,957.15	\$ 2.27	\$ 25,980.15
35	2575.508	SEED, MIXTURE 25-121	POUND	451	\$ 5.10	\$ 2,300.10	\$ 4.90	\$ 2,209.90	\$ 5.67	\$ 2,557.17
36	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	11200	\$ 0.37	\$ 4,144.00	\$ 0.32	\$ 3,584.00	\$ 0.41	\$ 4,592.00
37	2582.503	4" DOUBLE SOLID LINE MULTI-COMPONENT	LIN FT	5600	\$ 0.74	\$ 4,144.00	\$ 0.63	\$ 3,528.00	\$ 0.82	\$ 4,592.00
38	2582.503	24" SOLID LINE MULTI-COMPONENT	LIN FT	12	\$ 8.40	\$ 100.80	\$ 7.05	\$ 84.60	\$ 9.26	\$ 111.12
Total Base Bid					\$ 612,296.44		\$ 644,969.15		\$ 650,182.21	

**CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA**

RESOLUTION NO. 2023-20

RESOLUTION DESIGNATING SURPLUS EQUIPMENT

WHEREAS, the City of East Bethel owns and operates a fleet of trucks and equipment for the purposes of maintaining its city streets and parks; and

WHEREAS, the City of East Bethel has adopted a plan for the replacement of trucks and equipment; and

WHEREAS, the 1997 Felling Trailer has come to the end of its useful service life as a reliable and dependable piece of equipment; and

WHEREAS, the City Council of East Bethel has approved the purchase of replacement equipment pursuant to the Equipment Replacement Schedule; and

WHEREAS, the City of East Bethel will offer the 1997 Felling Trailer up for public auction.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT: the 1997 Felling Trailer is hereby declared as surplus property and direction to dispose of the property is hereby authorized.

Adopted this 10th day of April 2023 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Tim Harrington, Mayor

ATTEST:

Jack Davis, City Administrator

Chief Sanow,

It is much to my regret that I must inform you of my resignation from the East Bethel Fire Department effective March 31st 2023 at 11:59PM. The past almost 5 years have been some that I will never forget. I have met lots of great people, and some not so great. I forever hold the department in my heart. You, Rod, as a District Chief and now the big honcho, have been an absolute God send to the department. Your willingness to help to improve firefighter ability and to always check to make sure people are ok after a traumatic call, is truly a blessing. I know you'll do great things for the department and the personnel. You have my continued support in whatever you need. Wade Hoffman, Ryan Henry, Jill King, Chad Fish and Nate Fish are some of the most unbelievably amazing people that I could have ever gotten to know. They will continue to be great leaders and amazing assets to the department. Hold them on a pedestal, as they are all absolutely amazing humans and leaders. I regret to inform you of my decision to resign, but it's for the best. I wish you luck in your Chief journey. I'll always be your favorite, but it's our secret haha

Kim Swanson

A handwritten signature in black ink that reads "Kim Swanson". The signature is written in a cursive, flowing style.